

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, June 5, 2025

RDOS Boardroom

101 Martin Street, Penticton, BC V2A 5J9



MEMBERS PRESENT: Chair M. Pendergraft, Electoral Area "A"
Vice-Chair C. Watt, City of Penticton
Director R. Barkwill, Summerland
Director G. Bush, Electoral Area "B"
Director I. Chahal, Electoral Area "C"
Director B. Coyne, Electoral Area "H"
Director S. Coyne, Town of Princeton
Director A. Fedrigo, Electoral Area "E"
Director R. Gettens, Electoral Area "F"
Director R. Graham, City of Penticton

Director I. Gilbert, City of Penticton
Director D. Holmes, District of Summerland
Director M. Johansen, Town of Oliver
Director S. McKortoff, Town of Osoyoos
Director S. Monteith, Electoral Area "I"
Director J. Reynen, City of Penticton
Director T. Roberts, Electoral Area "G"
Director M. Taylor, Electoral Area "D"
Director J. Wiebe, Village of Keremeos

MEMBERS ABSENT: Director J. Bloomfield, City of Penticton

STAFF PRESENT: J. Zaffino, CAO
N. Evans-MacEwan, CFO
M. Koch, Managing Director

T. Batten, Corporate Officer
A. Fillion, Managing Director

The meeting was called to order at 10:23 am.

A. APPROVAL OF AGENDA

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

That the Agenda for the RDOS Board Meeting of June 5, 2025, be adopted as amended to remove items E.1 and H. -**CARRIED**

A.1 Consent Agenda - Corporate Issues

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Consent Agenda Corporate Services be adopted. -**CARRIED**

A.1.1 Advisory Planning Commissions

A.1.1.1 Electoral Area "C" Advisory Planning Commission

THAT the Minutes of the April 15, 2025, Electoral Area "C" Advisory Planning Commission meeting be received.

A.1.1.2 Electoral Area "H" Advisory Planning Commission

THAT the Minutes of the May 12, 2025, Electoral Area "H" Advisory Planning Commission meeting be received.

A.1.1.3 Electoral Area "C" Advisory Planning Commission

THAT the Minutes of the May 20, 2025, Electoral Area "C" Advisory Planning Commission meeting be received.

A.1.2 Parks and Recreation Commissions

A.1.2.1 Kaleden Parks and Recreation Minutes

THAT the Minutes of the April 15, 2025, Kaleden Parks and Recreation Commission meeting be received.

A.1.2.2 Oliver and District Recreation Advisory Committee Appointment

THAT Ritchie Kendrick be appointed as an Electoral Area "C" member to the Oliver and District Recreation Advisory Committee.

A.1.3 RDOS Board of Directors

THAT the Minutes of the May 22, 2025, RDOS Board of Directors meeting be adopted.

B. DEVELOPMENT SERVICES - Rural Land Use Matters

B.1 Agricultural Land Commission Referral (Subdivision) – Electoral Area "D" (D2025.011-ALC)

(Unweighted Corporate Vote - Simple Majority)

THAT the RDOS Board not "authorize" the application to subdivide the parcel located at 3841 Allendale Lake Road (Lot 1, Plan KAP17678, District Lot 2710, SDYD) to proceed to the Agricultural Land Commission.

MOVED and SECONDED

THAT the RDOS Board refer the application to subdivide the parcel located at 3841 Allendale Lake Road (Lot 1, Plan KAP17678, District Lot 2710, SDYD) to the Area "D" Advisory Planning Commission. -**CARRIED**

B.2 Agricultural Land Commission Referral (Subdivision) – Electoral Area "F" (F2025.009-ALC)

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the RDOS Board “authorize” the application to subdivide the parcels located at 860 Meadow Valley Road (District Lot 3960, ODYD), 810 Meadow Valley Road (District Lot 2557, ODYD), and the property legally described as District Lot 3696, ODYD, to proceed to the Agricultural Land Commission. **-CARRIED**

- B.3 Agricultural Land Commission Referral (Non-Adhering Residential Use) – Electoral Area “I” (I2025.010-ALC)

Director Roberts left the meeting.

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the RDOS Board “authorize” the application for a “Non-Adhering Residential Use – Additional Residence for Farm Use” at 185 Pineview Drive, Kaleden (Lot 91, Plan KAP719, District Lot 104S, SDYD) to proceed to the Agricultural Land Commission. **- CARRIED**

- B.4 Development Variance Permit Application — Electoral Area “F” (F2025.002-DVP)

(Unweighted Rural Vote - Simple Majority)

THAT Development Variance Permit No. F2025.002-DVP, allow for the construction of a livestock shelter at 601 Valiant Drive, be approved.

MOVED and SECONDED

THAT Development Variance Permit No. F2025.002-DVP, allow for the construction of a livestock shelter at 601 Valiant Drive, be referred to the Electoral Area “F” Advisory Planning Commission. **-CARRIED**

- B.5 Development Variance Permit Application — Electoral Area “I” (I2025.009-DVP)

Director Roberts returned to the meeting.

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Development Variance Permit No. I2025.009-DVP, to allow for the construction of an accessory dwelling at 529 Oak Avenue, Kaleden, be approved. **-CARRIED**

- B.6 Temporary Use Permit Application – Electoral Area “C” (C2022.022-TUP)

Director McKortoff joined the meeting at 10:33 am.

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT the six-month Extension (until December 5, 2025) of Temporary Use Permit Application No. C2022.022-TUP at 380 Wilson Mountain Road be approved. **-CARRIED**

B.7 Zoning Bylaw Amendment – Electoral Area “C” (C2025.003-ZONE)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.54, 2025, be read a first and second time and proceed to public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of June 19, 2025;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*. **-CARRIED**

B.8 Official Community Plan (OCP) & Zoning Bylaw Amendments – Heritage Hills, Lakeshore Highlands, and Vintage Views, Electoral Area “D” (D2024.011-ZONE)

(Unweighted Rural Vote - 2/3 Majority)

MOVED and SECONDED

THAT the Electoral Area “D” Official Community Plan Amendment Bylaw No. 2603.27, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.43, 2025, be read a third time and adopted. **-DEFEATED**

Opposed: Directors Chahal, B. Coyne, Fedrigo, Monteith, and Roberts

B.9 Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “E”
(E2025.002-ZONE)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT the

- Electoral Area “E” Official Community Plan Amendment Bylaw No. 3010.03, 2025; and,
- Okanagan Valley Zoning Amendment Bylaw No. 2800.52, 2025

Be read a first and second time;

AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated June 5, 2025, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 3010.03, 2025, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the Electoral Area “E” Official Community Plan Amendment Bylaw No. 3010.03, 2025, and Okanagan Valley Zoning Amendment Bylaw No. 2800.52, 2025, proceed to public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of June 19, 2025;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*. **-CARRIED**

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the

- Naramata Water System Local Service Establishment Amendment Bylaw No. 3108, 2025; and,
- Naramata Street Lighting Local Service Establishment Amendment Bylaw No. 1618.03, 2025

Be read a first and second time. **-CARRIED**

B.10 Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “H”
(H2025.004-ZONE)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT the Electoral Area “H” Official Community Plan Amendment Bylaw No. 2497.17, 2025, and the Electoral Area “H” Zoning Amendment Bylaw No. 3065.01, 2025, be read a first and second time and proceed to public hearing;

AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated June 5, 2025, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2497.17, 2025, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of June 19, 2025;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*. **-CARRIED**

B.11 Petition to Amend Service Area – Electoral Area “D” (D2025.002-SAP)

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Vintage Views Wastewater System Service Establishment Amendment Bylaw No. 3068.01, 2025, being a bylaw to reduce the service area, be adopted. **-CARRIED**

B.12 Board of Variance – Appointments (2025 – 2028)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Margaret Chadsey, Dave Corbeil and Jim Dinwoodie be appointed to the Board of Variance for a three (3) year term. **-CARRIED**

C. PROTECTIVE SERVICES

C.1 Letter to the Minister of Transportation and Transit regarding Improving Response of Road Contractors for Traffic Control at Emergency Incidents

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Board authorize the Chair to send a letter to the Minister of Transportation and Transit regarding improving response of road contractors for traffic control at an emergency incident. **-CARRIED**

C.2 Approval for Farm Credit Canada Grant Fund Application

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Board approve Naramata Fire Department to apply for \$10,000 from the Farm Credit Canada Grant. **-CARRIED**

C.3 Fire Marque Bylaw and Contract

(Unweighted Corporate Vote - 2/3 Majority)

MOVED and SECONDED

THAT Regional District of Okanagan-Similkameen Fire Department Response Cost Recovery Bylaw No. 3110, 2025, being a bylaw to authorize cost recovery with respect to fire department specific response, be read a first, second, and third time and be adopted. **-CARRIED**

(Weighted Corporate Vote - 2/3 Majority)

MOVED and SECONDED

AND THAT Bylaw No. 3097.01, 2025, being a bylaw to amend the Regional District of Okanagan-Similkameen Fees and Charges Bylaw to include fees for Fire Department Response Cost Recovery, be read a first, second, and third time and be adopted. -

CARRIED

(Weighted Corporate Vote - Majority)

MOVED and SECONDED

THAT the Board authorize the Chief Administrative Officer to enter into an agreement with Fire Marque for the purpose of filing, on behalf of the Regional District, all Claims with insurers and to recover from any insurers on behalf of the Regional District, any proceeds of insurance which are recoverable in accordance with the terms of any Insurance Policies of an owner or the tenant at any Incident Site. -**CARRIED**

Opposed: Directors Barkwill and Taylor

C.4 2025 Public Notification and Evacuation Route Planning Grant

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Regional District of Okanagan-Similkameen submit a joint application under the 2025 UBCM Community Emergency Preparedness Fund – Public Notification and Evacuation Route Planning Grant for \$160,000 and manage the grant on behalf of the District of Summerland, Town of Osoyoos, and Village of Keremeos. -**CARRIED**

D. FINANCE

D.1 Bylaw 3109, 2025 Multiple Electoral Areas Community Works Program (Gas Tax) Reserve Fund Expenditure

(Weighted Corporate Vote - Majority)

MOVED and SECONDED

THAT Bylaw 3109, 2025 to authorize an expenditure of \$155,006.71 from various Community Works Program (Gas Tax) Reserves Fund to purchase curbside carts be given first, second, and third readings and be adopted. -**CARRIED**

E. LEGISLATIVE SERVICES

E.1 Chain Lake Dam and Shinish Creek Diversion

This item was removed from the agenda.

THAT third reading of Chain Lake-Shinish Creek Service Establishment Amendment Bylaw No. 1382.01, 2024, 2024, be rescinded and the bylaw be re-read a third time as amended; and

THAT third reading of Chain Lake-Shinish Creek Loan Authorization Bylaw No. 3063, 2024, be rescinded and the bylaw be re-read a third time as amended.

E.2 Alternative Approval Process Loan Authorization Bylaw No. 3106, 2025

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Board of Directors approve the amended Elector Response Form in relation to Loan Authorization Bylaw No. 3106, 2025 Alternative Approval Process attached to this report. -**CARRIED**

F. CAO REPORTS

F.1 Strategic Priorities Board Amendments

F.2 Verbal Update

G. OTHER BUSINESS

G.1 Chair's Report

G.2 Directors Motions

G.2.1 Motion - Director S. Coyne

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Regional District of Okanagan-Similkameen require the installation of an approved water meter on all new construction within any RDOS water service area;

AND THAT all commercial and accommodation properties, including those offering short-term rentals, within an RDOS water service area be required to install an approved water meter by December 31, 2026;

AND FURTHER THAT effective January 1, 2027, all commercial and accommodation properties within an RDOS water service area be subject to metered water billing.

MOVED and SECONDED

THAT the Board refer this motion to the Planning and Development Services Committee for further discussion. -**CARRIED**

Opposed: Director Gilbert

G.2.2 Motion - Director Taylor

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Regional District of Okanagan-Similkameen apply to the Agricultural

Land Commission requesting they reconsider and permit the non-farm use of a baseball diamond at Keogan Park, Okanagan Falls. -**CARRIED**

G.2.2 Notice of Motion - Director Roberts

THAT where there is a Crown Land cleanup in Electoral Areas, there would be a formal process with an algorithm that creates a flow of communication and jurisdictional considerations and protocols.

G.3 Board Members Verbal Update

H. CLOSED SESSION

This item was removed from the agenda.

THAT in accordance with Section 90(1)(e), and 90(2)(b) of the *Community Charter*, the Board close the meeting to the public on the basis of the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality, and the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

I. ITEMS COMING OUT OF CLOSED SESSION

J. ADJOURNMENT

MOVED and SECONDED

THAT the meeting adjourn at 11:58 am. -**CARRIED**

APPROVED:

"Original signed by"

M. Pendergraft, Chair

CERTIFIED CORRECT:

"Original signed by"

T. Batten, Corporate Officer