



**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD of DIRECTORS MEETING**

Minutes of the Regular Board Meeting of the Regional District of Okanagan-Similkameen (RDOS) Board of Directors held at 12:00 p.m. on Thursday, March 18, 2021 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"	Director S. Monteith, Electoral Area "I"
Vice Chair S. Coyne, Town of Princeton	Director R. Obirek, Electoral Area "D"
Director M. Bauer, Village of Keremeos	Director M. Pendergraft, Electoral Area "A"
Director G. Bush, Electoral Area "B"	Director T. Roberts, Electoral Area "G"
Director B. Coyne, Electoral Area "H"	Director K. Robinson, City of Penticton
Director R. Gettens, Electoral Area "F"	Director J. Sentes, City of Penticton
Director D. Holmes, District of Summerland	Director E. Trainer, District of Summerland
Director M. Johansen, Town of Oliver	Director J. Vassilaki, City of Penticton
Director R. Knodel, Electoral Area "C"	Director C. Watt, City of Penticton
Director S. McKortoff, Town of Osoyoos	

MEMBERS ABSENT:

STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
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A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Agenda for the RDOS Board Meeting of March 18, 2021 be adopted. - **CARRIED**

1. Consent Agenda – Corporate Issues

- a. Okanagan Falls Park and Recreation Committee AGM -February 11, 2021
THAT the Minutes of February 11, 2021 AGM of the Okanagan Falls Parks and Recreation committee be received.
- b. Okanagan Falls Park and Recreation Committee - February 11, 2021
THAT the Minutes of February 11, 2021 Okanagan Falls Parks and Recreation committee be received.
- c. Okanagan Falls Park and Recreation Committee - November 12, 2020
THAT the Minutes of November 12, 2020 Okanagan Falls Parks and Recreation committee be received.
- d. Naramata Park and Recreation Committee -February 22, 2021
THAT the Minutes of February 22, 2021 Naramata Parks and Recreation committee be received.
- e. Electoral Area "C" Advisory Planning Commission -February 16, 2021
THAT the Minutes of February 16, 2021 Electoral Area "C" Advisory Planning Commission committee be received.

- f. Electoral Area “D” Advisory Planning Commission -February 9, 2021
THAT the Minutes of February 9, 2021 Electoral Area “D” Advisory Planning Commission committee be received.
- g. Electoral Area “F” Advisory Planning Commission –November 23, 2020
THAT the Minutes of November 23, 2020 Electoral Area “F” Advisory Planning Commission committee be received.
- h. Electoral Area “F” Advisory Planning Commission –January 25, 2021
THAT the Minutes of January 25, 2021 Electoral Area “F” Advisory Planning Commission committee be received.
- i. Electoral Area “I” Advisory Planning Commission –February 17, 2021
THAT the Minutes of February 17, 2021 Electoral Area “I” Advisory Planning Commission committee be received.
- j. Corporate Services Committee – March 4, 2021
THAT the Minutes of the March 4, 2021 Corporate Services Committee meeting be received.
- k. Environment and Infrastructure Committee – March 4, 2021
THAT the Minutes of the March 4, 2021 Environment and Infrastructure Committee meeting be received.
- l. Planning and Development Committee – March 4, 2021
THAT the Minutes of the March 4, 2021 Planning and Development Committee meeting be received.

THAT Regional District of Okanagan-Similkameen Development Procedures Amendment Bylaw No. 2500.19 be initiated.
- m. RDOS Regular Board Meeting – March 4, 2021
THAT the minutes of the March 4, 2021 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Consent Agenda – Corporate Issues be adopted. - **CARRIED**

2. Consent Agenda – Development Services

- a. Development Variance Permit Application – Electoral Area “A” – 809 45th Street
 - i. Permit
THAT Development Variance Permit No. A2021.011-DVP be approved
- b. Development Variance Permit Application – Electoral Area “E” – 4090 4th Street
 - i. Permit
THAT Development Variance Permit No. E2021.006-DVP be approved
- c. Temporary Use Permit Application – Electoral Area “C” – 553 Tinhorn Creek Road
 - i. Permit
 - ii. Representations
THAT Temporary Use Permit No. C2021.001-TUP be approved

- d. Temporary Use Permit Application – Electoral Area “C” – 4320 Black Sage Road
 - i. Permit
 - ii. Representations

THAT Temporary Use Permit No. C2021.002-TUP be approved

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Consent Agenda – Development Services be adopted. - **CARRIED**

B. DEVELOPMENT SERVICES – Bylaw Enforcement

1. Building Bylaw Contraventions – Electoral Area “H” – 847 Highway 5A

The Chair enquired whether the property owner or agent was available to address the Board. Katie McGinnis addressed the Board on behalf of the property owner.

RECOMMENDATION 4 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT injunctive action be commenced against the owner of the lands described as Lot 3, District Lot 1185, KDYD, Plan 35988, with respect to works which have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018. - **CARRIED**

C. DEVELOPMENT SERVICES – Rural Land Use Matters

1. Electoral Area “A” OCP Bylaw No. 2905

- a. Bylaw No. 2905
- b. Representations

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Electoral Area “A” Official Community Plan Bylaw No. 2905, 2021, 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 March 18, 2021, 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. 2905, 2021, in conjunction with its Financial and applicable Waste Management Plans.

CARRIED

RECOMMENDATION 6 (Unweighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the holding of the public hearing be delegated to Director Pendergraft;

AND THAT staff schedule the date, time, and place of the public hearing in consultation with Director Pendergraft;

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

CARRIED

2. Amendment of the Development Procedures Bylaw No. 2500, 2011

a. Bylaw No. 2500.19

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2500.19, being a bylaw of the Regional District of Okanagan-Similkameen to amend the Development Procedures Bylaw to clarify the processing procedures to be followed for development variance permit (DVP) applications, be read a first, second and third time. – **CARRIED**
Opposed: Director Monteith

3. Zoning Bylaw Amendment – Electoral Area “I” (Twin Lakes Golf Resort Ltd.)

a. Bylaw No. 2457.20

b. Public Hearing Report – December 7, 2020

c. Representations

Director Monteith advised that the public hearing report reflects an accurate account of what took place at the public hearing held on December 7, 2020.

RECOMMENDATION 8 (Unweighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the public hearing report be received. - **CARRIED**

The Chair enquired whether the property owner was available to address the Board. Mr. Suki Sekon addressed the Board regarding the application.

RECOMMENDATION 9 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT first and second readings of Bylaw No. 2457.20, 2018, Electoral Area “I” Zoning Amendment Bylaw be rescinded and the bylaw abandoned. - **DEFEATED**

Opposed: Directors Obirek, Gettens, Bush, Pendergraft, Roberts, Kozakevich, Coyne

It was MOVED and SECONDED

THAT Bylaw No. 2457.20, 2018, being the Electoral Area “I” Zoning Amendment Bylaw, be read a third time.

It was MOVED and SECONDED

THAT Bylaw No. 2457.20, 2018 be amended as follows:

- the proposed Twin Lakes Village Centre (TLV) Zone be applied to an approximately 0.725 ha area currently proposed to be zoned Residential Multiple Unit Three (RM3);
- permitted uses in the TLV Zone be amended by:
 - replacing “multi-dwelling units” with “apartment building” and “townhouse”;
 - adding “campground”, “community hall”, “duplex”; and
 - deleting “accessory dwelling”;
- amending minimum parcel size requirements for subdivision to introduce regulations for the strata subdivision of duplex units (i.e. 550 m² parent parcel size and 225 m² when strata subdividing the units);
- amending the maximum density allowance as follows:
 - from 55 dwelling units/ha for apartment buildings and townhouses to 60 dwelling units/ha; and
 - introducing a provision of duplexes (i.e. 2 dwelling units per parcel for duplexes, provided that both dwellings are located in one (1) residential building);
- deleting the maximum Floor Area Ratio (FAR) requirement of 2.0;
- increasing the front setback from 3.0 metres to 4.5 metres;
- amending the maximum parcel coverage regulation by introducing a 45% provision for duplexes; and
- deleting a site specific provision that would have allowed “campground” as a permitted use in the Resource Area (RA) Zone to be applied to Lot 2, Plan KAP26332, District Lot 228S 2169, SDYD, Except Plan H15455.

CARRIED**It was MOVED and SECONDED**

THAT Bylaw No. 2457.20, 2018, being the Electoral Area “1” Zoning Amendment Bylaw, be read a third time as amended. - **CARRIED**

It was MOVED and SECONDED

THAT, prior to adoption of Amendment Bylaw 2457.20, 2018, a ‘no build’ statutory covenant be registered on the title of Lot A, Plan KAP46761, District Lots 228s, 2169 & 4098s, SDYD, 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:

- a) groundwater sustainability and availability is proven to warrant further development; and
- b) 36 dwelling units in “Phase 1” have been constructed and issued occupancy permits.

CARRIED

4. Zoning Bylaw Amendment – Electoral Area “D” – 1655 Maple Street

- a. Bylaw No. 2455.44
- b. Representations

RECOMMENDATION 10 (Unweighted Rural Vote – 2/3 Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2455.44, 2020, Electoral Area “D” Zoning Amendment Bylaw be read a third time and adopted. - **CARRIED**

5. Zoning Bylaw Amendment – Electoral Area “D” – 102 & 103, 850 Railway Lane]

- a. Bylaw No. 2455.45
- b. Representations

RECOMMENDATION 11 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2455.45, 2021, Electoral Area “D” Zoning Amendment Bylaw be read a third time. **CARRIED**

D. PROTECTIVE SERVICES**1. 2021 Community Emergency Preparedness Fund Emergency Support Services**

RECOMMENDATION 12 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors supports the application for the 2021 Emergency Support Services Union of BC Municipalities Community Emergency Preparedness Fund grant. - **CARRIED**

E. FINANCE**1. RDOS 2021-2025 Five Year Financial Plan**

- a. Bylaw No. 2922, 2021
- b. Schedule A1
- c. Summary of Schedule “A”
- d. Schedule “B”

RECOMMENDATION 13 (weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2922, 2021, being the Regional District of Okanagan Similkameen 2021-2025 Five Year Financial Plan, be read a third time. - **CARRIED**

RECOMMENDATION 14 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the Bylaw 2922, 2021 be amended to include changes identified in Appendix I. - **CARRIED**

RECOMMENDATION 15 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT bylaw No. 2922, 2021 be read a 3rd time as amended. - **CARRIED**

RECOMMENDATION 16 (Weighted Corporate Vote – 2/3 Majority)

It was MOVED and SECONDED

THAT Bylaw No 2922, 2021 be adopted. - **CARRIED**

F. LEGISLATIVE SERVICES

1. Fees and Charges – This item will have been considered at the March 18, 2021 Corporate Services Committee Meeting earlier in the day.

- a. Bylaw No. 2927, 2021 (Clean)

RECOMMENDATION 17 (Weighted Corporate Vote – 2/3 Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2927, 2021, being a bylaw of the Regional District of Okanagan-Similkameen to establish Fees and Charges be read a first, second, and third time and adopted. - **CARRIED**

2. Communications Policy

- a. Communications Policy (Mark-up)
- b. Communications Policy (Clean)

RECOMMENDATION 18 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Communications Policy be amended to include the changes proposed in the policy attached to the report of March 18, 2021 from the Chief Administrative Officer.

It was MOVED and SECONDED

THAT the motion regarding the Communication Policy be postponed to the first meeting in May.

CARRIED

Opposed: Director Bush

G. CAO REPORTS

1. Verbal Update

H. OTHER BUSINESS

1. Chair's Report

2. Board Representation

- a. Developing Sustainable Rural Practice Communities - *McKortoff*
- b. Municipal Finance Authority – *Kozakevich (Chair), Coyne (Vice Chair, Alternate)*
- c. Municipal Insurance Association – *Kozakevich (Chair), Coyne (Vice Chair, Alternate)*
- d. Okanagan Basin Water Board - *McKortoff, Holmes, Knodel, Pendergraft (Alternate to McKortoff), Obirek (Alternate to Holmes), Monteith (Alternate to Knodel)*
- e. Okanagan Film Commission – *Gettens, Obirek (Alternate)*
- f. Okanagan Regional Library – *Monteith, Obirek (Alternate)*

- g. Okanagan-Kootenay Sterile Insect Release Board – *Bush, Knodel (Alternate)*
- h. Southern Interior Municipal Employers Association – *Knodel, Kozakevich (Alternate)*
- i. Starling Control – *Bush, Knodel (Alternate)*
- j. Fire Chief Liaison Committee – *Pendergraft, Knodel, Monteith, Obirek, Roberts*
- k. Intergovernmental Indigenous Joint Council – *Kozakevich, Coyne, Roberts*
- l. Okanagan-Similkameen Regional Hospital District – *Sentes, McKortoff (Alternate)*

3. Directors Motions

Notice of Motion – Director S. Coyne
Changes at BC Emergency Health Services

By consensus, the Board determined to consider a motion regarding changes at BC Emergency Health Services at this meeting.

It was MOVED and SECONDED

THAT BC Emergency Health Services (BCEHS) be invited to address the Board about the impact of changes in deployment of BC ambulances. - **CARRIED**

Director’s Motion - Director Obirek

RECOMMENDATION 19 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors refer discussion on a proposed name change for the Garnett Family Park to the next Community Services Committee.

It was MOVED and SECONDED

THAT the matter of discussion on a proposed name change for the Garnett Family Park be postponed to the next Board Meeting. - **CARRIED**

Opposed: Directors B. Coyne, Bush, Robinson, Bauer, Sentes, Vassilaki, Knodel

4. Board Members Verbal Update

I. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn. - **CARRIED**

The meeting adjourned at 2:36 p.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer