

	<p style="text-align: center;"><b>stqa?kʷnínw` t</b>  <b>WESTBANK FIRST NATION</b>  515 Highway 97 South  Kelowna, B.C. V1Z 3J2  Phone: (250) 769-4999 Fax: (250) 769-4377  <a href="http://www.wfn.ca">www.wfn.ca</a>  <i>Community. Leadership. Pride.</i></p>	<p style="text-align: center;"><b>MINUTES  ADVISORY  COUNCIL</b>  <b>míktú?tin (May)  14, 2019</b></p> <p style="text-align: center; color: red;"><b>Approved siya?tən  (June) 11, 2019</b></p>
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Meeting took place in the First Floor Boardroom of the Westbank First Nation Government Building.

**ADVISORY COUNCIL IN ATTENDANCE:**

Terry Turcan - Chair	Gord Couch – Vice-Chair
Rick Ould	John Cole

**STAFF IN ATTENDANCE:**

Jeniffer Bellingham	Researcher
Graeme Dimmick	Senior Planner
Jayden Riley	Planner
Ernest Jack	Surveyor of Taxes
Krista Derrickson	Manager of Utilities
Adam Nerger	səxʷkʷəqʷəqʷaym / Recording Clerk

**REGRETS:**

Ludwig Teichgraber	
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<b>CALL TO ORDER</b>	<b>Agenda is attached to these minutes as Exhibit "A."</b>
<i>T. Turcan</i>	Called the meeting to order at 9:03 a.m.
	<b><u>Motion to Adopt the Agenda of míktú?tin May 14, 2019</u></b>
<b>MOTION</b>	<b>MOVED BY J. COLE</b> <b>Seconded by G. Couch</b> <b>THAT</b> the Advisory Council hereby approves the agenda of May 14, 2019 with the following additions: <ul style="list-style-type: none"> <li>• Update on the Homelessness Project; and</li> <li>• Registration for the WFN Youth Golf Tournament.</li> </ul> <b>CARRIED</b>
	<b><u>Motion re: Absences of Members</u></b>
<b>MOTION</b>	<b>MOVED BY J. COLE</b> <b>Seconded by G. Couch</b> <b>THAT</b> the Advisory Council hereby excuses L. Teichgraber from this meeting with notice. <b>CARRIED</b>
	<b><u>Motion to Adopt the Minutes of spʷíłəmtən (April) 9, 2019</u></b>
<b>MOTION</b>	<b>MOVED BY J. COLE</b>



	<p><b>Seconded by G. Couch</b>  <b>THAT</b> the Advisory Council hereby approves the minutes of sp'íłǎmtən (April) 9, 2019.  <b>CARRIED</b></p>
<b>NEW BUSINESS</b>	
	<p><b><u>Review of the Residents' Annual General Meeting ("AGM")</u></b></p>
<i>G. Couch</i>	<p>This years' AGM was an overall success that was well received by the residents in attendance. I appreciate Chief Lindley's attendance and speech during this event as well.</p>
<i>J. Cole</i>	<p>During the AGM I attended a number of the staff informational booths and I was thoroughly impressed with the level of information presented by staff to attending residents. These booths were well attended by residents which provided a positive learning experience.</p>
	<p><b><u>Review of Application for Rezoning for Lot 348-3 Plan 101944 CLSR I.R. No. 9</u></b>  <b>Staff Report from J. Riley is attached to these minutes as Exhibit "B." Letter from G. Couch is attached to these minutes as Exhibit "C."</b></p>
Staff Entered:	<p>G. Dimmick and J. Riley entered the meeting at 9:08 a.m.</p>
<i>J. Riley</i>	<p>Overviewed the report with the Advisory Council. Following Council's provision of initial consideration, an extended consultation period was undertaken by staff at the request of Council. The informational open house for this proposal was well attended with approximately 100 residents in attendance. A subsequent meeting with various stakeholders occurred with staff from Development Services and Legal Services present. As of today, 130 letters have been received by staff, primarily from residents of Sonoma Pines. The focus of these letters has been identified as primarily specific to the increased density, the target demographic for the proposed development, and traffic related concerns. Staff will continue to work with Sonoma Pines to review these concerns in greater detail. Staff feel that the assumptions regarding rental demographics are unfair and inappropriate in nature. Traffic considerations will be reviewed to support addressing noted concerns. The next staff report will go forward to Council on June 3, 2019 and will summarize the feedback and consultation received to date.</p>
<i>G. Couch</i>	<p>I appreciate staff's comments on this matter. This is similar to a previous proposal that occurred a number of</p>



	years ago which received a similar response from the community.
<i>J. Riley</i>	In response to G. Couch clarified that the subject property is privately owned and is not owned by WFN. This property is currently leased to a private body by the holder of the Certificate of Possession.
<i>G. Couch</i>	<p>I support in principle the arguments related to increased traffic and the dangers resulting from this increase as this has been an ongoing concern to date. I am disappointed in the approach taken by the Ministry of Transportation and Infrastructure (“MOTI”) to date as there have been continued delays despite WFN’s encouragement to address these concerns in a more timely fashion. I feel that it is unfair of MOTI to expect that the proposed developer take on addressing traffic related concerns as well.</p> <p>I reject the comments expressed by residents and Sonoma Pines concerning the quality of renters and target demographic. I feel that there is a problem of a lack of accommodation for individuals to rent on WFN lands and by writing the letters as Sonoma Pines has, regarding the quality of the types of renters, I feel this is problematic and inappropriate.</p> <p>Overviewed a personal statement for the consideration of Advisory Council members and staff present.</p>
<i>J. Cole</i>	This has been an ongoing concern in the area in past years. I do not feel that one roundabout will adequately address these concerns. There have been opportunities in recent years to address these traffic concerns, and with the proposed increase in density, I feel these will be furthered along with the impact to property values of neighbouring residences. I am not opposed to development, but it needs to be done appropriately and as previously outlined in the community plan. This is the concern that comes from a number of residents in my community.
<i>R. Ould</i>	I am disappointed with the comments raised by residents regarding rentals and the proposed demographics. I do, however, agree with concerns specific to traffic and the increase in density as this will further impact this area. If residents were informed of the existing zoning and it is changing this will continue to be problematic.



<p><i>G. Dimmick</i></p>	<p>In response to T. Turcan clarified that Carrington Road is a MOTI owned roadway.</p>
<p><i>T. Turcan</i></p>	<p>At this table, we have discussed these traffic concerns and the significant cost of developing a roundabout during a number of previous meetings. From my understanding, a roundabout will not be implemented without a development in effect for this area. From the letters received the community plan has undergone changes from single family homes to multi-family developments and this appears to be the direction development is proceeding in for the future.</p>
<p><i>G. Dimmick</i></p>	<p>The community plan is subject to change and it does set out that multiple styles of development should be present on WFN lands. Multi-family homes is an affordable housing option and meets the ability of what families can afford. This is reflective of the current housing market and this shift is representative of what is transpiring currently in neighbouring communities.</p> <p>In response to T. Turcan, clarified that the best identified traffic solution is a two lane traffic circle at the Elk Road crossing, however there is not enough land currently to support a two lane roundabout. Alternatively a single lane roundabout is possible but not the best solution.</p> <p>In response to T. Turcan clarified that the proposed development is 100 less units than what has previously been proposed for the subject property.</p> <p>In response to T. Turcan clarified that the cost of the land to be purchased for a purpose of a park would likely be upwards of \$6 million.</p> <p>This parcel is not owned by WFN and in that event WFN cannot dictate its purpose other than through administering the law and appropriate administrative processes.</p>
<p><i>J. Riley</i></p>	<p>In response to the Advisory Council clarified the status of service requirements and the expectations of WFN for the developer to ensure that the site supports the proposed use.</p>
<p><i>G. Dimmick</i></p>	<p>The utilities system utilized by Sonoma Pines is a private system and the proposed developer would not be able to tie into this system for the purposes of this project.</p>



	<p>In response to the Advisory Council clarified that WFN ensures that its laws are followed by developers, however WFN does not conduct background checks on involved parties in the construction in this regard as this is a responsibility of the developer.</p> <p>WFN has continued discussions with affected parcel holders to discuss the possibility of a roundabout and its development impacts. There has been a level of support from the Certificate of Possession holder to support this development through improving traffic conditions in this area by utilizing portions of existing private property.</p> <p>The traffic study which was present at the open house was not released as a public document. This study was not to be released and this was stated at the open house by staff present however it subsequently was and has since been misinterpreted. The study sets out that the development would not affect the current intersection to the point of concern as noted by MOTI, however WFN has sought to improve this area. WFN further sets out that a developer would be required to address traffic improvements which has been noted in this proposal as well.</p>
<p><i>J. Riley</i></p>	<p>Staff are working with developers for interim traffic improvements as well for neighbouring areas at this time.</p>
<p><i>T. Turcan</i></p>	<p>I appreciate the open house held for this matter and the level of clarity provided by staff on the proposed development.</p>
<p><i>J. Riley</i></p>	<p>In response to G. Couch clarified that the developer will present a plan regarding the proposed landscaping that can limit sound from Highway 97. There will be consideration to noise related impacts to the existing developments and improvements to address current traffic noise resulting from Highway 97 and traffic density.</p> <p>There is a level of review and consideration given by staff prior to a proposal being brought forward to Council for initial consideration that should be noted by residents.</p>
<p><i>G. Dimmick</i></p>	<p>Traffic studies do review surrounding lands and the impact of existing developments and future development options which are considered in the approval process.</p> <p>In response to J. Cole, clarified the administrative process</p>



	in respect to development proposals and the review cycle for the community plan and land use law. These plans are reviewed on a regular basis and are not static in nature.
	The Advisory Council expressed their appreciation for the discussion and information shared.
Staff Left:	G. Dimmick and J. Riley left the meeting at 9:57 a.m.
	<b><u>Review of Capital Expenditure Local Revenue Law 19-LRL-01 I.R. 10 Abel Street Power &amp; Backup Power Upgrade Project</u></b> <b>Staff Report from E. Jack and K. Derrickson is attached to these minutes as Exhibit "D."</b>
Staff Entered:	K. Derrickson and E. Jack entered the meeting at 10:02 a.m.
<i>K. Derrickson</i>	Overviewed the report with the Advisory Council.
<b>MOTION</b>	<b>MOVED BY G. COUCH</b> <b>Seconded by R. Ould</b> <b>THAT</b> the Advisory Council supports and recommends Capital Expenditure Local Revenue Law 19-LRL-01. <b>CARRIED</b>
	<b><u>Review of Capital Expenditure Local Revenue Law 19-LRL-02 Purchase of SCADA Hardware &amp; Software Upgrade Project for I.R. 9 and 10</u></b> <b>Staff Report from E. Jack and K. Derrickson is attached to these minutes as Exhibit "E."</b>
<i>K. Derrickson</i>	Overviewed the report with the Advisory Council. A further update may be required as part of the treatment project funding in future.
<b>MOTION</b>	<b>MOVED BY R. OULD</b> <b>Seconded by J. Cole</b> <b>THAT</b> the Advisory Council supports and recommends Capital Expenditure Local Revenue Law 19-LRL-02. <b>CARRIED</b>
	<b><u>Update from Manager of Utilities</u></b>
<i>K. Derrickson</i>	Staff have reviewed billing from meters and there are a number of major concerns that have been identified. This project will likely be pushed back by two years. Staff are hoping to have the treatment plant up and running, new rates identified, and following this billing from the existing meters. Rates are unlikely to change until that time, though these new rates will likely not see a substantial increase. Currently we are able to cover operational costs



	<p>with the current rates, however this will change when the treatment plant is developed. If a sizeable increase in rates is required, this would be phased in as appropriate.</p> <p>At the request of the Advisory Council provided an update on the status of WFN's grant funding application for the water treatment project.</p>
Staff Left:	K. Derrickson and E. Jack left the meeting at 10:16 a.m.
	<p><b><u>Review of the Residents' Annual General Meeting (Continued)</u></b></p> <p>The Advisory Council expressed appreciation for the setup of the AGM to support the event despite the concerns of the Sensisysten school expansion and renovation project currently underway. The Advisory Council further expressed appreciation for the efforts of J. Bellingham in preparing and hosting the event.</p> <p>The Advisory Council further raised concerns with an incident where WFN Council representatives affected the timeline of the AGM presentations with an incorrect announcement which subsequently impacted speeches.</p>
	<p><b><u>Homelessness Report</u></b></p> <p><i>R. Ould</i></p> <p>Three housing projects were recently brought forward to WFN Membership to vote on. There was a lack of support for the proposed vulnerable housing project and ultimately this project was not approved. The other two projects were however supported and passed through Membership by vote. It is my understanding however that BC Housing is currently working with a Certificate of Possession holder on WFN Lands concerning a potential housing development as well as with the City of West Kelowna on an alternative opportunity of a similar nature.</p> <p>A shelter previously existing on City of West Kelowna lands is no longer operational, however an interim housing option is currently operated through a case management approach. A safe injection site has been relocated near the Acorn Plaza. This change in location has resulted in a significant drop in criminality in the previous location area which is not reflective of messaging issued by local governments such as the City of Kelowna.</p> <p>HUB training has been ongoing between yesterday and today and there are 45 individuals currently undertaking this training with the initiative set to be implemented</p>



	<p>following this. There are a number of various groups that comprise the training group.</p> <p>My attendance to the working group, most recently identified as the Supportive Housing Committee, has faced recent challenges and become less productive as a result however I will continue to attend these meetings. There have been positive outcomes to date such as the initiation of the HUB program and recently identified housing initiatives to be undertaken as supported by WFN Membership.</p>
	<p><b><u>WFN Youth Golf Tournament</u></b></p>
<i>T. Turcan</i>	<p>This event will take place on July 5, 2019 and to enter a team comes at a cost of \$700.00 for the registration. If there is a level of interest from the Advisory Council we could look to register for this event. This registration amount will support WFN youth and recreation programming.</p>
<b>MOTION</b>	<p><b>MOVED BY R. OULD</b>  <b>Seconded by J. Cole</b>  <b>THAT</b> the Advisory Council determined to support the registration for the tournament with names of attendees to be clarified at a later date.  <b>CARRIED</b></p>
	<p><b><u>District Reports</u></b></p>
	<p><u>Lakeridge</u></p>
	<p>Due to L. Teichgraber's noted absence, an update was not able to be provided at this time.</p>
	<p><u>Prairie</u></p>
<i>G. Couch</i>	<p>Expressed appreciation to WFN's Public Works in their recent undertaking of roadway repairs on a roadway owned by MOTI. There have been security concerns in the Sun Village area with break ins occurring on a more frequent basis. Residents of the neighbourhood are currently reviewing potential improvements to address these concerns.</p> <p>I was contacted by the chairperson of Sonoma Pines and appreciate the efforts of J. Cole in establishing this contact. We discussed improved communication and the conversation was an overall positive step forward.</p>
	<p><u>Lakeshore</u></p>
<i>R. Ould</i>	<p>Overviewed a resident concern raised during the Residents' AGM. J. Bellingham assisted in preparing a</p>





	response that will be shared shortly with the affected resident.
	<u>East Boundary</u>
<i>J. Cole</i>	I also received inquiries resulting from the Residents' AGM and have collaborated with staff to provide appropriate responses.
	<u>Old Okanagan</u>
<i>T. Turcan</i>	I also received inquiries from the Residents' AGM and have directed these as appropriate. I feel that the AGM is an opportunity for residents to connect with the Advisory Council and has supported improved communication between this Council and the residents.  A bus bench was installed along Old Okanagan Highway recently which has been appreciated by residents.
	<b><u>Advisory Council Meeting with WFN Council (siya?tən (June) 17, 2019</u></b>
	The Advisory Council determined to review this discussion topic at the next meeting and identify agenda items to raise with WFN Council.
	<b><u>Next Meeting</u></b>
	The next meeting will take place on siya?tən (June) 11, 2019.
<b>ADJOURNMENT MOTION</b>	<b>MOVED BY J. COLE</b> <b>Seconded by G. Couch</b> <b>THAT</b> the Advisory Council meeting be adjourned. <b>CARRIED</b> The meeting adjourned at 11:02 a.m.



stqa?kʷɛnɪw`t  
Westbank First Nation  
*Community. Leadership. Pride.*

**MINUTES  
ADVISORY COUNCIL  
míktú?tin (May) 14, 2019**

**These minutes are certified correct:**

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Terry Turcan

\_\_\_\_\_  
Gord Couch

\_\_\_\_\_  
Ludwig Teichgraber

\_\_\_\_\_  
Rick Ould

\_\_\_\_\_  
John Cole