

**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 27, 2013**

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Directors

J. Baker (District of Lake Country)  
J. Edgson (Central Okanagan West Electoral Area)  
K. Fielding (District of Peachland)  
D. Findlater (District of West Kelowna)  
G. Given (City of Kelowna)  
R. Hobson (City of Kelowna)  
W. Gray (City of Kelowna)  
P. Hanson (Central Okanagan East Electoral Area)  
D. Ophus (District of West Kelowna)  
L. Stack (City of Kelowna)  
G. Zimmermann (City of Kelowna)

Regrets:

C. Basran (City of Kelowna)  
M. Werstuik, (Westbank First Nation)

Staff:

B. Reardon, Chief Administrative Officer  
R. Fralick, Manager of Planning  
C. Radford, Director of Community Services  
M. Rilkoﬀ, Director of Finance & Administrative Services  
B. Smith, Communications  
M. Drouin, Manager - Corporate Services (recording secretary)

**1. CALL TO ORDER**

Chair Hobson called the meeting to order at 7:55 p.m.

**2. ADDITION OF LATE ITEMS**

There were no late items to the agenda.

**3. ADOPTION OF THE AGENDA**

**#101/13**

**STACK/EDGSON**

THAT the agenda be adopted.

CARRIED

**4. ADOPTION OF MINUTES**

4.1 Minutes – May 9, 2013

**#102/13**

**BAKER/OPHUS**

THAT the Regional Board meeting minutes of May 9, 2013 be adopted.

CARRIED

**5. DELEGATION**

No delegation(s)

**6. CORRESPONDENCE**

6.1 Okanagan Basin Water Board Highlights – May 9, 2013 (*for information*)

**#103/13**

**EDGSON/FIELDING**

THAT the Okanagan Basin Water Board highlights of May 9, 2013 be received for information.

CARRIED

6.2 UBCM – Approval of Regionally Significant Project Funding (\$4,402.420) (*for information*)

**#104/13**

**OPHUS/GRAY**

THAT the April 22, 2013 letter from UBCM confirming approval for the Regionally Significant Project funding of \$4,402,420 towards the purchase and debt repayment for buses for the Kelowna Transit System be received for information.

CARRIED

**7. UNFINISHED BUSINESS**

No Board action required/requested.

**8. FINANCE & ADMINISTRATIVE SERVICES**

No Board action required/requested.

**9. COMMUNITY SERVICES**

*Inspection:*

9.1 Building Statistics – April 2013 (*All Directors - Unweighted Vote*)

**#105/13**

**GIVEN/FIELDING**

THAT the building statistics for the month of April 2013, and year-to-date be received for information.

CARRIED

Planning (Unweighted Vote)

9.2 Report regarding Work Plan for the review of Regional Planning and Electoral Area Planning (6520-02) *(All Directors)*

Staff report dated May 21, 2013 provided an outline of what regional planning encompasses (all municipalities and electoral areas are required to participate in the service), as well as background information on fringe area planning. The issue of fringe area planning and the formula for allocating costs has been on-going for more than 20 years. Historically, fringe area planning costs have been included under electoral area planning that consists of policy development (Official Community Plans) and Land Use Management (zoning, development and variance permits, temporary use permits and various other minor regulations) pursuant to Part 26 of the *Local Government Act*. Staff outlined the work plan developed to continue the review of fringe area planning with the plan to bring a report back to the Board by the fall of 2013.

The issue of what is regional planning and what is electoral area planning was raised. Identification of what each needs to be determined first, and from there fringe area planning. Fringe area planning is complex. The scope of both planning areas, regional and electoral area (which includes fringe area planning) will be dealt with in the review.

#106/13

OPHUS/BAKER

THAT the Regional Board receive the report of May 21, 2013 from the Manager of Planning and endorses the proposed work plan for the review of regional and electoral area (including fringe area) planning services.

CARRIED

Bylaws: (Second and Third Reading) (Unweighted Vote)

9.3 Zoning Amendment Bylaw No. 871-217 for Gary and Blanche Beda (owners/applicants) to amend the zoning from RU3 Rural 3 to RU3 Rural 3s (Secondary Suite) to develop a legal suite attached to a proposed single family residence located adjacent to Browse, Banff, and Bancroft Roads at Wilson's Landing (Z13/02) (Central Okanagan West) *(Electoral Areas, Kelowna and West Kelowna Fringe Areas)*

#107/13

EDGSON/OPHUS

THAT Zoning Amendment Bylaw No. 871-217 for Gary and Blanche Beda (owners) located adjacent to Browse, Banff and Bancroft Roads at Wilson's Landing (Z13/02) be given second and third readings this 27<sup>th</sup> day of May 2013; AND THAT consideration for adoption be withheld pending receipt of Zoning Amendment Bylaw No. 871-217 approval from the Ministry of Transportation and Infrastructure pursuant to Section 52(3)(a) of the *Transportation Act*.

CARRIED

Bylaws: (Second and Third Reading, and Adoption) (Unweighted Vote)

- 9.4 Joe Rich Rural Land Use Bylaw No. 1195-07 for the Regional District of Central Okanagan (applicant/agent) to amend the land use designation on the subject property from RA Rural Acreage to SH-2 Small Holdings 2 located adjacent to Huckleberry Road. (RLUB-12-02) Central Okanagan East Electoral Area (*Electoral Areas*)

Staff report dated May 17, 2013 outlined the amendment to amend the land use designation on the subject property from Rural Acreage (RA) to Small Holdings 2 (SH-2). The owner proposes to subdivide the property into two new lots each exceeding 2 ha in size. It was reiterated that this property had been missed in an amendment to the Joe Rich Rural Land Use Bylaw No. 1195 in 2006.

Further to concern raised at the Public Hearing, it was noted that should the bylaw amendment be approved the landowner would be required to go through the subdivision process and a community water system is required in accord with Bylaw No. 704. A variance to Bylaw No. 704 will be required at time of subdivision and the landowner must provide adequate quantity and quality from the proposed well source.

The neighbourhood has made it clear there is limited water in the area, and the Golder report, A Preliminary Assessment of Sustainable Groundwater Development Potential – Joe Rich Rural Area, completed in 2008, raised water concerns as well.

#108/13

HANSON/EDGSON

THAT Joe Rich Rural Land Use Amendment Bylaw No. 1195-07 be given second and third reading and adopted this 27<sup>th</sup> day of May 2013.

CARRIED

**10. NEW BUSINESS**

- 10.1 Okanagan Film Commission – Funding Review (*All Directors - Unweighted Vote*)

Staff report dated May 7, 2013 provided a review of the funding provided to the Okanagan Film Commission by the various regional districts. The issue had been raised during the Boards' review of services earlier this year and staff was directed to determine if the other funding partners have any concerns with the direction and funding of the Commission. The RDCO provides \$110,000 in funding, plus in-kind office space, to the Commission with the funding being directed through the Economic Development Commission's service.

In discussion, concern was raised:

- o That RDCO funding is disproportionate to other regional districts, and if RDCO was considering a different structure (service as part of the EDC function) the other partners would need to be asked if they are interested. Currently the

funding provided to OFC is a line item under EDC's budget and is handled as a flow-through grant—staff have no accountability for the funding provided. There is the option to fund as a regional grant in aid, which also has its challenges or establish a service.

- OFC is an independent society with a board. RDCO cannot dictate how it should be operated. The Board has the capacity to ensure they are satisfied with the work being done in the Central Okanagan and is receiving value for their funding commitment. RDCO needs a clear understanding of the financial accountability such as: is there a business plan, when is the year-end, when are financial statements completed.
- Board to Board presentation would provide an opportunity for the Regional Board to raise issues of concern.
- Previous Regional Boards have believed there is value to the Commission and agreed to fund at the current level.

**#109/13**

GRAY/FINDLATER

THAT consideration of the proposed resolution (below) be *POSTPONED* until the Regional Board has had an opportunity to invite the Okanagan Film Commission Board Chair to a future meeting to address the concerns raised regarding value and accountability of the funding provided by the RDCO.

'THAT the Board make any future funding approvals to the Okanagan Film Commission contingent on receiving their prior years audited financial statements, a report outlining the previous years' accomplishments and a proposed budget for the ensuing year at their annual presentation to the Board.'

CARRIED

**11. DIRECTOR ITEMS**

11.1 Anonymous Complaints

The question was raised whether staff responds to anonymous complaints. It was noted that staff have been directed not to respond unless a name is provided. If the anonymous complaint identifies potential life, safety or criminal matters staff will follow-up to determine what the complaint relates to. This response is similar to other local governments. A complainant's name is particularly pertinent in that all Regional District's bylaw enforcement is based on responding to complaints.

11.2 Secondary Suites

The question was raised whether the Regional District should review their zoning amendment bylaw approvals for secondary suites in order for applications not to come forward for Board approval (much like what member municipalities have approved). It was noted urban communities are looking for densification—rural areas are very different and the Board needs to be more cautious in these areas. Rural area issues such as water, sewer, septic are very different than urban areas. It is believed that each application needs to be considered independently. There are not a lot of applications received within the electoral areas. It was noted the Electoral Area directors are not supportive of any change at this time.

**12. ADJOURN TO A REGIONAL BOARD IN CAMERA MEETING**

#110/13

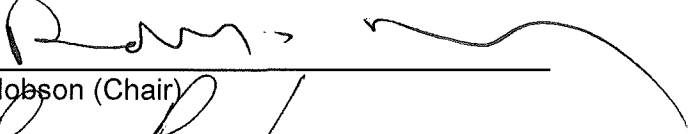
OPHUS/GRAY


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

CARRIED

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

CERTIFIED TO BE TRUE AND CORRECT

  
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R. Hobson (Chair)

  
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B. Reardon (Chief Administrative Officer)