

	<p style="text-align: center;">stqa?kʷɪnɪw`t WESTBANK FIRST NATION 515 Highway 97 South Kelowna, B.C. V1Z 3J2 Phone: (250) 769-4999 Fax: (250) 769-4377 www.wfn.ca <i>Community. Leadership. Pride.</i></p>	<p style="text-align: center;">MINUTES ADVISORY COUNCIL sʔaslásq'ət, ǰwɪʔǰwɪʔtán (Tuesday, August) 13, 2019 Approved sk'əlwístən (September) 10, 2019</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
Ludwig Teichgraber	John Cole
Rick Ould	

STAFF IN ATTENDANCE:

Jeniffer Bellingham	Researcher
Laurie Bowen	səxʷk'əlq'əq'aym (Acting ReRDCOing Clerk)

DELEGATES IN ATTENDANCE:

Wayne Carson	Director, Central Okanagan West Electoral Area
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CALL TO ORDER	Agenda is attached to these minutes as Exhibit "A."
<i>T. Turcan</i>	Called the meeting to order at 9:02 a.m.
	<u>Recognition of Any Absences of Members</u>
	There were no absences.
	<u>Motion to Adopt the Agenda</u>
MOTION	MOVED BY G. COUCH Seconded by J. Cole THAT the Advisory Council hereby approves the agenda with the following addition: <ul style="list-style-type: none"> • Update on Safe Premises Law. CARRIED
OLD BUSINESS ADMINISTRATION	<u>Motion to Adopt the Minutes of ǰwɪʔǰwɪʔtán (July) 9, 2019</u>
MOTION	MOVED BY J. COLE Seconded by R. Ould THAT the Advisory Council hereby approves the minutes of ǰwɪʔǰwɪʔtán (July) 9, 2019. CARRIED
NEW BUSINESS DEVELOPMENT SERVICES	<u>Homelessness Initiative Update</u>



<p><i>R. Ould</i></p>	<p>The homeless committee has become a housing committee that is narrowly focused only on WFN Members. A new Community Liaison & Advocacy 15-hour per week position is in the process of being filled. The current WFN Homelessness Advisor, Diane Roy, will be with WFN until August 31, 2019 so that she can train the hire and introduce them to appropriate people within the community. As of the end of August, I will no longer be attending meetings unless there is some indication that the focus will be expanded again to include the people we represent.</p> <p>Development Services is now leading the housing committee and focusing on an October 2019 community consultation whereby they hope to education Members on the various types of social housing. They are also working on a questionnaire.</p> <p>In partnership with the City of West Kelowna, WFN applied for a \$30,000 grant through the PEOPLE program. They were granted \$20,000. Through this Interior Health Authority program, homeless individuals are provided with life skills training. Based on the results that Kelowna has seen through the program, it sounds promising.</p> <p>Showings of “Us and Them” will be shown throughout the country this fall. The movie follows homeless people.</p>
<p>LEGAL SERVICES</p>	<p><u>Update on Safe Premises Law</u></p>
<p><i>T. Turcan</i></p>	<p>Council minutes are on the website. There were 2nd and 3rd readings done. That law does affect us. Is there a good explanation why we didn’t have input into it?</p>
<p><i>J. Bellingham</i></p>	<p>In response to a question regarding why the Advisory Council was not consulted on latest revision of the Safe Premises Law, indicated it was likely because the purpose of the revisions was solely to bring it into conformity with federal law. The Advisory Council had been previously informed the change was coming.</p>
	<p>The Advisory Council requested that Legal Services be advised that they would like to review future revisions to laws that impact non-Member residents on Westbank Lands.</p>
<p>DISTRICT REPORTS</p>	<p><u>Lakeridge</u></p>
<p><i>L. Teichgraber</i></p>	<p>There are 5 massive speedbumps in Lakeridge that have been modified 4 times. A number of complaints must have been received regarding the one between Hayman</p>



	and Sneena Roads because it has been significantly reduced. The one near Abel Place is a regular 30 kilometre per hour (kph) speedbump. The other 3 are so high they can't be driven over at speeds faster than 20 to 25 kph even though the road speed is 30 kph. I will follow up on this issue with Development Services to find out when these very high speedbumps will be modified.
	<u>Prairie</u>
<i>G. Couch</i>	A couple of potholes were repaired on Butt Road but because of heavy traffic, one of the potholes is back. There are other parts of the roadway that could be repaired as well but it's almost a waste of time, money, and effort because within a short period of time, they are in need of repair again.
	<u>Lakeshore</u>
<i>R. Ould</i>	I have nothing to report.
	<u>East Boundary</u>
<i>J. Cole</i>	A resident in Sage Creek had an issue with a developer not putting in a retaining wall. I looked at it and referred the matter to development services. I have been playing telephone tag with the resident who complained, trying to find out if she had been successful in seeing some resolution to the matter. I will call her again to see what the outcome was.
	<u>Old Okanagan</u>
<i>T. Turcan</i>	Some people have been vandalizing the garbage cans situated at the bus stops in front of Bayview. I received a call from a former Advisory Council member asking about an arbitration case. She is involved in assisting a park manager with an eviction based on a resident's behaviour. She wanted to know if I knew what would happen if the other party didn't show up at the hearing. I told her I wasn't sure what WFN's process was but told her what my experience with that was with other bodies. I later learned that the person did not show up but the hearing proceeded.
FINANCE/LEGAL SERVICES (Continued)	<u>Departmental Reports</u>
	The Advisory Council requested that regular financial reports, not including an overview of the financial audit, be given on a quarterly basis. The Advisory Council also requested that law enforcement



	and emergency updates be given next month.
ADMINISTRATION (Continued)	<u>Meeting with Wayne Carson</u>
Delegate entered:	W. Carson entered the meeting.
<i>T. Turcan</i>	The Advisory Council wishes to improve the relationship between residents of WFN and the Regional District of Central Okanagan (RDCO).
<i>W. Carson</i>	<p>Indian Reserves (IR) #9 and #10 are under the Central Okanagan West Electoral Area (COWEA) but I don't represent you. I represent the services received by the residents and delivered by RDCO. Though the services are provided by RDCO, they are delivered by WFN Council so I have nothing to do with that. WFN has a member on the RDCO Sewer Committee and that's where decisions are made regarding those services. By the time decisions make it to the Regional Board, they are pretty much rubber stamped.</p> <p>In response to the comment that WFN pays over \$600,000 to RDCO for parks, indicated that he represents community parks in the COWEA but not within WFN. I have the vote on any regional parks.</p> <p>In response to the comment that 80% of the tax dollars that come to COWEA come from WFN, indicated that other than regional parks, most other services are not discussed at the Regional Board.</p>
<i>T. Turcan</i>	<p>WFN is no different than the City of West Kelowna or the City of Kelowna in that all 3 local governments contribute money to RDCO for shared services.</p> <p>Councillor Konek does not have a vote at the Regional Board. He is there because Council wanted representation on the Regional Board and was granted representation as a courtesy. But you are WFN's representative for residents on Westbank Lands who pay taxes since Councillor Konek does not have the ability to vote. You are WFN residents' representative for whatever issues impact residents on Westbank Lands. Your weighted vote on financial issues is 80% due to residents on Westbank Lands. If you did not represent WFN residents, you would only have one vote.</p> <p>In response to W. Carson's response that he must be very careful not to cross any lines with regard to local</p>



	<p>governance because of the dual governance taking place, indicated that this dual governance is no different than the dual governance that exists between RDCO and the City of West Kelowna or the City of Kelowna.</p>
<p><i>W. Carson</i></p>	<p>If you have issues with any services being delivered by RDCO, you are free to raise them with me and I will work on them. Councilor Konek and I have talked many times about issues. Most of the issues seem to come back to Council for a decision.</p> <p>Lack of dog control is a key service of RDCO that receives the most complaints.</p>
<p><i>T. Turcan</i></p>	<p>If we have issues, Councillor Konek would be aware of them so there is a link between you, us and Council. We don't have any specific issues right now but we wish to improve our communication with you so that we can be prepared to address issues if they do arise.</p> <p>In the past, the City of West Kelowna expressed their desire to assume ownership of the sewage plant. We would like to be consulted on that it that issue continues to be pushed.</p>
<p><i>W. Carson</i></p>	<p>When West Kelowna incorporated, the residents of the north side and Wilson's Landing opted not to participate in the governance study being done at that time because there was a fear that West Kelowna would try to include all Westside areas within city boundaries. They had no interest in that however because the associated road and policing costs would be too high.</p> <p>I wanted to see a governance study done for COWEA. Prior to the last provincial election, Member of Legislative Assembly Fassbender had agreed to do a governance study but when he lost the election, it never happened. Such a governance study should be contracted and funded by the provincial government so that it can remain independent.</p> <p>I try to highlight any issues that are important to the residents within COWEA, such as regional parks or dog control, on my website, though it's not always up to date.</p> <p>The only issue brought forward to me by residents of IR #9 and #10 relates to gas tax money. There needs to be a way established to funnel back the proper percentage to WFN.</p>



<i>T. Turcan</i>	If any issues arise that you think may impact residents on Westbank Lands, please give me a call.
<i>W. Carson</i>	RDCO is going to shuffle some folios and management positions which is something you should be apprised of. It might be a good idea to have a meeting with me when Councillor Konek can attend as well. Even though he does not have a vote at the Regional Board, he is welcome to speak at the table, and he does so, bringing insightful comments to the table, similar to Councillor Derickson when he represented WFN at the Regional Board.
Delegate left:	W. Carson left the meeting.
RECESS	The meeting recessed at 10:31 a.m. for a break.
RECONVENED	The meeting reconvened at 10:34 a.m.
Staff entered:	G. Dimmick entered the meeting.
<i>J. Bellingham</i>	Since becoming self-governed in 2005, there has been little attempt to engage with them. Therefore, WFN should take the initiative to beginning engaging with him so that we can educate him on how he should be representing WFN.
DEVELOPMENT SERVICES (Continued)	<u>General Overview of Development Projects</u>
<i>G. Dimmick</i>	Provided a general overview of development projects on Westbank Lands, which includes: <ul style="list-style-type: none"> • A card lock development on East Boundary Road and Daimler Drive. • Cop Can Construction storage on East Boundary Road. They will be doing street improvements along their property. • Carrington Hotel. This development has obtained Stage 1 Approval and will be installing a crosswalk on Carrington Road. They are also working on a design for installing a 4-way stop at Elk and Carrington Roads which should help traffic flow. • Elkridge development. This is now substantially complete. We are just working with the developer to address some minor things before they transfer ownership of the development over to the home owners association. • Nancee Way Village. This development, situated on Nancee Way, has received approval to proceed with



	<p>the last phase of the development. The civil infrastructure is complete.</p> <ul style="list-style-type: none">• Town houses at the end of Spland Road. The developer is slowly proceeding to finalize phase 1 and complete some offsite works required by WFN. WFN is paying for part of the work to install a culvert over Keefe Creek as well as some storm water work that the contractor is doing.• Sky Green Project on IR #9. This is a high density family development that has received Stage 1 Approval. The development consists of around 108 rental units that will be subsidized by BC Housing and rented at slightly below market rates. The development consists of 4 story apartments with 1, 2 or 3 bedrooms.• Shelter Bay between Campbell Road and Campbell Place. The developer, Van Maren Construction Company, will build a multi-use path to the traffic circle. The development consists of around 260 townhouse units, with 100 of them being within the first phase. The development is on land leased from Ron Derickson, and has resolved a lot of issues we had with Campbell Place, such as encroachments into the road by residents.• Arriva above West Harbour. The developer will be seeking Stage 1 Approval at the next Council meeting. Once they obtain that, they will start on the more detailed work. The development consists of around 5 buildings with around 300 unit over 5 or 6 phases, all built on top of a common parkade.• Westview Village Mobile Home Park. A sewer project, moving units from septic to sewer is wrapping up. This park is located between Daimler and Grizzly Roads.• Hawk's Landing. This development, located behind Walmart, consists of 2 phases. Construction has begun on the first phase, and a few units have been sold.• Copper Sky. Van Maren Construction Company has subdivided off a remainder of the unfinished part and is proposing a lower density of around 164 townhouses. Access will be off Old Okanagan Highway, with an emergency route only through Bayview.• Off Shannon Lake Road. This development consists of 4 townhouses, each with 6 units, for a total of 24 units. A new road will be created.• Two Eagles Golf Course. A new maintenance building is being built to replace the current one. The land
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	<p>where the current building is located is zoned for single family but a developer may very likely request rezoning to a higher density.</p> <ul style="list-style-type: none"> • Spirit Ridge. This is a joint project between West Harbour and Quadra Homes. The development consists of 120 multi-family units in a 5 story building at the entrance to West Harbour that will be subsidized by BC Housing. 10% of the units must be below market rate, and 10% of the units must be accessible. Because the property is already properly zoned, there is no community consultation needed for this development, though there has been feedback received from residents of West Harbour and neighbouring developers. <p>In response to a question about the timing of these developments, indicated there is no set expectation.</p> <p>Once developers start building however, we like them to keep going so that there is no stagnant building sitting on Westbank Lands.</p> <p>We are starting a review of the Servicing and Subdivision Law. Amendments related to cannabis were proposed for the Land Use Law and a couple of other laws but did not past 2nd and 3rd reading. The law amendment process for the Land Use Law need to be re-initiated.</p> <p>WFN’s other planner left the employment of WFN to accept a position with the City of West Kelowna so we will be posting for more Planners.</p>
Staff left:	J. Bellingham left the meeting.
G. Dimmick	<p>In response to the request for a status update on Costco, indicated that Costco has not made a decision.</p> <p>It is WFN’s understanding that Costco is discussing land acquisition with multiple jurisdictions. Costco will likely make an announcement when and if they choose a new site.</p>
Staff left:	G. Dimmick left the meeting.
	<u>Recycling Pickup</u>
J. Cole	Suggested that instead of arranging for the recycling company to drive around all the developments that residents be given a certificate that they can use for disposing of items at WFN’s cost.



	Residents who drop off recycling items can give the certificate to the recycling company who then bills WFN for the service. We may service less places per year but it may end up being more effective. The success of this modification could be evaluated based on the number of certificates returned to the recycling company.
	<p>Various comments from various Advisory Council members included:</p> <ul style="list-style-type: none"> • Residents should be given a pamphlet in advance saying what will be picked up and what will not. • When the certificate is sent out, it could be accompanied by an educational piece that emphasizes WFN's desire to keep WFN lands tidy. • It might be beneficial to bring park owners on side with this idea.
FOR YOUR INFORMATION	<u>Next Meeting</u>
	The next meeting will take place on Tuesday, September 10, 2019 at 9:00 a.m. in the First Floor Boardroom of the WFN Government Building.
ADJOURNMENT MOTION	<p>MOVED BY G. COUCH THAT the Advisory Council meeting be adjourned. CARRIED The meeting adjourned at 11:15 a.m.</p>

These minutes are certified correct:

 Terry Turcan

 Gord Couch

 Ludwig Teichgraber

 Rick Ould

 John Cole