

# REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

## BOARD of DIRECTORS MEETING

Thursday, February 20, 2025

RDOS Boardroom

101 Martin Street, Penticton, BC V2A 5J9



MEMBERS PRESENT: Chair M. Pendergraft, Electoral Area "A"  
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 R. Graham, City of Penticton  
Director I. Gilbert, City of Penticton  
Director M. Johansen, Town of Oliver  
Director H. Konanz, City of Penticton  
Director S. McKortoff, Town of Osoyoos  
Director S. Monteith, Electoral Area "I"  
Director T. Roberts, Electoral Area "G"  
Director M. Taylor, Electoral Area "D"  
Director J. Wiebe, Village of Keremeos  
Alt. Director E. Trainer, District of Summerland

MEMBERS ABSENT: Director D. Holmes, District of Summerland

STAFF PRESENT: N. Evans-MacEwan, Acting CAO  
M. Koch, Managing Director  
G. Cramm, Deputy Corporate Officer  
A. Fillion, Managing Director

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

### A. APPROVAL OF AGENDA

(Unweighted Corporate Vote - Simple Majority)

#### **MOVED and SECONDED**

That the Agenda for the RDOS Board Meeting of February 20, 2025, be adopted as amended to remove Item E. 1 and H. 4.-**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 Parks and Recreation Commissions

##### A.1.1.1 Similkameen Recreation Commission Appointment

THAT Jocelyn Reaume be appointed to the Similkameen Recreation Commission for a two-year term, ending December 31, 2026.

A.1.1.2 Okanagan Falls Parks and Recreation AGM

THAT the Minutes of the January 30, 2025, Okanagan Falls Parks and Recreation Committee meeting be received.

A.1.2 Planning and Development Committee

THAT the Minutes of the February 6, 2025 Planning and Development Committee meeting be adopted.

A.1.3 Protective Services Committee

THAT the Minutes of the February 6, 2025 Protective Services Committee meeting be adopted.

A.1.4 RDOS Board of Directors

THAT the Minutes of the February 6, 2025 RDOS Board of Directors meeting be adopted.

**B. DEVELOPMENT SERVICES - Building Inspection**

B.1 Building Bylaw Infraction - Civic Address: 1050 Aikens Loop (Electoral Area "E")

(Unweighted Corporate Vote - Simple Majority)

*The Chair enquired whether the property owner or agent was available to address the Board; however they were not.*

**MOVED and SECONDED**

THAT a Section 302 Notice on Title, pursuant to Section 302 of the Local Government Act and Section 57 of the Community Charter (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 1, District Lot 209, Plan KAP20721, that certain works having been undertaken on the lands undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018;

AND THAT injunctive action be commenced against the property owners, if after March 20, 2025 the property is not in compliance with the Regional District of Okanagan-Similkameen Building Bylaw No. 2805, 2018. **-CARRIED**

***Alt. Director Trainer entered the Boardroom at 9:10 am.***

B.2 Building Bylaw Infraction, 799 Highway 3 E – Electoral Area "H"

(Unweighted Corporate Vote - Simple Majority)

*The Chair enquired whether the property owner or agent was available to address the Board; however they were not.*

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter*, (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as District Lot 362S, Plan H864 H10386, that certain works having been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018; and

THAT injunctive action be commenced against the property owners if, after March 20, 2025, the property is not in compliance with the Regional District of Okanagan-Similkameen Building Bylaw No. 2805, 2018.

**MOVED and SECONDED**

THAT a Section 302 Notice on Title, pursuant to Section 302 of the Local Government Act and Section 57 of the Community Charter, (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as District Lot 362S, Plan H864 H10386, that certain works having been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018.-**CARRIED**  
**Opposed:** Directors Gilbert, Gettens, Graham, Konanz, Monteith, Pendergraft, Taylor, Watt, and Wiebe

**C. DEVELOPMENT SERVICES - Rural Land Use Matters**

- C.1 Agricultural Land Commission Referral (Non-Farm Use) – Electoral Area “A” (A2025.001-ALC)

(Unweighted Corporate Vote - Simple Majority)

**MOVED and SECONDED**

THAT the RDOS Board “authorize” the application to allow a vacation rental use in an accessory dwelling as a non-farm use on the parcel located at 10105 12<sup>th</sup> Avenue (Lot 613, Plan KAP1950, District Lot 2450S, SDYD) to proceed to the Agricultural Land Commission.-**CARRIED**

- C.2 Development Variance Permit Application — Electoral Area “I” (I2025.001-DVP)

(Unweighted Rural Vote - Simple Majority)

**MOVED and SECONDED**

THAT Development Variance Permit No. I2025.001-DVP, to allow for the construction of an equestrian centre at 788 Sheep Creek Road, be approved.-**CARRIED**

**Opposed:** Directors Gettens and Taylor

***Director Bloomfield entered the Boardroom at 9:18 am.***

- C.3 Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “C”  
(C2024.015-ZONE)

(Unweighted Rural Vote - Simple Majority)

**MOVED and SECONDED**

THAT the holding of a public hearing in relation to Electoral Area “C” Official Community Plan Amendment Bylaw No. 2452.25, 2024, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.48, 2024, be scheduled for the Regional District Board meeting of March 6, 2025;

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

- C.4 Official Community Plan (OCP) & Zoning Bylaw Amendments (X2024.013-ZONE)

(Unweighted Rural Vote - Simple Majority)

**MOVED and SECONDED**

THAT the Official Community Plan Amendment Bylaw No. 3089, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.45, 2025, 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 February 20, 2025, 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. 3089, 2025, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of March 6, 2025;

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

- C.5 Small-Scale Multi-Unit Housing (SSMUH) Implementation - Zoning Bylaw Amendments  
(X2025.001-ZONE)

(Unweighted Rural Vote - Simple Majority)

**MOVED and SECONDED**

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.53, 2025, be read a first, second, and third time. **-CARRIED**

**D. PUBLIC WORKS**

- D.1 Request for a Letter of Support for Calls to Action regarding the Invasive Mussel Defense Program

(Unweighted Corporate Vote - Simple Majority)

**MOVED and SECONDED**

THAT The Board of Directors provide a letter of support be forwarded to the BC Minister of Water, Lands and Resource Stewardship supporting the Calls to Action related to the Invasive Mussel Defense Program and changes to the BC Wildlife Act currently under review.-**CARRIED**

**E. COMMUNITY SERVICES**

- E.1 Naramata Parks Maintenance

***This item was removed from the agenda.***

THAT the RDOS assume maintenance of Naramata parks using its own forces;

And THAT the Board approve the Program Change Request to reallocate \$59,000 from Contract Services (7540-3520) to Salaries & Wages (7540-1000) in the Electoral Area “E” Parks and Recreation Service area and the creation of a new seasonal (0.66) Park Attendant position.

**F. PROTECTIVE SERVICES**

- F.1 Cooperative Community Wildfire Response Program Constraints

(Unweighted Corporate Vote - Simple Majority)

**MOVED and SECONDED**

THAT the RDOS Board approve sending a letter to UBCM outlining concerns regarding the CCWR program and requesting revisions to better align responsibilities with the capacity of local governments.-**CARRIED**

- F.2 Community Emergency Preparedness Fund – Emergency Operations Center Equipment & Training 2025

(Unweighted Corporate Vote - Simple Majority)

**MOVED and SECONDED**

THAT the Regional District of Okanagan-Similkameen submit a joint application under the 2025 UBCM Community Emergency Preparedness Fund – Emergency Operations Centre Equipment & Training Grant for \$200,000 and manage the grant on behalf of the District of Summerland, Town of Osoyoos, Town of Oliver, and Village of Keremeos.-

**CARRIED**

## G. FINANCE

### G.1 RDOS 2025-2029 Five-Year Financial Plan Bylaw No. 3102, 2025

(Weighted Corporate Vote - Majority)

#### **MOVED and SECONDED**

THAT Bylaw No. 3102, 2025 being a bylaw of the Regional District of Okanagan Similkameen to establish the 2025-2029 Five-Year Financial Plan, be read a second time as amended to include Appendix A.-**CARRIED**

## H. LEGISLATIVE SERVICES

### H.1 Letter of Support for Osoyoos Irrigation District Grant Application

(Unweighted Corporate Vote - Simple Majority)

#### **MOVED and SECONDED**

THAT the Regional District provide a letter of support to Osoyoos Irrigation District (OID) for their grant application to Okanagan Basin Water Board (OBWB) Water Conservation and Quality Improvement grant program.-**CARRIED**

### H.2 Committee and External Agency Appointments

(Unweighted Corporate Vote - Simple Majority)

THAT Director Monteith be appointed to serve as a representative on the Okanagan Basin Water Board, and that Director \_\_\_\_ be appointed as alternate; and,

THAT Director \_\_\_\_ be appointed to serve as a representative on the Southern Interior Municipal Employers Association; and,

THAT Director Wiebe be appointed as Chair of the Planning and Development Committee for the remainder of 2025, and that Director \_\_\_\_ be appointed as Vice Chair of the Committee for the remainder of 2025.

#### **MOVED and SECONDED**

THAT Director Monteith be appointed to serve as a representative on the Okanagan Basin Water Board, and that Director Pendergraft be appointed as alternate.-**CARRIED**

#### **MOVED and SECONDED**

THAT Director S. Coyne be appointed to serve as a representative on the Southern Interior Municipal Employers Association.-**CARRIED**

#### **MOVED and SECONDED**

THAT Director Wiebe be appointed as Chair of the Planning and Development Committee for the remainder of 2025, and that Director Fedrigo be appointed as Vice Chair of the Committee for the remainder of 2025.-**CARRIED**

### H.3 Southern Interior Local Government Association (SILGA) Resolutions

(Unweighted Corporate Vote - Simple Majority)

THAT the SILGA resolution attached to the Administrative Report dated February 20, 2025 be approved and submitted to SILGA for consideration at the 2025 Annual General Meeting.

#### **MOVED and SECONDED**

THAT the SILGA resolution below be approved and submitted to SILGA for consideration at the 2025 Annual General Meeting.-**CARRIED**

Request the Agricultural Land Commission (ALC) to permit Vacation rentals within the Agricultural Land Reserve (ALR)

Director Taylor

WHEREAS the ALC is no longer permitting vacation rentals on ALR land;

AND WHEREAS the Regional District has an objective to support agriculture and the local economy through agri-tourism;

AND WHEREAS allowing vacation rentals supports tourism and the local economy;

NOW THEREFORE BE IT RESOLVED THAT UBCM request the ALC to permit vacation rentals within the ALR, and remove the existing requirement for a resident owner.

#### **MOVED and SECONDED**

THAT the SILGA resolution below be approved and submitted to SILGA for consideration at the 2025 Annual General Meeting.-**CARRIED**

Request the Province of British Columbia to implement a regionally balanced approach to supportive housing

City of Penticton

WHEREAS the Province of British Columbia, through BC Housing, has made significant investments in supportive housing and shelter services, yet many smaller and rural communities continue to face challenges in accessing these resources;

AND WHEREAS ensuring that individuals experiencing homelessness can access housing and supports within their home communities promotes stability and well-being;

AND WHEREAS a more equitable distribution of supportive housing and shelter services would ensure that all communities – urban, rural and regional – have access to supportive housing and shelter services;

THEREFORE BE IT RESOLVED that the Southern Interior Local Government Association (SILGA) urge the Province of British Columbia to implement a regionally balanced approach to supportive housing by:

- Increasing dedicated funding streams for smaller and rural communities;
- Ensuring supportive housing projects are proportionally distributed based on local needs assessments;
- Providing targeted incentives for non-profits and service providers to operate outside major urban centers and regional hubs.

***The meeting recessed at 10:40 am and reconvened at 1:05 pm to accommodate a delegation.***

H.4 2024 Gantt Chart Summary

***This item was removed from the agenda.***

For information.

H.5 Similkameen Transit System Service Establishment Alternative Approval Process (AAP)  
(Unweighted Corporate Vote - Simple Majority)

**MOVED and SECONDED**

THAT the deadline for submitting elector response forms in relation to Bylaw No. 3082, 2024, Similkameen Transit System Service Establishment to the Corporate Officer is no later than 4:30 p.m. on Friday May 9, 2025; and

THAT the elector response form attached to the report dated February 20, 2025 be the approved form for the Bylaw No. 3082, 2024 alternative approval process; and

THAT the total number of eligible electors to which the alternative approval process applies is 8,557; and

THAT the number of elector responses required to prevent the bylaw from proceeding without a referendum is 855.-**CARRIED**

H.6 Chain Lake – Shinish Creek Diversion and Dam

(Unweighted Corporate Vote - Simple Majority)



**MOVED and SECONDED**

THAT third reading of Chain Lake-Shinish Creek Service Establishment Amendment Bylaw No. 1382.01, 2024, be rescinded and the bylaw re-read a third time as amended.-

**CARRIED**

## H.7 Security Issuing Bylaw for Town of Osoyoos

(Weighted Corporate Vote - 2/3 Majority)

**MOVED and SECONDED**

THAT Security Issuing Bylaw No. 3103, 2025, being a bylaw of the Regional District of Okanagan-Similkameen to borrow up to two million dollars (\$2,000,000) for a water metering project in the Town of Osoyoos, be read a first, second and third time and be adopted.-**CARRIED**

## H.8 Security Issuing Bylaw for City of Penticton

(Weighted Corporate Vote - 2/3 Majority)

**MOVED and SECONDED**

THAT Security Issuing Bylaw No. 3104, 2025, being a bylaw of the Regional District of Okanagan-Similkameen to borrow up to five million one hundred thousand (\$5,100,000) for designing, expanding, and constructing upgrades to the Penticton Avenue Pressure Reducing Valve in the City of Penticton, be read a first, second and third time and be adopted.-**CARRIED**

## H.9 RDOS PIB Services Agreement

(Weighted Corporate Vote - Majority)

**MOVED and SECONDED**

THAT the Board of Directors of the RDOS approve the Services Agreement between the Penticton Indian Band (PIB) and the Regional District of Okanagan-Similkameen and direct the Chair and CAO to sign the agreement.-**CARRIED**

**I. CAO REPORTS**

## I.1 Verbal Update

**J. OTHER BUSINESS**

## J.1 Chair's Report

## J.2 Directors Motions

## J.3 Board Members Verbal Update

## J.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)*

**K. ITEMS COMING OUT OF CLOSED SESSION**

**L. ADJOURNMENT**

**MOVED and SECONDED**

THAT the meeting adjourn at 1:20 pm.-**CARRIED**

**APPROVED:**

*“Original signed by”*

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M. Pendergraft, Chair

**CERTIFIED CORRECT:**

*“Original signed by”*

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C. Malden, Corporate Officer