



REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of a **REGULAR** meeting of the **BOARD of DIRECTORS** of the **REGIONAL DISTRICT OF NORTH OKANAGAN** held in the Boardroom at the Regional District Office on Wednesday, November 18, 2015.

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|-----------------|-------------------------------|--------------------------|------------|
| Members: | Director R. Fairbairn | Electoral Area "D" | Chair |
| | Director K. Acton* | Village of Lumby | Vice Chair |
| | Director S. Fowler | City of Armstrong | |
| | Director D. Dirk* | District of Coldstream | |
| | Director G. McCune | City of Enderby | |
| | Director J. Brown | Township of Spallumcheen | |
| | Director A. Mund | City of Vernon | |
| | Director J. Cunningham | City of Vernon | |
| | Director C. Lord | City of Vernon | |
| | Director B. Quiring | City of Vernon | |
| | Director B. Fleming | Electoral Area "B" | |
| | Director M. Macnabb | Electoral Area "C" | |
| | Director H. Cameron | Electoral Area "E" | |
| | Alternate Director D. Delisle | Electoral Area "F" | |

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| Staff: | D. Sewell | Chief Administrative Officer |
| | R. Smailes* | General Manager, Planning and Building |
| | S. Banmen | General Manager, Finance |
| | P. Juniper | Deputy Corporate Officer |
| | G. Routley* | Deputy Planning Manager |
| | C. Mazzotta* | Information Services Manager |
| | L. Frank* | Regional Planning Projects Planner |
| | K. Pinkoski* | Manager, Parks |
| | C. Howkins* | Senior Clerk, Corporate Services |

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| Also Present: | Alternate Director J. Garlick | District of Coldstream |
| | T. Seibel* | Chief Administrative Officer, District of Coldstream |
| | W. Pearce* | Chief Administrative Officer, City of Vernon |
| | Media and Public | |

* Denotes presence for part of meeting

CALL MEETING TO ORDER

The meeting was called to order at 4:10 p.m.

APPROVAL OF AGENDA - AMENDED

Board of Directors – November 18, 2015

Moved and seconded by Directors Acton and Fowler
That the Amended Agenda of the November 18, 2015 regular meeting of the Board of Directors be approved as presented.

CARRIED

ADOPTION OF MINUTES**Board of Directors – November 4, 2015**

Moved and seconded by Directors Lord and Cunningham

That the minutes of the November 4, 2015 meeting of the Board of Directors be adopted as circulated.

CARRIED

NEW BUSINESS

**Request to Modify Covenant KW5197 and Covenant LA35539
O'BRIEN, R. and G. c/o SPLYCE DESIGN [File No. 15-0282-B-LD]
421 High Ridge Road, Electoral Area "B"**

Moved and seconded by Directors Fleming and Macnabb

That the request to modify Covenant KW5197 and Covenant LA35539 registered on the title of the property legally described as Lot 2, Sec 5, Twp 9, ODYD, Plan KAP80583 and located at 421 Highridge Road, Electoral Area "B", to permit the relocation of the restricted building area identified in the Covenants to an area shown on the site plan attached to the Planning Department Report dated October 21, 2015 be supported.

CARRIED

**Development Variance Permit Application
STEFANYK, K. [File No. 15-0355-F-DVP]
51 Foxwood Road, Electoral Area "F"**

Moved and seconded by Alternate Director Delisle and Director Cameron

That that upon consideration of input from adjacent landowners, a Development Variance Permit be issued for the property legally described as Lot B, DL 526, KDYD, Plan KAP60768 and located at 51 Foxwood Road, Electoral Area "F" to allow a variance to Table 1 of Division 1601 of the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 by reducing the front and side yard setbacks of a poultry barn from 30 m to 15 m and 9.14 m as shown on the plans attached to the Planning Department report dated October 2, 2015 subject to the following:

1. the existing stand of coniferous trees along the south and west property lines must be retained as shown on the plans attached to the Planning Department report dated October 2, 2015;
2. a solid double row of mixed coniferous plantings with foliage from base to crown and a finished height of at least 6 meters be planted along the west property line as shown on the plans attached to the Planning Department report dated October 2, 2015;
3. fan hoods be used on the west side of the barn to vent exhaust towards the ground.

CARRIED

**Development Permit with Variances Application
POGGEMOELLER, S. [File No. 15-0235-F-DVP / 15-0236-F-DVP]
6253, 6261 AND 6314 Highway 97A, Electoral Area “F”**

Moved and seconded by Alternate Director Delisle and Director Fleming

That a Development Permit with Variances be issued for the properties legally described as Lot 1, Sec 2, Twp 19, R9, W6M, KDYD, Plan 4734 AND Lot 2, Sec 2, Twp 19, R9, W6M, KDYD, Plan 1548 AND That Part NW 1/4, Sec 2, Lying W of the Spallumcheen River, Twp 19, R9, W6M, KDYD, Except: Plan R170 and Parcel A (DD134553F) and located at 6253, 6261 AND 6314 Highway 97A, Electoral Area “F” to allow variances to the following Sections of the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003:

1. Section 602.10.i by reducing the front yard setback of an outside storage area (log / lumber storage yard area) from 9 m to 2 m;
2. Section 1501.1.a.i by waiving the requirement to screen an outside storage area (log / lumber storage yard area);
3. Section 1501.2.a.ii by reducing the requirement for a 7.5 m wide landscaped buffer along the west side of the subject properties which are adjacent to Highway 97A to a 2 m wide landscaped buffer along a 230 m long portion of the west side of the subject properties;
4. Section 602.9.c by reducing the rear yard setback of a dry lumber storage building from 9 m to 0.5 m;
5. Section 602.9.c by reducing the rear yard setback of a dry kiln / dry lumber storage building from 9 m to 7.6 m;
6. Sections 602.9.c and 602.9d by reducing the rear and side yard setbacks of a fire truck / mechanic building from 9 m to 7.6 m and 6 m to 5.0 m respectively;
7. Section 602.9.d by reducing the side yard setback of a weigh scale control building from 6 m to 5.0 m;
8. Section 1101.2.e.iii by waiving the requirement that off-street parking areas be paved;
9. Section 1101.2.f by waiving the requirement that off-street parking areas be curbed;
10. Section 1201.6.c by waiving the requirement that off-street loading areas be curbed;
11. Section 1201.6.d. by waiving the requirement off-street loading areas be paved;
12. Table 3 of Section 1601 by reducing the front yard setback of an accessory farm building (hay storage) from 7.5 m to 5.8 m; and further,

That a Development Permit with Variances be issued for the properties legally described as Lot 1, Sec 2, Twp 19, R9, W6M, KDYD, Plan 4734; AND Lot 2, Sec 2, Twp 19, R9, W6M, KDYD, Plan 1548; AND That Part NW 1/4, Sec 2, Lying W of the Spallumcheen River, Twp 19, R9, W6M, KDYD, Except: Plan R170 and Parcel A (DD134553F) and located at 6253, 6261 and 6314 Highway 97A, Electoral Area “F” subject to the following:

1. the dimensions and siting of the buildings to be constructed on the land and the subdivision of the lands be in general accordance with the building location plan attached to the Planning Department report dated October 8, 2015;
2. 82 gravel parking spaces and associated maneuvering aisles be provided in accordance with the parking plan attached to the Planning Department report dated October 8, 2015;
3. 5 gravel loading spaces be provided in accordance with the parking plan attached to the Planning Department report dated October 8, 2015;
4. access aprons be paved in accordance with the specifications of the Ministry of Transportation and Infrastructure;
5. a portion of the outside storage areas shall be screened / landscaped in accordance the screening / landscaping plan attached to the Planning Department report dated October 8, 2015;

6. a buffer be provided between the subject properties and the adjacent lands to the north which are located in the Agricultural Land Reserve;
7. a Section 219 Restrictive Covenant be registered on the title of the subject properties to require that all construction meet the Floodplain Setbacks and Flood Construction Levels of the Shuswap River and to save harmless the Regional District from losses or damages that may be caused due to flooding;
8. the subject 4.9 ha portion of the property legally described as That Part NW 1/4, Sec 2, Lying W of the Spallumcheen River, Twp 19, R9, W6M, KDYD, Except: Plan R170 and Parcel A (DD134553F) be consolidated with the property legally described as Lot 2, Sec 2, Twp 19, R9, W6M, KDYD, Plan 1548; and further,

That prior to issuance of the Development Permit with Variances, security be provided in an amount equal to 1.25 times the estimated cost of installing the screening and landscaping and the gravel associated with the parking, loading and driveway areas. The estimate must be prepared by a qualified contractors.

CARRIED

Development Permit with Variances Application

7905 Greenhow Road, Electoral Area “B”

Castle at Swan Lake c/o Jacqueline Brooks [File No. 15-0360-B-DP / 15-0361-B-DVP]

Moved and seconded by Directors Macnabb and Fleming

That a Development Permit with Variances be issued for the property legally described as Lot B, Sections 25 and 26, Twp 8, ODYD, Plan 34092 and located at 7905 Greenhow Road, Electoral Area “B” to vary the following Sections of *Regional District of North Okanagan Zoning Bylaw No. 1888, 2003*:

- Section 1401.4.j by waiving the requirement that free standing signs be placed in and co-ordinated with landscaped areas;
- Section 1401.7.a.ii by increasing the size of a free standing sign from 1.75 m² to 11.15 m²;
- Section 1401.7.c by increasing the height of a free standing sign from 6.0 m to 9.09 m.

CARRIED

Bylaw 2670 – Building Bylaw

Moved and seconded by Directors Macnabb and Brown

That Building Bylaw No. 2670, 2015, be given Second Reading as amended; and further, That Building Bylaw No. 2670, 2015 be given Third Reading.

CARRIED

Moved and seconded by Directors Cameron and Fleming

That Building Bylaw No. 2670, 2015 be Adopted.

CARRIED

Bylaw 2690 – Electoral Areas “D” and “E” Official Community Plan Amendment

Moved and seconded by Directors Cameron and Macnabb

That Electoral Areas “D” and “E” Official Community Plan Amendment Bylaw No. 2690, 2015 be given Third Reading as amended.

CARRIED

Bylaw 2694 – Silver Star Official Community Plan Amendment

Moved and seconded by Directors Macnabb and Brown
That Silver Star Official Community Plan Amendment Bylaw No. 2694, 2015 be given Second Reading and be referred to a Public Hearing.

CARRIED**Bylaw 2698 - Rezoning Amendment
FOISY, E. and S. [File No. 15-0379-E-RZ]
39 Specht Road, Electoral Area “E”**

Moved and seconded by Directors Cameron and Fleming
That that Zoning Amendment Bylaw No. 2698, 2015 which proposes to rezone the property legally described as Lot 1, Sec 27, Twp 57, ODYD, Plan 19296, Except Plans 24045 and 25218 and located at 39 Specht Road, Electoral Area “E” from the Non-Urban (N.U) Zone to the Country Residential (C.R) Zone be given First and Second Readings and be forwarded to a Public Hearing.

CARRIED**Safe Communities - Vehicle**

Moved and seconded by Directors Macnabb and Cameron
That the budget for Electoral Area Safe Communities (442) be amended to include an expenditure of \$26,000 for a vehicle, funded from the Operating Reserve.

CARRIED**Parks and Water Development Cost Charges (DCC’s) – Non-profit Housing**

Moved and seconded by Directors Acton and Cunningham
That staff be directed to prepare a text amendment bylaw to amend the Parks and Water Development Cost Charge (DCC) bylaws to:

- exempt the DCC fees for non-profit rental housing; and
- charge DCC’s on developments of less than four (4) units.

CARRIED**2015 Asset Management Grant Program Application**

Moved and seconded by Directors Cunningham and Mund
That the funding application for \$10,000 to the Union of British Columbia Municipalities Asset Management Planning Grant, for Greater Vernon Water to complete a Sustainable Infrastructure Investment Plan, be endorsed; and further,
That funding of the Greater Vernon Water share (\$10,000) will be allocated to the 2016 operating budget.

CARRIED**Community Works Fund – Project No. 103 (Liquid Waste Management Plan Scope of Work)**

Moved and seconded by Directors Fleming and Macnabb
That an additional \$25,000 of Community Works funding (Electoral Areas “B” and “C”) be approved for the Liquid Waste Management Plan Scope of Work project (CWF Project No. 103), bringing the total to \$40,000.

CARRIED

Director Dirk left the meeting.

Alternate Director Garlick joined the meeting.

Bylaw 2699 - Inter-Municipal Emergency Operations Service Contract

Moved and seconded by Directors Fleming and Macnabb
That Inter-Municipal Emergency Operations Service Contract Withdrawal Bylaw No. 2699, 2015 be given First, Second and Third Readings.

CARRIED

Moved and seconded by Directors Fleming and Macnabb
That Inter-Municipal Emergency Operations Service Contract Withdrawal Bylaw No. 2699, 2015 be Adopted.

CARRIED

2016 Greater Vernon Budget Deliberations

Moved and seconded by Directors Cunningham and Macnabb
That staff be directed to bring forward information and options in regards to the Sub-Regional Parks Management and Operations contract between the City of Vernon and Regional District of North Okanagan at the June 2016 Greater Vernon Advisory Committee meeting.

CARRIED

Moved and seconded by Directors Lord and Quiring
That staff be directed to investigate partnerships with UBCO in development of a reserve fund strategy.

CARRIED

Moved and seconded by Directors Cunningham and Mund
That staff be directed to draft a bylaw for consideration to consolidate the NOWA Water System Capital Reserve Fund and NOWA Fleet Depreciation Reserve Fund and establish a Greater Vernon Water Capital Reserve fund.

CARRIED

Legislative Housekeeping / Abandonment of Bylaws

Moved and seconded by Directors Cunningham and Mund
That Greater Vernon Parks, Recreation and Culture Service Conversion and Service Establishment Amendment Bylaw No. 2489, 2011 be abandoned.

CARRIED

Moved and seconded by Directors Cunningham and Mund
That Vernon & District Multi-Use Facility Expansion Financing Service Establishment Bylaw No. 2641, 2014 be abandoned.

CARRIED

Moved and seconded by Directors Cunningham and Mund
That Vernon & District Multi-Use Facility Expansion Loan Authorization Bylaw No. 2642, 2014 be abandoned.

CARRIED

REPORTS

Alternate Director Garlick left the meeting.

Director Dirk joined the meeting.

Standing and Select Committees

Moved and seconded by Directors Cunningham and Acton

That the minutes of the following meetings be received for information:

- Greater Vernon Advisory Committee – Regular – November 5, 2015 (unadopted)
- Electoral Area Advisory Committee – Regular – November 5, 2015 (unadopted)
- Greater Vernon Advisory Committee – Special – October 29, 2015 (unadopted)

CARRIED

External Committee Reports

Director Lord provided an update on the Okanagan Regional Library (ORL).

Chief Administrative Officer's Report

The Chief Administrative Officer advised that today is the first Advance Vote opportunity for the Vernon & District Multi-Use Facility Expansion (Second Ice Sheet) Referendum.

IN CAMERA

Moved and seconded by Director Cunningham and Alternate Director Delisle

That, pursuant to Section 92 of the Community Charter, the regular meeting of the Board of Directors convene In Camera to deal with matters deemed closed to the public in accordance with Section 90(1)(c)(g)(e) of the Community Charter.

CARRIED

The regular meeting of the Board of Directors adjourned to meet In Camera at 4:46 p.m.


The regular meeting of the Board of Directors reconvened at 6:59 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:00 p.m.

CERTIFIED CORRECT

Chair
Rick Fairbairn



Deputy Corporate Officer
Paddy Juniper