

	<p style="text-align: center;">stqa?kʷnínw` 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 Tuesday August 8, 2017</p> <p style="text-align: center; color: red;">Approved September 12, 2017</p>
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Meeting took place in the First Floor Boardroom of the Westbank First Nation Government Building.

ADVISORY COUNCIL IN ATTENDANCE:

Gordon Couch - Chair	Ludwig Teichgraber – Vice-Chair
Cathy Graham	Terry Turcan

STAFF IN ATTENDANCE:

Adam Nerger	səxʷkʷəqʷəqʷaym / Recording Secretary
Jen Bellingham	Researcher
Graeme Dimmick	Senior Planner
Derek Corning	Infrastructure Engineer
Ernest Jack	Surveyor of Taxes

CALL TO ORDER	Agenda is attached to these minutes as Exhibit "A."
<i>G. Couch</i>	Called the meeting to order at 9:04 a.m.
	<u>Motion to Adopt the Agenda of August 8, 2017</u>
MOTION	MOVED BY T. TURCAN Seconded by C. Graham THAT the Advisory Council hereby approves the agenda of August 8, 2017 CARRIED
	<u>Motion to Adopt the Minutes of July</u>
MOTION	MOVED BY C. GRAHAM Seconded by L. Teichgraber THAT the Advisory Council hereby adopts the minutes of July CARRIED
NEW BUSINESS	
	<u>Parks Plan Update</u>
Staff Entered:	G. Dimmick was present for the opening of the meeting at 9:04 a.m.
<i>G. Dimmick</i>	Overviewed an update on the Parks and Trails Plan with the Advisory Council. Highlights from this presentation included: <ul style="list-style-type: none"> • Tree planting will occur on TD Tree Day in the Sneena Road area with a focus on planting mature



	<p>trees;</p> <ul style="list-style-type: none"> • There is ongoing communication with the WFN Youth Council to integrate a variety of activities for the future development of a sports and activities area neighbouring the Youth Centre; • Following further engagement, a designer will be identified to develop a concept plan for the sports and activities area; • The design process is likely to be completed by the end of the year with potential construction to begin in the spring of 2018; and • Review of the WFN parks and trail plan for the development of a connected trails network is ongoing with cooperation and discussion occurring between staff and developers located near these areas.
<i>L. Teichgraber</i>	<p>The Lakeridge community has changed in recent years with more active residents who make use of the current trails and pathways within the community. As a result of the viewpoints and trails in our area there have been issues between residents and non-residents attending the area such as during City of Kelowna events where non-residents have attended to make use of these areas resulting in disturbances. I would also recommend that preventative measures be implemented to address potential fire hazards from cigarette butts.</p>
<i>G. Dimmick</i>	<p>We would incorporate our trail standards to ensure that we can address these concerns.</p>
<i>T. Turcan</i>	<p>The timing of the development of a parks and trails plan has been beneficial when we look at continuing development. Engagement with residents will need to take place during the development of trails and parks so that we can ensure their needs are heard and incorporated in the planning process.</p>
<i>L. Teichgraber</i>	<p>I would recommend that staff maintain areas that are used for viewpoints as accessible for all residents.</p>
Staff Left:	<p>G. Dimmick left the meeting at 9:28 a.m.</p>
	<p><u>Advisory Council Video Timeline</u> Rick Sagayadon email dated July 21, 2017 is attached to these minutes as Exhibit "B."</p>
<i>G. Couch</i>	<p>We had a beneficial meeting with Rick Sagayadon, the video producer, a few weeks ago where we discussed important moments in the timeline of the Advisory</p>



	Council and overviewed our role in the community. This meeting set the tone for what the video will look to speak to and I look forward to working with Rick.
	<u>First Reading, WFN Community Core Sports Court, Capital Expenditure Bylaw 17-TX-06 and First Reading, Capital Expenditure Local Revenue Law 17-LRL-02</u> Staff Reports from E. Jack are attached to these minutes as Exhibits "C." and "D." Draft Sports Court Design Plan is attached to these minutes as Exhibit "E."
Staff Entered:	E. Jack entered the meeting at 9:32 a.m.
Staff Entered:	D. Corning entered the meeting at 9:35 a.m.
<i>E. Jack</i>	Overviewed the staff reports with the Advisory Council.
<i>D. Corning</i>	We have reviewed the proposed sports court with various design teams to determine prospective costs and identify an appropriate design. There will be two more consultation workshops for engagement with community members and this will be followed by a request for final approval for the project. Today staff is requesting that the Advisory Council provide initial approval to pursue this initiative as the contract with the designer will need to be in place before we can initiate the project.
<i>G. Couch</i>	My only concern is the sum of money being requested for this project. There is a strong relationship and trust between the Advisory Council and staff involved with this project however this is a large sum of money. My preference would be to have the funds come from DCCs before taxation dollars are used as this is the purpose of these funds.
<i>D. Corning</i>	In response to L. Teichgraber clarified that the design build process will allow for ongoing conversations with the community to ensure that the design meets the appropriate costs and funding provisions. Further clarified that there will be two more engagement sessions to identify the best uses of the court by all residents.
	Various comments from Advisory Council members included: <ul style="list-style-type: none"> • Prospects of incorporating a swimming pool or a wet zone into the area; • Potential for parking concerns due to limited space;



	<ul style="list-style-type: none"> • Clarification for the engagement process to identify best uses for the area; • Suggestion to incorporate adult specific sports and activities and consideration for future adult specific activity areas so the focus is not specific to youth access; and • Awareness of facilities provided by West Kelowna that receive financial support from WFN and whether it is necessary to provide similar opportunities specific to WFN lands.
MOTION	<p>MOVED BY L. TEICHGRABER Seconded by T. Turcan THAT the Advisory Council determined to provide their support for Capital Expenditure Local Revenue Law 17-LRL-02 as presented. CARRIED</p>
MOTION	<p>MOVED BY C.GRAHAM Seconded by T. Turcan THAT the Advisory Council determined to provide their support for Capital Expenditure Bylaw 17-TX-06 as presented. CARRIED</p>
Staff Left:	D. Corning left the meeting at 9:58 a.m.
	<p><u>Property Tax Exemptions</u> Part 3, Section 14 of the WFN Property Taxation Bylaw is attached to these minutes as Exhibit "F."</p>
<i>E. Jack</i>	<p>Following comments provided to me by J. Bellingham from a previous Advisory Council discussion, I reviewed our Taxation Bylaw to speak to the issues of mobile homes situated in RV parks for extended periods of time. From our understanding the requirements set out by the bylaw are not met for the properties identified by the Advisory Council.</p> <p>In response to T. Turcan clarified that this is a problem faced by other communities. It is possible to address these concerns through an identification process of these instances and to determine which residences are registered. Reviewing other communities' actions will be beneficial in addressing this issue as well.</p>
<i>T. Turcan</i>	<p>I feel that we have a responsibility to address this matter. If this problem continues it is likely to continue to grow in light of recent housing concerns within the Okanagan.</p>



<i>E. Jack</i>	Our first step will be to identify the properties and follow up with our Lands Department to review information on these properties. Following this we can then review our next steps.
<i>G. Couch</i>	We strongly encourage that this matter be addressed following whatever process under WFN Law.
Staff Left:	E. Jack left the meeting at 10:21 a.m.
RECESS	The Advisory Council took a short break at 10:22 a.m.
RECONVENED	The Advisory Council reconvened at 10:31 a.m.
	<u>Semi-Annual Council to Council Meeting Agenda Draft Agenda for the Council to Council meeting is attached to these minutes as Exhibit "G."</u>
<i>J. Bellingham</i>	The Council to Council meeting date has been scheduled for August 14 th following the WFN Council meeting. A draft agenda has been prepared for consideration by the Advisory Council that can be presented to WFN Council prior to the meeting as a guideline for the discussion topics.
	<u>Identification of Dates for the August Nomination Period</u>
<i>L. Teichgraber</i>	My understanding is that the nomination date is the third Monday of August though I would like to receive clarification of the date and of nomination requirements set out by the WFN Advisory Council Law.
Staff Entered:	A. Mazur entered the meeting at 10:51 a.m.
<i>G. Couch</i>	Requested clarification of whether nominators are required to meet with the electoral officer or deputy electoral officer in person to submit a nomination and whether nomination ballots may be released prior to the nomination date of August 21 st .
<i>A. Mazur</i>	Overviewed section 20.10 and 21.5 of the Advisory Council Law. Typically a nominator must be present and submit their nomination in person. Clarification will be sought from the Electoral Officer on whether the nomination forms can be made available prior to August 21 st for the Advisory Council. Further overviewed the dates established by the Advisory Council Law for the Advisory Council election.
<i>T. Turcan</i>	Requested that notice of the nomination date be provided



	through various WFN social media sources.
Staff Left:	A. Mazur left the meeting at 11:05 a.m.
	<u>Semi-Annual Council to Council Meeting Agenda (Continued)</u>
	Comments from the Advisory Council continued: <ul style="list-style-type: none"> • Emergency Response Discussion to be included in the agenda • Scheduling of the next Council to Council meeting
	<u>Unsightly Premises Law</u>
<i>G. Couch</i>	A representative of Sun Village wrote a letter to the WFN Legal Services Supervisor regarding a property neighbouring their RV compound which they considered to be a fire hazard. A response was provided that Fire Services would be the best resource to attend the property and address this concern. To my knowledge, Fire Services has not yet attended this property. The Unsightly Premises Law, pursuant to section 4.3 and 4.4, states that WFN Law Enforcement could attend the property and address the property under this Law. This is not a singular problem but a problem that has been found on multiple properties Westbank lands. From previous discussions with the WFN Legal Services Supervisor I believe that they would have provided greater assistance and I question if this is a concern with what the current WFN Unsightly Premises Law provides for.
	Various comments from the Advisory Council included: <ul style="list-style-type: none"> • Concerns with the definition of unsightly premises as provided by the WFN Unsightly Premises Law; • Concerns with the enforcement of unsightly properties on Westbank lands; • Notable issues with enforcement of unsightly premises in neighbouring municipalities; • Support for further empowerment of WFN Law Enforcement to address unsightly premises; and • Support for general discussion of the topic at the upcoming Council to Council meeting.
	<u>Semi-Annual Council to Council Meeting Agenda (Continued)</u>
<i>G. Couch</i>	One additional item that I will look to bring up at our meeting is the concern of the potential development of a factory outlet store. Concerns have been brought forward by residents since our Annual General Meeting where this was announced as a possibility.



<i>T. Turcan</i>	This is a business venture by WFN and I do not feel that this would fit with our role as the Advisory Council unless this development would have an impact to the residents we represent.
	<u>District Reports</u>
	<u>Lakeridge</u>
<i>L. Teichgraber</i>	Nothing further to report at this time.
	<u>East Boundary</u>
<i>C. Graham</i>	Three calls were received regarding mobile home park concerns specific to towing of vehicles, notice from the park manager for the removal of docks from the waterfront. These residents were directed to the Residential Premises Administrator for further information on these matters.
	<u>Old Okanagan</u>
<i>T. Turcan</i>	Home sales have increased in our area with a noticeable increase in sale prices. Increased traffic has occurred with the Shannon Lake Road bridge closure and has affected some residents in the area. Concerns were expressed by a resident pursuing a line of credit who faced additional for costs for living on leased land. This is an issue that has occurred on numerous occasions.
	<u>Prairie</u>
<i>G. Couch</i>	A member of Tuscany Villas connected with me to express concerns with flooding originating from Sonoma Pines that had affected a property within Tuscany Villas. I followed up with the Chair of Tuscany Villas who clarified that Sonoma Pines would be addressing this issue.
	<u>Next Meeting</u>
	The next meeting will take place on September 12, 2017.
ADJOURNMENT MOTION	MOVED BY T. TURCAN THAT the Advisory Council meeting be adjourned. CARRIED The meeting adjourned at 12:03 p.m.



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Westbank First Nation
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**MINUTES
ADVISORY COUNCIL
August 8, 2017**

These minutes are certified correct:

Gordon Couch

Terry Turcan

Ludwig Teichgraber

Cathy Graham