

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Electoral Area Services Committee



Thursday, February 5, 2026

RDOS Boardroom

101 Martin Street, Penticton, BC V2A 5J9

MEMBERS PRESENT: Chair M. Pendergraft, Electoral Area "A" Director R. Gettens, Electoral Area "F"
Vice-Chair A. Fedrigo, Electoral Area "E" Director S. Monteith, Electoral Area "I"
Director G. Bush, Electoral Area "B" Director T. Roberts, Electoral Area "G"
Director I. Chahal, Electoral Area "C" Director M. Taylor, Electoral Area "D"
Director B. Coyne, Electoral Area "H"

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

The meeting was called to order at 12:32 pm.

A. APPROVAL OF AGENDA

MOVED and SECONDED

THAT the Agenda for the Electoral Area Services Committee Meeting of February 5, 2026, be adopted.

CARRIED

B. Parks and Recreation Commission Minutes

Information only report.

C. Review of Large Holdings One Site Specific (LH1s) Zone - Anarchist Mountain (A2026.001-ZONE)

MOVED and SECONDED

THAT the replacement of the Large Holdings One Site Specific (LH1s) Zone that applies to approximately 25 parcels fronting Raven Hill Road and Nine Mile Place in Electoral Area "A" with a Large Holdings One (LH1) Zone be initiated;

AND THAT the application proposing to amend the Okanagan Valley Zoning Bylaw No. 2800, 2022, as it applies to the property at 31 Nine Mile Place (Lot 2, Plan KAP76059, District Lot 2709, SDYD) be postponed until the completion of the LH1s Zone Review at Anarchist Mountain.

CARRIED

D. Review of Osoyoos Lake Floodplain Mapping (A2026.002-ZONE)

MOVED and SECONDED

THAT the Okanagan Valley Zoning Bylaw No. 2800, 2022, be amended in order to incorporate a floodplain elevation of 280.80 metres Geodetic Survey of Canada (GSC) datum for Osoyoos Lake.

CARRIED

E. “Optimize the Development Approval Process” - Secondary Suite Review (X2025.012-ZONE)

MOVED and SECONDED

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.59 be initiated.

CARRIED

F. Okanagan Valley Official Community Plan (OCP) Bylaw (X2025.007-ZONE)

MOVED and SECONDED

THAT the Okanagan Valley Official Community Plan Bylaw be initiated as part of the ongoing Regional Growth Strategy (RGS) Bylaw Review;

AND THAT the following items be considered for inclusion on the 2027 Strategic Priority Work Plan:

- Conservation Area (CA) Zone Review;
- Naramata Village Centre (NVC) Zone Review;
- Okanagan Falls Development Permit Area Review; and
- Local Area Policy Review.

MOVED and SECONDED

Amend the motion to remove Electoral Area “I” from the Okanagan Valley Official Community Plan initiation.

CARRIED

Opposed: Director Roberts

Question on the main motion as amended.

CARRIED

G. Service Establishment Bylaw Adjustments

MOVED and SECONDED

THAT the Electoral Area Services Committee supports the proposed requisition limit amendments to the following Establishment Bylaws for compliance with the Financial Plan;

Bylaw 1339,1992 Community Parks Area "A" – maximum requisition \$150,000

Bylaw 2234,2003 Community Parks Area "B" -maximum tax requisition \$140,000

Bylaw 2757,2016 Loose Bay Campground – maximum tax requisition \$57,220

Bylaw 2654,2014 Transit Area "D" – maximum tax requisition \$210,324

Bylaw 2979,2022 Street Lighting Okanagan Falls – maximum tax requisition \$41,315

Bylaw 2981,2022 Cemetery Area "D" – maximum tax requisition \$97,000

Bylaw 1618,1995 Street Lighting Naramata – maximum tax requisition \$25,000

Bylaw 1800,1998 Recreation West Bench – maximum tax requisition \$25,000

Bylaw 1440.01,2019 Transit West Bench – maximum tax requisition \$52,000

Bylaw 2556,2011 Street Lighting West Bench Husula – maximum tax requisition \$8,217

Bylaw 1097.02,2010 Electrical System Schnieder – maximum tax requisition \$2,000

Bylaw 1951.01,2010 Recreation Commission Tulameen – maximum tax requisition \$102,000;
and,

THAT the Electoral Area Services Committee recommends forwarding the amendment bylaws to the RDOS Board of Directors meeting for consideration.

CARRIED

H. Utility Billing Frequency

Information only report.

I. ADJOURNMENT

MOVED and SECONDED

THAT the meeting adjourn at 2:44 pm.

CARRIED

APPROVED BY:
"Original signed by"

M. Pendergraft, Chair

CERTIFIED CORRECT:
"Original signed by"

T. Batten, Corporate Officer