

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, July 25, 2024

RDOS Boardroom

101 Martin Street, Penticton, BC V2A 5J9



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

MEMBERS ABSENT: Director C. Watt, City of Penticton

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

The meeting was called to order at 11:17 am.

A. APPROVAL OF AGENDA

MOVED and SECONDED

That the Agenda for the RDOS Board Meeting of July 25, 2024 be adopted as amended to include section 90 (1)(C), labour or other employee relations to item I Closed Session, and removed items F.1 and H 2.1.-**CARRIED**

A.1 Consent Agenda - Corporate Issues

Any item removed from Consent Agenda - Corporate Issues will go to the Legislative Services section of the Agenda.

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 June 18, 2024 Kaleden Parks and Recreation Commission meeting be received.

A.1.1.2 Kobau Parks and Recreation Commission

THAT the Minutes of the May 27, 2024 Kobau Park Commission meeting be received.

A.1.1.3 Okanagan Falls Parks & Recreation Commission Meeting

That the Minutes of the June 27, 2024 Okanagan Falls Parks & Recreation Commission meeting be received.

A.1.2 Corporate Services Committee

THAT the Minutes of the July 4, 2024 Corporate Services Committee meeting be received.

A.1.3 Community Services Committee

THAT the Minutes of the July 4, 2024 Community Services Committee meeting be received.

A.1.4 Environment and Infrastructure Committee

THAT the Minutes of the July 4, 2024 Environment and Infrastructure Committee meeting be received.

A.1.5 RDOS Board of Directors Meeting

THAT the Minutes of the July 4, 2024 RDOS Board of Directors meeting be received.

A.2 Consent Agenda - Development Services

Any item removed from Consent Agenda - Development Services will go to the Development Services - Rural Land Use Matters section of the Agenda.

MOVED and SECONDED

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

A.2.1 Temporary Use Permit Application – Electoral Area “C” (C2024.011-TUP)

THAT Temporary Use Permit No. C2024.011-TUP, to allow a vacation rental use at 503 Wilson Mountain Road, be approved.

B. DEVELOPMENT SERVICES - Building Inspection

B.1 Building Bylaw Infraction - Civic Address: 5530 Primrose Lane Area "C"

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 148, Plan Kap1728, DL2450S, 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 October 31, 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 Park Land Dedication Proposal – Electoral Area “I” (I2021.002-PLD)**

THAT the Board of Directors require the owner of the land described as Lot 5, Plan EPP74523, District Lot 105S, SDYD (199 Alder Avenue, Kaleden) provide cash-in-lieu of park land, in accordance with Section 510(1)(b) of the *Local Government Act*, and

THAT an amount of \$82,000.00 be paid to the Regional District as fulfillment of the requirements of Section 510(1)(b) of the *Local Government Act* for the subdivision of the property described as Lot 5, Plan EPP74523, District Lot 105S, SDYD (199 Alder Avenue, Kaleden) within six (6) months.

MOVED and SECONDED

Park Land Dedication Proposal – Electoral Area “I” (I2021.002-PLD)- be sent to the Kaleden Parks and Recreation Commission for review.-**CARRIED**

C.2 Temporary Use Permit Application – Electoral Area “E” (E2024.003-TUP)

THAT Temporary Use Permit No. E2024.003-TUP, to allow for the residential use of four (4) recreational vehicles at 6447 Chute Lake Road, Naramata, be denied.

MOVED and SECONDED

THAT the Board of Directors approve Temporary Use Permit No. E2024.003-TUP without conditions requiring proof of adequate sewage disposal.-**CARRIED**

Opposed: Director Monteith

C.3 Temporary Use Permit Application – Electoral Area “E” (E2024.006-TUP)

THAT Temporary Use Permit No. E2024.006-TUP, to allow a vacation rental use at 6851 Indian Rock Road, Naramata, be approved.

MOVED and SECONDED

THAT the Board of Directors deny Temporary Use Permit No. E2024.006-TUP.

MOVED and SECONDED

THAT Temporary Use Permit No. E2024.006-TUP, to allow a vacation rental use at 6851 Indian Rock Road, Naramata be postponed until the August 15, 2024 Board meeting to allow for clarification on a number of items.-**CARRIED**

Opposed: Directors, Bloomfield, Bush, Graham, Gilbert, Holmes, Knodel, Van Alphen

- C.4 Temporary Use Permit Application – Electoral Area “E” (E2024.007-TUP)
The property manager was present to address the Board

MOVED and SECONDED

THAT Temporary Use Permit No. E2024.007-TUP, to allow a vacation rental use at 4395 Mill Road, Naramata, be denied.-**CARRIED**

Opposed: Director Bush

- C.5 Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “A” (A2018.207-ZONE)

THAT the applicant’s request for a six month extension until January 25, 2025 to obtain required approvals from the Ministry of Transportation and Infrastructure be refused;

AND THAT first, second and third readings of Electoral Area “A” Official Community Plan Amendment Bylaw No. 2905.01, 2023, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.23, 2023, be rescinded and the bylaws be abandoned.

MOVED and SECONDED

THAT the applicant be provided an extension until January 25, 2025 to obtain required approvals from the Ministry of Transportation and Infrastructure.-**CARRIED**

- C.6 Regulating the creation of new private utilities (X2023.011-ZONE)

THAT the following amendment bylaws to regulate the creation of new private utilities proceed to be read a first and second time and proceed to public hearing:

- Official Community Plan Amendment Bylaw No. 3045;
- Zoning Amendment Bylaw No. 3046;
- Subdivision Servicing and Development Bylaw No. 2900.01; and
- Development Procedures Amendment Bylaw No. 2500.34.

AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated July 25, 2024, 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. 3045, 2024, 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 August 15, 2024;

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

MOVED and SECONDED

THAT the matter of Regulating the creation of new private utilities (X2023.011-ZONE) be postponed until September 5, 2024 to allow for staff to review the bylaws. **-CARRIED**

- C.7 Electoral Area “H” Zoning Bylaw No. 3065 – SSMUH Compliance (H2024.005-ZONE)

MOVED and SECONDED

THAT the Electoral Area “H” Zoning Bylaw No. 3065, 2024, be adopted. **-CARRIED**

D. COMMUNITY SERVICES

- D.1 Change of Location for Level 3 Chargers – ZEVIP Project

MOVED and SECONDED

THAT the board agrees to relocate the proposed Level 3 Charging location from 101 Martin Street, Penticton to a location within the Okanagan Falls locality. **-CARRIED**

E. FINANCE

- E.1 2024 CEPF - Volunteer and Composite Fire Departments Equipment and Training Grant Application

MOVED and SECONDED

THAT the Regional District of Okanagan-Similkameen submit an application under the 2024 CEPF Volunteer and Composite Fire Department Equipment and Training Grant Program and provide overall grant management. **-CARRIED**

F. LEGISLATIVE SERVICES

- F.1 Business Licensing Service Establishment Bylaw No. 3078, 2024
This item was removed from the agenda.

THAT third reading of Bylaw No. 3078, 2024, Regional District of Okanagan-Similkameen Business Licensing Service Establishment be rescinded; and,

THAT Bylaw No. 3078, 2024, Regional District of Okanagan-Similkameen Business Licensing Service Establishment be re-read a third time as amended by removing Electoral Area "H" from the service and be forwarded to the Inspector of Municipalities for approval.

F.2 Fire Protection Agreement between RDOS and City of Penticton

MOVED and SECONDED

THAT the Fire Protection Agreement dated February 28, 2018, between the Regional District of Okanagan-Similkameen and the City of Penticton for first responder and fire suppression services to the West Bench Fire Protection Area be extended to December 31, 2024, to allow for negotiations of new terms.-**CARRIED**

F.3 Curbside Collection Regulatory Bylaw and Enforcement
(Electoral Areas "A", "B", "C", "D", "E", "F", "G", "I", Keremeos)

MOVED and SECONDED

THAT Bylaw No. 2819.01, 2024, Solid Waste Collection Regulation Amendment Bylaw, be read a first, second and third time and be adopted.-**CARRIED**

MOVED and SECONDED

THAT Bylaw No. 2507.20, 2024, Bylaw Notice Enforcement Bylaw be read a first, second and third time and be adopted.-**CARRIED**

G. CAO REPORTS

G.1 Wildfire Update – Verbal

The manager of Protective Services provided an Emergency Operations Centre, Wildfire update to the Board.

G.2 Verbal Update

H. OTHER BUSINESS

H.1 Chair's Report

H.2 Directors Motions

H.2.1 Motion - Director Monteith

This item was removed from the agenda.

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.2.2 Motion - Director Taylor

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

Administrative Report
(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Regional District implement changes to current practice to now include a communication plan for all projects and initiatives with public engagement components; and further,

THAT Board reports which relate to projects outline a communication strategy to be undertaken.-**CARRIED**

H.3 Board Members Verbal Update

I. CLOSED SESSION

The meeting closed to the public at 9:49 am and reopened to the public at 11:43 am.

MOVED and SECONDED

THAT in accordance with Section 90(1)(c) (i), and (k) of the *Community Charter*, the Board close the meeting to the public on the basis of labour relations or other employee relations, the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and 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.-

CARRIED

K. ADJOURNMENT

MOVED and SECONDED

THAT the meeting adjourn at 1:44 pm.-**CARRIED**

M.Pendergraft, Chair

Corporate Officer