



# Minutes

## Electoral Area “D” Advisory Planning Commission

Special Meeting of Monday, August 18, 2025 at 1:00 p.m.

RDOS Board Room, 101 Martin Street, Penticton BC V2A 5J9 and RDOS WebEx

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### Present:

Members: Alf Hartviksen (as Chair), Colleen Simmons, Ethan Ribalkin, Kay Medland, Sue Sandford, Matthew Simard (Chair), Grant Temple, Leo den Boer (as Delegate)

Absent: Matthew Simard (Chair)

Staff: Ben Kent (RDOS, Planner II), Jerritt Cloney (RDOS, Planner I), Tharini Prakash (RDOS, Planning Technician)

Guests: Matt Taylor (RDOS, Area “D” Director)

Recording Secretary: Heather Lemieux

Delegates: Leo den Boer (Agent/Owner)

### 1. ADOPTION OF AGENDA

A. Hartviksen to Chair meeting.

The meeting was called to order at 1:07 p.m. Quorum Present

#### MOTION

It was Moved and Seconded THAT the Agenda for the Electoral Area “D” Advisory Planning Commission (APC) special meeting of August 18, 2025 be adopted as presented.

**CARRIED/UNANIMOUSLY**

### 2. ADDOPTION OF MINUTES

#### MOTION

It was Moved and Seconded THAT the Electoral Area “D” Advisory Planning Commission (APC) minutes of July 14, 2025 be adopted as presented.

**CARRIED/UNANIMOUSLY**

### 3. DELEGATIONS

#### 3.1 Leo den Boer (Agent/Owner) - Development Variance Application - D2025.015-DVP

Commission member, Leo den Boer (Agent/Owner), recused from the meeting at 1:24 p.m., quorum maintained.

### 4. DEVELOPMENT APPLICATIONS

#### 4.1 Development Variance Permit - D2025.015-DVP

Administrative Report submitted by Tharini Prakash, Planning Technician

##### **MOTION**

It was Moved in favour of Option 2. THAT the APC recommends to the RDOS Board that the subject development application be approved with the following conditions:

- i) To accept the subject with an easement or a restrictive covenant that defines unfettered access.

**DEFEATED**

##### **MOTION**

It was Moved and Seconded in favour of Option 2. THAT the APC recommends to the RDOS Board that the subject development application be approved with the following conditions:

- i) To accept the subject development application with an easement or covenant.

**CARRIED**

Commission member, Leo den Boer (Agent/Owner), returned to the meeting at 1:46 p.m.

### 5. OTHER

#### 5.1 Zoning Bylaw Amendment - D2025.006-ZONE

Administrative Report submitted by Jerritt Cloney, Planner I

##### **MOTION**

It was Moved and Seconded in favour of the Administrative Recommendation THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.55, 2022, be supported.

**CARRIED/UNANIMOUSLY**

**6. ADJOURNMENT**

**MOTION**

It was Moved and Seconded THAT the meeting be adjourned at 2:04 p.m.

**CARRIED**

**Next Meeting** – September 8, 2025 @ 12:00 p.m. at the RDOS Board Room

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Alf Hartviksen, as Chair, Electoral Area “D” Advisory Planning Commission



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Heather Lemieux, Advisory Planning Commission Recording Secretary / minute taker