



APPROVED AUGUST 16, 2018

**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 12:16 p.m. Thursday, August 2, 2018 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

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**MEMBERS PRESENT:**

Chair K. Kozakevich, Electoral Area "E"  
Vice Chair M. Bauer, Village of Keremeos  
Director F. Armitage, Town of Princeton  
Director T. Boot, District of Summerland  
Director M. Brydon, Electoral Area "F"  
Director G. Bush, Electoral Area "B"  
Director B. Coyne, Electoral Area "H"  
Director P. Veintimilla, Alt. Town of Oliver  
Director A. Jakubeit, City of Penticton

Director H. Konanz, City of Penticton  
Director A. Martin, City of Penticton  
Director R. Mayer, Electoral Area "G"  
Director C. Rhodes, Alt. Town of Osoyoos  
Director M. Pendergraft, Electoral Area "A"  
Director J. Sentes, City of Penticton  
Director T. Schafer, Electoral Area "C"  
Director T. Siddon, Electoral Area "D"  
Director P. Waterman, District of Summerland

**MEMBERS ABSENT:**

Director R. Hovanes, Town of Oliver

Director S. McKortoff, Town of Osoyoos

**STAFF PRESENT:**

B. Newell, Chief Administrative Officer  
G. Cramm, Administrative Assistant, Legislative Services  
J. Kurvink, Manager of Finance

B. Dollevoet, Manager of Development Services  
M. Woods, Manager of Community Services  
N. Webb, Manager of Public Works

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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 August 2, 2018 be adopted. - **CARRIED**

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**1. Consent Agenda – Corporate Issues**

- a. Okanagan Falls Parks and Recreation Commission – Membership Appointment  
*THAT the Board of Directors appoint Jim Lamond as a member of Okanagan Falls Parks and Recreation Commission until December 31, 2020.*
- b. Kaleden Recreation Commission – June 5, 2018  
*THAT the Minutes of the June 5, 2018 Kaleden Recreation Commission be received and the following recommendations adopted.*
  - i. *That the requirements for portable toilets be included in the Hotel Park rental form so renters understand their responsibility; and further,*
  - ii. *That it be the renters responsibility to arrange for a portable toilet pending length of event and number of attendees.*
- c. Community Services Committee – July 19, 2018  
*THAT the Minutes of the July 19, 2018 Community Services Committee be received.*
- d. Corporate Services Committee – July 19, 2018

*THAT the Minutes of the July 19, 2018 Corporate Services Committee be received.*

- e. Environment and Infrastructure Committee – July 19, 2018  
*THAT the Minutes of the July 19, 2018 Environment and Infrastructure Committee be received.*
- f. Planning and Development Committee – July 19, 2018  
*THAT the Minutes of the July 19, 2018 Planning and Development Committee be received.*
- g. Protective Services Committee – July 19, 2018  
*THAT the Minutes of the July 19, 2018 Protective Services Committee be received and the following recommendations adopted.*

*THAT the Board appoint up to six (6) elected officials as liaison to the South Okanagan-Similkameen Fire Chiefs Association.*

*THAT the Board support the South Okanagan Similkameen Fire Chiefs request that any Wildfire Prevention Restrictions required in their Fire Department Areas be linked and coordinated directly with Provincial Restrictions determined by BC Wildfire Service.*

- h. RDOS Regular Board Meeting – July 19, 2018  
*THAT the minutes of the July 19, 2018 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**

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**2. Consent Agenda – Development Services**

- a. Development Variance Permit Application – 2725 Noyes Road, Electoral Area “E”
  - i. Permit No. E2018.102-DVP

To vary the front yard setback in order to facilitate the construction of a carport.

*THAT the Board of Directors approve Development Variance Permit No. E2018.102-DVP.*

- b. Development Variance Permit Application - 2150 Naramata Road, Electoral Area “E”
  - i. Permit No. E2018.110-DVP

To allow for the replacement of a deck to encroach into a front parcel line setback.

*THAT the Board of Directors approve Development Variance Permit No. E2018.110-DVP.*

**RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)**

**IT WAS MOVED AND SECONDED**

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

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**B. DEVELOPMENT SERVICES – Rural Land Use Matters**

1. Development Variance Permit Application – 101 Chardonnay Court, Electoral Area “D”
  - a. Permit No. D2018.092-DVP
  - b. Responses Received
  - c. [Additional Response Received](#)

To vary the maximum height of a retaining wall from 2.0 metres to 3.96 metres to accommodate the construction of two walls at the rear of the property.  
The applicant addressed the Board regarding the application.

**RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)****IT WAS MOVED AND SECONDED**

THAT the Board of Directors deny Development Variance Permit No. D2018.092-DVP.  
- CARRIED

Opposed: Director Bush

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2. Zoning Bylaw Amendment – 79 Twin Lakes Road, Electoral Area “D”
  - a. Bylaw No. 2457.20, 2018
  - b. Responses Received
  - c. [Additional Responses Received](#)

To allow for the development of a phased multi-use development resort at the Twin Lakes Golf Course.

**RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)****IT WAS MOVED AND SECONDED**

THAT Bylaw No. 2457.20, 2018, Electoral Area “D” Zoning Amendment Bylaw be read a first time; and

THAT prior to second reading of Amendment Bylaw No. 2457.20, 2018, the following conditions are met:

1. a ‘no build’ 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. 1 in the Administrative Report from the Chief Administrative Officer dated August 2, 2018, cannot 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.
2. the property owner petitions and receives approval from the RDOS Board of Directors for the creation of applicable Service Areas for the monitoring of domestic water, sanitary, and irrigation systems.

AND THAT prior to third reading of Amendment Bylaw No. 2457.20, 2018, the following condition is met:

1. the property owner enter into a servicing agreement with the Regional District in order to ensure that the proposed community water system and community sanitary system is designed and built in accordance with RDOS Bylaws including Subdivision Servicing Bylaw 2000, 2002, and for water system design, Development Variance Permit D2016.051-DVP (as shown on Attachment No. 7) and must include terms and conditions on how the systems will subsequently be turned over the Regional District.

**CARRIED**

Opposed: Director Mayer

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3. Official Community Plan & Zoning Amendment Bylaws – Electoral Area “E” Naramata Village Centre and Development Permit Area Update
  - a. Bylaw No. 2458.13, 2018
  - b. Bylaw No. 2458, 2008 – Schedule “H”
  - c. Bylaw No. 2459.30, 2018
  - d. Responses Received

This report relates to the proposed creation of a Naramata Village Centre (NVC) designation and revision of the Naramata Townsite Development Permit Area found in the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, as well as the creation of a Naramata Village Centre (NVC) Zone in the Electoral Area “E” Zoning Bylaw No. 2459, 2008.

**RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)**

**IT WAS MOVED AND SECONDED**

THAT Bylaw No. 2458.13, 2018, Electoral Area “E” Official Community Plan Amendment Bylaw and Bylaw No. 2459.30, 2018, Electoral Area “E” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing; and

THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated August 2, 2018, 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. 2458.13, 2018, in conjunction with its Financial and applicable Waste Management Plans.

**CARRIED**

**RECOMMENDATION 7 (Unweighted Corporate Vote – Simple Majority)****IT WAS MOVED AND SECONDED**

THAT the holding of the public hearing be delegated to Chair Kozakevich, or her delegate; and

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

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

**CARRIED**

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4. Zoning Bylaw Amendment – 891 & 945 Old Main Road, Electoral Area “E”
- a. Bylaw No. 2459.31, 2018
  - b. Responses Received

To allow an accessory dwelling with a floor area of 140 m<sup>2</sup> on one lot and to remove the ability to have an accessory dwelling on another lot.

**RECOMMENDATION 8 (Unweighted Rural Vote – Simple Majority)****IT WAS MOVED AND SECONDED**

THAT Bylaw No. 2459.31, 2018, Electoral Area “E” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing. - **CARRIED**

Opposed: Director Pendergraft

**(Unweighted Corporate Vote – Simple Majority)****IT WAS MOVED AND SECONDED**

THAT the holding of the public hearing be delegated to Director Kozakevich or delegate;

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

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

**CARRIED**

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5. Official Community Plan (OCP) & Zoning Bylaw Amendments – Electoral Areas “A”, “C”, “D”, “E” & “F” Commercial Zone Review and Consolidation
  - a. Bylaw No. 2788, 2018

*The public hearing for this item will have been held Thursday, August 2, 2018 at 9:00 a.m. in the RDOS Board Room located at 101 Martin Street, Penticton.*

To amend the Okanagan Valley Electoral Area Official Community Plan and Zoning Bylaws in order to update the Commercial Zones. This amendment relates to the work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

**RECOMMENDATION 9 (Unweighted Rural Vote – Simple Majority)**

**IT WAS MOVED AND SECONDED**

THAT Bylaw No. 2788, 2018, Regional District of Okanagan-Similkameen Commercial Zone Update Amendment Bylaw be read a third time.

**CARRIED**

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6. Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “H”
  - a. Bylaw No. 2497.09, 2018
  - b. Bylaw No. 2498.13, 2018

*The public hearing for this item will have been held Thursday, August 2, 2018 at 9:00 a.m. in the RDOS Board Room located at 101 Martin Street, Penticton.*

To amend the zoning of 2 parcels to Parks and Recreation (PR) to reflect their donation for public use.

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

**IT WAS MOVED AND SECONDED**

THAT Bylaw No. 2497.09, 2018, Electoral Area “H” Official Community Plan Amendment Bylaw and Bylaw No. 2498.15, 2018, Electoral Area “H” Zoning Amendment Bylaw be read a third time as amended and adopted.

**CARRIED**

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7. Official Community Plan (OCP) Amendment – Electoral Area “D” Okanagan Falls Town Centre Plan Implementation (Phase 1)
  - a. Bylaw No. 2603.11, 2018
  - b. Bylaw No. 2603.11 – Schedule “B”
  - c. Bylaw No. 2603.11 – Schedule “C”

*The public hearing for this item will have been held Thursday, August 2, 2018 at 9:00 a.m. in the RDOS Board Room located at 101 Martin Street, Penticton.*

To incorporate the recommendations of the Okanagan Falls Town Centre Plan prepared by Urban Forum Associates (November 3, 2017) into the Electoral Area “D 2” Official Community Plan (OCP) Bylaw No. 2603, 2013.

**RECOMMENDATION 11 (Unweighted Rural Vote – 2/3 Majority)**

**IT WAS MOVED AND SECONDED**

THAT Bylaw No. 2603.11, 2018, Electoral Area “D” Official Community Plan Amendment Bylaw be read a third time and adopted.

**CARRIED**

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8. Request to Re-Submit a Refused Rezoning Application – 445 & 449 Sagewood Lane, Electoral Area “D-1”

To allow for the re-submission of a rezoning application within 12 months of a Board decision to deny an identical proposal.

The applicant addressed the Board regarding his request to vary Development Procedures Bylaw No. 2500.

**RECOMMENDATION 12 (Unweighted Rural Vote – Simple Majority)**

**IT WAS MOVED AND SECONDED**

THAT the Board of Directors not vary Section 3.12.1 of the Development Procedures Bylaw No. 2500, 2011, in relation to a proposed re-submission of a rezoning application involving the properties at 445 & 449 Sagewood Lane (Lots 8 & 9, Plan KAP11043, District Lot 280, SDYD). – **DEFEATED**

Opposed: Directors Coyne, Schafer, Mayer, Kozakevich, Brydon, Pendergraft

**IT WAS MOVED AND SECONDED**

THAT the Regional District Board vary Section 3.12.1 of the Development Procedures Bylaw No. 2500, 2011, from 12 months to 3 months in relation to a proposed re-submission of a rezoning application involving the properties at 445 & 449 Sagewood Lane (Lots 8 & 9, Plan KAP11043, District Lot 280, SDYD). - **CARRIED**

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**C. PUBLIC WORKS**

1. Solid Waste Collection Regulation Bylaw No. 2819, 2018
  - a. Bylaw No. 2819, 2018

To update and replace existing Regulatory Bylaw No. 2191, 2003.

**RECOMMENDATION 13 (Unweighted Corporate Vote – 2/3 Majority)****IT WAS MOVED AND SECONDED**

THAT Bylaw No. 2819, Regional District of Okanagan-Similkameen Solid Waste Collection Regulatory Bylaw, be read a first, second, and third time and be adopted.

**CARRIED**

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2. RecycleBC Contract
  - a. Statement of Work for Curbside Collection Services Provided by Local Government
  - b. Statement of Work for Depot Collection Services

For the RDOS to receive funding from RecycleBC for the provision of curbside recycling collection services in the Village of Keremeos, Electoral Areas 'A', 'B', 'C', 'D', 'E', 'F' and 'G' and Red Wing Resorts within the Penticton Indian Band Lands, and funding for the collection of residential recyclable materials at the Campbell Mountain, Oliver and Keremeos Landfills.

**RECOMMENDATION 14 (Weighted Corporate Vote – Majority)****IT WAS MOVED AND SECONDED**

THAT the Board of Directors renew a contract with MMBC Recycling Inc. (RecycleBC) for collection of residential recycling from homes and landfill depots from November 30, 2018 to December 31, 2023. - **CARRIED**

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**D. FINANCE**

1. General Government Building & Equipment Reserve Fund Expenditure Bylaw No. 2822, 2018
  - a. Bylaw No. 2822, 2018

**RECOMMENDATION 15 (Weighted Corporate Vote – 2/3 Majority)****IT WAS MOVED AND SECONDED**

THAT Bylaw No. 2822, 2018, being a bylaw of the Regional District of Okanagan Similkameen to withdraw \$15,000 from the General Government Building & Equipment Reserve to provide for parking lot maintenance at 101 Martin Street be read a first, second and third time and be adopted. - **CARRIED**

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2. Electoral Area “H” Community Facilities Capital Reserve Fund Expenditure Bylaw No. 2823, 2018
  - a. Bylaw No. 2823, 2018

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

**IT WAS MOVED AND SECONDED**

THAT Bylaw No. 2823, 2018, Electoral Area “H” Community Facilities Capital Reserve Fund Expenditure Bylaw be read a first, second and third time and be adopted.

**CARRIED**

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**E. LEGISLATIVE SERVICES**

1. [Declaration of State of Local Emergency Approval](#)

**Recommendation:**

**IT WAS MOVED AND SECONDED**

Electoral Area “C”:

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area “C” due to expire 23 July 2018, at midnight for a further seven days to 30 July 2018, at midnight.

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area “C” due to expire 30 July 2018, at midnight for a further seven days to 6 August 2018, at midnight.

Electoral Area “D”:

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area “D” due to expire 24 July 2018, at midnight for a further seven days to 31 July 2018, at midnight.

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area “D” due to expire 31 July 2018, at midnight for a further seven days to 7 August 2018, at midnight.

Electoral Area “F”:

THAT the Board of Directors consent to the Declaration of a State of Local Emergency issued by the Chair on July 18, 2018 to remain in force for seven days until July 25<sup>th</sup>, 2018 at midnight unless cancelled in the vicinity of Highway 97, north of the community of Summerland in the Regional District of Okanagan-Similkameen, Electoral Area F, due to the threat of wildfire that may threaten life, safety and property.

**CARRIED**

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**F. CAO REPORTS**

1. Verbal Update
- 

**G. OTHER BUSINESS**

1. Chair's Report
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2. Directors Motions

**IT WAS MOVED AND SECONDED**

THAT the following Directors be appointed as Liaison to the Fire Departments: Directors Bush, Pendergraft, Kozakevich, Schafer, Mayer, Siddon. - **CARRIED**

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**(Unweighted Corporate Vote – Simple Majority)****IT WAS MOVED AND SECONDED**

THAT the holding of a second public hearing on Bylaw No. 2458.12, 2018, Electoral Area "E" Official Community Plan Amendment Bylaw and Bylaw No. 2459.29, 2018, Electoral Area "E" Zoning Amendment Bylaw be delegated to Director Kozakevich;

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

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

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3. Board Members Verbal Update
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**H. ADJOURNMENT**

By consensus, the meeting adjourned at 2:25 p.m.

APPROVED:

CERTIFIED CORRECT:

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K. Kozakevich  
RDOS Board Chair

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B. Newell  
Corporate Officer