

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 Thursday, September 6, 2012

Directors:

J. Baker (District of Lake Country)
C. Basran (City of Kelowna)
A. Blanleil (City of Kelowna)
J. Edgson (Central Okanagan West Electoral Area)
K. Fielding (District of Peachland)
D. Findlater (District of West Kelowna)
G. Given (City of Kelowna)
W. Gray (City of Kelowna)
P. Hanson (Central Okanagan East Electoral Area)
M. Dehart, alternate for R. Hobson (City of Kelowna)
D. Ophus (District of West Kelowna)
G. Zimmermann (City of Kelowna)

Staff:

P. Macklem, Chief Administrative Officer
R. Fralick, Manager of Current Planning
R. Miller, Manager of Fire Services
D. Plamondon, Director of Development Services
M. Rilkoff, Director of Administration and Financial Services
B. Smith, Communications
M. Drouin, Corporate Services Coordinator (recording secretary)

1. CALL TO ORDER

Chair Baker called the meeting to order at 12:10 p.m.

2. ADDITION OF LATE ITEMS

There were no late items to the agenda.

3. ADOPTION OF THE AGENDA

#198/12

GIVEN/FIELDING

THAT the agenda be adopted.

CARRIED

4. ADOPTION OF MINUTES

4.1 Regular Board meeting – August 20, 2012

#199/12

EDGSON/FIELDING

THAT the regular Board meeting minutes of August 20, 2012 be adopted.

CARRIED

5. UNFINISHED BUSINESS

5.1 Approval Terms of Reference – Regional Emergency Services Oversight Committee (RESOC) *(All Directors - Unweighted Vote)*

Staff report dated August 30th outlined the Terms of Reference for the continuing review of the region's regional rescue service. The Board, in March 2012, requested additional analysis of the program following the initial review by KPMG.

It was noted that the Oversight Committee and the technical committee have begun the process to review the service. Jason Brolund, Emergency Plan Coordinator, addressed the Board noting that City of Kelowna, Chief Carlisle is chairing the technical committee. Rod Miller, Fire Services Manager, participates in the technical committee and RESOC. Nine services are being reviewed--each service will have a 'fact sheet' prepared and will be presented to the RESOC in October. The committee is on track to meet the mandate of the review.

#200/12

BLANLEIL/FINDLATER

THAT the Regional Board approves the Terms of Reference for the Regional Emergency Service Oversight Committee.

CARRIED

6. DEVELOPMENT SERVICES

Planning

6.1 'Kelowna Mountain' Development Application (Incomplete) - Central Okanagan East Electoral Area (3360-01) *Reconsideration of Resolution #180/12 Deferred from the July 23, 2012 Board Meeting (All Directors - Unweighted Vote)*

The Board at its July 23, 2012 meeting adopted the following resolution - #180/12 - THAT consideration of the staff report dated July 16, 2012 regarding the incomplete zoning amendment application for 'Kelowna Mountain' be *POSTPONED* until the Board Chair and Administrator complete their tour of the proposed development area, and report back to the Regional Board.

Staff report dated August 28th noted that the Chair and Administrator have toured the 'Kelowna Mountain' development area. At that time, the proponent indicated a letter would be forthcoming to the Regional District outlining the requirements relative to a development application. To date, no further correspondence has been received therefore staff recommend proceeding with the original proposal to return the zoning amendment application as being incomplete.

#201/12

HANSON/FINDLATER

THAT the Board hear from the applicant, Mark Consiglio.

CARRIED

Mr. Consiglio addressed the Board and provided a letter outlining his concerns:

- Main issue is to determine if there is an opportunity to streamline the process for Kelowna Mountain.
- Tours completed with the Chair/CAO, Mayor Gray and Ron Mattiussi from the City of Kelowna at which time discussions included the type of residential components of the development.
- He noted to date three-quarters of the development has been presold.
- The development has been reconfigured from a single-family development to a residential resort, multifamily on 2% of the land mass.
- A new development application will be required.
- Wants to submit the neighbourhood plan and allow rezoning & OCP application to be done at the same time.
- Is considering what options there are for the proposal ie: submitting an application through the RDCO, an application to the City of Kelowna as a boundary expansion or to the Province as a resort municipality, or possible incorporation.

Discussion:

- The delay in considering the proposal is about the applicant understanding that there is a process that must be followed just like any other developer/applicant.
- Lost time by the applicant believing there is a shorter, quicker way for the development to proceed.
- Elected officials cannot change the rules for a development.
- A complete application must be submitted in order to move forward. The proper process must be followed--it's not about the 'vision' the applicant has.
- From Kelowna's perspective it must be handled in a professional way as there is huge impact to the municipality and area residents.
- The Board encourages the applicant to submit a complete zoning amendment application. A parallel process can be done but the neighbourhood plan must be approved first. Rezoning and OCP amendment cannot be brought forward without a completed neighbourhood plan. This has been communicated to the Board and the applicant.
- Staff noted the process is outlined in the OCP and this has been communicated to the applicant.
- The question was raised whether the processes can be concurrent? It was noted that yes, but if the neighbourhood plan isn't agreed to by the Board approvals for rezoning will not be able to proceed.
- It was noted that RDCO staff will be thoroughly engaged in this process to ensure all procedures are followed.

#202/12

FIELDING/EDGSON

THAT the zoning amendment application submitted by the 'Kelowna Mountain' landowner/agent on May 14, 2012 be returned as being incomplete;

AND THAT the applicant be advised that a future rezoning/concurrent OCP amendment application will be considered subsequent to completion of all components of the required neighbourhood plan in accordance with Section 4.3 of the South Slopes Official Community Plan Bylaw No. 1304;

AND FURTHER THAT the applicant be advised that any future Board resolution considering rezoning/OCP amendment of the 'Kelowna Mountain' lands will be governed by results of the neighbourhood plan.

Amendment to the main motion:

#203/12 **EDGSON/FIELDING**

In the second paragraph, amend the wording 'subsequent to completion of' to 'in conjunction with'

The amendment CARRIED

The main motion, as amended, CARRIED

Director Dehart left the meeting at 1:10 p.m.

It was agreed to move 8.1 forward at this time.

8.1 Director Hanson – Request for analysis regarding the City of Kelowna's Boundary Extension Review (Central Okanagan East Electoral Area)

Director Hanson submitted a motion for consideration by the Regional Board as a result of the announcement of the City of Kelowna's boundary extension review the Director requests staff complete a preliminary analysis on servicing and the possible tax impact for her electoral area.

The Administrator expressed concern that as the City of Kelowna is leading the process, as required under the *Local Government Act*, and that the City's detailed analysis isn't anticipated until late 2012 or early 2013, and further that as staff are working with the City of Kelowna putting together financial and other pertinent information, at this time it may be premature to provide estimated tax impacts that may not be accurate considering all possible options.

Director Gray, on behalf of Kelowna Council, noted that he understands the sensitivity of the director's concerns, and reiterated that the District of Lake Country asked for discussions to be reopened on their boundary concerns and through that process Council agreed to analyze the impact on Kelowna if they were to proceed with boundary expansion in other areas where there are service impacts to the municipality. City of Kelowna staff has begun to gather information and will report to Council in due course.

Director Hanson agreed to withdraw her request to have staff provide information at this time.

Director Gray left the meeting at 1:20 p.m.

- 6.2 Extension request for Zoning Amendment Bylaw No. 871-177 for Crystal Mountain Ski and Golf Resort Inc. (owner), Pheidias Development Management Corp. (agent) - located in the vicinity of Mount Last and Jackpine/Last Mountain Forest Service Roads (Z08/03) (*Electoral Areas, West Kelowna Fringe Area, and Peachland Fringe Area*)

Staff report dated August 28, 2012 outlined the request from Crystal Mountain Ski and Golf Resort Inc. for a further extension to complete all requirements of the rezoning application for the first phase of the Crystal Mountain expansion.

#204/12

FINDLATER/EDSON

THAT the Regional Board grant a six-month extension to the applicant, Crystal Ski & Golf Resort Inc., to complete all requirements in accord with RDCO Applications Procedure Bylaw No. 944.

CARRIED

7. COMMITTEE RECOMMENDATIONS

- 7.1 Rise and Report - Governance & Services Committee meeting of September 6, 2012
- a) Update on the Regional Air Quality Program

#205/12

EDGSON/FIELDING

THAT subject to approval of the Gas Tax funding (Regionally Significant Program) from UBCM, the project to update the Central Okanagan Air Quality Management Plan 2007 be initiated.

CARRIED

8. DIRECTOR ITEMS

- 8.1 Director Hanson – Request for analysis regarding the City of Kelowna's Boundary Extension Review (Central Okanagan East Electoral Area)

This item was discussed earlier in the agenda.

- 8.2 Okanagan Basin Water Board AGM

It was noted that OBWB's AGM is being held Friday, September 7th.

8.3 Incorporation of Central Okanagan East

Director Hanson was questioned if incorporation of Central Okanagan East is an option that is being explored? Is this an official process underway? Has the Ministry been contacted? Staff noted that the proponent for 'Kelowna Mountain' has said that the Ministry has been contacted regarding the potential for incorporation of that area.

8.4 Administrator Update

Dog Control Service Review

The Administrator noted that the consultant's preliminary report on the dog control service review has been rescheduled from the October 11th Governance & Services Committee meeting to the October 22nd Regional Board meeting.

Regionally Significant Program Funding Information

The Administrator noted that in light of a recent media story, factual information has been put together regarding the recent RSP funding allocations and this will be circulated to the Board.


9. **ADJOURN**

There being no further business the meeting was adjourned at 1:30 p.m.

CERTIFIED TO BE TRUE AND CORRECT



J. Baker (Chair)



P. Macklem (Chief Administrative Officer)