

**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, April 26, 2021**

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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) (*attended electronically*)  
M. DeHart (City of Kelowna)  
C. Fortin (District of Peachland) (*attended electronically*)  
G. Given (City of Kelowna)  
C. Hodge (City of Kelowna) (*attended electronically*)  
G. Milsom (City of West Kelowna) (*attended electronically*)  
B. Sieben (City of Kelowna) (*attended electronically*)  
L. Stack (City of Kelowna) (*attended electronically*)  
L. Wooldridge (City of Kelowna) (*attended electronically*)  
J. Coble (Westbank First Nation) (*via electronic attendance*)

Absent: S. Johnston (City of West Kelowna)

Staff: B. Reardon, Chief Administrative Officer  
T. Cashin, Director of Community Services (*attended electronically*)  
D. Dudzik, Senior Planner  
B. Lange, Environmental Planner  
M. Rilkoﬀ, Director of Financial Services (*attended electronically*)  
M. Drouin, Manager-Corporate Services (recording secretary)

**1. CALL TO ORDER**

Chair Given called the meeting to order at 7:21 p.m.

It was acknowledged that the meeting is being held on the traditional territory of the syilx/Okanagan Peoples.

*In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Board meetings in-person. A live audio-video feed was broadcasted and recorded on rdco.com*

**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)*

**#86/21 BAKER/BARTYIK**

THAT the agenda be adopted.

CARRIED Unanimously

**4. ADOPTION OF MINUTES**

- 4.1. Regional Board Meeting Minutes – April 8, 2021 (*All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1*)

**#87/21** HODGE/BAKER

THAT the Regional Board meeting minutes of April 8, 2021 be adopted.

CARRIED unanimously

**5. CORRESPONDENCE**

- 5.1. Okanagan Basin Water Board Meeting Highlights - April 9, 2021 (*All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1*)

**#88/21** STACK/BAKER

THAT the Okanagan Basin Water Board meeting highlights of April 9, 2021 be received.

CARRIED unanimously

**6. CORPORATE SERVICES**

- 6.1. Regional Board Voting Unit Review Update (*All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1*)

Staff report dated April 12, 2021 provided an update on ongoing discussions with the Ministry of Municipal Affairs and consultation with member municipalities and the electoral area directors. Staff provided background on the issue including the Board's initial resolution, engagement with the Ministry of Municipal Affairs and the consultation process with stakeholder feedback.

**#89/21** BAKER/DEHART

THAT the Regional Board recommend a preferred Voting Unit value of 5,500 to the Ministry of Municipal Affairs for their consideration;

AND FURTHER THAT the Regional Board supports the implementation date of this change to the Voting Unit being the Inaugural Meeting of the next Board following the 2022 general local election.

CARRIED (opposed Carson/Fortin)

**7. FINANCIAL SERVICES**

- 7.1. Purchase Commitments over \$100,000 during 1Q 2021 (*All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1*)

Staff report dated April 6, 2021 outlined the purchase commitments over \$100,000 for January-March 2021.

**#90/21 BASRAN/BARTYIK**

THAT the Regional Board, as per section 4.6 of the RDCO Purchasing Policy, receive for information the report dated April 6, 2021 on purchase commitments which exceeded \$100,000 made during the 1st quarter of 2021.

CARRIED Unanimously

- 7.2. COVID Restart Grant Operating Reserve & Financial Plan Bylaw Amendments

Staff report dated April 19, 2021 outlined amendments to the COVID Restart Grant and amendments to last year and this year's financial plan bylaws.

- 7.2.1 COVID Restart Grant (*All Directors - Weighted Vote - Simple Majority - LGA 210.1*)

**#91/21 BAKER/BARTYIK**

THAT the Regional Board approve the use of \$8,000 of the COVID Restart Grant Operating Reserve for 2021 for the electronic payroll tracking software as budgeted in the RDCO 2021 – 2025 Financial Plan Amendment Bylaw 1481.

CARRIED Unanimously

- 7.2.2. 2020 - 2024 Financial Plan Amending Bylaw No, 1480, 2021, **1st, 2nd and 3rd Readings and Adoption** (*All Directors - Weighted Vote - Simple Majority - LGA 210.1*)

**#92/21 BAKER/BASRAN**

THAT Regional District of Central Okanagan 2020 – 2024 Financial Plan Amendment Bylaw No. 1480 be given first, second and third readings and adopted.

CARRIED Unanimously

7.2.3 2021 - 2025 Financial Plan Amending Bylaw No, 1481, 2021, **1st, 2nd and 3rd Readings and Adoption** (All Directors - Weighted Vote - Simple Majority - LGA 210.1)

**#93/21** BAKER/DEHART

THAT Regional District of Central Okanagan 2021 – 2025 Financial Plan Amendment Bylaw No. 1481 be given first, second and third readings and adopted

CARRIED Unanimously

**8. COMMUNITY SERVICES**

8.1. Regional Growth Strategy (RGS) Five-Year Review (All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)

Staff report provided an overview of the stakeholder input received in consideration of a five-year review of the RGS and whether it is warranted. Staff outlined the RGS background, legislation, and consultation process.

Public comment on the need for a review of the RGS:

- One comment of support was received - K. Cappos, Kelowna
- No-one registered to speak at this meeting.

**#94/21** MILSOM/HODGE

THAT the Regional Board determine a review of Regional Growth Strategy Bylaw No. 1336 for possible amendment, as per Section 452 (2) of the Local Government Act, is not required

AND THAT the Regional Board support staff efforts to actively engage with member municipalities, First Nations, Interior Health Authority and other agencies regarding continued implementation of the Regional District of Central Okanagan Regional Growth Strategy.

CARRIED Unanimously

4.2. UBCM Local Government Development Approvals Program Grant Application (All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)

Staff report outlined a grant request to UBCM to request funding to complete a Development Approval Process Improvement Strategy.

#95/21

BARTYIK/WOOLDRIDGE

THAT the Regional Board approves submitting a grant application under the Union of BC Municipalities – Local Government Development Approvals Program to complete a Development Approvals Process Improvement Strategy.

CARRIED Unanimously

8.3. Development Application - Maloney Construction (owner) c/o Ecoscape Environmental Consultants (agent)

Jason Schleppe, Senior Natural Resource Biologist (agent for the owner) was present virtually to address the Board.

8.3.1. Floodplain Exemption Application (FEX-20-01), for Maloney Construction (owner) - To be exempt from the floodplain setback provisions of Zoning Bylaw No. 871 to permit the siting of a proposed single family dwelling adjacent to 2223 Westside Place and Okanagan Lake Central Okanagan West Electoral Area (*Custom Vote: Electoral Areas, West Kelowna & Kelowna Fringe Areas*)

Staff outlined the application and reasons for non-support for the following three applications.

Jason Schleppe, Senior Natural Resource Biologist (agent for the owner) was present virtually to address the Board.

- Geotechnical engineer commented that the west side of the property is undevelopable. Either side of Westside Road has constraints.
- On Okanagan Lake side of the property the land is largely disturbed. Supports flood plain challenges.
- Encroaching on riparian area but don't believe fish habitat would be affected.
- The proposal is the best land use for this property.
- Vertical elevation of the home from the lake is substantial thereby limiting flooding of the building.
- Will work with the existing retaining wall and reinforce should the application move forward.

Director questions to the agent:

- Would a smaller footprint of the home have less of an impact? It would be immeasurable. Not quantifiable.
- Where is the road access to the property? The driveway would be on the northern end of the property and grade level to Westside Road.

Staff noted:

- MOTI has issued a permit for the property.
- Property has historically been used for recreation.
- The applicant has the right to develop the site but would need to meet current regulations.
- Concern expressed whether the lot is in fact buildable due to flood plain.

**#96/21**      STACK/HODGE

THAT Floodplain Exemption Application FEX-20-01 for Maloney Construction (owner) not be approved.

CARRIED Unanimously

8.3.2. Development Variance Permit Application (VP-20-03), for Maloney Construction (owner) - To vary Zoning Bylaw No. 871 by allowing a reduction of the minimum front setback. Located adjacent to 2223 Westside Road. Central Okanagan West Electoral Area (*Custom Vote: Electoral Areas, West Kelowna & Kelowna Fringe Area*)

- Public comment for those affected by the variance. Four letters of opposition received.

**#97/21**      STACK/HODGE

THAT Development Variance Permit Application VP-20-03 for Maloney Construction (owner) located at 2223 Westside Road not be approved.

CARRIED Unanimously

8.3.3. Development Permit Application (DP-20-08), for Maloney Construction (owner) Located adjacent to 2223 Westside Road, Central Okanagan West Electoral Area (*Custom Vote: Electoral Areas, West Kelowna & Kelowna Fringe Area*)

**#98/21**      STACK/CARSON

THAT Development Permit Application DP-20-08 for Maloney Construction (owner) located at 2223 Westside Road not be approved.

CARRIED Unanimously

8.4. Zoning Amendment Bylaw No. 871-264 (Z20/06) - **2nd & 3rd Readings**, for M. Basra (owner) to rezone the subject property from A1 to A1s (Secondary Suite) to allow a secondary suite, located at 4379 Black Road, Central Okanagan East Electoral Area (*Custom Vote: Electoral Areas and Kelowna Fringe Area - Simple Majority*)

**#99/21**      BARTYIK/HODGE

THAT Zoning Amendment Bylaw No. 871-264 be given second and third readings;

AND FURTHER THAT final adoption be withheld pending:

- receipt of a registered covenant on title recognizing the location of the subject property within an area that is actively farmed.

CARRIED Unanimously

- 8.5. Joe Rich Rural Land Use Amendment Bylaw No. 1195-24, (RLUB-20-02), ***2nd and 3rd Readings***, for P. & K. Bartha (owners) to amend the land use designation for the subject property from SH-2 Small Holdings to SH-2s Small Holdings (Secondary Suite) to allow a secondary suite, located at 8991 Highway 33 E. Central Okanagan East Electoral Area (*Custom Vote: Electoral Areas and Kelowna Fringe Area - Simple Majority*)

**#100/21**      DEHART/BARTYIK

THAT Joe Rich Rural Land Use Amendment Bylaw No. 1195-24 be given second and third readings;

AND FURTHER THAT final adoption be withheld pending:

- approval of the bylaw by the Ministry of Transportation and Infrastructure.

CARRIED Unanimously

**5.      NEW BUSINESS**

No new business.

**6.      DIRECTOR ITEMS**

The public was encouraged to get vaccinated.

No items requiring Board consideration.

**7. ADJOURN**

There being no further business the meeting was adjourned at 8:58 p.m.

**CERTIFIED TO BE TRUE AND CORRECT**

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G. Given (Chair)

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B. Reardon (Chief Administrative Officer)