

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, May 7, 2026

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 J. Bloomfield, City of Penticton
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 A. Holley, Village of Keremeos
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"

STAFF PRESENT: J. Zaffino, CAO
N. Evans-MacEwan, CFO
T. Batten, Corporate Officer

The meeting was called to order at 9:00 am.

A. APPROVAL OF AGENDA

(Unweighted Corporate Vote - Simple Majority)

B128/26 MOVED and SECONDED

That the Agenda for the RDOS Board Meeting of May 7, 2026, be adopted.

CARRIED

A.1 Consent Agenda - Corporate Issues
(Unweighted Corporate Vote - Simple Majority)

B129/26 MOVED and SECONDED

THAT the Consent Agenda Corporate Services be adopted.

CARRIED

A.1.1 RDOS Board of Directors
THAT the Minutes of the April 16, 2026, RDOS Board of Directors meeting be adopted.

A.1.2 Parks and Recreation Commissions

A.1.2.1 Oliver and District Recreation Advisory Committee Appointment

THAT the Board appoints Beth Garrish to the Oliver and District Recreation Advisory Committee for a two-year term beginning May 2026.

B. DELEGATIONS

B.1 BDO

Sinéad Scanlon, Audit Partner, BDO Canada LLP, provided the Committee with an Annual Financial Statement overview.

Director Gettens joined the meeting at 9:18 am.

B.2 2025 Audited Financial Statements

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Audited Financial Statements of the Regional District of Okanagan-Similkameen, as of December 31, 2025, be accepted; and further,

THAT all reported 2025 transactions be adopted as amendments to the 2025 Financial Plan.

CARRIED

C. DEVELOPMENT SERVICES - Rural Land Use Matters

C.1 Development Variance Permit Application — Electoral Area “F” (F2026.005-DVP)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Development Variance Permit No. F2026.005-DVP, to allow for the construction of an accessory building at 1805 Sparton Drive, be approved.

CARRIED

C.2 Short-Term Rental Permit Application – Electoral Area “E” (E2026.007-STR)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT the Short-Term Rental Permit Application E2026.007-STR be deferred to the June 4, 2026, meeting.

CARRIED

C.3 Floodplain Exemption Application — Electoral Area “E” (E2026.001-FPE)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT the Board of Directors approve a floodplain exemption for 4535 Mill Road, Naramata (legally described as Lot 21, Plan KAP3889, District Lot 211, SDYD), in order to permit the development of a single detached dwelling within the floodplain setback of Okanagan Lake, subject to the following condition:

- i. a statutory covenant is registered on title in order to:
 - a. “save harmless” the Regional District against any damages as a result of a flood occurrence; and
 - b. secure the recommendations contained within the Flood Hazard Assessment for Floodplain Exemption report, dated March 12, 2026, prepared by Caleb Pomeroy, P.Eng., of Watershed Engineering Limited.

CARRIED

Opposed: Directors B. Coyne, Gettens, and Monteith

C.4 Floodplain Exemption Application — Electoral Area “E” (E2026.002-FPE)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT the Board of Directors approve a floodplain exemption for 4545 Mill Road, Naramata (legally described as Lot 22, Plan KAP3889, District Lot 211, SDYD), in order to permit the development of a single detached dwelling within the floodplain setback of Okanagan Lake, subject to the following condition:

- i. a statutory covenant is registered on title in order to:
 - a. “save harmless” the Regional District against any damages as a result of a flood occurrence; and
 - b. secure the recommendations contained within the Flood Hazard Assessment for Floodplain Exemption report, dated March 12, 2026, prepared by Caleb Pomeroy, P.Eng., of Watershed Engineering Limited.

CARRIED

Opposed: Directors B. Coyne, and Monteith

- C.5 Review of Large Holdings One Site Specific (LH1s) Zone - Anarchist Mountain (A2026.001-ZONE)
(Unweighted Rural Vote - Simple Majority)

B135/26

MOVED and SECONDED

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.63, 2026, 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 May 21, 2026;

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

CARRIED

- C.6 Zoning Bylaw Amendment – Electoral Area “C” (C2025.015-ZONE)
(Unweighted Rural Vote - Simple Majority)

B136/26

MOVED and SECONDED (alt)

THAT Okanagan Valley Zoning Amendment Bylaw No. 2800.60, 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 May 21, 2026;

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

CARRIED

- C.7 “Optimize the Development Approval Process” - Secondary Suite Review (X2025.012-ZONE)
(Unweighted Rural Vote - Simple Majority)

B137/26

MOVED and SECONDED

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.59, 2026, be read a first, second and third time.

CARRIED

Pursuant to Section 100 of the Community Charter, Director B. Coyne declared a conflict of interest regarding item C.8 Petition to Leave Service Area – Electoral Area “H” (H2025.004-SAP) as the applicant supported his campaign.

Director B. Coyne left the meeting at 9:45 am.

- C.8 Petition to Leave Service Area – Electoral Area “H” (H2025.004-SAP)

The Chair inquired whether the property owner or agent was present to address the Board. A written statement from the owners was read out by planning staff.

(Unweighted Corporate Vote - Simple Majority)

B138/26

MOVED and SECONDED

THAT the Chain Lake-Shinish Creek Diversion Service Establishment Amendment Bylaw No. 1382.02, 2026, being a bylaw to reduce the service area by excluding the property at 3610 Princeton-Summerland Road, be denied.

CARRIED

Opposed: Directors Chahal, S. Coyne, and Taylor

Director B. Coyne returned to the meeting at 10:10 am.

D. COMMUNITY SERVICES

- D.1 Hedley War Memorial Cenotaph and Grace Hedley Church (Little Church) Heritage Register Status and Provincial Heritage Register Nomination

(Unweighted Corporate Vote - Simple Majority)

B139/26

MOVED and SECONDED

THAT the Board of Directors confirm that the Hedley War Memorial Cenotaph has been included on the RDOS Community Heritage Register since the Board decision of February 15, 2018;

AND THAT the Board of Directors direct staff to add the Grace Hedley Church (Little Church) to the RDOS Community Heritage Register;

AND FURTHER THAT the Board of Directors direct staff to proceed with an application to the Province of British Columbia to add the Hedley War Memorial Cenotaph and Grace Hedley Church (Little Church) to the BC Provincial Heritage Register.

CARRIED

E. Public Works

- E.1 Wildlife Safety Education Programming

(Unweighted Corporate Vote - Simple Majority)

B140/26

MOVED and SECONDED

THAT the Board direct staff to proceed with coordinating an internal wildlife safety education program, utilizing existing 2026 budget allocations to rebrand and transition the program in 2026, with full implementation in 2027.

CARRIED

Opposed: Directors Taylor, Holmes, McKortoff, Chahal, Gilbert, Bush, and Johansen

F. FINANCE

- F.1 Keremeos & District Fire Department Capital Reserve Expenditure Bylaw and 2026-2030 Five Year Financial Plan Amendment – Keremeos & District Fire Department Type 3 Engine Purchase
(Weighted Corporate Vote - 2/3 Majority)

B141/26**MOVED and SECONDED**

THAT Bylaw No. 3145, 2026, being a bylaw that authorizes the expenditure of \$75,000 from the Keremeos and District Fire Protection Capital Works, Machinery and Equipment Reserve Fund toward the purchase of a Type 3 Fire Engine for the Keremeos Fire Department, be read a first, second and third time and be adopted; and

THAT Bylaw No. 3134.01, 2026, being a bylaw to amend the 2026-2030 Five Year Financial Plan to include an additional \$75,000 from the Keremeos & District Fire Department Capital Reserve for the purchase of a Type 3 Fire Engine, be read a first, second and third time and be adopted.

CARRIED

- F.2 Community Works Fund Reserve Expenditure Bylaw and 2026-2030 Five Year Financial Plan Amendment – Anarchist Mountain Community Centre
(Weighted Corporate Vote - 2/3 Majority)

B142/26**MOVED and SECONDED**

THAT Bylaw No. 3144, 2026, being a bylaw that authorizes the expenditure of \$250,000 from the Electoral Area “A” Community Works Fund (Gas Tax) Reserve for the purpose of construction of the Anarchist Mountain Community Centre at Jamie Soule Park be read a first, second and third time and be adopted; and

THAT Bylaw No. 3134.02, 2026, being a bylaw to amend the 2026-2030 Five Year Financial Plan to allocate \$250,000 from Electoral Area “A” Community Works Fund (Gas Tax) Reserve to the Anarchist Mountain Community Centre project at Jamie Soule Park, be read a first, second and third time and be adopted.

CARRIED

- F.3 2026-2030 Five Year Financial Plan Amendment – Regional Trails
(Weighted Corporate Vote - 2/3 Majority)

B143/26**MOVED and SECONDED**

THAT Bylaw No. 3134.03, 2026, being a bylaw to amend the 2026-2030 Five Year Financial Plan to include \$50,000 of grant funds for the Regional Trails Operating Financial Plan, be read a first, second and third time and be adopted.

CARRIED

- F.4 Keremeos Recreation Facility Reserve Fund Expenditure Bylaw and 2026-2030 Five Year Financial Plan Amendment – Similkameen Recreation HVAC Purchase

(Weighted Corporate Vote - 2/3 Majority)

B144/26

MOVED and SECONDED

THAT Bylaw No. 3146, 2026, being a bylaw that authorizes the expenditure of \$27,000 from the Electoral Area 'B-G' – Keremeos Recreation Facility Reserve Fund toward the purchase and installation of a replacement HVAC unit for the Similkameen Recreation Centre, be read a first, second and third time and be adopted; and

THAT Bylaw No. 3134.04, 2026, being a bylaw to amend the 2026-2030 Five Year Financial Plan to include \$27,000 from the Electoral Area 'B-G' – Keremeos Recreation Facility Reserve Fund for the purchase and installation of an HVAC unit, be read a first, second and third time and be adopted.

CARRIED

G. LEGISLATIVE SERVICES

- G.1 Report of Assent Vote Results-Sage Mesa Water System Service

For Information.

- G.2 Bylaw No. 3075 Sage Mesa Water System Service Establishment and Bylaw No. 3076 Sage Mesa Water System Loan Authorization

(Unweighted Corporate Vote - Simple Majority)

B145/26

MOVED and SECONDED

THAT first, second and third readings of Bylaw No. 3075, 2024 Sage Mesa Water System Service Establishment Bylaw be rescinded and the bylaw be abandoned; and,

THAT first, second and third readings of Bylaw No. 3076, 2024 Sage Mesa Water System Loan Authorization Bylaw be rescinded and the bylaw be abandoned.

CARRIED

H. CAO REPORTS

- H.1 Verbal Update

H.1.1 Strategic Actions Workplan Amendments

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Board of Directors adopt the amendment to the Strategic Actions Workplan in Schedule 1; to modify the project scope of 26.962 - Regional Trails gap analysis and assessment, and;

THAT the Board of Directors adopt the amendment to the Strategic Actions Workplan in Schedule 1; to defer 25.907 – Regional Trail, Similkameen Trail South Similkameen “G”.

CARRIED

H.1.2 Board Action Items and Request Reporting – May 2026

For Information.

I. OTHER BUSINESS

I.1 Chair's Report

I.2 Directors Motions

Notice of Motion - Director Monteith**MOVED and SECONDED**

THAT the Board waive policy and consider the Director Motion regarding the Kaleden Fire Department Annual Yard Sale at today's meeting.

CARRIED**MOVED and SECONDED**

THAT the Board waive the tipping fees for disposal of items remaining at the end of the Annual Kaleden Fire Department Yard sale.

CARRIED**Notice of Motion - Director Taylor**

THAT the Board direct staff to identify as “local parks and trails”, in all relevant Regional District bylaws, policies and related materials, the RDOS parks and trails that are maintained using tax revenues raised solely from the electoral area in which the parks and trails are located; and,

THAT the list of “local parks and trails” include the following parks and trails:

- Lions Park;
- Kenyon Park; and,

THAT the Board direct staff to clarify that the parks identified as “local parks and trails” are not regional parks, and do not receive operating funding from the broader regional district tax base.

(Others to be added could include Osoyoos Lake Park, Wharf Park, Manitou Park and Kaleden Hotel Park)

I.3 Board Members Verbal Update

J. CLOSED SESSION

(Unweighted Corporate Vote - Simple Majority)

B149/26

MOVED and SECONDED

THAT in accordance with Section 90(1)(c)(e), & 90(2)(b) of the *Community Charter*, the Board close the meeting to the public on the basis of:

- labour relations or other employee relations; and,
- 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
 - i. between the regional district 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,
 - ii. between the regional district and another local government or between another local government and a third party, or
 - iii. between the regional district and a first nation or a prescribed Indigenous entity, or between a first nation or a prescribed Indigenous entity and a third party.

CARRIED

The meeting closed to the public at 11:04 am and reopened to the public at 1:34 pm.

K. ADJOURNMENT

B150/26

MOVED and SECONDED

THAT the meeting adjourn at 1:34 pm.

CARRIED

APPROVED BY:

“Original signed by”

M. Pendergraft, Chair

CERTIFIED CORRECT:

“Original signed by”

T. Batten, Corporate Officer