

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, August 7, 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 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

MEMBERS ABSENT: Director R. Graham, City of Penticton

STAFF PRESENT: J. Zaffino, CAO
N. Evans-MacEwan, CFO
T. Batten, Corporate Officer

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 August 7, 2025, be adopted as amended to remove items B.1 Building Bylaw Infraction – 4522 Highway 97, C.1 Agricultural Land Commission Referral (Non-Farm Use) – Electoral Area "C", and to add a closed session following item I. Other Business. -**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 "D" Advisory Planning Commission

THAT the Minutes of the July 14, 2025, Electoral Area "D" Advisory Planning Commission meeting be received.

A.1.2 Planning and Development Committee

THAT the Minutes of the July 17, 2025, Planning and Development Committee meeting be adopted.

A.1.3 Corporate Services Committee

THAT the Minutes of the July 17, 2025, Corporate Services Committee meeting be adopted.

A.1.4 RDOS Board of Directors

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

B. DEVELOPMENT SERVICES - Building Inspection

B.1 Building Bylaw Infraction – 4522 Highway 97 (Electoral Area "C")

This item was removed from the agenda.

C. DEVELOPMENT SERVICES - Rural Land Use Matters

C.1 Agricultural Land Commission Referral (Non-Farm Use) – Electoral Area "C" (C2025.013 - ALC)

This item was removed from the agenda.

C.2 Agricultural Land Commission Referral (Subdivision) – Electoral Area "D" (D2025.011- ALC)

(Unweighted Corporate Vote - Simple Majority)

The Chair inquired whether the property owner or agent was present to address the Board, however they were not.

MOVED and SECONDED

THAT the RDOS Board not "authorize" the application to subdivide the parcel located at 3841 Allendale Lake Road (Lot 1, Plan KAP17678, District Lot 2710, SDYD) to proceed to the Agricultural Land Commission. **-CARRIED**

C.3 Development Variance Permit Application — Electoral Area "D" (D2025.0015-DVP)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Development Variance Permit No. D2025.015-DVP, to vary the minimum parcel size for a portion of a hooked parcel to undertake a boundary adjustment between the properties at 4287 & 4301 McLean Creek Road, be referred to the Area “D” Advisory Planning Commission. -**CARRIED**

- C.4 Development Variance Permit Application — Electoral Area “H” (H2025.014-DVP)
(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Development Variance Permit No. H2025.014-DVP, to allow for the construction of an accessory building to a height of 5.5 metres at 1883 Columbia Street, be approved. -**CARRIED**

- C.5 Development Variance Permit Application – Electoral Area “I” (I2025.0016-DVP)
(Unweighted Rural Vote - Simple Majority)

The Chair inquired whether the property owner or agent was present to address the Board, however they were not.

MOVED and SECONDED

THAT Development Variance Permit No. I2025.016-DVP, to allow for the construction of an accessory building at 185 Range Road, be denied. -**CARRIED**

- C.6 Temporary Use Permit Application – Electoral Area “E” (E2025.006-TUP)
(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Temporary Use Permit No. E2025.006-TUP, to allow vacation rental use at 1160 Upper Debeck Road, Naramata, be approved. -**CARRIED**

- C.7 Zoning Bylaw Amendment – Electoral Area “D” (D2025.006-ZONE)
(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.55, 2022, be read a first and second time and proceed to public hearing;

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.55, 2022, be referred to the Area “D” Advisory Planning Commission;

AND THAT the holding of a public hearing be scheduled for the first meeting in September of the Regional District Board;

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

C.8 Zoning Bylaw Amendment – Electoral Area “C” (C2025.003-ZONE)

Director Reynen joined the meeting at 9:15 am.

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT The Okanagan Valley Zoning Amendment Bylaw No. 2800.54, 2025, be adopted. -**CARRIED**

C.9 Regulating the creation of new private utilities (X2023.011-ZONE)

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Official Community Plan Amendment Bylaw No. 3045, 2025, Zoning Amendment Bylaw No. 3046, 2025, Subdivision Servicing and Development Bylaw No. 2900.01, 2025, and Development Procedures Amendment Bylaw No. 2500.34, 2025, be adopted. -**CARRIED**

D. COMMUNITY SERVICES

D.1 BC Healthy Communities – PlanH Grant Request

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Board of Directors support the application to the PlanH Grant to be submitted to BC Healthy Communities for the Neighbourhood Resiliency and Sustainability project in partnership with the Community Foundation South Okanagan. -**CARRIED**

E. PROTECTIVE SERVICES

E.1 Declaration of State of Local Emergency Approval

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Declaration of a State of Local Emergency for Electoral Area “H” issued by the Chair on July 12th in response to the August Lake Wildfire (K60923) event be ratified; and,

THAT all declarations be submitted to the Minister of State for Emergency Preparedness for approval. -**CARRIED**

E.2 Shoudy Creek Post-Wildfire Natural Hazard Risk Analysis

To inform the Board of the results of the 2023 Shoudy Creek Watershed Post-Wildfire Natural Hazard Risk Analysis (PWNHRA).

F. FINANCE

- F.1 Building Inspection Reserve Expenditure (Building Inspection Scanning Project)
(Weighted Corporate Vote - 2/3 Majority)

MOVED and SECONDED

THAT Bylaw No. 3115, 2025, being a bylaw that authorizes the expenditure of \$50,000 from the Building Inspection Stabilization Reserve Fund for the purpose of completing the building permit scanning project, be given first, second, and third readings and be adopted. **-CARRIED**

G. LEGISLATIVE SERVICES

- G.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 read a first, second and third time. **-CARRIED**

- G.2 Loan Authorization Bylaw No. 3106, 2025
(Weighted Corporate Vote - Majority)

MOVED and SECONDED

THAT Loan Authorization Bylaw No. 3106, 2025 be adopted. **-CARRIED**

H. CAO REPORTS

- H.1 Request Letter of Support for Provincial Action on Okanagan Falls Letters Patent
(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Board authorize the Chair to write a letter to the Province of British Columbia in support of the finalization of the incorporation of the municipality of Okanagan Falls, expressing concern over the delay in issuing the Letters Patent and urging timely completion of the process. **-CARRIED**

Opposed: Director Bush

- H.2 Request for Board Authorization – Letter to Province Regarding Sage Mesa Water System Infrastructure.
(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Board authorize the Chair to write a letter to the Province of British Columbia, addressed to all Ministers involved with the Sage Mesa Water System, requesting an urgent meeting with the Chair, Director Gettens and appropriate RDOS staff. **-CARRIED**

H.3 Verbal Update

EOC Update

S. Vaisler, Manager, Emergency Services, provided an EOC update to the Board.

I. OTHER BUSINESS

I.1 Chair's Report

I.2 Directors Motions

I.2.1 Notice of Motion – Director Holmes

MOVED and SECONDED

THAT the notice requirement for Director Holmes' Motion regarding MRDT be waived. **-CARRIED**

MOVED and SECONDED

THAT the RDOS support the District of Summerland's application to collect a Municipal and Regional District Tax (MRDT) at a rate of 3% within the District of Summerland. **-CARRIED**

I.2.1 Notice of Motion – Director Taylor

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

I.3 Board Members Verbal Update

J. CLOSED SESSION

(Unweighted Corporate Vote – Simple Majority)

MOVED and SECONDED

THAT in accordance with Section 90(1)(c) and (2)(b) of the Community Charter, the Board close the meeting to the public on the basis of labour relations or other employee relations, and the consideration of information received and held in confidence relating to negotiations between the Regional District 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 10:08 and reopened to the Public at 11:14 am.

K. ITEMS COMING OUT OF CLOSED SESSION

L. ADJOURNMENT

MOVED and SECONDED

THAT the meeting adjourn at 11:14 am. -**CARRIED**

APPROVED BY:

"Original signed by"

M. Pendergraft, Chair

CERTIFIED CORRECT:

"Original signed by"

T. Batten, Corporate Officer