



## REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

### INFORMATION RELEASE

March 26, 2021

#### RDOS Board and Committee meeting highlights

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[March 4, 2021 Agenda Package](#)

##### **Public Hearing (Mar. 4)**

Electoral Area “C”, “D”, “E”, “F”, “H” and “I” Official Community Plan Amendment Bylaw No. 2913, 2020 Agricultural Land Commission (ALC) exclusion application policies introduced at Committee. Next steps are to bring the matter before the Board for first, second and third readings. The purpose of the proposed amendments contained in Bylaw No. 2913, 2020 is to include Official Community Plan policies on how the Regional District wishes to address ALR exclusion applications within Electoral Area “C”, “D”, “E”, “F”, “H” and “I” and introduces growth management policies.

The Bylaw also removes policy for Electoral Area “D”, “F”, “H”, and “I” that considers any application that proposes to exclude land for the ALR be accompanied by an assessment from a qualified professional agrologist.

##### **Planning and Development Committee (Mar. 4)**

The Committee discussed reports on Building Bylaw No. 2805, 2018 – “Siting Permits” and Zoning Amendment Bylaw No. 2895 Electoral Areas “A”, “C”, “D”, “E”, “F”, “H” & “I”. The purpose of the reports is to seek direction from the Board regarding the current requirement for a “Siting Permit” to place a metal storage container on a property and whether to introduce zoning regulations governing the use and placement of metal storage containers within the Okanagan Electoral Area zoning bylaws

The Committee resolved to initiate an amendment to Development Procedures Amendment Bylaw No. 2500. The purpose is to clarify how development variance permit (DVP) applications are to be processed and that referral of a DVP to an Electoral Area Advisory Planning Commission (APC) will now be a decision of the Board.

##### **Environment and Infrastructure Committee**

The Committee received a report from David Bonin, Senior Engineer – Hydrotechnical at HATCH Engineering on the 2020 Naramata Dam Safety Reviews. HATCH completed a comprehensive review of the historical documentation on the dams including a site visit in the summer of 2020, and prepared reports representative of the existing infrastructure. In general, HATCH notes the dams are in good standing. However, inadequate monitoring equipment (piezometers and weirs) makes it difficult to complete a full assessment. A work plan has been prepared for the next several years to address the outstanding issues on the four dams.

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### **Corporate Services Committee**

The Committee discussed Board roles and responsibilities and the RDOS Communications Policy. The Committee supported a motion to amend the Communications Policy. A draft amendment to the policy will be presented at the March 18, 2021 Board meeting for consideration.

### **OSRHD Board**

The Board adopted Bylaw No. 168, 2021, the Okanagan Similkameen Regional Hospital District to approve the 2021-2025 Five Year Financial Plan.

### **RDOS Board**

#### **Development Services**

The Board resolved to defer a decision on building bylaw contraventions at 847 Highway 5A in Electoral Area "H" which are contrary to Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018 to March 18, 2021 Board meeting.

The Board resolved not to support an application to the Agricultural Land Commission for "non-adhering residential use additional residence for farm use" at 373 Road 14 in Electoral Area "C".

The Board adopted Bylaw No. 2913, 2020 Official Community Plan (OCP) Bylaw which addresses Agricultural Land Reserve exclusion applications in response to changes to the Agricultural Land Commission Act.

#### **Community Services**

The Board resolved to award a contract in the amount of \$115,358.00 to ARK Custom Pool and Spa for Similkameen Swimming Pool upgrades and repairs.

The Board resolved to support an application for the 2021 UBCM FireSmart Economic Recovery Fund.

#### **Finance**

The Board received a presentation from Jim Zaffino, RDOS Manager of Finance on the Regional District of Okanagan-Similkameen 2021-2025 Five Year Financial Plan Bylaw 2922, 2021 including the recently introduced tax requisition variances and the tracking process. The Board gave second reading to Bylaw 2922, 2021, the RDOS 2021-2025 Five Year Financial Plan.

The Board resolved to forward a letter of support to the Okanagan Basin Water Board (OBWB) for an application to the 2021 OBWB Water Conservation and Quality Improvement (WCQI) grant program for "K'əmçnitkw Floodplain Re-engagement Project - Experiential Outdoor Learning Opportunities" project.

#### **Legislative Services**

The Board resolved to support an assent vote for Kaleden Extension to the Okanagan Falls Sewer to provide sewer service to the community of Kaleden in Electoral Area "I". The assent vote is scheduled to take place Saturday June 5, 2021, pending Provincial approval. Christy Malden is appointed Chief Election Officer and Gillian Cramm is appointed Deputy Chief Election Officer for the assent vote.

The assent vote question will be: "Are you in favour of the Regional District of Okanagan-Similkameen adopting Bylaw No. 2889, 2020 Kaleden Extension of the Okanagan Falls Sewer Service Establishment Bylaw to create a service for the infrastructure required for the collection and conveyance of sewer effluent in a portion of the Kaleden area of the Regional District; (continued below)

and, Bylaw No. 2890, 2020 Kaleden Extension of the Okanagan Falls Sewer Service Loan Authorization Bylaw to authorize the long-term borrowing of up to \$4,040,000 (four million, forty thousand dollars) for the construction of the Kaleden extension of the Okanagan Falls sewer system?” Electors will also be provided with an annual cost breakdown of the service based on value of property to assist in estimating the annual cost of the service.

The Board gave three readings to Dog Control Service Establishment Amendment Bylaw No. 2775.01 to include reference to Electoral Area “I” in the Dog Control Service Establishment bylaw, and be forwarded to the Inspector of Municipalities for approval. The Dog Control Service includes every electoral area except Electoral Area “H”. There is no change to which parcels are affected by the bylaw.

The Board resolved to refer RDOS Fees and Charges Bylaw No. 2927, 2021 back to Committee for further discussion.

### **Directors Motions**

The Board resolved to support a motion from Area “D” Director Ron Obirek that administration conduct a review of the Okanagan Falls Landfill fees, sewer fees and waste collection fees, including exploration of the possibility of additional categories, and prior to the adoption of the 2021 Fees & Charges Bylaw and 2021-2025 Financial Plan.

### [March 18, 2021 Agenda Package](#)

#### **Public Hearing (Mar. 18)**

The purpose of the proposed Electoral Area “D” Zoning Amendment Bylaw 2455.44, 2020 is to facilitate development of a general industrial park, which includes indoor agriculture. Next step is to bring the matter before the Board for third reading.

#### **Public Hearing**

The purpose of the proposed Electoral Area “D” Zoning Amendment Bylaw 2455.45, 2021 is related to conversion of bottom two commercial units into residential units. Next step is to bring the matter before the Board for third reading.

#### **Planning and Development Committee (Mar. 18)**

The Committee discussed the BC Energy Step Code and resolved to file notification with the BC Provincial government of the intention to begin public consultation. The BC Energy Step Code was introduced by the Province of BC in 2017 and will become mandatory in December 2022. This is a performance-based standard for new buildings to improve energy efficiency and lower energy bills. By consulting with the public and builders on their readiness, the Regional District is able to set RDOS step code levels at an appropriate Step and best manage the transition to mandatory requirements. The BC Energy Step Code puts British Columbians on a path to meet the province’s target that all new buildings must be “net-zero energy ready” by 2032.

The Committee discussed a report on proposed amendments to the Environmentally Sensitive Development Permit (ESDP) Area designations in the Electoral Area Official Community Plan (OCP). The Committee resolved to initiate an update to the ESDP Area designations as identified in Amendment Bylaw 2912, 2020; and to initiate a supporting amendment to the Development Procedures Bylaw (Amendment Bylaw 2500.17, 2020). A public consultation process will be undertaken to gather feedback from residents.

The Committee received a report from Bruce Blackwell, principal at B.A. Blackwell & Associates and Cory Labrecque, RDOS Planner II, on the investigation of a Wildfire Hazard Development Permit (WHDP) Area Designation to the Electoral Area Official Community Plan (OCP) Bylaws. The Committee resolved to not initiate the WHDP Area designation; but resolved to support increased awareness of FireSmart principals; and to submit a resolution to the Southern Interior Local Government Association (SILGA) requesting the province investigate changes to the BC Building Code to align with FireSmart.

The Committee discussed proposed zoning bylaw amendments for the regulation of solar energy systems in Electoral Areas “D”, “E”, “F” and “I”. The Committee resolved to support RDOS Solar Energy System Amendment Bylaw No. 2911, in order to incorporate the minimum parcel area requirement for a ground mounted systems revised from 1.0 ha to 0.25 ha; and ground mounted systems less than 1.2 meters in height be exempted from interior side, exterior side and rear setback requirements.

### **Corporate Services Committee**

The Committee resolved to forward Regional District of Okanagan-Similkameen Fees and Charges Bylaw No. 2927, 2021 to the March 18, 2021 Board of Directors meeting for first, second, and third readings and adoption.

The Committee resolved to install three video surveillance cameras on the outside of the Willowbrook Volunteer Fire Department building in accordance with RDOS policy.

The Committee was presented with two options for addressing recommendations arising from Commission meeting minutes. The Committee resolved to support Option Two, listing commission minutes on the main agenda instead of the consent agenda.

### **RDOS Board (Mar. 18)**

#### **Development Services**

The Board resolved to commence injunctive action against the owner of 847 Highway 5A in Electoral Area “H” (Lot 3, District Lot 1185, KDYD, Plan 35988) with respect to works which have been undertaken on the lands contrary to Bylaw No. 2805, 2018.

The Board gave first and second reading to Electoral Area “A” Official Community Plan Bylaw No. 2905, 2021 and supported initiating a public hearing to be delegated to Director Pendergraft.

The Board gave first, second and third reading to Bylaw No. 2500, 2011, amending the Development Services Bylaw to clarify the processing of development variance permit (DVP) applications.

The Board gave third reading to Electoral Area “I” Zoning Amendment Bylaw No. 2457.20, 2018. Prior to Amendment Bylaw 2457.20, 2018, being adopted, a ‘no build’ statutory covenant is be registered on the title of Lot A, Plan KAP46761, District Lots 228s, 2169 & 4098s, SDYD, except Plan KAP53180 except Plan KAP53180, in order that the area identified as “Phase 2”, and as shown on Attachment No. 2 in the Administrative Report from the Chief Administrative Officer dated March 18, 2021, shall not proceed until groundwater sustainability and availability is proven to warrant further development; and, 36 dwelling units in “Phase 1” have been constructed and issued occupancy permits. The applicant is seeking to rezone parts of two legal parcels in order to facilitate the development of the Twin Lakes Golf Resort, which is going to “complement the existing golf course use with up to 232 new residential units and tourism facilities, in two proposed phases, over the next 25 years.”

The Board adopted Electoral Area “D” Zoning Amendment Bylaw 2455.44, 2020. The purpose of the amendment is to facilitate development of a general industrial park which includes indoor agriculture.

The Board gave third reading to Electoral Area “D” Zoning Amendment Bylaw 2455.45, 2021. The purpose of the proposed amendment is related to conversion of bottom two commercial units into residential units.

### **Protective Services**

The Board resolved to support an application for the 2021 Emergency Support Services Union of BC Municipalities Community Emergency Preparedness Fund grant. The purpose of the grant is to secure provincial funding for Emergency Support Services (ESS) for the Regional District and support the continuation of a regional response model for ESS.

### **Finance**

The Board adopted Bylaw No. 2922, 2021, the 2021-2025 Five Year Financial Plan. The 2021-2025 Financial Plan was reviewed by the Board at three workshops in November and December 2020. The Bylaw received first reading January 21, 2021 and proceeded to community consultation. The Bylaw received second reading, as amended, on March 4, 2021.

### **Legislative Services**

The Board adopted Fees and Charges Bylaw No. 2927, 2021.

The Board resolved to postpone a discussion on proposed amendments to the RDOS Communications Policy to May 6, 2021. To ensure consistency in branding and delivery, and to help administration in effectively supporting Directors in their communications, administration proposes to bring in a Communications consultant to the April 15, 2021 Corporate Services meeting for a workshop with the Board and communications staff. The consultant will facilitate discussions about essential communications processes, backed up by current statistics and information.

### **Directors Motions**

The Board resolved to invite BC Emergency Health Services (EHS) to address the Board about the impact of changes in deployment of BC ambulances.

The Board resolved to postpone a proposed name change for the Garnett Family Park to the next Community Services Committee.

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Karla Kozakevich, Chair  
Regional District of Okanagan-Similkameen

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