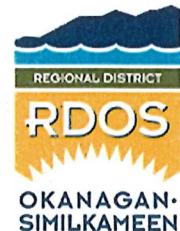


REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING



Thursday, September 23, 2021, 11:15 a.m.
RDOS Boardroom
101 Martin Street, Penticton, BC V2A 5J9

MEMBERS PRESENT: Chair K. Kozakevich, Electoral Area "E"
Vice Chair: S. Coyne, Town of Princeton
Director R. Barkwill, Alt District of Summerland
Director M. Bauer, Village of Keremeos
Director G. Bush, Electoral Area "B"
Director B. Coyne, Electoral Area "H"
Director R. Gettens, Electoral Area "F"
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 R. Knodel, Electoral Area "C"
Director R. Obirek, Electoral Area "D"
Director M. Pendergraft, Electoral Area "A"
Director T. Roberts, Electoral Area "G"
Director K. Robinson, City of Penticton
Director J. Sentes, City of Penticton
Director J. Vassilaki, City of Penticton
Director C. Watt, City of Penticton

MEMBERS ABSENT: Director E. Trainer, District of Summerland

STAFF PRESENT: B. Newell, Chief Administrative Officer
C. Malden, Manager of Legislative Services

A. APPROVAL OF AGENDA

MOVED and SECONDED

THAT the Agenda for the RDOS Board meeting of September 23, 2021 be adopted as amended by:

- Correcting typo in A.2.5
- Moving A.2.4. from Consent agenda to item B.13

- CARRIED

A.1 Consent Agenda – Corporate Issues

MOVED and SECONDED

THAT the Consent Agenda Corporate Services be adopted. – CARRIED

1. Advisory Planning Commissions

- a. **Advisory Planning Commission, Electoral Area "F"**
THAT the minutes of the August 23, 2021 Advisory Planning Commission, Electoral Area "F" be received.
- b. **Advisory Planning Commission, Electoral Area "H"**
THAT the minutes of the August 17, 2021 Advisory Planning Commission, Electoral Area "H" be received.

2. Parks and Recreation Committees

a. Kaleden Parks & Recreation Commission

THAT the minutes of the August 17, 2021 Kaleden Parks & Recreation Commission be received.

3. Board and Committees

a. Service and Boundary Configuration Study, Electoral Area "D"

THAT the minutes of the August 18, 2021 Service and Boundary Configuration Study, Electoral Area "D" be received.

b. Corporate Services Committee

THAT the minutes of the September 2, 2021 Corporate Services Committee meeting be received.

c. Planning and Development Committee

THAT the minutes of the September 2, 2021 Planning and Development Committee meeting be received.

THAT the Cannabis Retail Store Moratorium (Electoral Area "D") be referred back to staff for further options.

THAT the item be referred back to staff for further work based on a 90 day period.

d. RDOS Regular Board Meeting

THAT the minutes of the September 2, 2021 RDOS Regular Board meeting be adopted.

e. South Okanagan Conservation Fund – Technical Advisory Committee Appointment

THAT the appointment of Tara White, R.P. Bio as a volunteer member of the South Okanagan Conservation Fund Technical Advisory Committee be approved for a three year term ending September 30, 2024.

A.2 Consent Agenda – Development Services It was MOVED and SECONDED

THAT the Consent Agenda – Development Services be adopted as amended to remove A.2.4.

- CARRIED

1. Development Variance Permit Application — Electoral Area "A" 4003 37th Street

THAT Development Variance Permit No. A2021.036-DVP to allow for a dwelling addition at 4003 37th Street be approved.

2. **Development Variance Permit Application — Electoral Area “C” 7335 Tucelnuit Drive**
THAT Development Variance Permit No. C2021.033-DVP to allow for an accessory structure in an interior side parcel line setback at 7335 Tucelnuit Drive, be approved.
3. **Development Variance Permit Application — Electoral Area “D” 420 Panorama Crescent**
THAT Development Variance Permit No. D2021.032-DVP, to permit the development of an addition to an existing accessory structure at 420 Panorama Crescent, be approved.
4. **Development Variance Permit Application — Electoral Area “D” 136 Chadwell Place**
(Item was moved from Consent to item B.13)
5. **Development Variance Permit Application — Electoral Area “E”**
THAT Temporary Use Permit No. E2021.008-TUP to authorize a “vacation rental” use at 2205 Naramata Road be approved.
6. **Development Variance Permit Application — Electoral Area “E”**
THAT Development Variance Permit No. E2021.038-DVP to reduce the number of streetlights for a 41 lot subdivision at 3480 Arawana Forestry Road under the Subdivision Servicing Bylaw, be approved.
7. **Temporary Use Permit Application – Electoral Area “I” 174 Range Road**
THAT Temporary Use Permit No. I2021.020-TUP to allow a “vacation rental” use at 174 Range Road, Twin Lakes be approved.

B. DEVELOPMENT SERVICES – Rural Land Use Matters

B.1 Zoning Amendment Bylaw No. 2461.15, 2021 – Scheduling of Public Hearing

MOVED and SECONDED

THAT the holding of a second public hearing for Amendment Bylaw No. 2461.15, 2021, be delegated to Director Gettens; and,

THAT the date, time, and place of the public hearing be scheduled in consultation with Director Gettens; and,

THAT notice of the public hearing be given in accordance with the requirements of the *Local Government Act*. – **CARRIED**

B.2 Agricultural Land Commission Referral (Non-Farm Use) – Electoral Area “C”

MOVED and SECONDED

THAT the application to operate a commercial tool and farm equipment business as a non-farm use on the parcel located at 5680 Hwy 97 (Lot 1, District Lot 2450S, SDYD, Plan 39302) be authorized to proceed to the Agricultural Land Commission. - **CARRIED**

B.3 Agricultural Land Commission Referral (Non-Adhering Res. Use) – Electoral Area “C” 5454 Sumac Street

MOVED and SECONDED

THAT the item be referred to the Electoral Area “C” Advisory Planning Commission. - **CARRIED**

B.4 Agricultural Land Commission Referral – Electoral Area “D”

MOVED and SECONDED

THAT the application to convert the use of an existing building for utility service and event concession purposes as a non-farm use on the parcel located at 2434 Oliver Ranch Road be authorized to proceed to the Agricultural Land Commission. - **CARRIED**

B.5 Petition to Enter Faulder Water Service Area – Electoral Area “F”

The Chair enquired whether the property owner or agent was present to address the Board and the property owner did so.

MOVED and SECONDED

THAT Bylaw No. 1177.05, 2021, a bylaw to extend the area of the Faulder Community Water System, be denied. – **CARRIED**

B.6 Petition to Enter the Naramata Water System Local Service Area – Electoral Area “E”

MOVED and SECONDED

THAT this item be referred to Electoral Area “E” Advisory Planning Commission and the Naramata Water Advisory Committee for review and feedback. – **CARRIED**

B.7 Zoning Bylaw Amendment – Electoral Area “A”

Director Pendergraft declared a conflict of interest due to the applicant being a family member.

MOVED and SECONDED

THAT Bylaw No. 2451.32, 2021, a bylaw to amend the Electoral Area “A” Zoning Bylaw to allow for a minimum parcel size of 3.7 ha at 2257 82nd Ave in Area “A” be read a first and second time and proceed to public hearing; and,

THAT the holding of a public hearing be scheduled for the Regional District Board meeting of October 21, 2021; and,

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

B.8 Official Community Plan & Zoning Bylaw Amendment – Electoral Area “F”

MOVED and SECONDED

THAT Bylaw No. 2790.02, 2021, a bylaw to amend the Electoral Area “F” Official Community

Plan to allow for the development of 106 dwelling units at 625 Hwy. 97 be read a first and second time and proceed to public hearing; and,

THAT Bylaw No. 2461.18, 2021, a bylaw to amend the Electoral Area "F" Zoning 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 this report from the Chief Administrative Officer dated September 23, 2021, 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. 2790.02, 2021, 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 of Directors meeting of October 21, 2021; and,

THAT notice of the public hearing be given in accordance with the requirements of the *Local Government Act*. – **CARRIED**

Opposed: Directors Monteith and Knodel

B.9 Official Community Plan & Zoning Bylaw Amendments – Residential and Small Holdings Review

MOVED and SECONDED

THAT Bylaw No. 2892, 2021, a bylaw to amend the Electoral Area "A", "C", "D", "E", "F" and "I" Official Community Plan and Zoning Bylaws in order to update the Residential and Small Holdings zones 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 September 23, 2021, 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. 2892, 2021, 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 October 21, 2021; and,

THAT notice of the public hearing be given in accordance with the requirements of the *Local Government Act*. - **CARRIED**

B.10 Official Community Plan & Zoning Bylaw Amendment – Electoral Area "A"

MOVED and SECONDED

THAT Bylaw No. 2905.02, 2021, a bylaw to amend the Electoral Area “A” Official Community Plan to facilitate a 70-lot subdivision and creation of conservation and dedicated park areas at Willow Beach, be read a third time; and,

THAT Bylaw No. 2451.31, 2021, a bylaw to amend the Electoral Area “A” Zoning Bylaw be read a third time; and,

THAT prior to adoption of Amendment Bylaw Nos. 2905.02, 2021, and 2451.31, 2021, that a statutory covenant be registered on the title of Lot 675, Plan KAP2066, District Lot 2450S, SDYD, Except Plan 22229 43613 H9726, to provide the Regional District with access to the lands and the ability to undertake mosquito control measures. - **CARRIED**

B.11 Official Community Plan & Zoning Bylaw Amendment – Electoral Area “H”

MOVED and SECONDED |

THAT Bylaw No. 2497.12, 2021, a bylaw to amend the Electoral Area “H” Official Community Plan Bylaw to permit a 2-lot subdivision at 2321 Old Hedley Road, be read a first and second time and proceed to public hearing; and

THAT Bylaw No. 2498.23, 2021, a bylaw to amend the Electoral Area “H” Zoning 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 this report from the Chief Administrative Officer dated September 23, 2021, 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. 2497.12, 2021, 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 October 21, 2021; and,

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

B.12 Zoning Bylaw Amendment – Electoral Area “F” 5863 Princeton Summerland Road

MOVED and SECONDED

THAT Bylaw No. 2461.16, 2021, a bylaw to amend the Electoral Area “F” Zoning Bylaw to allow for a “campground” as a permitted use at 5863 Princeton-Summerland Road be read a third time, as amended; and adopted. - **CARRIED**

B.13 Development Variance Permit Application - Electoral Area "D" 136 Chadwell Place

MOVED/SECONDED

THAT Development Variance Permit No. E2021.008-DVP to permit the development of a single detached dwelling at 136 Chadwell Place, be referred to the Electoral Area "D" Advisory Planning Commission. - **CARRIED**

C. COMMUNITY SERVICES

C.1 Award of Contract - North Naramata Firehall Detailed Design

MOVED and SECONDED

THAT a contract for detailed design of the North Naramata Firehall be awarded to Landform Architecture Ltd. for \$65,000.00. - **CARRIED**

C.2 Provincial Licence of Occupation – Apex Fire Hall

MOVED and SECONDED

THAT the Regional District submit an application to the Province of British Columbia for a License of Occupation on a portion of District Lot 395s, Similkameen Division of Yale Land District for the development of the Apex community fire hall. – **CARRIED**

D. FINANCE

D.1 Grant Approval from the Vermillion Forks Reserve Fund

MOVED and SECONDED

THAT the Regional District of Okanagan Similkameen approve a \$15,000 grant to the Eastgate Fire protection Society (EFPS); and,

THAT the grant be funded from the Vermillion Forks Community Forest Reserve fund; and,

THAT reserve expenditure Bylaw No.2946, 2021, being a bylaw to authorize an expenditure of \$15,000 from the Vermillion Forks Community Forest Reserve Fund to help fund the EFPS be given first, second, & third readings and be adopted. – **CARRIED**

D.2 Permissive Tax Exemptions for Properties Within the City of Penticton

MOVED and SECONDED

THAT the Regional District of Okanagan Similkameen apply for a permissive tax exemption for properties leased at 184 Main Street and 105 Martin Street. – **CARRIED**

D.3 Reserve Expenditure Bylaw and Budget Amendment - Oliver Landfill Organics Facility

MOVED and SECONDED

THAT Bylaw No.2945, 2021, being a bylaw to authorize the funding for the expenditure of an additional \$600,000 from the Oliver Landfill Capital Reserve be read a first, second, & third time and be adopted; and,

THAT Bylaw No. 2922.01, 2021, being a bylaw to amend the 2021-2025 Five Year Financial Plan to increase the Oliver Landfill Capital budget by \$600,000, be read a first, second, & third time and be adopted. - **CARRIED**

E. LEGISLATIVE SERVICES

E.1 Electoral Area "G" Cemetery Operations Contribution Service

MOVED and SECONDED

THAT Bylaw No. 2943, 2021, Electoral Area "G" Cemetery Operations Contribution Service Establishment Bylaw, be read a first, second and third time and forwarded to the Inspector of Municipalities for approval; and,

THAT upon approval by the Inspector of Municipalities, participating area approval for the adoption of Electoral Area "G" Cemetery Operations Contribution Service Establishment Bylaw No. 2943, 2021, be obtained from the electorate within Electoral Area "G" through an alternative approval process in accordance with the *Local Government Act*; and,

THAT the deadline for submitting elector response forms in relation to Bylaw No. 2943 to the Manager of Legislative Services is no later than 4:30 p.m. on Monday December 6, 2021; and,

THAT the elector response form attached to the report dated September 23, 2021 be the approved form for the Bylaw No. 2943 alternative approval process; and,

THAT the total number of eligible electors to which the alternative approval process applies is 1973; and,

THAT the number of elector responses required to prevent the bylaw from proceeding without a referendum is 197. - **CARRIED**

F. CAO REPORTS

F.1 Verbal Update

F.2 MRDT Request – City of Penticton

It was MOVED and SECONDED

THAT the Regional District provide a letter of support to the City of Penticton for their application to the Province of British Columbia to increase the 2% Municipal and Regional District Tax (MRDT) to 3%. - **CARRIED**

G. OTHER BUSINESS

G.1 Chair's Report

G.2 Board Representation

1. Developing Sustainable Rural Practice Communities - *McKortoff*
2. Municipal Finance Authority – *Kozakevich (Chair), Coyne (Vice Chair, Alternate)*
3. Municipal Insurance Association – *Kozakevich (Chair), Coyne (Vice Chair, Alternate)*
4. Okanagan Basin Water Board - *McKortoff, Holmes, Knodel, Pendergraft (Alternate to McKortoff), Obirek (Alternate to Holmes), Monteith (Alternate to Knodel)*
5. Okanagan Film Commission – *Gettens, Obirek (Alternate)*
6. Okanagan Regional Library – *Monteith, Obirek (Alternate)*
7. Okanagan-Kootenay Sterile Insect Release Board – *Bush, Kozakevich (Alternate)*
8. Southern Interior Municipal Employers Association – *Knodel, Kozakevich (Alternate)*
9. Starling Control – *Bush, Knodel (Alternate)*
10. Fire Chief Liaison Committee – *Pendergraft, Knodel, Monteith, Obirek, Roberts*

11. Intergovernmental Indigenous Joint Council – *Kozakevich, Coyne, Roberts*
12. Okanagan-Similkameen Regional Hospital District – *Sentes, McKortoff (Alternate)*

G.3 Directors Motions

Directors Notice of Motion – Director Gettens

THAT the Directors Motion “To request that staff develop an interim solution that will accommodate both in-person and electronic attendance to RDOS Board meetings by the public, staff and Directors while abiding current BC Public Health Orders” be referred to Administration for analysis of the feasibility, legislative compliance and budget impacts.

G.4 Board Members Verbal Update

H. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn. – CARRIED

The meeting adjourned at 1:27pm.

Director S. Coyne and Director Bauer left the meeting at 12:45pm. Director Coyne returned at 1:20pm and Director Bauer returned at 1:25pm.

APPROVED:

CERTIFIED CORRECT:



K. Kozakevich RDOS Board Chair



B. Newell Corporate Officer