



# REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of a **REGULAR** meeting of the **ELECTORAL AREA ADVISORY COMMITTEE** held in the Board Room at the Regional District Office on Friday, January 6, 2012

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<b>Members:</b>	Director R. Fairbairn	Electoral Area "D"	Chair
	Director B. Fleming	Electoral Area "B"	Vice Chair
	Director M. Macnabb	Electoral Area "C"	
	Director E. Foisy	Electoral Area "E"	
	Director J. Pearase	Electoral Area "F"	

<b>Staff:</b>	T. Hall	Administrator
	Z. Marcolin	Acting General Manager, Engineering
	L. Mellott	General Manager, Electoral Area Administration
	R. Smailes	General Manager, Planning and Building
	D. Sewell	General Manager, Finance
	R. Baker	Community / Protective Services Manager
	A. Kittel	Regional Growth Strategy Coordinator
	L. Schrauwen	Clerk, Electoral Area Administration / Human Resources (taking minutes)

<b>Others:</b>	Director P. Nicol	City of Vernon (Board Chair)
	Public	

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## CALL MEETING TO ORDER

The General Manager, Electoral Area Administration called the meeting to order at 10:33 a.m.

## ELECTION OF ELECTORAL AREA ADVISORY COMMITTEE CHAIR

The General Manager, Electoral Area Administration called three times for nominations for the office of Chair of the Electoral Area Advisory Committee.

Director Macnabb nominated Director Fairbairn. Director Fairbairn was declared elected, by acclamation, as Chair of the Electoral Area Advisory Committee.

## ELECTION OF ELECTORAL AREA ADVISORY COMMITTEE VICE CHAIR

The General Manager, Corporate and Electoral Area Services called three times for nominations for the office of Vice Chair of the Electoral Area Advisory Committee.

Director Macnabb nominated Director Bob Fleming. Director Fleming was declared elected, by acclamation, as Vice Chair of the Electoral Area Advisory Committee.

Director Fairbairn assumed the Chair.

## **APPROVAL OF AGENDA**

### **Regular Agenda – January 6, 2012**

Moved and seconded by Directors Macnabb and Fleming

That the Agenda of the January 6, 2012 Electoral Area Advisory Committee meeting be approved with the following amendments:

- Addition of Item F.5 - Working Alone Policy
- Addition of Item F.6 - Private Utilities as a Condition of Subdivision Application
- Addition of Item F.7 - Area B, Commonage Fire Protection

**CARRIED**

## **ADOPTION OF MINUTES**

### **Electoral Area Advisory Committee – December 8, 2011**

Moved and seconded by Directors Foisy and Pearase

That the minutes of the December 8, 2011 Electoral Area Advisory Committee Meeting be adopted as circulated.

**CARRIED**

## **REPORTS**

### **Advisory Planning Commission Meetings**

Moved and seconded by Directors Pearase and Macnabb

That the minutes of the following Advisory Planning Commission meetings be received for information:

- Electoral Area "B" – Meeting of December 20, 2011
- Electoral Area "D" – Meeting of December 22, 2011
- Electoral Area "F" – Meeting of December 19, 2011

**CARRIED**

It was noted that the minutes from the Electoral Area "F" APC meeting require amending under Petitions and Delegations to read that the application can be forwarded as is with conditions or not.

### **Vernon / North Okanagan Safe Communities Unit**

Moved and seconded by Directors Fleming and Macnabb

That the report dated December 19, 2011 from the Vernon / North Okanagan Detachment – Safe Communities Unit be received for information.

**CARRIED**

Moved and seconded by Directors Macnabb and Pearase

That the Regional Crime Prevention Coordinator inform residents about the importance of wearing bright coloured clothing when walking in the dark along a road as well as walking facing traffic.

**CARRIED**

## **UNFINISHED BUSINESS**

### **Bylaw 2416 – Rezoning RAUSER, Lyle [File No. 09-0125-B-RZ]**

Moved and seconded by Directors Macnabb and Pearase

That it be recommended to the Board of Directors that staff be directed to proceed with Option 3 of the site specific text amendments in the staff report dated December 6, 2011; and further,

That Final Adoption of Rezoning Bylaw No. 2416, 2009 be withheld until the applicant has:

1. provided a letter of undertaking to register a Section 219 Covenant to prohibit fee-simple or bare land strata subdivision of the property in accordance with Rural Vernon Official Community Plan;
2. satisfied the conditions of the Ministry of Transportation and Infrastructure with regard to road dedication for Pleasant Valley Road;
3. confirmed that the proposed parking area has been paved in accordance with the requirements of the Zoning Bylaw.

**CARRIED**

Director Foisy left the meeting citing a conflict of interest as the applicant is a relative.

### **Official Community Plan / Zoning Amendment Application FOISY, Charles and Lois [File No.11-0201-C-OR]**

Moved and seconded by Directors Macnabb and Fleming

That it be recommended to the Board of Directors that the application to change the Rural Vernon Official Community Plan land use designation of a 1 ha portion of the property legally described as Lot 1, Sec 25, Twp 8, ODYD, Plan 18089 and located at 7400 McKoryk Road, Electoral Area 'C' from Country Residential to Small Holding not be supported; and further,

That the application to rezone a 1 ha portion of the property legally described as Lot 1, Sec 25, Twp 8, ODYD, Plan 18089 and located at 7400 McKoryk Road, Electoral Area 'C' from the Country Residential (C.R) zone to the Small Holding (S.H) zone not be supported.

**CARRIED**

Director Foisy returned to the meeting.

### **Building Department Review Project**

Moved and seconded by Directors Macnabb and Fleming

That it be recommended to the Board of Directors that the following steps be taken for resolution of the Building Department funding shortfall:

1. That taxation be used to fund a portion of the Building Department budget to a maximum of \$200,000 in 2012; and further,
2. That a refundable surcharge be implemented as part of the fee schedule within the Building Bylaw; and further,
3. That the Notice on Title fee be increased to reflect the full cost of the Notice on Title process; and further,



4. That the remainder of the recommendations from the Building Department Review Project Report dated April 27, 2011 be considered in 2012 for effectiveness and cost efficiency of the Building Department.

**CARRIED**  
**Opposed: Director Foisy**

It was noted that building permit revenues are far below expenditures in the Building Department for 2011. It was mentioned that the Building Department is not funded appropriately, currently with only building permit revenues, as it is a public benefit and should be partly funded by the public (taxation). The Building Department has already reduced staff by 1.5 positions. Discussion ensued regarding the taxation component and that taxation should be the last resort. It was noted that discussions will be held with all participants on this matter.

## **PETITIONS AND DELEGATIONS**

### **Urban Systems - Electoral Area Annexation Impact Study Phase 1 Update**

Dan Huang and Dave Morris with Urban Systems provided the final report for Phase 1 of the Electoral Area Annexation Impact Study.

The presentation addressed the following:

- Objective
- Phase 1 Activities
- Phase 2 (potential)
- Phase 3 (potential)
- Study Area
- Report Outline
- Existing Annexation Policy
- Issues
- Recent Annexation Activity
- Findings
- Land Use Planning
- Agricultural Land Reserve
- Selected Case Studies
- Case Study Findings
- Decision Making Matrix
- Conclusions

It was mentioned that rural areas are most often inadequately consulted during the annexation process. It was noted that annexation could be avoided if some services were provided to areas outside of a municipality. The Provincial Government may be researching the matter further and developing a policy.

Moved and seconded by Directors Macnabb and Fleming

That the Annexation Impact Study Draft Final Report dated December 16, 2011 from Urban Systems Ltd. be received for information.

**CARRIED**

## **NEW BUSINESS**

### **Bylaw 2425 – Electoral Area “F” Official Community Plan Amendment**

#### **Bylaw 2426 – Rezoning**

#### **ZUMMACK, Todd and Jodylee [File No. 09-0489-F-OR]**

Moved and seconded by Directors Pearase and Macnabb

That the Memorandum dated December 8, 2011 from the Deputy Planning Manager regarding Official Community Plan Amendment Bylaw No. 2425, 2010 and Rezoning Bylaw No. 2426, 2010 be received for information.

**CARRIED**

### **Agricultural Land Commission Application**

#### **PRICE, Sherry [File No. 11-0573-B-ALR]**

Moved and seconded by Directors Macnabb and Fleming

That the application under Section 21(2) of the *Agricultural Land Commission Act* which proposes to subdivide the property legally described as Lot 1, Sec 6, Twp 9, ODYD, Plan KAP55268 and located at 410 Bailey Road, Electoral Area 'B' not be authorized for submission to the Agricultural Land Commission.

**DEFEATED**

**Opposed: Directors Fleming, Macnabb, Foisy, and Pearase**

Moved and seconded by Directors Fleming and Foisy

That it be recommended to the Board of Directors that the application under Section 21(2) of the *Agricultural Land Commission Act* which proposes to subdivide the property legally described as Lot 1, Sec 6, Twp 9, ODYD, Plan KAP55268 and located at 410 Bailey Road, Electoral Area 'B' be authorized for submission to the Agricultural Land Commission.

**CARRIED**

Discussion ensued regarding removing the property from the ALR because of the low grade of soil on the property, but it could set a precedent for other properties with the same or worse grade of soil.

### **Agricultural Land Commission Application**

#### **BOPFINGER, Walter and Lillian c/o W.E. Maddox [File No. 11-0611-D-ALR]**

Moved and seconded by Directors Macnabb and Foisy

That it be recommended to the Board of Directors that the application of Walter & Lillian Bopfinger c/o W.E. Maddox under Section 21(2) of the *Agricultural Land Commission Act* to subdivide land in the ALR for that property legally described as District Lot 1930, ODYD, located at Trinity Valley road, Electoral Area 'D' not be authorized for submission to the Agricultural Land Commission pursuant to Section 25(3) of the *Agricultural Land Commission Act*.

**CARRIED**

### **Annexation Referral**

#### **CITY OF VERNON [File No. 11-0679-C-REF]**

Moved and seconded by Directors Macnabb and Pearase

That it be recommended to the Board of Directors that the City of Vernon Annexation Application regarding subject properties Strata Lots 1 and 2 and 2, KAS2581, Twp 8, ODYD and

Rem. Lot 2, Plan 3631, Sec 12, Twp 8, ODYD, located at 5821 Silver Star Road and 5930 & 5932 Star Road in Electoral Area 'C', not be supported; and further,

That it be recommended to the Board of Directors that the City of Vernon be requested to consider deferring decision on the subject application and future annexation applications until such a time as the City of Vernon, as specified within the 2008 City of Vernon Official Community Plan, has undertaken a study of the costs and benefits of extending municipal boundaries.

**CARRIED**

### **Working Alone Policy**

Moved and seconded by Directors Macnabb and Pearase

That the Electoral Area Directors ensure that after evening meetings, staff are not left alone and are accompanied when leaving the building.

**CARRIED**

### **Private Utilities as a Condition of Subdivision Application**

Discussion ensued regarding problems that arise when residents are dissatisfied with private utilities and request assistance from the RDNO.

### **Area B, Commonage Fire Protection**

Moved and seconded by Directors Macnabb and Foisy

That the report dated December 26, 2011 from the Community / Protective Services Manager be received for information.

**CARRIED**

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 1:08 p.m.

### **Certified Correct:**

  
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Chair

  
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Corporate Officer