

Minutes of the *REGULAR BOARD MEETING* of the Regional District of Central Okanagan held at Regional District Offices, 1450 KLO Road, Kelowna, B.C. on Monday, May 14, 2007

Directors: J. Baker, (District of Lake Country)
B. Clark (City of Kelowna)
C. Day (City of Kelowna)
B. Given (City of Kelowna)
D. Findlater, alternate for A. Dinwoodie (Westside Electoral Area)
P. Hanson (Central Okanagan East Electoral Area)
R. Hobson (City of Kelowna)
D. Knowles (Westside Electoral Area)
L. Novakowski (Westside Electoral Area)
G. Reid (District of Peachland)
S. Shepherd (City of Kelowna) *arrived at 7:06 p.m.*
L. Derrickson, Westbank First Nation (non-voting)

Staff: W. d'Easum, Chief Administrative Officer
K. Roth, Director of Inspection Services
B. Vos, Director of Parks and Recreation Services
M. Drouin, Administrative Assistant (recording secretary)

Chair Hobson brought the meeting to order at 7:00 p.m. and welcomed Westbank First Nation Councillor, Larry Derrickson to the Board table. As well, Doug Findlater was welcomed as Director Dinwoodie's alternate director.

1. MINUTES

1.1 Regular Board Meeting – April 30, 2007

#197/07

GIVEN/BAKER

THAT the Regular Board Meeting minutes of April 30, 2007 be adopted as circulated.

CARRIED

2. DELEGATION

2.1 Greg Armour and Anna Sears, Okanagan Basin Water Board Update

Greg Armour and Anna Sears, Stewardship Director, provided an update for the Board on the regional water management initiatives including: the Okanagan Water Supply and Demand Study, Water Conservation and Quality Improvement grants, coordinated water planning and research, water information and communication.

Director Shepherd arrived at 7:06 p.m.

It was noted that the Stewardship Council was developed as a technical steering committee which provides advice to the OBWB Board of Directors.

Anna Sears provided an update on the Water Management Initiative, which is a revisiting of OBWB's original mandate and objectives: e.g.: organize and receive proposals, provide communication between various agencies, participate financially in surveys and projects, and help local governments meet and exceed their water mandates for the future.

It was noted that once again the grant applications were oversubscribed and staff prioritized the grants on a ranking system. The question was raised regarding the current financial budget. It was noted that audited financial statements, as well as the annual budgets are provided to each regional district annually. The 2007 requisition for the Regional District of Central Okanagan is \$1.8 million.

ACTION: Staff to provide a current financial statement with a breakdown of the City of Kelowna's contribution, to include a breakdown of the water quality enhancement programs.

#198/07 BAKER/KNOWLES

THAT the May 8, 2007 OBWB report and presentation of May 14 be received.

CARRIED

3. CORRESPONDENCE

3.1 UBCM re: Seminar – 'The Effective Electoral Area Director' (*All Directors - Unweighted Vote*)

Director Hanson has expressed interest in attending the UBCM Electoral Area Director seminar scheduled in the Lower Mainland, June 12-13.

#199/07 KNOWLES/BAKER

THAT Director Hanson be authorized to attend the June 12-13, 2007 'The Effective Electoral Area Director' seminar hosted by the UBCM.

CARRIED

3.2 UBCM re: 2007 West Nile Virus Risk Reduction Initiative – Approval of Application for Funding (\$218,572.50) (*All Directors - Unweighted Vote*)

#200/07 GIVEN/NOVAKOWSKI

THAT the May 2, 2007 letter from UBCM announcing funding approval of the 2007 West Nile Virus Risk Reduction grant of \$218,572.50 be received.

CARRIED

4. UNFINISHED BUSINESS

- 4.1 Regional District of Central Okanagan Sewer System Service Area 901 – Ellison Amending Bylaw No. 1207, 2007 **Adoption** (All Directors - Unweighted Vote)

#201/07 HANSON/KNOWLES

THAT Regional District of Central Okanagan Sewer System Service Area 901 – Ellison Amending Bylaw No. 1207, 2007 be reconsidered and adopted this 14th day of May 2007.

CARRIED

- 4.2 Regional District of Central Okanagan Sterile Insect Release Program Extended Service Amendment Bylaw No. 1201, 2007 (All Directors - Unweighted Vote)
- a) *RESCIND* 3rd reading
 - b) 3rd Reading to Amended Bylaw

#202/07 DAY/GIVEN

THAT third reading of Regional District of Central Okanagan Sterile Insect Release Program Extended Service Amendment Bylaw No. 1201, 2007 be *RESCINDED* this 14th day of May 2007.

CARRIED

#203/07 DAY/KNOWLES

THAT Regional District of Central Okanagan Sterile Insect Release Program Extended Service Amendment Bylaw No. 1201, 2007 be given third reading, as amended, this 14th day of May, 2007.

CARRIED

5. FINANCE DEPARTMENT

No Board action required/requested.

6. PLANNING DEPARTMENT

6.1 Referral Applications (Unweighted Vote)

- a) Report regarding Front Counter BC Referral Application for a License of Occupation for sand and gravel removal located adjacent to Bear Lake Forest Service Road between Snowsell Creek and Bold Range Creek. (CL-07-03) Westside Electoral Area (All Directors) **WITHDRAWN FROM THE AGENDA**

- b) Report regarding Front Counter BC Referral Application for a lease to extend the area of the existing resort lease (Jackpine Lake Resort Ltd.) located at Jackpine Lake between Jackpine and Bear Creek Forest Service Roads. (CL-07-04) Westside Electoral Area (*All Directors*)

Planning Services report dated May 9, 2007 outlined the referral application for a lease to extend the area of the existing resort lease for Jackpine Lake Resort Ltd. and their reasons for non-support due to the work underway by the ILMB to consider sale of reservoir lake leases.

The resort owner proposes an expansion of the lease area, a boundary adjustment, and extension of the lease for 10 years. The applicant proposes to construct eight cabins and shower facility, install a septic field and storage area, in addition to the current manager's residence, cabin and boathouse.

#204/07 REID/SHEPHERD

THAT the Regional Board of the Regional District of Central Okanagan recommends *DEFERRING* a decision to the Integrated Land Management Branch (ILMB) for Jackpine Lake Resort Ltd's application to extend the area of the existing resort lease (File 3411527; Our File: CL-07-04) pending a decision on the work underway by the ILMB to consider sale of reservoir lake leases and upgrades to ensure sustainable management of reservoir lakes;

AND FURTHER THAT a decision by ILMB be *DEFERRED* pending discussions with Westbank First Nation regarding their concerns on the application by Jackpine Lake Resort Ltd.

CARRIED

6.2 **Bylaws: (First Reading)** (*Unweighted Vote*)

- a) Zoning Amendment Bylaw No. 871-146 for 315454 Alberta Ltd. (owner) and D.E. Pilling & Assoc. Ltd. (agent) to amend the zoning from RU4 (Country Residential) to R1 (Single Detached Housing) located at 1411 Bear Creek Road and adjacent to I.R. #10. (Z07/02) Westside Electoral Area (*Electoral Areas and the Kelowna Fringe Area*)

Planning Services report dated May 8, 2007 outlined the zoning amendment bylaw to amend the zoning from RU4 Country Residential to R1 Single Detached Housing. The applicant proposes a subdivision of four single detached housing lots.

#205/07 NOVAKOWSKI/KNOWLES

THAT Zoning Amendment Bylaw No. 871-146 for 315454 Alberta Ltd. (owner) located at 1411 Bear Creek Road (application Z07/02) be given first reading this 14th day of May 2007;

AND FURTHER THAT the scheduling of the application for a Public Hearing be withheld pending the following:

- Receipt of a revised subdivision plan delineating adequate building envelopes on each lot;
- Letter from applicant confirming that all areas outside of building envelopes, driveway accesses, and the proposed environmental covenant will be protected via registration of a Section 219 no-build/no-disturb covenant;
- Confirmation from Westside Fire Rescue that the proposed driveway access satisfies their requirements;
- Confirmation of water supply (with fire flows);
- Receipt of Parks Advisory Committee (PAC) resolution confirming the cash-in-lieu option to address park dedication requirements.

CARRIED

6.3 Bylaws: (Reconsideration and Adoption) (Unweighted Vote)

- a) i) Official Community Plan Amendment Bylaw No. 1050-17 for Wiig Holdings Ltd. (owner) and SPVP Developments Inc. & New Town Architectural Services Inc. (agents) to amend the Westside Official Community Plan designation from Agricultural to Low Density Multiple Family located adjacent to Green Bay Road. (*All Directors*)

#206/07 KNOWLES/DAY

THAT Regional District of Central Okanagan Official Community Plan Amendment Bylaw No. 1050-17 be reconsidered and adopted this 14th day of May 2007.

CARRIED

- ii) Zoning Amendment Bylaw No. 871-131 for the above to amend the zoning from A1 Agricultural and C5 Campground, Cabin and Motel Commercial to R3A Multiple Housing (Low Density). (Z06/11) Westside Electoral Area (*Electoral Areas Only*)

#207/07 NOVAKOWSKI/KNOWLES

THAT Regional District of Central Okanagan Zoning Amendment Bylaw No. 871-131 be reconsidered and adopted this 14th day of May 2007.

CARRIED

7. INSPECTION SERVICES DEPARTMENT

- 7.1 Building Statistics – April 2007 (*All Directors - Unweighted Vote*)

#208/07 REID/BAKER

THAT the building statistics for April 2007 where 137 permits were issued for a total construction value of \$16,480,858 be received.

CARRIED

- 7.2 Strata Application – R491 Enterprises, Ms Michelle Metz, located at 3406/3408 Logan Court (Westside Electoral Area *(All Directors - Unweighted Vote)*)

#209/07 NOVAKOWSKI/KNOWLES

THAT the Regional Board approve the previously occupied duplex located at 3406/3408 Logan Court, into two strata titled units;

AND FURTHER THAT the approval of the Strata Title Application is conditional on the completion of the remedial work to the building, the only upgrade item is to re-level the front entry stairs/sidewalk at the main entry to each unit.

CARRIED

- 7.3 Strata Application – Mr. Joe Ungaro, located at 2587 Hebert Road, Lot A, Plan KAP69218, District Lot 486, O.D.Y.D. (Westside Electoral Area) *(All Directors - Unweighted Vote)*

Staff noted the buildings are ready for strata title approval as the remedial work has been completed.

#210/07 NOVAKOWSKI/FINDLATER

THAT the Regional Board approve the previously occupied fifteen unit townhouse and thirteen unit townhouse buildings located at 2587 Hebert Road, Lot A, Plan KAP69218, District Lot 486, O.D.Y.D. into twenty-eight strata titled units.

CARRIED

Concern was expressed that residents of the buildings are made aware of their and the Regional Board's rights in regard to the *Strata Property Act*. It was noted that staff reports on strata applications should be more detailed and include the Board's response to the Act. Staff reported that there is a Regional District Policy in place dealing with strata conversion applications.

#211/07 SHEPHERD/BAKER

THAT staff to review the current Regional District Strata Conversion Policy and further develop the policy to deal with issues such as the Board's authority and report on how other jurisdictions deal with this issue to the Planning & Environment Committee.

CARRIED

The applicant, Joe Ungaro, 2285 Rhonda Court, was in attendance and reported to the Board that all tenants have been notified and have been given the first right of purchase.

8. PARKS AND RECREATION DEPARTMENT

- 8.1 Waive Noise Bylaw for Mount Boucherie Community Centre (*All Directors - Unweighted Vote*)

The Mount Boucherie Community Centre addition, Royal LePage Place, will have the main arena floor slab poured the beginning of June 2007 should there be no further delays. Because this work requires no stoppages during the entire pour, it is necessary to obtain a variance to the Regional District's noise bylaw to allow the equipment to continue working outside the stated hours.

#212/07 KNOWLES/NOVAKOWSKI

THAT a variance to the Regional District of Central Okanagan's noise bylaw hours be approved to include the hours required to complete concrete work of the main arena floor of Royal LePage Place.

CARRIED

9. NEW BUSINESS

- 9.1 Approval of the Central Okanagan Air Quality Management Plan (*All Directors - Unweighted Vote*)

It was noted that staff will attend municipal Council meetings to provide an overview of the Management Plan. Further, it was suggested that it is important to stress the importance of transit in the Management Plan.

#213/07 KNOWLES/BAKER

THAT the Regional Board of the Regional District of Central Okanagan approves the Central Okanagan Air Quality Management Plan this 14th day of May 2007;

AND FURTHER THAT staff be directed to forward the approved Air Quality Management Plan to the District of Lake Country, District of Peachland and the City of Kelowna Councils for their review and consideration.

CARRIED

10. OTHER BUSINESS

- 10.1 Verbal Reports Committee Chairs
- a) Parks and Recreation
The next meeting of the Parks Advisory Committee is scheduled for May 17th.
 - b) Transportation
The next meeting of the Regional Transportation Committee is scheduled for June 7th. Staff to confirm whether there is a TDM workshop scheduled for May 29th.

c) Planning and Environment

No report. The next meeting of the Planning & Environment Committee is scheduled for May 23rd.

d) Engineering

No report. The next meeting of the Engineering Committee is scheduled for June 28th.

e) Air Quality

No report. The next meeting is scheduled for June 27th.

f) Governance and Services

No report.

g) Westside Issues

No report. The next meeting of the Westside Issues Committee is scheduled for June 4th.

h) Sustainability Steering Committee

No report. The next meeting of the Sustainability Steering Committee is scheduled for June 22nd.

10.2 Director Items (verbal)

No items

11. ADJOURN IN CAMERA

#214/07

REID/BAKER

THAT pursuant to Section 90 of the Community Charter the Regional Board adjourn and convene to an 'In-Camera' session to discuss a legal and land issue;

AND FURTHER THAT Councillor Larry Derrickson be invited to attend the Regional Board's In Camera session.

CARRIED

There being no further business the meeting was adjourned at 8:40 p.m.

CERTIFIED TO BE TRUE AND CORRECT

R. Hobson (Chair)

W. d'Easum (Chief Administrative Officer)