

# REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

## BOARD of DIRECTORS MEETING

Thursday, May 8, 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 D. Holmes, District of Summerland  
Director M. Johansen, Town of Oliver  
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

MEMBERS ABSENT: Director H. Konanz, City of Penticton

STAFF PRESENT: J. Zaffino, CAO  
N. Evans-MacEwan, CFO  
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 May 8, 2025, be adopted as amended to move item I after item B. **-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 Advisory Planning Commissions

##### A.1.1.1 Electoral Area "E" Advisory Planning Commission

THAT the Minutes of the April 22, 2025 Electoral Area (E) Advisory Planning Commission meeting be received.

A.1.2 Parks and Recreation Commissions

A.1.2.1 Parks and Recreation Commission Member Appointment

THAT Dennis Smith be appointed to the Naramata Parks and Recreation Commission for a two-year term, ending December 31, 2026.

A.1.3 Community Services Committee

THAT the Minutes of the April 17, 2025, Community Services Committee meeting be adopted.

A.1.4 RDOS Board of Directors

THAT the Minutes of the April 17, 2025, RDOS Board of Directors meeting be adopted.

A.2 Consent Agenda - Development Services

(Unweighted Rural Vote - Simple Majority)

**MOVED and SECONDED**

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

A.2.1 Temporary Use Permit Application – Electoral Area “E” (E2025.002-TUP)

THAT Temporary Use Permit No. E2025.002-TUP, to allow for a vacation rental use at 3285 Lyons Road, Naramata, be approved.

**B. DELEGATIONS**

B.1 Sinead Scanlon, Diversity, Equity and Inclusion Leader, BDO Canada LLP

Sinead Scanlon, Diversity, Equity and Inclusion Leader, BDO Canada LLP, presented the 2024 Audited Financial Statements to the Board.

(Weighted Corporate Vote - Majority)

**MOVED and SECONDED**

THAT the audited financial statements of the Regional District of Okanagan-Similkameen, as of December 31, 2024, be received, and further,

THAT all reported 2024 transactions be adopted as amendments to the 2024 Financial Plan. **-CARRIED**

B.2 Anthony Haddad, City Manager, and Julie Czeck, Manager of Public Safety and Partnerships, City of Penticton

Anthony Haddad, City Manager, and Julie Czeck, Manager of Public Safety and Partnerships, City of Penticton presented a Winter Shelter Update to the Board.

B.3 Naomi Woodland, Reaching Home Manager, Community Impact & Investment

Naomi Woodland, Reaching Home Manager, Community Impact & Investment, United Way British Columbia, presented a 100 More Homes Penticton presentation to the Board.

**I. CLOSED SESSION**

(Unweighted Corporate Vote - Simple Majority)

**MOVED and SECONDED**

THAT in accordance with Section 90(1)(a),(c) and (2)(b) of the *Community Charter*, the Board close the meeting to the public on the basis of personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality, labour relations or other employee relations, 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 10:29 am and reopened to the public at 12:00 pm.*

*The meeting recessed for lunch at 12:00 and reconvened at 12:43 pm.*

**C. DEVELOPMENT SERVICES - Building Inspection**

C.1 Building Bylaw Infraction – 1001 Bullmoose Way (Electoral Area “A”)

(Unweighted Corporate Vote - Simple Majority)

**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 7, Plan KAP84765, District Lot 2709, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018. - **CARRIED**

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

D.1 Development Variance Permit Application — Electoral Area “E” (E2025.004-DVP)

(Unweighted Rural Vote - Simple Majority)

THAT Development Variance Permit No. E2025.004-DVP, to allow for the construction of a carport at 2401 Workman Place, be denied.

**MOVED and SECONDED**

THAT the Board approve Development Variance Permit No. E2025.004-DVP. **-CARRIED**

- D.2 Development Variance Permit Application — Electoral Area “I” (I2025.005-DVP)  
(Unweighted Rural Vote - Simple Majority)

**MOVED and SECONDED**

THAT Development Variance Permit No. I2025.005-DVP, to allow for the construction of a principal use in the form of a duplex dwelling at 177 Clearview Crescent, be approved.  
**-CARRIED**

- D.3 Agricultural Land Commission Referral (Non-Farm Use) – Electoral Area “C” (C2024.009-ALC)  
(Unweighted Corporate Vote - Simple Majority)

**MOVED and SECONDED**

THAT the RDOS Board “authorize” the application to allow a “solar energy system” as a non-farm use on the parcel located at 4353 Ryegrass Road (Lot A, Plan 18096, District Lot 2450S, SDYD) to proceed to the Agricultural Land Commission. **-CARRIED**

- D.4 Agricultural Land Commission Referral (Non-Farm Use) – Electoral Area “C” (C2024.010-ALC)  
(Unweighted Corporate Vote - Simple Majority)

THAT the RDOS Board not “authorize” the application for “non-adhering residential use as a non-farm use on the parcel located at 5526 Primrose Lane (Lot 148, Plan KAP1728, District Lot 2450S, SDYD) to proceed to the Agricultural Land Commission.

**MOVED and SECONDED**

THAT the RDOS Board “authorize” the application for “non-adhering residential use as a non-farm use on the parcel located at 5526 Primrose Lane (Lot 148, Plan KAP1728, District Lot 2450S, SDYD) to proceed to the Agricultural Land Commission. **-CARRIED**

- D.5 Official Community Plan (OCP) & Zoning Bylaw Amendments – Heritage Hills, Lakeshore Highlands, and Vintage Views, Electoral Area “D” (D2024.011-ZONE)  
(Unweighted Rural Vote - Simple Majority)

**MOVED and SECONDED**

THAT the Electoral Area “D” Official Community Plan Amendment Bylaw No. 2603.27,

2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.43, 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 May 8, 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. 2603.27, 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 June 5, 2025;

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

D.6 Zoning Bylaw Amendment – Electoral Area “C” (C2024.016-ZONE)

(Unweighted Rural Vote - Simple Majority)

**MOVED and SECONDED**

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.49, 2025, be adopted. -**CARRIED**

*Due to time constraints the meeting recessed at 12:59 and reconvened at 3:42 pm.*

*When the meeting commenced Directors Chahal, Gettens, Graham, Wiebe were not present.*

**E. FINANCE**

E.1 2025-2029 Five Year Financial Plan Amendment – Naramata Parks and Recreation

(Weighted Corporate Vote - 2/3 Majority)

**MOVED and SECONDED**

THAT Bylaw No. 3102.01, 2025, being a bylaw to amend the Regional District of Okanagan-Similkameen 2025-2029 Five Year Financial Plan to re-allocate capital funds between projects for the Naramata Parks and Recreation be given first, second, and third readings and be adopted.-**CARRIED**

E.2 Electoral Area ‘A’ Community Works Program (Gas Tax) Reserve Expenditure

(Weighted Corporate Vote - 2/3 Majority)

**MOVED and SECONDED**

THAT Bylaw No. 3107,2025, being a bylaw that authorizes the expenditure of \$20,000 from the Area “A” Community Works Gas Tax Reserve for the purpose of road, parking

lot, and park improvements at the Jamie Soule Memorial Park, be given first, second, and third readings and be adopted. -**CARRIED**

E.3 Community Works Fund Program Information Report

**MOVED and SECONDED**

THAT this matter be postponed until the May 22, 2025, Board of Directors Meeting. –  
**CARRIED**

To provide a brief summary of the eligible expenditure changes to the Community Works Fund (“CWF”) Program under the new 2024-2034 agreement, the timelines for spending and the current balance of RDOS CWF funds held be postponed to the next meeting.

E.4 2024 Audited Financial Statements

*This matter was considered earlier in the meeting, please refer to item B.1.*

**F. LEGISLATIVE SERVICES**

F.1 Vintage Views Wastewater and Lakeshore Waterworks Utilities

(Weighted Corporate Vote - Majority)

**MOVED and SECONDED**

THAT Vintage Views Wastewater System Service Establishment Bylaw No. 3068, 2024, being a bylaw to establish the Vintage Views Wastewater System as a service of the Regional District of Okanagan-Similkameen, and the Vintage Views Wastewater System Loan Authorization Bylaw No. 3069, 2024, being a bylaw to authorize the borrowing of \$6,962,000.00 for capital upgrades to the Vintage Views Wastewater System, be adopted; and

THAT Lakeshore Waterworks System Service Establishment Bylaw No. 3071, 2024, being a bylaw to establish the Lakeshore Waterworks System as a service of the Regional District of Okanagan-Similkameen, and the Lakeshore Waterworks System Loan Authorization Bylaw No. 3072, 2024, being a bylaw to authorize the borrowing of \$13,530,000.00 for capital upgrades to the Lakeshore Waterworks System, be adopted. -

**CARRIED**

(Unweighted Corporate Vote - 2/3 Majority)

**MOVED and SECONDED**

THAT Bylaw No. 3070, 2025, being a bylaw to establish a capital reserve fund for the Vintage Views Wastewater System, be read a first, second and third time and be adopted.

THAT Bylaw No. 3073, 2025, being a bylaw to establish a capital reserve fund for the Lakeshore Waterworks System, be read a first, second and third time and be adopted. - **CARRIED**

F.2 Petition to Amend Service Area – Electoral Area “D” (D2025.002-SAP)

(Unweighted Corporate Vote - Simple Majority)

**MOVED and SECONDED**

THAT the Vintage Views Wastewater System Service Establishment Amendment Bylaw No. 3068.01, 2025, being a bylaw to reduce the service area, be read a first, second and third time. -**CARRIED**

**G. CAO REPORTS**

G.1 Staff's Response Regarding the Efficiency Review

*Due to time constraints this matter was postponed until the May 22, Board of Directors Meeting.*

Allan Neilson, Principal, Neilson Strategies Inc., will present his findings on the Organizational Efficiency Review which was approved by the Board in 2024.

G.2 Verbal Update

**H. OTHER BUSINESS**

H.1 Chair's Report

H.2 Directors Motions

H.3 Board Members Verbal Update

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

The Deputy Corporate Officer reported that at closed session portion of the May 8, 2025, Board meeting, the Board resolved the following:

That the Board of the Regional District of Okanagan-Similkameen appoint Tracey Batten as the Corporate Officer (CO), statutory position, for the Regional District of Okanagan-Similkameen; and, that this resolution be reported out in open meeting.

**K. ADJOURNMENT**

**MOVED and SECONDED**

THAT the meeting adjourn at 3:55 pm. -**CARRIED**

**APPROVED BY:**

*"Original signed by"*

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M. Pendergraft, Chair

**CERTIFIED CORRECT:**

*"Original signed by"*

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G. Cramm, Deputy Corporate Officer