

# REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

## BOARD of DIRECTORS MEETING

Thursday, July 4, 2024

RDOS Boardroom

101 Martin Street, Penticton, BC V2A 5J9



MEMBERS PRESENT: Chair M. Pendergraft, Electoral Area "A"  
Vice-Chair S. Coyne, Town of Princeton  
Director J. Bloomfield, City of Penticton  
Director G. Bush, Electoral Area "B"  
Director B. Coyne, Electoral Area "H"  
Director A. Fedrigo, Electoral Area "E"  
Director D. Holmes, District of Summerland  
Director M. Johansen, Town of Oliver  
Director R. Knodel, Electoral Area "C"  
Alt. Director I. Gilbert, City of Penticton  
Director H. Konanz, City of Penticton  
Director S. McKortoff, Town of Osoyoos  
Director J. Miller, City of Penticton  
Director S. Monteith, Electoral Area "I"  
Director T. Roberts, Electoral Area "G"  
Director M. Taylor, Electoral Area "D"  
Director C. Watt, City of Penticton  
Director J. Wiebe, Village of Keremeos  
Director M. Van Alphen, District of Summerland  
Alt. Director J. Pierre, Electoral Area "F"

MEMBERS ABSENT: Director R. Gettens, Electoral Area "F" Director R. Graham, City of Penticton

STAFF PRESENT: J. Zaffino, CAO C. Malden, Corporate Officer  
N. Evans-MacEwan, CFO N. Sime, Legislative Services Clerk

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The meeting was called to order at 11:10 am.

### A. APPROVAL OF AGENDA

#### **MOVED and SECONDED**

That the Agenda for the RDOS Board Meeting of July 4, 2024 be adopted as amended to remove item E2 and to include item F5 Union of BC Municipalities (UBCM) – 2024 Meeting Requests.-**CARRIED**

#### A.1 Consent Agenda - Corporate Issues

#### **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 Minutes

*THAT the Minutes of the June 4, 2024 Similkameen Recreation Commission meeting be received.*

A.1.1.2 Okanagan Falls Parks & Recreation Commission Minutes

*THAT the Minutes of the May 23, 2024 Okanagan Falls Parks & Recreation Commission meeting be received.*

A.1.2 Planning and Development Committee

*THAT the Minutes of the June 13, 2024 Planning and Development Committee meeting be received.*

A.1.3 Corporate Services Committee

*THAT the Minutes of the June 13, 2024 Corporate Services Committee meeting be received.*

A.1.4 Community Services Committee

*THAT the Minutes of the June 13, 2024 Community Services Committee meeting be received.*

A.1.5 RDOS Board of Directors Meeting

*THAT the Minutes of the June 13, 2024 RDOS Board of Directors meeting be received.*

**B. DEVELOPMENT SERVICES - Building Inspection**

B.1 Building Bylaw Infraction - Civic Address: 10854 116th Ave/Highway 3 Electoral Area "A"

*The property owner or agent was not present to address the Board.*

**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 8, DL 2450S, Plan KAP38416, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018;

AND THAT if by September 30, 2024 the property is not in compliance with the Regional District of Okanagan-Similkameen Building Bylaw No. 2805, 2018, injunctive action be commenced against the property owners. -**CARRIED**

B.2 Building Bylaw Infraction - Civic Address: 260 Cypress Avenue Electoral Area "I"

*The property owner or agent was not present to address the Board.*

**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 A, DL 104S, Plan KAP47743, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018. -

**CARRIED**

- B.3 Building Bylaw Infraction - Civic Address: 476 Hody Drive Electoral Area "D"

*The property owner or agent was not present to address the Board.*

**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 13, Plan KAP3995, DL 337, SDYD, Together With Accreted And/Or Occupied Crown Land, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018;

and THAT if by September 30, 2024 the property is not in compliance with the Regional District of Okanagan-Similkameen Building Bylaw No. 2805, 2018, injunctive action be commenced against the property owners. -**CARRIED**

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

- C.1 Temporary Use Permit Application – Electoral Area “H” (H2023.025-TUP)

THAT Temporary Use Permit No. H2023.025-TUP, to allow vacation rental use at 108 Missezula Lake Road be approved.

**MOVED and SECONDED**

THAT the Board of Directors deny Temporary Use Permit No. H2023.025-TUP.-**CARRIED**

- C.2 Land Use Bylaw Amendments — SSMUH Implementation (X2024.001-ZONE)

*This item was the subject of the Public Hearing on the morning of July 4, 2024.*

THAT the Official Community Plan Amendment Bylaw No. 3062, 2024, Okanagan Valley Zoning Amendment Bylaw No. 2800.37, 2024, and Electoral Area “G” Zoning Amendment Bylaw No. 2781.01, 2024, be read a third time.

**MOVED and SECONDED**

THAT the matter be postponed until the Planning and Development Committee meeting.-**CARRIED**

*Director Van Alphen joined the meeting at 11:22am.*

- C.3 Electoral Area “H” Zoning Bylaw No. 3065 – SSMUH Compliance (H2024.005-ZONE)

*This item was the subject of the Public Hearing on the morning of July 4, 2024.*

**MOVED and SECONDED**

THAT the Electoral Area “H” Zoning Bylaw No. 3065, 2024, be read a third time.-**CARRIED**

- C.4 Development Procedures Bylaw – Notification Radius Amendments (X2024.001-DPB)

THAT the Regional District of Okanagan-Similkameen Development Procedures Amendment Bylaw No. 2500.35, 2024, be read a first, second and third.

**MOVED and SECONDED**

THAT the Regional District of Okanagan-Similkameen Development Procedures Amendment Bylaw No. 2500.35, 2024 be postponed until the next Planning and Development Committee meeting.-**CARRIED**

**D. PROTECTIVE SERVICES**

- D.1 2024 UBCM Community Resiliency Investment (FireSmart) Grant Program Funding Application

**MOVED and SECONDED**

THAT the grant application for the 2024 Community Resiliency Investment Program to promote FireSmart resilient communities, reducing the risk and impact of wildfire be submitted to UBCM.-**CARRIED**

**E. FINANCE**

- E.1 Bylaw 3083,2024 – Area “C” Community Works (Gas Tax) Reserve Fund Expenditure Bylaw

**MOVED and SECONDED**

THAT Bylaw No. 3083,2024, being the Electoral Area “C” Community Works (Gas Tax) Reserve Fund Expenditure Bylaw for the contribution of \$20,000 for Willowbrook Volunteer Fire Hall renovation project be given first, second, and third reading and be adopted.-**CARRIED**

- E.2 Bylaw 3084,2024 – Area “I” Community Works (Gas Tax) Reserve Fund Expenditure Bylaw

*This item was removed from the agenda.*

THAT Bylaw No. 3084,2024, being the Electoral Area “I” Community Works (Gas Tax) Reserve Fund Expenditure Bylaw for the contribution of \$65,000 for Apex Mountain Volunteer Fire Hall construction project be given first, second, and third reading and be adopted.

## F. LEGISLATIVE SERVICES

- F.1 Updated Purchasing Policy

### **MOVED and SECONDED**

THAT the Purchasing Policy attached to the Administrative Report dated July 4, 2024 be adopted; and further,

THAT the Purchasing and Sales Policy adopted October 6, 2022 be rescinded.-**CARRIED**

- F.2 Code of Conduct Update

The Corporate Officer provided the Board of Directors with an update on the Elected Officials Code of Conduct Policy and released to the public a summary report of Code of Conduct investigation reports to date.

- F.3 2024 Regional Survey Updated Questions

### **MOVED and SECONDED**

THAT the Regional District conduct a Regional Survey in September 2024 (formerly called the Citizen Survey) and invite syilx Okanagan communities and municipalities to participate.-**CARRIED**

- F.4 Security Issuing Bylaw No. 3085

### **MOVED and SECONDED**

THAT Bylaw No. 3085, 2024, being a bylaw of the Regional District of Okanagan-Similkameen to borrow up to three million, seven hundred and thirty two thousand dollars (\$3,732,000) for Prairie Valley Road upgrades and Wastewater Treatment Plant upgrades in the District of Summerland, be read a first, second and third time and be adopted.-**CARRIED**

- F.5 Union of BC Municipalities (UBCM) – 2024 Meeting Requests

### **MOVED and SECONDED**

THAT the meeting requests supported by Committee be forwarded to the July 4, 2024 Board meeting for approval as amended at the Corporate Services Committee meeting of July 4, 2024.-**CARRIED**

**G. CAO REPORTS**

G.1 Verbal Update

**H. OTHER BUSINESS**

H.1 Chair's Report

H.2 Directors Motions

H.2.1 Motion - Director Roberts

**MOVED and SECONDED**

THAT staff be directed to revisit Solid Waste Collection and Drop-Off Service Establishment Bylaw No. 2190, 2003 in order to look at more flexible options in the future.-**CARRIED**

H.2.2 Notice of Motion - Director Monteith

Director Monteith asked the Board to consider that RDOS write a letter of support for the Hotel Kaleden Preservation Project under the Rural Economic Diversification and Infrastructure Program (REDIP) Grant.

**MOVED and SECONDED**

THAT the motion to support RDOS to write a letter of support for the Hotel Kaleden Preservation Project under the REDIP Grant be considered at this meeting.-**CARRIED**

**MOVED and SECONDED**

THAT the RDOS write a letter of support to the Rural Diversification Program -Economic Development for a grant application for \$1 million towards the cost of the preservation of the Hotel Kaleden Project.-**CARRIED**

H.2.3 Notice of Motion - Director Monteith

THAT the Board revisit how our gas tax funding is distributed from two funding methods to one to alleviate confusion for the tax payers.

H.2.4 Notice of Motion – Director Taylor

THAT staff reformat the reports to the Board to include a communications section.

H.3 Board Members Verbal Update

**I. CLOSED SESSION**

**MOVED and SECONDED**

THAT in accordance with Section 90(1)(a)(c)(g)(i)(j)(k) and 90(2)(b)(d) 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, litigation or potential litigation affecting the municipality, the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose, information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*, negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public, 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, a matter that, under another enactment, is such that the public must be excluded from the meeting.-**CARRIED**

*The meeting closed to the public at 12:19 pm and reopened to the public at 1:05 pm.*

**K. ADJOURNMENT****MOVED and SECONDED**

THAT the meeting adjourned at 1:06 pm.-**CARRIED**

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M.Pendergraft, Chair

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C. Malden, Corporate Officer