

**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, February 27, 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)  
R. Hobson (City of Kelowna)  
D. Ophus (District of West Kelowna)  
G. Zimmermann (City of Kelowna)  
M. Werstuik, (Westbank First Nation)

Staff:

H. Reay, Chief Administrative Officer  
M. Bakelaar, Environment/Land Use Planner  
R. Fralick, Manager of Current Planning  
R. Mueller, Chief Bylaw Enforcement Officer  
R. Paterson, Chief Building Inspector  
D. Plamondon, Director of Development Services  
M. Rilkoﬀ, Director of Finance and Administrative Services  
B. Smith, Communications  
M. Drouin, Corporate Services Coordinator (recording secretary)

**1. CALL TO ORDER**

Chair Hobson called the meeting to order at 7:20 p.m.

**2. ADDITION OF LATE ITEMS**

Add to the agenda – BDO Canada LLP - Auditor engagement

**3. ADOPTION OF THE AGENDA**

#36/12

GIVEN/OPHUS

The agenda was adopted as circulated.

CARRIED

**4. ADOPTION OF MINUTES**

4.1 Regular Board meeting – February 9, 2012

#37/12

FIELDING/OPHUS

THAT the regular board meeting minutes of February 9, 2012 be adopted.

CARRIED

5. DELEGATIONS

5.1 Jon Summerland, Okanagan Film Commissioner, re: Update on Film Commission Activities

Jon Summerland addressed the Board highlighting the Commission's activities in 2011 including:

- Feeder animation school starting at Okanagan College. High paying jobs in animation. Animation and film programming now being done here. Many new animation companies opening in Kelowna.
- Staff continue scouting for new scripts
- Expressed the need for a studio here. TV series looking to come here but a studio is needed.
- Catchment area for the Commission is: Manning Park, Osoyoos to Enderby. CORD is largest funder by far. As most of the movies in the last while have been done in the south, when will RDOS start to contribute the same funds? Staff noted this is all RDOS will commit to.
- West Kelowna may be withdrawing service from EDC and this will affect funding of the Commission.

A video of what the Commission is all about was viewed.

#38/12

FINDLATER/BAKER

THAT the OFC presentation by Jon Summerland, Okanagan Film Commissioner, be received for information.

CARRIED

5.2 Jeanine Acheson, Kelowna Dirt Bike Club (KDBC) President, re: Update on KDBC Activities and Request for Special Event Permits for 2012 (see Item 7.7)

The Board had previously requested that the KDBC provide an annual update on its activities in light of the consent order agreed to by the RDCO and KDBC and the Province continuing their lease to the Crown lands.

Jeanine Acheson provided a review, including:

- Reviewed how the track came into being. Volunteer club.
- Located up Bear Main logging road.
- Motocross track – all riding takes place on the track.
- Huge family sport – 4 to 60+ years participate.
- Practice Wednesdays and Sundays
- Annual Ride for the Cure event raised \$34,000 in the last two years
- Riding school taught.

- Demo days held.
- RCMP had two ATV training days at track.
- Sound test are now being done on the bikes and are required due to consent order – but this is working well. 98% of bikes passed. Failed bikes were fixed before they were allowed back on the track.
- 2012 two races planned, 3<sup>rd</sup> annual charity event as well as a couple of school training days and demo day.
- The Club was congratulated on a job well done with controlling the sound levels and maintain the track and their stewardship in the area.

**#39/12**

**BAKER/EDGSON**

THAT the KDBC presentation by Jeanine Acheson, President be received for information.

**CARRIED**

It was agreed to move forward Item 7.7 at this time.

**7.7 Approval of Kelowna Dirt Bike Club Special Events Permits for 2012  
(All Directors)**

Staff report dated February 17, 2012 outlined the application for three special event permits by Kelowna Dirt Bike Club. The 2012 permits would be to waive the RDCO Noise Bylaw requirements for these events. The event dates are: April 14-15 and September 22-23 races events; and a May 27 charity event.

**#40/12**

**BAKER/EDGSON**

THAT the Regional Board approve three special event permits for the Kelowna Dirt Bike Club for weekend race events to be held on April 14-15, May 27 and September 22-23, 2012 at the Kelowna Dirt Bike Club track facility located adjacent to Bear Creek Forest Service Road.

**CARRIED**

**6. CORRESPONDENCE**

**6.1 North Westside Ratepayers Association re: BC Hydro Smart Meters and UBCM Resolution B174**

The North Westside Ratepayers Association letter of January 31, 2012 requested that the Board support requesting BC Hydro to adhere to the moratorium that was agreed to at the UBCM Convention (Resolution B174 not to install smart meters in the RDCO until further consultation, research and liability concerns are addressed. UBCM confirmed that the resolution which was supported at the 2011 convention has been forwarded to the Province for a response.

**#41/12**

FINDLATER/EDGSON

THAT the January 31, 2012 letter from the North Westside Ratepayers Association regarding BC Hydro Smart Meters and UBCM Resolution B174 be received for information.

CARRIED

- 6.2 Okanagan Basin Water Board Meeting Highlights – Feb. 9, 2012 (*for information*)

**#42/12**

EDGSON/BAKER

THAT the Okanagan Basin Water Board meeting highlights of February 9, 2012 be received for information.

CARRIED

- 6.3 Sterile Insect Release Board Meeting Highlights – Feb. 3, 2012 (*for information*)

**#43/12**

FINDLATER/BASRAN

THAT the Sterile Insect Release Board meeting highlights of February 3, 2012 be received for information.

CARRIED

- 6.4 Ministry of Community, Sport and Cultural Development – Voting Strength as a Result of the 2011 Census (*for information*)

It was noted that voting strengths as a result of the 2011 census will change as a result of new census numbers. This change affects only weighted votes. As per the Province's circular any change will not be effective until late 2012. Once the Province provides a notification staff will come forward with the voting strengths going forward.

**#44/12**

BAKER/EDGSON

THAT the February 15, 2012 notice from the Ministry of Community, Sport and Cultural Development regarding voting strength as a result of the 2011 Census be received;

AND FURTHER THAT staff report to the Board once the Province provides notification later in the year on the RDCO voting structure.

CARRIED

6.5 Regional District of Okanagan-Similkameen re: West Nile Virus Prevention in the South Okanagan (*for information*)

RDOS letter of February 6, 2012 to the Ministry of Community, Sport and Cultural Development highlighted their concerns regarding the announcement to discontinue funding by the Ministry of Health for pre-emptive larviciding and other West Nile mitigating activities.

Concern was once again expressed regarding whether IHA would actually be in the position to respond in a timely manner should emergency mosquito control measures be required in the event of an outbreak of West Nile in the valley. It was noted that West Kelowna and Peachland Councils have yet to consider to an enhanced mosquito control program planned for the rest of the regional district.

#45/12

BLANLEIL/BAKER

THAT the Regional District of Okanagan Similkameen's letter of February 6, 2012 to Minister Chong regarding their concern on the discontinuance of funding by the Ministry of Health for pre-emptive larviciding and other West Nile Virus mitigating activities be received;

AND FURTHER THAT the Regional District forward a letter to the Province expressing concerns regarding the withdrawal of funding for mosquito control.

CARRIED

7. DEVELOPMENT SERVICES

Inspection: (*Unweighted Vote*)

7.1 Building Statistics –January 2012 (*for information*)

In light of the continued reduction in building statistics and revenue, the question was raised whether staffing levels have been adjusted? Staff noted that building department staff have been reduced to three days per week and that a review of this service is continuing.

#46/12

BAKER/BLANLEIL

THAT the building statistics for Central Okanagan East and Central Okanagan West Electoral Areas for January 2012 be received.

CARRIED

Planning (*Unweighted Vote*)

7.2 Appointment of two members to the Agricultural Advisory Commission. (0540-20-01) (*All Directors*)

Staff report dated February 21, 2012 outlined the requirement for appointing two new members to the Agricultural Advisory Commission. It was noted that the Commissions are advisory in nature.

Emma Rantucci was in attendance and introduced to the Board.

**#47/12**

OPHUS/HANSON

THAT the Regional Board appoint Emma Rantucci and Victor Macdonald to three-year terms as members of the Regional District Agricultural Advisory Commission (expiring February 2015).

CARRIED

7.3 Okanagan Basin Water Board Initiative Grants (0360-20 OBWB) (*All Directors*)

Staff report dated February 21, 2012 outlined the applications the Regional District wishes to support for the Okanagan Basin Water Board Water Conservation and Quality Improvement grant program.

The question was raised when funding for these grants come from out of the RDOS grant funds, why are we being asked to support a South Okanagan-Simikameen grant. It was noted that the Society is based in the RDOS but the project is provided in both regional districts. They have also applied for a grant for the Okanagan-Similkameen. It is a partnership delivery program – there is no society or function in the RDCO so for the last two years their program has been extended into the Central Okanagan as an education program. This is an extension of that agreement.

**#48/12**

EDGSON/OPHUS

THAT the Regional Board endorse the following applications for the Okanagan Basin Water Board Water Conservation and Quality Improvement grant program:

- RDCO – Westshore Estates/Killiney Beach Leak Detection (\$25,000)
- UBC-Okanagan – Assessment of Water Quality from Green Roofs (\$30,000)
- South Okanagan-Similkameen Invasive Plant Society – Preventing the spread of aquatic invasive species (\$10,000)
- Glenmore-Ellison Improvement District – Limiting the spread of invasive aquatic species in the Okanagan (\$9,940)
- Okanagan Xeriscape Association – xeriscapes to reduce water consumption (\$20,950)
- Okanagan Collaborative Conservation Program – Outreach on the results of FIM/AHI for Okanagan Lake (\$25,000)

AND FURTHER THAT the endorsements be forwarded to the Okanagan Basin Water Board.

CARRIED

7.4 FrontCounter BC Referral Application for a License of Occupation (Investigative License) to construct four meteorological towers. (CL-12-01) Central Okanagan East Electoral Area (*All Directors*)

Staff report dated February 21, 2012 outlined the referral application to consider a Crown land referral for a License of Occupation for a five-year term, to permit installation of four meteorological towers to assess the suitability of the sites for wind monitoring and data collection to determine characteristics of wind energy resources. The site is located in the vicinity of Long Mountain, situated between Oyama Lake and the Beaver Lake/Dee Lake area.

The Board previously supported an application in this area--the Province has informed staff that the application has now been abandoned.

District of Lake Country has also been referred to and will be discussing the referral in the near future. It was noted that there have been many investigation permit applications in the past but no projects have proceeded in this area to date.

#49/12

GIVEN/FINDLATER

THAT FrontCounter BC referral application for a License of Occupation for installation of four meteorological towers (with one alternate site) be conditionally supported subject to the following:

- Design and installation of the towers is certified by a professional engineer;
- Receipt of approval from the District of Lake Country;
- That all issues and recommendations identified by the RDCO Environmental/Land Use Planner be addressed and/or incorporated into the License of Occupation.

AND FURTHER THAT the Development Services Department report dated February 21, 2012, be forwarded to FrontCounter BC's Planning Office for their information and consideration.

CARRIED

Agricultural Land Reserve Appeal (*Unweighted Vote*)

7.5 Application for non-farm use to place fill or remove soil within the ALR for D. & S. Siebert (owners/applicants) located adjacent to Postill Drive and Postill Lake Road. (A-12-01) Central Okanagan East Electoral Area (*All Directors*)

Staff report dated February 21, 2012 outlined the Agricultural Land Reserve application for non-farm use. The rationale for the application was reviewed:

- Applicant has indicated that they were unaware of provisions of the ALC Act and Ellison Official Community Plan regarding site disturbance and placement of fill prior to obtaining the required approvals.
- Applicant advises that they removed extensive pine beetle infested trees and that the fill was placed with intent of improving the agricultural capability of the land for farming.

- Proposal is generally in keeping with the objectives and policies of the rural and agriculture designations of the Ellison OCP which supports the development, improvement, and expansion of agricultural activities.
- Jurisdiction for soil removal and placement of fill on lands within the ALR lies with the provincial Agricultural Land Commission.
- Technical issues associated with the fill need to be addressed in conjunction with ALC consideration and approval of the application (ie: slope stability, erosion and sediment control and environmental DP provisions of the Ellison OCP).
- Proposal has received conditional support from the Agricultural Advisory Commission and the City of Kelowna.

#50/12

BAKER/BLANLEIL

THAT the Regional Board conditionally supports ALR application A-12-01 to permit placement of fill on an approximate 0.77 ha (1.9 acre) portion of the 2.41 ha (5.95 acre) property subject to the following:

- The Agricultural Land Commission (ALC) requires the applicant to address provisions and requirements of the Ellison Official Community Plan regarding the environmental Development Permit Area designations that apply to the property prior to approval;
- The applicant is to retain the services of a Qualified Professional (QP) to prepare a report that addresses all issues identified by the City of Kelowna, RDCO Environmental Planner, and the Agricultural Advisory Commission (ie: slope stability, control of sediment and erosion, restoration of non-farm use areas, and prevention of introducing invasive plant species, etc.);
- That all conditions/recommendations contained in any Qualified Professional report(s) are considered and addressed prior to, or in conjunction with ALC approval.
- That the staff report be forwarded to the ALC along with the required Regional Board resolution.

CARRIED

7.6 Application for non-farm use within the ALR for Estate of W. Rometsch (owner), Doak Shirreff Lawyers (owner's agent), A2 Outdoor Adventures Inc. (applicant), and New Town Services Inc. (applicant's agent) located adjacent to Highway 33. (A-12-02) Central Okanagan East Electoral Area (*All Directors*)

Staff report dated February 21, 2012 outlined the Agricultural Land Reserve application for non-farm use. The intent is to register a sub-lease on title, and to allow development and operation of an outdoor adventure facility along side the current agricultural and approved tourism uses of the property.

Staff reviewed the rationale for the application:

- Proposal is in keeping with the 'open land recreational' use permitted under the Rural Tourist Commercial (RTC) land use designation of the Joe Rich RLUB.
- Proposal is deemed to be a low-impact land use that will provide additional revenue and spin-off benefits to complement the existing guest ranch at Heartland.



- The proposed adventure park will be located on a portion of the Heartland site that is not viable from a farming perspective and situated within an area that was previously approved for non-farm uses by the ALC.
- Applicant has met with RDCO environmental planning staff with the understanding that they will be required to address the environmental DP provisions of the Joe Rich Rural Land Use Bylaw. The applicant has commissioned Qualified Professionals in this regard.
- All technical issues identified will be addressed in conjunction with the Development Permit provisions of the Joe Rich RLUB and with the Building Permit/Business License processes.
- No objections have been received from any of the referral agencies.

*Councillor M. Werstuik left the meeting at 8:20 p.m.*

**#51/12**

BLANLEIL/HANSON

THAT the Regional Board supports ALR application A-12-02 to allow registration of a sub-lease and allow development of an outdoor adventure facility on an approximate 12.7 ha (31.4 acre) portion of the 39.1 ha (96.6 acre) property.

CARRIED

Bylaw Enforcement (Unweighted Vote

- 7.7 Approval of Kelowna Dirt Bike Club Special Events Permits for 2012  
(All Directors)

This was moved forward as part of KDBC delegation.

- 7.8 Dog Licensing Agent Appointments (All Directors)

**#52/12**

OPHUS/EDGSON

THAT Buckerfields in West Kelowna and Animal House Pets & Supplies in Kelowna be appointed as agents of the Regional District of Central Okanagan for the purpose of selling dog licenses.

CARRIED

- 7.9 Bylaw Enforcement Officer Appointments (All Directors)

**#53/12**

EDGSON/BASRAN

THAT Jennifer Werrell be appointed as a Bylaw Enforcement Officer and Dog Control Officer for the Dog Control bylaws and dog related issues of the Parks Bylaws, while employed with the Regional District of Central Okanagan.

CARRIED

**8. NEW BUSINESS**

8.1 Southern Interior Beetle Action Coalition Update (Director Edgson) (*for information*)

RDCO – SILGA representative, Director Edgson, in a report to the Board dated February 27, 2012 outlined ideas concerning forest fuel mitigation and potential opportunities for operational fuel treatment programs within the Central Okanagan. Municipal district energy systems may be able to access funding from SIBAC and the question was raised whether any of the municipal partners would be interested discussing this issue further.

It was noted that Lake Country has reviewed this issue in the past and consultants have said there is not sufficient quantity of beetle kill in this area to make this feasible. Northern BC has an endless supply but that is not evident in the Central Okanagan. As well, it was been found that the fuel cannot be delivered in an economical fashion.

#54/12

EDGSON/GRAY

THAT the February 27, 2012 SIBAC report on fuel mitigation be received;

AND FURTHER THAT the information be referred to the member municipalities to determine if there is any interest for a presentation from SIBAC.

CARRIED

8.2 BDO Auditors

BDO Canada LLP, the Regional District auditors have provided background information for the audit of the financial statements of the RDCO for the year ended December 31, 2011. The Audit/HR Committee discussed and recommends the Board accept the engagement letter.

#55/12

FINDLATER/EDGSON

THAT the Regional Board accept the engagement letter, dated January 13, 2011, from BDO Auditors for audit of the financial statements year ended December 31, 2011.

CARRIED

10. DIRECTORS ITEMS

a) Secondary suites In Joe Rich

Director Hanson requested further information regarding the possibility of adding secondary suites in the Joe Rich Rural Land Use bylaw. Staff noted that it had been discussed in the last amendments but was removed at that time.

#56/12

HANSON/FINDLATER

THAT staff be directed to bring forward a report on the feasibility of amending the Joe Rich Rural Land Use Bylaw to include a section that would allow for Regional Board consideration of secondary suites on an individual application basis.

CARRIED

11. ADJOURN IN CAMERA

#57/12

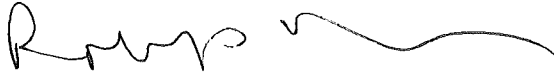
EDGSON/OPHUS

THAT pursuant to Section 90 of the *Community Charter* the Regional Board adjourn and convene to an 'In-Camera' session to discuss personnel issues.

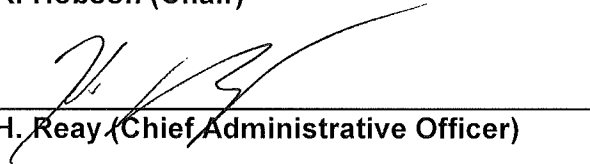
CARRIED

There being no further business the meeting was adjourned at 8:50 p.m.

CERTIFIED TO BE TRUE AND CORRECT



R. Hobson (Chair)



H. Reay (Chief Administrative Officer)