

**Minutes of the *REGIONAL BOARD MEETING* of the Regional District of Central Okanagan held at the Regional District offices, 1450 KLO Road, Kelowna, B.C. on Monday, February 24, 2020**

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Directors: J. Baker (District of Lake Country)  
M. Bartyik (Central Okanagan East Electoral Area)  
C. Basran (City of Kelowna)  
W. Carson (Central Okanagan West Electoral Area)  
M. DeHart (City of Kelowna)  
G. Given (City of Kelowna)  
C. Hodge (City of Kelowna)  
S. Johnston (City of West Kelowna)  
G. Milsom (City of West Kelowna)  
B. Sieben (City of Kelowna)  
L. Stack (City of Kelowna)  
L. Wooldridge (City of Kelowna)

Absent: C. Fortin (District of Peachland)  
J. Coble (Westbank First Nation)

Staff: B. Reardon, Chief Administrative Officer  
T. Cashin, Director of Community Services  
J. Foster, Director of Communication & Information Services  
C. Griffiths, Director of Economic Development & Bylaw Services  
D. Komaike, Director of Engineering Services  
M. Kopp, Director of Parks Services  
J. Taylor, Planner  
M. Drouin, Manager-Corporate Services (recording secretary)

**1. CALL TO ORDER**

Chair Given called the meeting to order at 7:04 p.m.

The meeting is being held on the traditional territory of the syilx/Okanagan Peoples.

**2. ADDITION OF LATE ITEMS**

There were no late items for the agenda.

**3. ADOPTION OF THE AGENDA**

*(All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)*

**#38/20 WOOLDRIDGE/STACK**

THAT the agenda be adopted.

CARRIED Unanimously

**4. ADOPTION OF MINUTES**

- 4.1 Regional Board Meeting Minutes – February 13, 2020 (*All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1*)

**#39/20** BARTYIK/BAKER

THAT the Regional Board meeting minutes of February 13, 2020 be adopted.

CARRIED Unanimously

**5. CORRESPONDENCE**

- 5.1 Sterile Insect Release Board – Appointment to the SIR Working Group on Apportionment (*All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1*)

SIR's letter of January 31, 2020 requested the Board appoint one director and the CAO from each regional district to the SIR Working Group on Apportionment.

**#40/20** BAKER/MILSOM

THAT the Sterile Insect Release letter of January 31, 2020 regarding appointments to the SIR Working Group on Apportionment be received;

AND FURTHER THAT the Regional District of Central Okanagan hereby appoints Director Sieben (as an alternate Chair Given) and CAO Brian Reardon to the SIR Working Group on Apportionment.

CARRIED Unanimously

**6. COMMUNITY SERVICES**

- 6.1 Agricultural Advisory Commission Appointments (*All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1*)

Staff report outlined the members to be appointed and re-appointed to the Agricultural Advisory Commission for 3-year terms.

**#41/20** BAKER/JOHNSTON

THAT the Regional Board approve the appointment of Megan Ludwig as a member of the Agricultural Advisory Commission for a three-year term (February 2020 – February 2023).

CARRIED Unanimously

**#42/20**      BAKER/JOHNSTON

THAT the Regional Board approve the re-appointment of Andreas Wins-Purdy and Leo Gebert to three-year terms as members of the Agricultural Advisory Commission (February 2020 – February 2023).

CARRIED Unanimously

*Director Basran arrived at 7:15 p.m.*

- 6.2      Okanagan Basin Water Board - Water Conservation and Quality Improvement Grant *(All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)*

Staff report outlined the grant application to OBWB by the Regional District for a source protection plan study.

**#43/20**      HODGE/BAKER

THAT the Regional Board endorse the following application for the Okanagan Basin Water Board - Water Conservation and Quality Improvement Grant Program:

- Regional District of Central Okanagan – Source Protection Plan Study on the septic impacts on Okanagan Lake water quality - \$16,020.00

CARRIED Unanimously

- 6.3      Development Variance Permit - 571 Mountain Drive (VP-19-09) Kelly Armstrong (owner), Lot 121, District Lot 3688, ODYD, Plan 26101, Central Okanagan West Electoral Area *(Custom Vote - Electoral Area Directors - 1 Director, 1 Vote)*

Staff report outlined an application to allow a reduction of the front setback from 4.5m to 2.07m to permit the siting of an existing single detached house and a proposed addition.

Staff outlined the application and the reason for non-support of the variance to 2.07m. It was noted that:

- 8 letters of opposition have been received to date;
- The home has been built within the setback and a variance is required to correct this error.

*Chair invited anyone who deems their property affected by the variance to address the Board.*

- The Applicant, K. Armstrong, addressed the Board noting that she hired a contractor to construct the foundation and home. Applicant was not in the area during the foundation pouring. She believed the

survey certificate was provided to RDCO. Original builder removed from the build site in October 2018. Applicant was not made aware until after March 2019 when she took possession that the home was built within the setback.

- Bev Hennings, Mountain Drive (submitted letter of opposition). Opposed to the variance. Stated she believed the applicant was in attendance when foundation was poured.
- Tony Burton, Mountain Drive – read out a petition with 22 names. Opposed to the variance. Various residents expressed concern to the applicant regarding the location of the building. Opposed to a rental unit. The property is posted for sale and states there is a separate suite advertised. Parking concerns. Believes a stop work order should have been issued by RDCO during the construction.
- Wayne Nixon, Mountain Drive – Read aloud Bill Holtz, Mountain Drive resident letter of opposition. Rules should not be changed for specific buildings. Mr. Nixon expressed opposition to the variance. Believes the house was overbuilt for the property and it does not suit the area.
- Ray Cotton, Mountain Drive (submitted a letter of opposition). Opposed to the variance, however recognizes the building is there. Does not want to see anything else added to the home.
  
- The applicant readdressed the Board. Stated the house was built to the size of the plan. RDCO approved the plans for the property. States she was not there during foundation construction stage. RDCO staff passed inspection at the various building stages. No vacation home listing has ever been listed. There is no secondary suite

Questions from the Board to staff occurred on what communication occurred with the surveyor, review of the approved footprint and how the foundation received inspector approval.

*Director Sieben left the meeting at 8:05 p.m.*

The survey RDCO has on file today clearly shows the encroachment. Approval of a variance is required to legitimize the location of the house as it is built today, and a further variance would be required to allow any addition to the front of the home.

**#44/20**

**CARSON/BARTYIK**

THAT the Regional Board approve Development Variance Permit (application VP-19-09) to vary the following provisions of the Zoning Bylaw No. 871 based on the Land Surveyor's Certificate dated July 20, 2018 prepared by Russell Shortt Land Surveyors:

- Section 7.1.4 by allowing a reduction of the minimum front setback from 4.5m (14.8ft) to 4.20m (13.7ft).

AND FURTHER THAT the Regional Board not approve the proposed addition.

**CARRIED Unanimously**

- 6.4 Zoning Amendment Bylaw No. 871-257 – Adoption (*Custom Vote - All Directors - Simple Majority, 1 Director, 1 Vote*)

**#45/20** BAKER/STACK

THAT Zoning Amendment Bylaw No. 871-257 be adopted.

CARRIED Unanimously

- 6.5 Joe Rich Rural Land Use Amendment Bylaw No. 1195-22 – Adoption (*Custom Vote - Electoral Areas and Kelowna Fringe - Simple Majority - 1 Director, 1 Vote*)

**#46/20** WOOLDRIDGE/BARTYIK

THAT Joe Rich Rural Land Use Amendment Bylaw No. 1195-22 be adopted.

CARRIED Unanimously

**7. NEW BUSINESS**

- 7.1 Community Emergency Preparedness Fund: Emergency Social Services Grant Application (*All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1*)

**#47/20** HODGE/STACK

THAT the Regional Board supports submitting a \$25,000 grant application under the Union of BC Municipalities – CEPF for the region's Emergency Support Services program.

CARRIED Unanimously

**8. DIRECTOR ITEMS**

No Board items requiring consideration.

**9. ADJOURN**

There being no further business the meeting was adjourned at 8:30 p.m.

**CERTIFIED TO BE TRUE AND CORRECT**

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G. Given (Chair)

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Brian Reardon (Chief Administrative Officer)