

**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, April 22, 2013**

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Directors

J. Baker (District of Lake Country)  
C. Basran (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)  
R. Hobson (City of Kelowna)  
W. Gray (City of Kelowna)  
P. Hanson (Central Okanagan East Electoral Area)  
D. Ophus (District of West Kelowna)  
G. Zimmermann (City of Kelowna)

Regrets:

A. Blanleil (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 7:00 p.m.

**2. ADDITION OF LATE ITEMS**

6.3 Letters of Support – Central Okanagan Sobering Centre

**3. ADOPTION OF THE AGENDA**

**#68/13**

BAKER/ZIMMERMANN

THAT the agenda be adopted.

CARRIED

**4. ADOPTION OF MINUTES**

4.1 Minutes – April 11, 2013

**#69/13**

BAKER/EDGSON

THAT the minutes of April 11, 2013 be adopted.

CARRIED

Clarification was provided regarding the Value for Money Audit discussed at the April 11<sup>th</sup> Board meeting. It was noted that there is no budget for an audit in 2013. The Board will discuss the rotation of review of services and the Value for Money Audit at a workshop to be held in the third quarter.

**5. DELEGATION**

**5.1 Central Okanagan Division of Family Practice – “Improving Community Health in the Central Okanagan” – Mr. Tristan Smith, Executive Director, Dr. Gayle Klammer, Board Chair; Dr. Mike Koss and Dr. Mark Fromberg**

The Division of Family Practice presentation was aimed at informing local government leaders of the proposed collaborative multi stakeholder effort toward “Improving Community Health in the Central Okanagan”. This presentation is a follow-up to a stakeholder discussion and dialogue meeting that was held on March 13<sup>th</sup> which included representatives from the City of Kelowna, UBC-O Medical School, IHA, RDCO, etc. It was noted that RDCO has received information regarding a local government grant program that supports Healthy Communities Capacity Building with up to \$5,000 per local government available in our Central Okanagan community.

Staff noted that a number of years ago, the RDCO Parks department became involved in education programs including back to nature, healthy by nature, IHA initiatives and with this in mind, the department has become engaged with local practitioners. Preliminary workshops have been undertaken (two to date) with the Central Okanagan Division of Family Practice (CODFP) taking the lead on this initiative.

Dr. Klammer addressed the Board providing an overview of what the division is and who they represent. A non-profit organization, supported by the BC Medical Association and supported by doctors who are in the front line of care in the community meeting together to provide one voice. Started in the summer of 2010. Membership consists of 177 family doctors from Peachland to Lake Country. The goal is to improve the care of patients by working with partners. Working on 14 initiatives together such as: emergent access to imaging, improvement to gastroenterology services, pilot project improvement to access to mental health (within 4 weeks), and health promotion.

Dr. Koss addressed the Board noting that for a long time doctors got paid by treating illness--preventive counselling fees are now being paid to assist in 'preventative medicine'. Doctors are trying to prevent illness instead of treating illness with a focus on diet and exercise. The goal is to re-establish the family doctor as a source of information for preventing illness. Exercise includes using parks, trails, etc. The groups dream is to have a website with a variety of information as a resource tool (where to go for an activity, farm to table system, working on healthier eating on a budget, diet and nutrition information).

Dr. Fromberg addressed the Board noting they are trying to connect with various community services and work with resources in the community with a goal to make the Central Okanagan as one of 'Canada's healthiest communities'. At this time the group is only looking for endorsement to project.

*Discussion:*

- The question was raised whether funding is required? The primary goal is not to ask for funding? Tristan Smith addressed the Board noting that funds have been set aside in their budget but as the 'health coalition' comes together that they will develop a business case for future funding requirements. An application is going in through the City of Kelowna for the Healthy Communities Capacity Building funding.
- Staff noted that the BC Healthy Communities is funded through the Province and has made this funding available to the health authorities in BC--\$40,000 to each health authority. A coalition is being formed with IHA, City of Kelowna, CODFP, etc. to apply for a single grant for the Central Okanagan.
- It was noted that the District of Peachland has applied for the Healthy Communities Capacity Building funding for a project within their community.
- The other communities will be asked to provide a letter of support for this initiative and funding application.
- It was noted the CODFP is currently funded by the division of family practice.
- The CODFP will update the Board in a year on the progress of the Okanagan Health Coalition.

#70/13

GRAY/FINDLATER

THAT the presentation by the Central Okanagan Division of Family Practice on Improving Community Health in the Central Okanagan be received for information;

AND FURTHER THAT the Regional Board supports the Central Okanagan Division of Family Practice and the Okanagan Health Coalition of partners in working towards the Central Okanagan becoming one of 'Canada's Healthiest Communities' and further support a RDCO funding submission to the BC Healthy Communities Capacity Building Fund to assist this initiative.

CARRIED

5.2 Robin Stringer, Chief Administrative Officer, Municipal Finance Authority

The Regional Board in late 2012 requested the Municipal Finance Authority attend a Board meeting to provide an overview of what the MFA does. Robin Stringer, CAO, was in attendance and provide an overview.

- MFA was created in 1970.
- MFA pools the borrowing and investment needs of BC communities through a collective structure and provides a range of low cost and flexible financial services to local governments, regardless of the size of the community.
- MFA provides long and short-term financing, investment management, leasing and other financial services to communities and public institutions in BC.
- Raised over \$5billion for community capital projects.
- Negotiates low-interest rates and favourable terms each year.
- Has saved BC taxpayers millions of dollars in debt repayment due to MFA's high credit rating, and low interest costs.
- The MFABC Act – Section 3 – provides funding to regional districts and their member municipalities by issue of securities.
- MFA throughout its' history has never had a default.
- MFA is unique to Canada, serving BC well for many years.

#71/13

EDGSON/BASRAN

THAT the presentation by Robin Stringer, CAO, Municipal Finance Authority be received for information.

CARRIED

6. CORRESPONDENCE

6.1 Okanagan Basin Water Board Highlights – April 4, 2013 (*for information*)

#72/13

FIELDING/EDGSON

THAT the Okanagan Basin Water Board meeting highlights of April 4, 2013 be received for information.

CARRIED

6.2 Ministry of Environment re: Invasive Zebra and Quagga Mussels (*for information*)

The April 2, 2013 letter from the Ministry of Environment, in response to the RDCO's letter requesting the Province become more involved in the risks to BC by the invasive mussels, outlined a number of actions the Province is taking to both raise awareness and develop collaborations to prevent invasion of the mussels in BC.

#73/13

FIELDING/BAKER

THAT the April 2, 2013 letter from the Ministry of Environment, in response to the RDCO's letter requesting more involvement by the Province regarding the risks to BC posed by the invasive Zebra and Quagga mussels be received for information.

CARRIED

6.3 Letters of Support – Central Okanagan Sobering Centre

Social Development Coordinator, Christene Walsh, presented the Board with letters of support for the establishment of a sobering centre in the Central Okanagan.

#74/13

FINDLATER/FIELDING

THAT the letters of support for the establishment of a sobering centre in the Central Okanagan be forwarded to the Interior Health Authority and local MLAs for information and continuing support of a sobering centre within the Central Okanagan.

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 – March 2013 (*All Directors - Unweighted Vote*)

#75/13

EDGSON/BAKER

THAT the building statistics for the month of March 2013 be received for information.

CARRIED

Planning

Temporary Use Permit (Unweighted Vote)

9.2 Temporary Use Permit for Sukhdev and Parminder Sundher (owners) Russell Husch (agent) located at 4401 Old Vernon Road (TUP-13-01) Central Okanagan East Electoral Area (*Electoral Areas and Kelowna Fringe Area*)

Staff report dated April 15, 2013 outlined the temporary use permit to allow temporary accommodation for 24 migrant works on the 4.01 ha property. The subject property was identified on the overhead. The applicant is registered with the 'Seasonal Agricultural Worker Program' and has received approval from the provincial jurisdiction for the accommodation.

Notice of the application was posted and forwarded to all property owners within 100 metres of the subject property. The applicant previously forwarded one letter of support. Further to public notification no additional correspondence has been received.

*Discussion:*

-The question was raised whether portable toilets are considered adequate for a facility such as this? IHA did respond and have no objection if well maintained. There is a septic system on site and it must meet all IHA requirements. There is a building where showers facilities are located.

-What happens in three years? Planning staff are looking at incorporating migrant farm worker provisions into the zoning bylaw.

Chair Hobson asked if there was anyone in the gallery who deemed their property to be affected by the permit. There was no-one.

#76/13

ZIMMERMANN/HANSON

THAT Temporary Use Permit, application TUP-13-01, for S. and P. Sundher (owners) located at 4001 Old Vernon Road be conditionally approved subject to the following;

- Confirmation from Interior Health that the existing/proposed on-site sewerage disposal system is designed to accommodate the intended number of temporary farm workers;
- Applicant to satisfy requirements of the Glenmore Ellison Improvement District (GEID) with respect to potable water supply;
- That the number of temporary farm workers housed within the trailers be restricted to a maximum of 24 occupants (based on BC Building Code Occupant Load);
- Receipt of an annual declaration from the applicant confirming their participation in the Seasonal Agriculture Worker program as recommended by the Ministry of Agriculture;
- Final occupancy not be issued until such time that all building permit requirements related to the property are resolved to satisfaction of RDCO Inspections staff;

AND THAT the applicant provide an update in writing to the Community Services Department six months after issuance of the permit confirming that all of the conditions of the Temporary Use Permit have been addressed and are being adhered to;

AND FURTHER THAT the Temporary Use Permit shall expire in three years and all uses temporarily authorized by the Permit shall cease upon expiry of the Permit, unless otherwise authorized.

CARRIED

9.3 Temporary Use Permit for Bir and Sukhwinderjit Sandher (owners) Russell Husch (agent) located at 3231 Old Vernon Road. (TUP-13-02) Central Okanagan East Electoral Area (*Electoral Areas and Kelowna Fringe Area*)

Staff report dated April 15, 2013 outlined the temporary use permit to allow temporary accommodation for 18 migrant works on the 7.28 ha property. The subject property was identified on an overhead map including the location of the accommodation. The application is supported by all the key agencies.

Notice of the application was posted and forwarded to all property owners within 100 metres of the subject property. The applicant previously forwarded four letters of support. Further to public notification no additional correspondence had been received until today when an email was received opposing the application due to concerns the facility may be rented year-round.

Chair Hobson asked if there was anyone in the gallery who deemed their property to be affected by the permit. There was no-one.

#77/13

HANSON/ZIMMERMANN

THAT Temporary Use Permit (Application TUP-13-02) for B. & S. Sandher located at 3231 Old Vernon Road be conditionally approved subject to the following:

- Confirmation from Interior Health that the existing/proposed on-site sewerage disposal system is designed to accommodate the intended number of temporary farm workers;
- Applicant to satisfy requirements of BMID as per their response of March 23, 2012;
- That the number of temporary farm workers housed within the trailers be restricted to a maximum of 18 occupants (based on BC Building Code Occupant Load);
- Receipt of an annual declaration from the applicant confirming their participation in the Seasonal Agriculture Worker program as recommended by the Ministry of Agriculture;
- Final occupancy not be issued until such time that all building permit requirements related to the property are resolved to satisfaction of RDCO Inspections staff;

AND THAT the applicant provide an update in writing to the Community Services Department six months after issuance of the permit confirming that all of the conditions of the Temporary Use Permit have been addressed and are being adhered to;

AND FURTHER THAT the Temporary Use Permit shall expire in three years and all uses temporarily authorized by the Permit shall cease upon expiry of the Permit, unless otherwise authorized.

CARRIED

9.4 Temporary Use Permit for Reimund Schoenherr (owner) Rolf Von Andrian (applicant/agent) located at 4429 June Springs Road. (TUP-13-03) Central Okanagan East Electoral Area (*Electoral Areas and Kelowna Fringe Area*)

Staff report dated April 15, 2013 outlined the temporary use permit in order to establish an outdoor recreational ropes course/zipline business on a portion of the subject property. The business will provide an outdoor based activity site for families with children of all ages, as well as for leisure and corporate groups, including school classes.

The property is accessed via Crown land. The applicant is in the process of securing the appropriate amendment and tenure from the Province for the access.

The applicant had previously forwarded information letters to area residents and an open house was held prior to submission of their application. Further to public notification, one letter has been received opposing the application due to concerns with increase of traffic on June Springs Road, fire risk and garbage/trespass concerns. No additional correspondence has been received prior to the Board receiving their board package.

Staff noted today a petition was received with 24 signatures (17 different properties) opposing the permit siting traffic concerns, garbage, increased forest

fire hazard, decrease in property values, decrease to rural quality of life for local residents. It is believed that most of the signatories concerns raised are related to the Kettle Valley trestle traffic. The two most affected properties have not commented.

It was further noted that this is a temporary use permit which will allow the applicant, if all requirements are met, the opportunity to determine if a business such as this can succeed.

Chair Hobson asked if there was anyone in the gallery who deemed their property to be affected by the permit. There was no-one.

#78/13

HANSON/EDGSON

THAT Temporary Use Permit (Application TUP-13-03) for R. Schoenherr (owner) located in the vicinity of June Springs Road, Myra-Bellevue Provincial Park be conditionally approved subject to the following:

- Registration of a Statutory Right-of-Way for trail access within six months from date of issuance of the temporary use permit, as per the comments from Parks staff;
- Approval of a Development Permit is required prior to any land alteration or disturbance which addresses Aquatic Ecosystem; Sensitive Terrestrial Ecosystem, Hillside and Wildfire Development Permit Area Guidelines of the South Slopes OCP, as per comments from the RDCO Environmental Planner and the EAC;
- Applicant to obtain a Business license and Building Permits must be applied for and obtained from the RDCO for all proposed buildings and structures;
- Confirmation from the Province that the Crown land access has been addressed (File: 3409943);
- Confirmation that all issues of the Ministry of Transportation and Infrastructure have been addressed including issuance of an access permit;

AND THAT the applicant provide an update in writing to the Community Services Department six months after issuance of the permit confirming that all of the conditions of the Temporary Use Permit have been addressed and are being adhered to;

AND FURTHER THAT the Temporary Use Permit shall expire in three years and all uses temporarily authorized by the Permit shall cease upon expiry of the Permit, unless otherwise authorized.

CARRIED

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

- 9.5 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)*



Staff report dated April 15, 2013 outlined the zoning amendment to amend the zoning on the subject property from RU3 Rural to RU3 Rural 3 Rural 3s (Secondary Suite). The applicant intends to develop a legal suite attached to a proposed single family residence.

The question was raised regarding the availability of water to the site. It was noted there is an existing water license in place.

#79/13

EDGSON/FINDLATER

THAT Zoning Amendment Bylaw No. 871-217 (application Z13/02) for G. and B. Beda (owners) located adjacent to Browse, Banff and Bancroft Roads be given first reading this 22<sup>nd</sup> day of April 2013;

AND FURTHER THAT the application be scheduled for a Public Hearing.

CARRIED

**10. NEW BUSINESS**

No Board action required/requested.

**11. DIRECTOR ITEMS**

11.1 Director Gray noted that the Kelowna Council has appointed Councillor Luke Stack to replace Director Blanleil at the Board table for the remainder of the term. This will be effective May 1<sup>st</sup>. Director Blanleil had agreed to be appointed to the Regional Board for a one year term.

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

#80/13

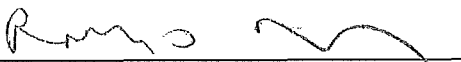
FIELDING/OPHUS

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

CARRIED

There being no further business the meeting was adjourned at 8:55 p.m.

CERTIFIED TO BE TRUE AND CORRECT

  
\_\_\_\_\_  
R. Hobson (Chair)

  
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B. Reardon (Chief Administrative Officer)