

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, March 28, 2022

Directors:

- J. Baker (District of Lake Country) *(attended electronically)*
- 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) *(attended electronically)*
- C. Hodge (City of Kelowna) *(attended electronically)*
- S. Johnston (City of West Kelowna) *(attended electronically)*
- G. Milsom (City of West Kelowna) *(attended electronically)*
- S. Singh, Alternate for B. Sieben (City of Kelowna) *(attended electronically)*
- L. Stack (City of Kelowna)
- L. Wooldridge (City of Kelowna)
- J. Coble (Westbank First Nation) *(attended electronically)*

Staff:

- B. Reardon, Chief Administrative Officer
- L. Smith, Director of Financial Services
- T. Cashin, Director of Community Services
- D. Komaik, Director of Engineering Services
- J. Foster, Director of Corporate Communications
- K. Needham, Corporate Officer
- D. Gazley*, Manager of Protective Services
- M. Czarny*, Planner
- B. Nichols*, Environmental Planner
- S. Horning, Supervisor-Corporate Services (recording secretary)
- S. Ballan-Brown, Corporate Services Executive Assistant

(* denotes partial attendance)

1. CALL TO ORDER

Chairperson Wooldridge called the meeting to order at 7:23 p.m.

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

Noted that as an open meeting, a live audio-video feed is being broadcast and recorded on rdco.com.

Roll Call was taken as some of the Board Members appeared electronically.

Chairperson Wooldridge read a statement acknowledging the recent passing of Ferne Jean, a West Kelowna pioneer and friend of our regional parks system, particularly in the establishment of the Gellatly Nut Farm. For more than two

decades, Ferne passionately committed countless volunteer hours and significant financial contributions towards the creation and preservation of both Gellatly Heritage Regional Park and Gellatly Nut Farm Regional Park.

2. **ADOPTION OF THE AGENDA**

All Directors - Unweighted Corporate Vote - Simple Majority - LGA s. 208

BARTYIK/STACK

THAT the March 28, 2022 Regional Board meeting agenda be adopted.

CARRIED

3. **ADOPTION OF MINUTES**

All Directors - Unweighted Corporate Vote - Simple Majority - LGA s.208

DEHART/JOHNSTON

THAT the March 17, 2022 Regional Board meeting minutes be adopted.

CARRIED

4. **DELEGATION**

4.1 BC SPCA

All Directors - Unweighted Corporate Vote - Simple Majority - LGA s.208

Sean Hogan, Branch Manager, Kelowna SPCA:

- Displayed a PowerPoint presentation summarizing the BC SPCA Kelowna Community Outreach Programs;
- Responded to questions from the Board.

CARSON/BARTYIK

THAT the Regional Board receive the SPCA delegation presentation dated March 28, 2022 for information.

CARRIED

5. **CORPORATE SERVICES (Bylaws Considered at the March 28, 2022 Public Hearing)**

5.1 Z21-05 (Hanson) - 4410 June Springs Road (EA East)

2nd and 3rd readings and adoption.

1. *Custom Vote– Electoral Areas & Kelowna Area–1 Director, 1 Vote – Simple Majority LGA s.208*
2. *Custom Vote – Electoral Areas & Kelowna Area – 1 Director, 1 Vote – 2/3 Majority LGA s. 228*

GIVEN/DEHART

THAT OCP Amendment Bylaw No. 1304-04 be given second and third readings;

AND THAT Zoning Amendment Bylaw No. 871-270 be given second and third readings.

CARRIED

HODGE/GIVEN

THAT OCP Amendment Bylaw No. 1304-04 be adopted;

AND THAT Zoning Amendment Bylaw No. 871-270 be adopted.

CARRIED

6. COMMUNITY SERVICES

- 6.1 SPCA Contract for Services
All Directors - Weighted Corporate Vote - Majority - LGA s.209

Staff displayed a PowerPoint presentation summarizing the contract with SPCA and responded to questions from the Board.

DEHART/CARSON

THAT the Regional Board approve the contract with the BC Society for the Prevention of Cruelty to Animals (SPCA) for the provision of the Spay, Neuter and Micro-chip Program, Community Outreach Service and Dog Control Adoption services in the form attached to the report from the Director of Community Services dated March 28, 2022;

AND THAT the Board Chair and Corporate Officer be authorized to execute the contract.

CARRIED

- 6.2 A21-04 (Sandher) NARU Temporary Farm Worker Housing - 3782 and 3510 Old Vernon Road (EA East)
1. *All Directors - Unweighted Corporate Vote - Simple Majority - LGA s.208*
 2. *All Directors - Unweighted Corporate Vote - Simple Majority - LGA s.208*

Staff displayed a PowerPoint presentation summarizing the temporary farm worker housing application and responded to questions from the Board.

Director Fortin joined the meeting at 8:21 p.m.

The Director of Community Services provided comment regarding the new proposed location and responded to questions from the Board.

JOHNSTON/CARSON

THAT the Regional Board requests the Applicant and/or Applicant's Agent address the Board.

CARRIED

Lynn Lashic, Applicant's Agent:

- Responded to questions from the Board.
- Advised that the infrastructure cost increase for the original site was greater than \$250,000 and was required by BMID should the temporary farm worker housing remain at the original location.
- The full financial numbers are not available at this time; however, it is anticipated that the total cost of the project will be in the \$2 Million range.
- The current proposal only has \$40,000 infrastructure cost impact.
- Spoke to the public consultation process.

MILSOM/BASRAN

THAT the following resolution adopted by the Regional Board on January 13, 2022, be rescinded:

***“THAT** the Regional Board support Agricultural Land Commission referral application A-21-04 for applicant S. Sundher Orchards Ltd. located at 3782 Old Vernon Road, on the condition that the applicant seek approval of a Zoning Bylaw Amendment by the Regional Board to allow temporary farm worker housing as outlined in the report from the Director of Community Services dated January 13, 2021;*

***AND THAT** the Regional Board directs staff to forward the application to the Agricultural Land Commission”.*

CARRIED

Directors Bartyik, Carson, Fortin, Hodge, Johnston & Stack - Opposed

BASRAN/MILSOM

THAT the Regional Board support the updated Agricultural Land Commission referral application A-21-04 for applicant S. Sundher Orchards Ltd. located at 3510 Old Vernon Road, on the condition that the applicant seek approval of a Zoning Bylaw Amendment by the Regional Board to allow temporary farm worker housing as outlined in the report from the Director of Community Services dated March 28, 2022;

AND THAT the Regional Board directs staff to forward the application to the Agricultural Land Commission.

CARRIED

Directors Bartyik, Carson, Fortin, Hodge, Johnston & Stack - Opposed

The meeting recessed at 9:41 p.m. *Director Fortin left the meeting at 9:41 p.m.*

The meeting reconvened at 9:49 p.m.

- 6.3 Development Variance Permit (VP-22-01) - 1724 Westside Road N (EA West)

*Custom Vote – Electoral Areas & City of West Kelowna – 1 Director
1 Vote*

Staff displayed a PowerPoint presentation summarizing the variance requested.

CARSON/BARTYIK

THAT the Regional Board approve Development Variance Permit Application VP-22-01 for Lot A, District Lots 3791 and 5356, ODYD, Plan EPP17004 except Plan EPP27105 located at 1724 Westside Road N, to vary the following provisions of Zoning Bylaw No. 871:

- Section 6.4.5 by allowing a reduction of the minimum side setback from 3.0 m to 2.0 m.

CARRIED

- 6.4 Z20-07 (LUC 258 Termination) - Multiple Properties (Shelter Cove and Timber Ridge) (EA West)

1st Reading

*Custom Vote – Electoral Areas & City of West Kelowna – 1 Director
1 Vote*

Staff displayed a PowerPoint presentation summarizing the Land Use Contract Termination application and process and responded to questions from the Board.

CARSON/BARTYIK

THAT the Regional Board, receives the report from the Director of Community Services, dated March 28, 2022, with respect to RDCO File: Z20/07 for the properties legally described as Lot 1, District Lot 3546, ODYD, Plan KAP60766; Lot 2, District Lot 3546, ODYD, Plan KAP60766; Lot A, District Lot 4499, ODYD, Plan EPP45867; Lot 1, District Lot 4499, ODYD, Plan EPP45865; Lot A, District Lot 4499, ODYD, Plan EPP45863; Lot 4, District Lot 3546, ODYD, Plan KAP60487; Common Property Strata Plan KAS 1964, Strata Lots 1 - 70, District Lot 3546, ODYD; Common Property Strata Plan KAS2021, Strata Lots 1 – 129, District Lot

3546, ODYD; and, Common Property Strata Plan KAS2022, Strata Lots 1 - 159, District Lot 3546, ODYD, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 (the "Shelter Cove and Timber Ridge Properties");

AND THAT LUC Termination Bylaw No. 258-06 for the Shelter Cove and Timber Ridge Properties be given first reading;

AND THAT OCP Amendment Bylaw No. 1274-09 for the Shelter Cove and Timber Ridge Properties be given first reading;

AND THAT Zoning Amendment Bylaw No. 871-265 for the Shelter Cove and Timber Ridge Properties be given first reading;

AND THAT the Regional Board schedule a Public Hearing on April 25, 2022, for LUC Termination Bylaw No. 258-06, Zoning Amendment Bylaw No. 871-265, and OCP Amendment Bylaw No. 1274-09, RDCO File No. Z20/07;

AND FURTHER THAT the Regional Board direct staff to accept no further development applications related to the Shelter Cove and Timber Ridge Properties pending completion of the proposed bylaw amendments.

CARRIED

6.5 Z21-07 (LUC194 Termination) - 3850 Westside Road (EA West)

1st Reading

*Custom Vote – Electoral Areas & City of West Kelowna – 1 Director
1 Vote*

Staff displayed a PowerPoint presentation summarizing the Land use Contract Termination application and process.

CARSON/BARTYIK

THAT the Regional Board, receives the report from the Director of Community Services, dated March 28, 2022, with respect to RDCO File: Z21/07;

AND THAT LUC Termination Bylaw No 194-05 for Lot B, District Lot 4499, ODYD, Plan 35684 located at 3850 Westside Road be given first reading;

AND THAT Zoning Amendment Bylaw No. 871-272 Lot B, District Lot 4499, ODYD, Plan 35684 located at 3850 Westside Road be given first reading;

AND THAT the Regional Board schedule a Public Hearing on April 25, 2022, for LUC Termination Bylaw No 194-05 and Zoning Amendment Bylaw 871-272, RDCO File No. Z21/07.

AND FURTHER THAT the Regional Board direct staff to accept no further development applications related to Lot B, District Lot 4499, ODYD, Plan 35684 located at 3850 Westside Road pending completion of the proposed bylaw amendments.

CARRIED

7. FINANCIAL SERVICES

- 7.1 Final Public Comment Opportunity - RDCO 2022 - 2026 Financial Plan

The Director of Financial Services confirmed the public consultation process and advised that no public comments were received.

- 7.2 RDCO 2022-2026 Financial Plan Bylaw No. 1502, 2022

1st, 2nd and 3rd Readings and Adoption

- 1. All Directors - Weighted Vote - Majority - LGA s.210*
- 2. All Directors - Unweighted Vote - 2/3 Majority - LGA s.228*

Staff displayed a PowerPoint presentation summarizing the RDCO 2022-2026 Financial Plan.

BAKER/CARSON

THAT the Regional District 2022-2026 Financial Plan Bylaw No.1502 be given first, second and third readings.

CARRIED

BAKER/CARSON

THAT the Regional District 2022-2026 Financial Plan Bylaw No.1502 be adopted.

CARRIED

8. ENGINEERING SERVICES

- 8.1 UBCM EOC Grant Application - 2022
All Directors – Unweighted Corporate Vote – Simple Majority - LGA s.208

JOHNSTON/STACK

THAT the Regional Board supports a submission of an application under the 2022 UBCM-Community Emergency Preparedness Fund for \$24,959 under the 2022 Emergency Operations Centre Regional Emergency Response Program.

CARRIED

9. CORRESPONDENCE

- 9.1 North Westside Community Association - Grant in Aid Request
All Directors - Unweighted Corporate Vote - Simple Majority - LGA s.207

Director Carson provided comment regarding the Grant in Aid Request.

CARSON/BARTYIK

THAT the Regional Board approve the Electoral Area West grant request in the amount of \$800.00 for the North Westside Communities Association (NWCA) Annual Easter Egg Hunt/Community BBQ to be held on April 16, 2022.

CARRIED

- 9.2 Sterile Insect Release (SIR) - Board Report
All Directors - Unweighted Corporate Vote - Simple Majority - LGA s.208

BARTYIK/JOHNSTON

THAT the Regional Board receive the Sterile Insect Release (SIR) Board Report dated March 11, 2022 for information.

CARRIED

10. NEW BUSINESS

There was no new business.

11. DIRECTOR ITEMS

12. ADJOURN

DEHART/HODGE

THAT the March 28, 2022 Regional Board meeting be adjourned.

CARRIED

The meeting adjourned at 10:20 p.m.

CERTIFIED CORRECT:

L. Wooldridge, Chairperson

K. Needham, Corporate Officer

/slh

DRAFT