

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, August 21, 2025

RDOS Boardroom

101 Martin Street, Penticton, BC V2A 5J9



MEMBERS PRESENT:	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 I. Gilbert, City of Penticton Director R. Graham, City of Penticton Director D. Holmes, District of Summerland Director M. Johansen, Town of Oliver Director S. Monteith, Electoral Area "I" Director J. Reynen, City of Penticton Director T. Roberts, Electoral Area "G" Director M. Taylor, Electoral Area "D" Director J. Wiebe, Village of Keremeos
MEMBERS ABSENT:	Chair M. Pendergraft, Electoral Area "A"	Director S. McKortoff, Town of Osoyoos
STAFF PRESENT:	J. Zaffino, CAO N. Evans-MacEwan, CFO	T. Batten, Corporate Officer

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

Vice-Chair Watt chaired the meeting as Chair Pendergraft was away.

A. APPROVAL OF AGENDA

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

That the Agenda for the RDOS Board Meeting of August 21, 2025, be adopted. **-CARRIED**

A.1 Consent Agenda - Corporate Issues

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Consent Agenda Corporate Services be adopted. **-CARRIED**

A.1.1 Planning and Development Committee

THAT the Minutes of the August 7, 2025, Planning and Development Committee meeting be adopted.

A.1.2 Community Services Committee

THAT the Minutes of the August 7, 2025, Community Services Committee meeting be adopted.

A.1.3 RDOS Special Board of Directors

THAT the Minutes of the July 9, 2025, Special Board of Directors meeting be adopted.

A.1.4 RDOS Board of Directors

THAT the Minutes of the August 7, 2025, RDOS Board of Directors meeting be adopted.

B. DEVELOPMENT SERVICES - Rural Land Use Matters

B.1 Development Variance Permit Application — Electoral Area “F” (F2025.002-DVP)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Development Variance Permit No. F2025.002-DVP, allow for the construction of a livestock shelter at 601 Valiant Drive, be approved. **-CARRIED**

Opposed: Director Taylor

B.2 Temporary Use Permit Application – Electoral Area “E” (E2025.005-TUP)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Temporary Use Permit No. E2025.005-TUP, to allow a vacation rental use at 6900 Indian Rock Road be approved. **-CARRIED**

B.3 Short-Term Rental Accommodation Review – Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” (X2024.017-ZONE)

(Unweighted Rural Vote – Simple Majority)

MOVED and SECONDED

THAT Official Community Plan (OCP) Amendment Bylaw No. 3099, 2025,

Okanagan Valley Zoning Amendment Bylaw No. 2800.50, 2025, and

Development Procedures Amendment Bylaw No. 2500.36, 2025, be read a first and second time, and

AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated August 21, 2025, to be appropriate consultation

for OCP Amendment Bylaw No. 3099, 2025, 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. 3099, 2025, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of a public hearing be scheduled for OCP Amendment Bylaw No. 3099, 2025, and Okanagan Valley Zoning Bylaw No. 2800.50, 2025, for the Regional District Board meeting of September 4, 2025;

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

(Unweighted Corporate Vote – Simple Majority)

MOVED and SECONDED

THAT CAO Delegation Amendment Bylaw No. 3033.02, 2025, be read a first and second time. **-CARRIED**

B.4 Business Licence Regulation Bylaw (X2024.014-ZONE)

(Participant Vote – Simple Majority) - Participants: Electoral Areas “A”, “B”, “D”, “E”, “F,” “G”, “I”

MOVED and SECONDED

THAT the Regional District of Okanagan-Similkameen Business Licence Regulation Bylaw No. 3100, 2025, be adopted. **-CARRIED**

(Unweighted Corporate Vote – 2/3 Majority)

MOVED and SECONDED

THAT Chief Administrative Officer Delegation Amendment Bylaw No. 3033.01, 2025, be adopted. **-CARRIED**

(Unweighted Corporate Vote – Simple Majority)

MOVED and SECONDED

THAT Municipal Ticketing Information Amendment Bylaw No. 2328.05, 2025, be adopted. **-CARRIED**

B.5 Business Licencing Regulation Bylaw – Tourist Accommodation Uses (X2025.001-BLR)

(Participant Vote – Simple Majority) - Participants: Electoral Areas “A”, “B”, “D”, “E”, “F,” “G”, “I”

MOVED and SECONDED

THAT Business Licence Regulation Amendment Bylaw No. 3100.01, 2025, be read a first, second, and third time;

AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated August 21, 2025, to be appropriate notification for Business Licence Regulation Amendment Bylaw No. 3100.01, 2025, for the purpose of Section 59(2) of the Community Charter. -**CARRIED**

(Weighted Corporate Vote – Majority)

MOVED and SECONDED

THAT Fees and Charges Amendment Bylaw No. 3097.02, 2025, be read a first, second, and third time. -**CARRIED**

C. PUBLIC WORKS

C.1 Sage Mesa Water Update

A. Fillion, Managing Director Development and Infrastructure, provided the Board with a brief Sage Mesa Water Update.

Director Graham joined the meeting at 9:27 am.

D. COMMUNITY SERVICES

D.1 SPARC BC Accessibility Grant Application Approval

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Board supports an application for grant funding of \$25,000 from SPARC BC to support the installation of accessible doors at the Similkameen Recreation Centre. -
CARRIED

D.2 Final Board Approval for Purchase of 3547 Skaha Lake Road, Penticton

(Weighted Corporate Vote - Majority)

MOVED and SECONDED

THAT the Board direct staff to remove Contract Subjects 7, 9 and 10 in the purchase agreement with Primex Skaha Holdings Ltd. for 3547 Skaha Lake Road, Penticton; and,

THAT the Board authorize the Chair and CAO to execute all documentation to complete the purchase of the land and building assets at 3547 Skaha Lake Road with a closing date of October 15th, 2025, and a possession date of October 16th, 2025. -**CARRIED**

E. LEGISLATIVE SERVICES

E.1 Naramata Water and Street Lighting Amendment Bylaws

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT Naramata Water System Local Service Establishment Amendment Bylaw No. 3116, 2025, and Naramata Street Lighting Local Service Establishment Amendment Bylaw No. 1618.04, 2025, be adopted. **-CARRIED**

E.2 Hudbay Minerals Inc. Letter of Support

Pursuant to Section 100 of the Community Charter, Director Bush declared a conflict of interest regarding item E.2 Hudbay Minerals Inc. stating a family member is employed by Hudbay Minerals. Director Bush left the meeting at 9:51 am.

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Board of Directors provides a letter of support addressed to Premier David Eby and Minister Jagrup Brar, Minister of Mining and Critical Minerals, for Hudbay Minerals Inc.'s New Ingerbelle Expansion project at the Copper Mountain Mine near Princeton, BC. **-CARRIED**

F. CAO REPORTS

Director Bush returned to the meeting at 9:53 am.

F.1 Verbal Update

F.2 Strategic Priorities Board Amendments

MOVED and SECONDED

THAT the Board direct staff to change the Strategic Priorities in Area E regarding the library project and a change in scope and return it to the Board for approval at the next meeting. **-CARRIED**

G. OTHER BUSINESS

G.1 Chair's Report

G.2 Directors Motions

G.2.1 Motion - Director Taylor

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT staff request that the province add additional funding regarding the incorporation of Okanagan Falls.

MOVED and SECONDED

THAT the Board defer voting on this item until after the closed session of this meeting. **-CARRIED**

G.3 Board Members Verbal Update

G.3.1 Board Representation

1. Municipal Finance Authority – *Pendergraft, Watt (Alternate)*
2. Municipal Insurance Association – *Pendergraft, Taylor (Alternate)*
3. Okanagan Basin Water Board - *McKortoff, Holmes, Monteith, Fedrigo (Alternate), Pendergraft (Alternate), Taylor (Alternate)*
4. Okanagan Film Commission – *S. Coyne, Fedrigo (Alternate)*
5. Okanagan Regional Library – *Fedrigo, Monteith (Alternate)*
6. Okanagan-Kootenay Sterile Insect Release Board – *Bush, Roberts (Alternate)*
7. Southern Interior Municipal Employers Association – *S. Coyne*
8. Starling Control – *Bush*
9. Economic Trust of the Southern Interior (ETSI-BC) - *Johansen, McKortoff, Bloomfield, Roberts (Alternate)*

H. CLOSED SESSION

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT in accordance with Section 90(1)(c),(d),(i),(k), and 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, the security of the property of the municipality, the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose, negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm

the interests of the municipality if they were held in public, and the consideration of information received and held in confidence relating to negotiations between the municipality 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. **-CARRIED**

The meeting closed to the public at 10:20 am and reopened to the public at 11:34 am.

MOVED and SECONDED

THAT staff request that the province add additional funding regarding the incorporation of Okanagan Falls. **-CARRIED**

G.2.2 Notice of Motion - Director Taylor

MOVED and SECONDED

THAT the notice requirement for Director Taylor's Motion regarding Sewer and Water Systems be waived. **-CARRIED**

MOVED and SECONDED

THAT the RDOS act similarly for it's already owned sewer/water systems as it has to date and will in future for Sage Mesa. **-DEFEATED**

Opposed: Directors Barkwill, Bloomfield, Bush, Chahal, B. Coyne, S. Coyne, Fedrigo, Gettens, Gilbert, Johansen, Reynen, Roberts, Watt, and Weibe

J. ADJOURNMENT

MOVED and SECONDED

THAT the meeting adjourn at 11:49 am. **-CARRIED**

APPROVED:

"Original signed by"

C. Watt, Vice-Chair

CERTIFIED CORRECT:

"Original signed by"

T. Batten, Corporate Officer