

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, October 2, 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 J. Reynen, City of Penticton
Director T. Roberts, Electoral Area "G"
Director M. Taylor, Electoral Area "D"
Director J. Wiebe, Village of Keremeos

STAFF PRESENT: J. Zaffino, CAO
W. Making, Deputy CFO

M. Aucoin, Acting Deputy Corporate Officer

The meeting was called to order at 10:13 am.

Vice-Chair Watt Chaired the meeting as Chair Pendergraft was joining virtually.

A. APPROVAL OF AGENDA

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

That the Agenda for the RDOS Board Meeting of October 2, 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 Parks and Recreation Commissions

A.1.1.1 Kaleden Parks and Recreation Commission

THAT the Minutes of the August 19, 2025, Kaleden Parks and Recreation Commission meeting be received.

A.1.1.2 Similkameen Parks and Recreation Commission

THAT the Minutes of the September 9, 2025, Similkameen Parks and Recreation Commission meeting be received.

A.1.1.3 Okanagan Falls Parks and Recreation Commission

THAT the Minutes of the August 28, 2025, Okanagan Falls Parks and Recreation Commission meeting be received.

A.1.2 Community Services Committee

THAT the Minutes of the September 18, 2025, Community Services Committee meeting be adopted.

A.1.3 RDOS Board of Directors

THAT the Minutes of the September 18, 2025, RDOS Board of Directors meeting be adopted.

B. DEVELOPMENT SERVICES - Rural Land Use Matters

B.1 Development Variance Permit Application — Electoral Area “C” (C2025.023-DVP)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Development Variance Permit No. C2025.023-DVP, to vary the maximum parcel coverage to allow for warehouse expansion at 577 Road 2, be approved. **-CARRIED**

B.2 Development Variance Permit Application — Electoral Area “D” (D2025.019-DVP)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Development Variance Permit No. D2025.019-DVP, to allow for the construction of an addition to the principal dwelling, and increase in parcel coverage at 4813 Barten Place, be approved. **-CARRIED**

B.3 Development Variance Permit Application — Electoral Area “D” (D2025.021-DVP)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Development Variance Permit No. 2025.021-DVP, to allow for the construction of an accessory dwelling 4812 Bassett Avenue, be approved. **-CARRIED**

B.4 Development Variance Permit Application — Electoral Area “F” (F2025.024-DVP)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Development Variance Permit No. F2025.024-DVP, to allow for the construction of a new deck on a principal dwelling at 1018 Veteran Drive, be approved. **-CARRIED**

B.5 Development Variance Permit Application — Electoral Area “G” (G2025.022-DVP)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Development Variance Permit No. G2025.022-DVP, to allow for the creation of new parcels to be serviced by a private on-site sewage system and less than 1.0 ha in area at 762 Daly Avenue, Hedley, be approved.

MOVED and SECONDED

THAT Development Variance Permit No. G2025.022-DVP, to allow for the creation of new parcels to be serviced by a private on-site sewage system and less than 1.0 ha in area at 762 Daly Avenue, Hedley, be referred to staff to provide further information. **-CARRIED**

B.6 Temporary Use Permit Application – Electoral Area “I” (I2025.007-TUP)

The Chair inquired whether the property owner or agent was present to address the Board. They were not; however, they provided a letter that M. Aucoin, Acting Deputy Corporate Officer, read to the Directors.

(Unweighted Rural vote - Simple Majority)

MOVED and SECONDED

THAT Temporary Use Permit No. I2025.007-TUP, to allow for the residential use of a recreational vehicle at 276 Resolute Road, be denied. **-CARRIED**

Opposed: Directors Bush, Fedrigo, and Roberts

B.7 Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “I”
(I2025.008-ZONE)

(Unweighted Rural Vote – Simple Majority)

MOVED and SECONDED

THAT the Electoral Area “I” Official Community Plan Amendment Bylaw No. 2683.09, 2023, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.56, 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 the report from the Chief Administrative Officer dated October 2, 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. 2683.09, 2025, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT upon receipt of a petition to include the subject property (100 Turtle Lake Road) in the Fire Protection Service area being considered by the Board, staff give notice of a public hearing in accordance with the requirements of the Local Government Act and Board of Directors. -**CARRIED**

B.8 Zoning Bylaw Amendment – Electoral Area “I” (I2025.010-ZONE)

This item was subject of one of the Public Hearing held on the morning of October 2, 2025.

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.58, 2025 be read a third time. -**CARRIED**

B.9 Official Community Plan (OCP) – Electoral Area “E” (E2025.005-ZONE)

This item was subject of one of the Public Hearing held on the morning of October 2, 2025.

(Unweighted Rural Vote - 2/3 Majority)

MOVED and SECONDED

THAT the Electoral Area “E” Official Community Plan Amendment Bylaw No. 3010.04, 2025, be read a third time and adopted. -**CARRIED**

B.10 Zoning Bylaw Amendment – Electoral Area “D” (D2025.006-ZONE)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Okanagan Valley Zoning Amendment Bylaw No. 2800.55, 2025, be adopted. -

CARRIED

B.11 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 adopted. **-CARRIED**

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT CAO Delegation Amendment Bylaw No. 3033.02, 2025, be adopted. **-CARRIED**

C. PUBLIC WORKS

C.1 Water Regulatory Bylaw Amendment to add Lakeshore Waterworks System

(Unweighted Corporate Vote - 2/3 Majority)

MOVED and SECONDED

THAT Bylaw No. 2824.03, 2025, being a bylaw to amend the Water Use Regulation Bylaw No. 2824, 2019 to add the Lakeshore Waterworks System, be read a first, second, and third time and be adopted. **-CARRIED**

C.2 Sewer Management Bylaw Amendment to add Vintage Views Wastewater System

(Unweighted Corporate Vote - 2/3 Majority)

MOVED and SECONDED

THAT Bylaw No. 3119, 2025, being a bylaw to amend the Sewer System Management Bylaw No. 1707, 1996 to add the Vintage Views Wastewater System, be read a first, second, and third time and be adopted. **-CARRIED**

C.3 Utilities Amendment to Fees and Charges Bylaw 3097, 2025

(Weighted Corporate Vote - 2/3 Majority)

MOVED and SECONDED

THAT Fees and Charges Amendment Bylaw No. 3097.03, 2025, be read a first and second time. **-CARRIED**

C.4 Recycling Regulation Update – Mattress Exclusion Objection

Director B. Coyne Joined the meeting at 11:07 am.

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Board supports sending a letter to all relevant Provincial Ministers expressing the Regional District's objections to excluding mattresses from the pending update to the Recycling Regulation on the Extended Producer Responsibility program;

AND THAT the Board direct the CAO to coordinate with all other Regional District CAO'S to have them endorse the letter. **-CARRIED**

D. COMMUNITY SERVICES

D.1 Administrative Report REDIP ETSI Grant v2

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Board support a grant application under the Rural Economic Diversification and Infrastructure Program (REDIP) for a Regional Economic Development Coordinator; and,

THAT the Board support a grant application under the Economic Trust of the Southern Interior (ETSI-BC) for a Regional Economic Development Coordinator. **-CARRIED**

(Weighted Corporate Vote - Majority)

MOVED and SECONDED

THAT the Board approve an FTE be created, and to apply for early approval for the 2026 budget.

MOVED and SECONDED

THAT the motion be amended to add that the FTE creation be based on successful grant funding and be net neutral. **-CARRIED**

QUESTION ON THE MAIN MOTION

THAT the Board approve an FTE be created, and to apply for early approval for the 2026 budget; and

THAT the FTE creation be based on successful grant funding and be net neutral. -
CARRIED

E. FINANCE

E.1 Bylaw 3102.06, 2025, Naramata Marina Dredging

(Weighted Corporate Vote - 2/3 Majority)

MOVED and SECONDED

THAT Bylaw No. 3102.06, 2025, being a bylaw to amend the 2025-2029 Five Year Financial Plan to include Marina Dredging for Naramata using a combination of funds from the Parks & Recreation - Naramata and Fire Protection – Naramata Operating Reserves be read a first, second and third time and be adopted. -**CARRIED**

F. CAO REPORTS

F.1 Verbal Update

F.2 Strategic Actions Status Update #2

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT changes to the strategic priorities tracker as detailed in Schedules A and B of the Administrative Report dated October 2, 2025, be approved for the deferral and scope and hours changes. -**CARRIED**

G. OTHER BUSINESS

G.1 Chair's Report

G.2 Directors Motions

G.3 Board Members Verbal Update

I. ADJOURNMENT**MOVED and SECONDED**

THAT the meeting adjourn at 11:57 am. -**CARRIED**

APPROVED BY:

"Original signed by"

C. Watt, Vice-Chair

CERTIFIED CORRECT:

"Original signed by"

M. Aucoin, Acting Deputy Corporate Officer