

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD of DIRECTORS MEETING**



REGULAR AGENDA

Thursday, July 17, 2025

9:15 am

Pages

A. APPROVAL OF AGENDA

(Unweighted Corporate Vote - Simple Majority)

RECOMMENDATION

That the Agenda for the RDOS Board Meeting of July 17, 2025, be adopted.

A.1 Consent Agenda - Corporate Issues

(Unweighted Corporate Vote - Simple Majority)

RECOMMENDATION

THAT the Consent Agenda Corporate Services be adopted.

- | | |
|---|-----------|
| A.1.1 Planning and Development Committee | 5 |
| THAT the Minutes of the July 3, 2025 Planning and Development Committee meeting be adopted. | |
| A.1.2 Protective Services Committee | 7 |
| THAT the Minutes of the July 3, 2025, Protective Services Committee meeting be adopted. | |
| A.1.3 Corporate Services Committee | 9 |
| THAT the Minutes of the July 3, 2025, Corporate Services Committee meeting be adopted. | |
| A.1.4 RDOS Board of Directors | 11 |
| THAT the Minutes of the July 3, 2025, RDOS Board of Directors meeting be adopted. | |

A.1.5	Vermilion Forks Community Forest Corporation Appointments	18
	THAT the Board appoint the following persons to the Vermilion Forks Community Forest Corporation for a term ending October 2026:	
	Board Member: Bob Coyne, Electoral Area H Director	
	Board Member: Jim Zaffino, Chief Administrative Officer	
	Alternate Board Member: Noelle Evans MacEwan, Chief Financial Officer	
B.	DEVELOPMENT SERVICES - Rural Land Use Matters	
B.1	Zoning Bylaw Amendment – Electoral Area “C” (C2025.0003-ZONE)	21
	(Unweighted Rural Vote - Simple Majority)	
	<u>RECOMMENDATION</u>	
	THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.54, 2025 be read a third time.	
B.2	Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “E” (E2025.002-ZONE)	36
	(Unweighted Rural Vote - 2/3 Majority)	
	<u>RECOMMENDATION</u>	
	THAT Electoral Area “E” Official Community Plan Amendment Bylaw No. 3010.03, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.52, 2025, be read a third time and adopted.	
	(Unweighted Corporate Vote - 2/3 Majority)	
	THAT Naramata Water System Local Service Establishment Amendment Bylaw No. 3108, 2025, and the Naramata Street Lighting Local Service Establishment Amendment Bylaw No. 1618.03, 2025, be read a third time and adopted.	
B.3	Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “H” (H2025.004-ZONE)	61
	(Unweighted Rural Vote - 2/3 Majority)	
	<u>RECOMMENDATION</u>	
	THAT the Electoral Area “H” Official Community Plan Amendment Bylaw No. 2497.17, 2025, and the Electoral Area “H” Zoning Amendment Bylaw No. 3065.01, 2025, be read a third time and adopted.	
C.	FINANCE	
C.1	Electoral Area “E” Community Works Program (Gas Tax) Reserve Expenditure	72
	(Weighted Corporate Vote - 2/3 Majority)	

RECOMMENDATION

THAT Bylaw No. 3114, 2025, being a bylaw that authorizes the expenditure of \$8,300 from the Area “E” Community Works Program (Gas Tax) Reserve Fund for the purpose of infrastructure upgrades to Spirit Park, be given first, second, and third readings and be adopted.

- C.2 Electoral Area “I” Community Works Program (Gas Tax) Reserve Expenditure**
(Weighted Corporate Vote - 2/3 Majority)

75

RECOMMENDATION

THAT Bylaw No. 3112, 2025, being a bylaw that authorizes the expenditure of \$12,000 from the Area “I” Community Works Program (Gas Tax) Reserve Fund for the purpose of infrastructure improvements to the Pioneer Park sports court, be given first, second, and third readings and be adopted.

D. CAO REPORTS

- D.1 Verbal Update**
D.2 Strategic Priorities Board Amendments

E. OTHER BUSINESS

- E.1 Chair's Report**
E.2 Directors Motions
E.3 Board Members Verbal Update
E.3.1 Board Representation

1. Municipal Finance Authority – *Pendergraft, Watt (Alternate)*
2. Municipal Insurance Association – *Pendergraft, Taylor (Alternate)*
3. Okanagan Basin Water Board - *McKortoff, Holmes, Monteith, Fedrigo (Alternate), Pendergraft (Alternate), Taylor (Alternate)*
4. Okanagan Film Commission – *S. Coyne, Fedrigo (Alternate)*
5. Okanagan Regional Library – *Fedrigo, Monteith (Alternate)*
6. Okanagan-Kootenay Sterile Insect Release Board – *Bush, Roberts (Alternate)*
7. Southern Interior Municipal Employers Association – *S. Coyne*
8. Starling Control – *Bush*
9. Economic Trust of the Southern Interior (ETSI-BC) - *Johansen, McKortoff, Bloomfield, Roberts (Alternate)*

F. ITEMS COMING OUT OF CLOSED SESSION

G. **ADJOURNMENT**
 RECOMMENDATION
 THAT the meeting adjourn.

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee



Thursday, July 3, 2025

RDOS Boardroom

101 Martin Street, Penticton, BC V2A 5J9

MEMBERS PRESENT: Chair J. Wiebe, Village of Keremeos
Vice-Chair A. Fedrigo, Electoral Area "E"
Director R. Barkwill, Summerland
Director 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 R. Gettens, Electoral Area "F"
Director I. Gilbert, City of Penticton

Director R. Graham, 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 M. Pendergraft, Electoral Area "A"
Director T. Roberts, Electoral Area "G"
Director M. Taylor, Electoral Area "D"
Director C. Watt, City of Penticton

MEMBERS ABSENT: Director J. Reynen, City of Penticton

STAFF PRESENT: J. Zaffino, CAO
N. Evans-MacEwan, CFO

T. Batten, Corporate Officer

The meeting was called to order at 11:09 am.

Due to the Chair joining the meeting electronically Vice-Chair Fedrigo chaired the meeting.

A. APPROVAL OF AGENDA

MOVED and SECONDED

THAT the Agenda for the Planning and Development Committee Meeting of July 3, 2025, be adopted. -**CARRIED**

B. Short-Term Rental Accommodation Review – Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” (X2024.017-ZONE)

MOVED and SECONDED

THAT the following bylaws be brought forward for consideration of first reading at a forthcoming Regional District Board meeting:

- Official Community Plan (OCP) Amendment Bylaw No. 3099;
- Okanagan Valley Zoning Bylaw No. 2800.50;
- Business Licence Regulation Amendment Bylaw No. 3100.01; and

- Fees and Charges Amendment Bylaw No. 3097.01.; and

THAT business licences for Electoral Area “A” for traditional B&B’s be removed.

MOVED and SECONDED

THAT the resolution be amended to add removing the business licence requirement for Electoral Area “D” for traditional B&B’s.

MOVED and SECONDED

THAT the amendment be further amended by adding that Apex be exempt from the business licence requirements.

VOTE ON THE AMENDMENT TO THE AMENDMENT -CARRIED

Opposed: Directors Bush, Gilbert, McKortoff, Roberts, Watt, and Wiebe

VOTE ON THE AMENDMENT -CARRIED

Opposed: Directors Bush, Gilbert, McKortoff, Roberts, Watt, and Wiebe

MOVED and SECONDED

THAT Short-Term Rental Accommodation Review – Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” (X2024.017-ZONE) be referred to staff. **-CARRIED**

Opposed: Directors Bush, Gilbert, Monteith, Watt, and Wiebe

C. ADJOURNMENT

MOVED and SECONDED

THAT the meeting adjourn at 12:01. **-CARRIED**

A. Fedrigo, Vice-Chair

T. Batten, Corporate Officer

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, July 3, 2025

RDOS Boardroom

101 Martin Street, Penticton, BC V2A 5J9



MEMBERS PRESENT: Chair T. Roberts, Electoral Area "G"
Vice-Chair S. Coyne, Town of Princeton
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 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 M. Pendergraft, Electoral Area "A"
Director M. Taylor, Electoral Area "D"
Director C. Watt, City of Penticton
Director J. Wiebe, Village of Keremeos

MEMBERS ABSENT: Director J. Reynen, City of Penticton
Director R. Graham, City of Penticton

STAFF PRESENT: J. Zaffino, CAO
N. Evans-MacEwan, CFO
M. Koch, Managing Director
T. Batten, Corporate Officer
E. Thompson, Sr. Manager of Communications

The meeting was called to order at 12:25 pm.

A. APPROVAL OF AGENDA

MOVED and SECONDED

THAT the Agenda for the Protective Services Committee Meeting of July 3, 2025, be adopted. **-CARRIED**

B. Emergency Demonstration

S. Houlihan, Emergency Program Coordinator, and D. Jones-Middleton, Sr. Manager, Protective Services provided an Elected Officials Emergency Management Overview to Committee.

C. ADJOURNMENT

MOVED and SECONDED

THAT the meeting adjourn at 1:00 pm. **-CARRIED**

T. Roberts, Chair

T. Batten, Corporate Officer

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, July 3, 2025

RDOS Boardroom

101 Martin Street, Penticton, BC V2A 5J9



MEMBERS PRESENT:	Chair M. Pendergraft, Electoral Area "A"	Director R. Gettens, Electoral Area "F"
	Vice-Chair C. Watt, City of Penticton	Director I. Gilbert, City of Penticton
	Director R. Barkwill, Summerland	Director D. Holmes, District of Summerland
	Director J. Bloomfield, City of Penticton	Director M. Johansen, Town of Oliver
	Director G. Bush, Electoral Area "B"	Director S. McKortoff, Town of Osoyoos
	Director I. Chahal, Electoral Area "C"	Director S. Monteith, Electoral Area "I"
	Director B. Coyne, Electoral Area "H"	Director T. Roberts, Electoral Area "G"
	Director S. Coyne, Town of Princeton	Director M. Taylor, Electoral Area "D"
	Director A. Fedrigo, Electoral Area "E"	Director J. Wiebe, Village of Keremeos
MEMBERS ABSENT:	Director J. Reynen, City of Penticton	Director R. Graham, City of Penticton
STAFF PRESENT:	J. Zaffino, CAO	T. Batten, Corporate Officer
	N. Evans-MacEwan, CFO	

The meeting was called to order at 1:00 pm.

A. APPROVAL OF AGENDA

MOVED and SECONDED

THAT the Agenda for the Corporate Services Committee Meeting of July 3, 2025, be adopted. -
CARRIED

B. Good Neighbour Guide

To develop a shared understanding of what it means to be a "good neighbour".

E. Thompson, Sr. Manager of Communications and Engagement was present to answer Director questions.

C. Pop-up Office initiative

To enhance community engagement and improve access to RDOS staff and regional services.

E. Thompson, Sr. Manager of Communications and Engagement was present to answer Director questions.

D. ADJOURNMENT

MOVED and SECONDED

THAT the meeting adjourn at 1:21 pm. **-CARRIED**

M. Pendergraft, Chair

T. Batten, Corporate Officer

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, July 3, 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 T. Roberts, Electoral Area "G"
Director M. Taylor, Electoral Area "D"
Director J. Wiebe, Village of Keremeos

MEMBERS ABSENT: Director J. Reynen, 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 July 3, 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 Planning and Development Committee

THAT the Minutes of the June 19, 2025, Planning and Development Committee meeting be adopted.

A.1.2 Protective Services Committee

THAT the Minutes of the June 19, 2025, Protective Services Committee meeting be adopted.

A.1.3 Corporate Services Committee

THAT the Minutes of the June 19, 2025, Corporate Services Committee meeting be adopted.

A.1.4 RDOS Board of Directors

THAT the Minutes of the June 19, 2025, RDOS Board of Directors meeting be adopted.

A.1.5 Advisory Planning Commission (APC) – Resignation of Member (Electoral Area “I”)

THAT the Board of Directors accept the resignation of Bob Handfield as a member of the Electoral Area “I” Advisory Planning Commission; and

THAT a letter be forwarded to Bob Handfield thanking him for his contribution to the Electoral Area “D” and Electoral Area “I” Advisory Planning Commissions.

B. CLOSED SESSION

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT in accordance with Section 90(1)(d)(k), and 90(2)(b), of the *Community Charter*, the Board close the meeting to the public on the basis of the security of the property of the municipality, 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 and, the basis under the applicable subsection of section 90 on which the meeting or part is to be closed. -

CARRIED

The meeting closed to the public at 9:02 am and reopened to the public at 10:19 am.

When the meeting reopened Director Wiebe was in attendance.

C. DEVELOPMENT SERVICES - Building Inspection

C.1 Building and Bylaw Infraction – 213 Prospect Drive (Electoral Area “H”)

(Unweighted Corporate Vote - Simple Majority)

The Chair inquired whether the property owner or agent was 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, District Lot 2709, Plan KAP21789, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018. - **CARRIED**

D. DEVELOPMENT SERVICES - Rural Land Use Matters

- D.1 Agricultural Land Commission Referral (Subdivision) – Electoral Area “C” (C2025.012-ALC)

(Unweighted Corporate Vote - Simple Majority)

THAT the RDOS Board “authorize” the application to subdivide the parcel located at 8856 Highway 97 (Plan KAP1982B, District Lot 3473, SDYD) to proceed to the Agricultural Land Commission.

MOVED and SECONDED

THAT the application to allow the RDOS Board to “authorize” the application to subdivide the parcel located at 8856 Highway 97 (Plan KAP1982B, District Lot 3473, SDYD) be referred to the Electoral Area “C” Advisory Planning Commission for review. -

CARRIED

- D.2 Request to Waive Development Cost Charges (DCC) and Comprehensive Capital Expenditure Charges (CEC)

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the following charges related to the proposed development of an affordable housing project comprising 36 units at 5080 9th Avenue, Okanagan Falls, be waived in accordance with section 263(1) of the *Local Government Act* and Regional District of Okanagan-Similkameen Development Cost Charge Waiver Bylaw No. 2803, 2018:

- a Development Cost Charge (DCC) in the amount of \$151,200.00 for sanitary sewer service; and
- a Comprehensive Capital Expenditure Charge (CEC) in the amount of \$156,168.00 for water service. - **CARRIED**

- D.3 Scheduling of Public Hearing - Official Community Plan (OCP) & Zoning Bylaw Amendments (C2024.015-ZONE / E2025.002-ZONE / H2025.004-ZONE)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT the holding of a public hearing in relation to the following bylaws be scheduled for the Regional District Board Meeting of July 17, 2025:

- Electoral Area “E” Official Community Plan Amendment Bylaw No. 3010.03, 2025;
- Okanagan Valley Zoning Amendment Bylaw Nos. 2800.52, 2025, and 2800.54, 2025;
- Electoral Area “H” Official Community Plan Amendment Bylaw No. 2497.17, 2025; and
- Electoral Area “H” Zoning Amendment Bylaw No. 3065.01, 2025,

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

- D.4 Official Community Plan (OCP) & Zoning Bylaw Amendments - Heritage Hills, Lakeshore Highlands, and Vintage Views, Electoral Area "D" (D2024.011-ZONE)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT first and second readings of the Electoral Area “D” Official Community Plan Amendment Bylaw No. 2603.27, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.43, 2025, be rescinded and the bylaws abandoned. - **CARRIED**

- D.5 Regulating the creation of new private utilities (X2023.011-ZONE)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT the Official Community Plan Amendment Bylaw No. 3045, 202, and Development Procedures Amendment Bylaw No. 2500.34, 2025, be read a third time;

AND THAT the Zoning Amendment Bylaw No. 3046, 2025, and Subdivision Servicing and Development Bylaw No. 2900.01, 2025, be read a third time, as amended. - **CARRIED**

E. PUBLIC WORKS

- E.1 Skaha Estates Improvement District Conversion Process Approval

(Weighted Corporate Vote - Majority)

MOVED and SECONDED

THAT the Regional District approve the acquisition of the services provided by Skaha Estates Improvement District and requests the BC Ministry of Housing and Municipal Affairs to proceed with the process for converting the Skaha Estates Improvement District into Regional District services on January 1, 2026; and

THAT the Regional District provide operational services to the SEID as a contractor beginning in September 2025 until December 31, 2025, with the preparation of a suitable operating agreement. - **CARRIED**

E.2 2025 Strategic Priority Fund Application Recommendations

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Board approve three major infrastructure projects and one capacity building project for application to the Strategic Priorities Fund for 2025 as follows:

- Vintage Views Wastewater System Upgrades
- Lakeshore Waterworks and Skaha Estates Water Systems Upgrades
- Sage Mesa Water System Reservoir and Treatment Plant Upgrades
- Capacity Building - GIS and Mapping updates for RDOS Infrastructure – **CARRIED**

Director Watt left the meeting at 10:44 am

E.3 Vintage Views Wastewater and Lakeshore Waterworks Acquisition Approval

(Weighted Corporate Vote - Majority)

MOVED and SECONDED

THAT the Regional District proceed with the acquisition of Lakeshore Waterworks and Vintage Views Sewer Systems with transfer of ownership set for September 29, 2025; and

THAT the Regional District approves the FTE staff requests, and necessary resources as presented by the Senior Manager of Public Works in the July 3, 2025, board report required for the acquisition of Lakeshore Waterworks, Vintage Views Wastewater System, and Skaha Estates Improvement District utilities. - **CARRIED**

F. COMMUNITY SERVICES

Director Watt returned to the meeting at 10:48 am

F.1 Secrest Hill Campground – Secondary Licence of Occupation

(Weighted Corporate Vote - Majority)

MOVED and SECONDED

THAT the Regional District of Okanagan-Similkameen (RDOS) approve the acquisition of a Licence of Occupation (LoO) from the Province of British Columbia over Crown land legally described as “That part of Block A, District Lot 2450s, Plan 1729, except Lot 727, Plan 2385, all of Similkameen Division Yale District, containing 2.32 Hectares, more or less” for a term of 12 years for agricultural worker camp purposes;

AND THAT the Chair and CAO be authorized to sign the Licence of Occupation. -
CARRIED

G. FINANCE

G.1 Bylaw 3102.03 2025-2029 Five Year Financial Plan Amendment

(Weighted Corporate Vote - 2/3 Majority)

MOVED and SECONDED

THAT Bylaw No. 3102.03, 2025 being a bylaw to amend the 2025-2029 Five Year Financial Plan to include the replacement of a Mosquito Control vehicle using a combination of funds from the Vehicle Replacement Reserve and Mosquito Control Operating Reserve be read a first, second and third time and be adopted. - **CARRIED**

H. LEGISLATIVE SERVICES

H.1 Security Issuing Bylaw No. 3111, 2025 – City of Penticton

(Weighted Corporate Vote - 2/3 Majority)

MOVED and SECONDED

THAT Security Issuing Bylaw No. 3111, 2025, being a bylaw of the Regional District of Okanagan-Similkameen to authorize the borrowing of up to \$11,000,000 for the estimated costs of designing, expanding, and constructing upgrades to the Ellis 4 Dam, be read a first, second, and third time, and be adopted. - **CARRIED**

H.2 Similkameen Visitor Information Centre Contribution Service

Pursuant to Section 100 of the *Community Charter*, Director Fedrigo declared a conflict of interest regarding item H.2 Similkameen Visitor Information Centre Contribution Service as she has provided contract work to the society in the past. *Director Fedrigo left the meeting at 10:53 am.*

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT Similkameen Visitor Information Centre Contribution Service Establishment Amendment Bylaw No. 2622.01, 2025, be read a first, second and third time. - **CARRIED**

H.3 UBCM 2025 Community Excellence Award application

Director Fedrigo returned to the meeting at 10:54 am.

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Board endorse the submission of the RDOS Strategic Priorities Progress

Tracking initiative for the UBCM 2025 Community Excellence Award in the category of Excellence in Governance. - **CARRIED**

- H.4 Okanagan Regional Library Letter of Support
(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Regional District of Okanagan-Similkameen provide a letter of support for Okanagan Regional Library UBCM Ministerial meetings. -**CARRIED**

I. CAO REPORTS

- I.1 Verbal Update
I.2 Strategic Priorities Board Amendments

J. OTHER BUSINESS

- J.1 Chair's Report
J.2 Directors Motions
J.3 Board Members Verbal Update

K. ITEMS COMING OUT OF CLOSED SESSION

L. ADJOURNMENT

MOVED and SECONDED

THAT the meeting adjourn at 10:54 am. -**CARRIED**

M. Pendergraft, Chair

T. Batten, Corporate Officer

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: July 17, 2025

RE: **Vermilion Forks Community Forest Corporation Appointments**

Administrative Recommendation:

THAT the Board appoint the following persons to the Vermilion Forks Community Forest Corporation for a term ending October 2026:

Board Member: Bob Coyne, Electoral Area H Director

Board Member: Jim Zaffino, Chief Administrative Officer

Alternate Board Member: Noelle Evans MacEwan, Chief Financial Officer

Purpose:

To appoint RDOS representation to the Vermilion Forks Community Forest Corporation Board.

Strategic Priorities:

Operational

Background & Analysis:

The Vermilion Forks Community Forest Corporation will hold its Annual General Meeting on August 13, 2025. In preparation for the meeting, the Forest Corporation has requested confirmation of the RDOS representatives. Historically, the Electoral Area H Director and the CAO have served as the RDOS Board Members with the CFO serving as the alternate.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

No external communication is required.

Alternatives:

That the Board resolve to appoint other persons to represent the RDOS.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:

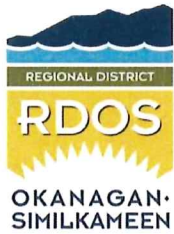
"Tracey Batten"

T. Batten, Corporate Officer

Endorsed by:

"Jim Zaffino"

J. Zaffino, CAO



Vermilion Forks Community Forest Corporation

July 7, 2025

VFCF019

EMAILED

Chief and Members of the Band
Upper Similkameen Indian Band
PO Box 220
Hedley BC V0X 1K0

Mr. Jim Zaffino, CAO
Regional District of Okanagan
Similkameen
101 Martin Street
Penticton, BC V2A 5J9

Re: Annual General Meeting

The Annual General Meeting (AGM) is scheduled for August 13th, 2025. In preparation for the agenda, we are requesting the following prior to August 1st, 2025:

1. Appointments to the Vermilion Forks Community Forest Corporation, according to Article 13 Election and removal of Directors. Please provide a letter of Appointment, naming the board members (two 2) and the alternate (one 1) to the Vermilion Forks Community Forest Corporation Board. Also, please provide us with the Board Members and Alternate's contact information.
2. Proposals, for consideration at the AGM, any amendments to the Vermilion Forks Community Forest Corporation Articles.
3. Nominations for the position of Chair.

If you require any further information, please contact me at cao@princeton.ca or call me at 250-295-3135.

Thank you.

Yours truly,

Lyle Thomas
CEO

c/o P.O. Box 670, 151 Vermilion Avenue
Princeton, British Columbia V0X 1W0
Phone: 250-295-3135 Fax: 250-295-3477

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: July 17, 2025

RE: Zoning Bylaw Amendment – Electoral Area “C” (C2025.0003-ZONE)

Administrative Recommendation:

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.54, 2025 be read a third time.

<u>Purpose:</u>	To allow agri-tourism units with a maximum floor area of 42.0 m ² .	<u>Folio:</u> C-05681.000
<u>Civic:</u>	5154 Highway 97	<u>Legal:</u> Lot 260, Plan KAP1790, District Lot 2450S, SDYD
<u>OCP:</u>	Agriculture (AG)	<u>Zone:</u> Agriculture One (AG1)

Purpose:

Proposed Development

This application is seeking to amend the zoning of the subject property in order to allow the construction of an agri-tourism accommodation.

In order to accomplish this, the applicant is proposed to amend the zoning of the property under the Okanagan Valley Zoning Bylaw No. 2800, 2022, from Agriculture One (AG1) to Agriculture One Site Specific (AG1s), with the site specific permitting agri-tourism accommodation sleeping units to be a maximum of 42.0 m².

In support of the rezoning, the applicant has stated that:

the submitted 5-unit Plan design for the agri-tourism application are approximately 40.0m². As discussed with RDOS, this request does not change the intent or the agricultural spirit of the zoning on the property, but allows agri-tourism accommodation units to be developed within the BC ALR Use Regulations... Agri-tourism offers a range of benefits it is valuable and growing sector that supports sustainable agriculture, promotes rural communities, and enhances the connection between urban consumers and the agricultural landscape.

Strategic Priorities:

Operational

Background & Analysis:

Site Context

The subject property is approximately 4.59 ha in area and is situated on the southeastern corner of Road 7 and Highway 97 and is approximately 2.5 km south from the boundary of the Town of Oliver. It is understood that the parcel is comprised of a fruit stand and agricultural production.

The surrounding pattern of development is generally characterised by similarly sized agricultural parcels that have been development with farmland and single detached dwellings.

Background

On May 7, 2025, a Public Information Meeting (PIM) was held online through Webex and was attended by approximately four (4) members of the public.

At its meeting of May 20, 2025, the Electoral Area “C” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved, subject to the following conditions;

1. That the RDOS Building inspector approves the building permit for this development.

At its meeting of June 5, 2025, the Regional District Board resolved to approve first and second reading of the amendment bylaw and scheduled a public hearing ahead of its meeting of June 19, 2025.

At its meeting on July 3, 2025, the Regional District Board resolved to reschedule the public hearing from June 19, 2025, to July 17, 2025.

All comments received to date in relation to this application are included with this report.

Approval from the Ministry of Transportation and Transit (MoTT) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 97).

Analysis:

In considering this proposal, Administration notes that, the Electoral Area “C” OCP is generally supportive of agri-tourism accommodations and supports and the existing structure limits the potential drawbacks to the agricultural production on the property.

The property consists of multiple structures which are mostly concentrated in the northeastern corner of the lot. The proposed agri-tourism units being constructed above the existing fruit stand demonstrates cluster development, reducing negative impacts to the farming operation.

Moreover, the proposed use occurring within the existing structure will have no adverse visual impacts on the surrounding area.

The benefits of the clustered development, as it pertains to this particular property, are that there are existing road accesses and parking spaces. Therefore, no additional agriculturally productive land will need to be disturbed to facilitate the proposed use.

The increased size of the proposed agri-tourism accommodation sleeping units, is not seen to negatively impact the agricultural activities on this particular property.

While proper servicing will be required to facilitate five agri-tourism accommodation sleeping units, the applicant will have to contact the Town of Oliver to confirm.

Agri-tourism accommodation sleeping units are limited to preserve the agricultural nature of the farmland by limiting the conversion of productive farmland. However, in the case of this particular property the proposed agri-tourism accommodation will be in an existing structure which will not change the footprint or increase the parcel coverage.

There is an existing parking lot for fruit stand which has approximately 17 parking spaces which surpasses the 16 spaces required for the fruit stand and the agri-tourism accommodation. Additionally, sufficient parking for the other dwelling on the property is available closer to that dwelling.

Alternative:

Conversely, Administration recognises that the existing OCP and Zoning bylaws intentions are to preserve the viable farmland and reducing potential conflicts and expansion of other uses into designated farmland.

The increasing sizes of agri-tourism accommodation dwelling sleeping units could be seen as a move towards the tourist accommodation use. This shift in focus away from agriculture towards tourist accommodation may detract from the agricultural uses.

The OCP encourages development to be directed towards areas that are adequately serviced. At this time, The Town of Oliver has indicated that upgrades to the existing water infrastructure on the property would be required as the existing services were only sufficient for the fruit stand.

Summary:

In summary, the proposed increased floor area of agri-tourism accommodation sleeping unit do not appear to negatively impact the agricultural viability of this property or any neighbouring properties.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

The proposed bylaw amendment has been notified in accordance with the requirements of the *Local Government Act* as well as the Regional District's Development Procedures Bylaw No. 2500, 2011. Information will be posted on the RDOS website. Interested or affected parties will be contacted directly via email, regular mail, or Voyent Alert! Notifications.

Alternatives:

1. THAT first and second readings of the Okanagan Valley Zoning Amendment Bylaw No. 2800.54, 2025, be rescinded and the bylaws abandoned.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:

"Colin Martin"

C. Martin, Planner I

Endorsed by:

"Shannon Duong"

S. Duong, Acting Senior
Manager of Planning

Endorsed by:

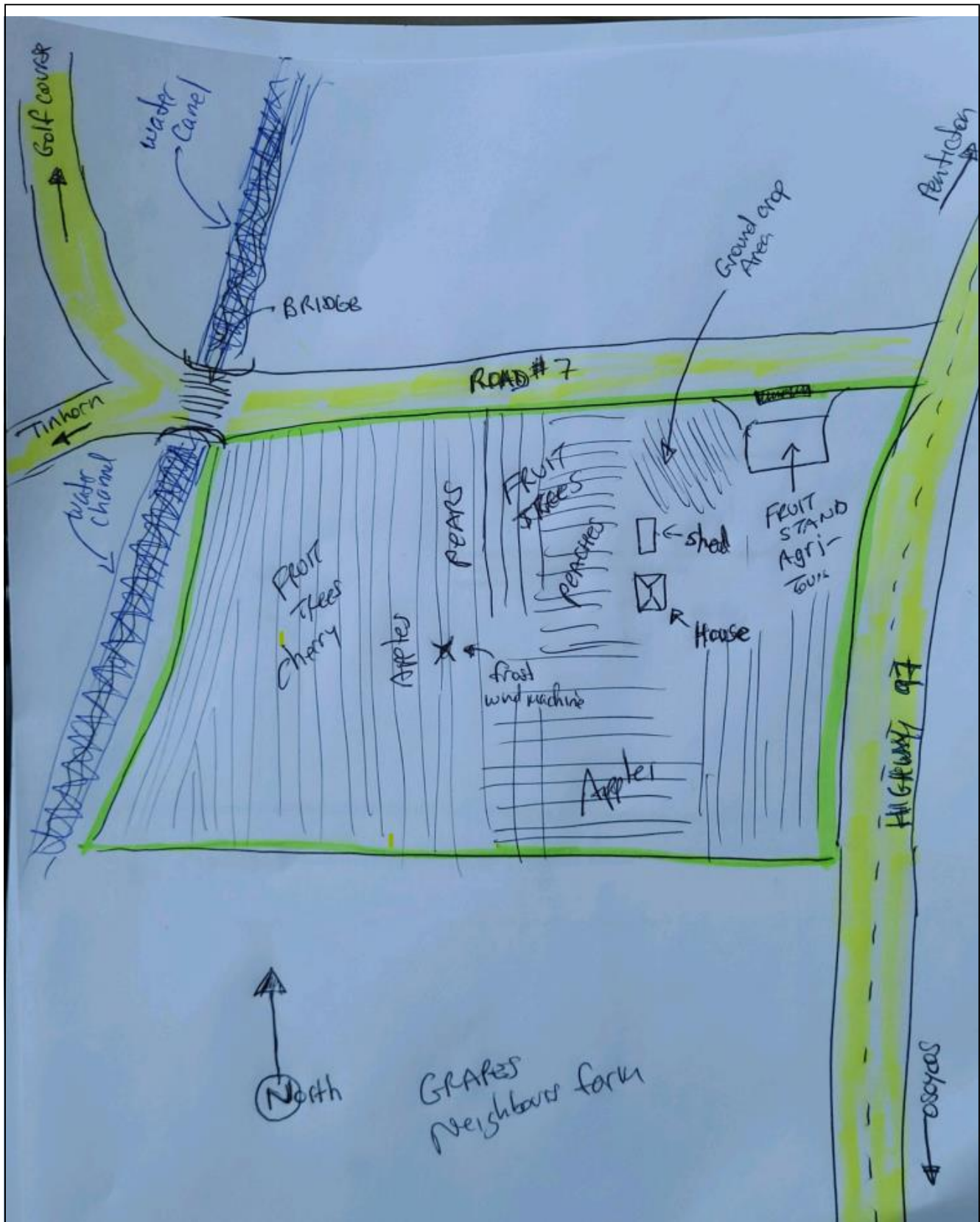


A. Fillion, Managing Director,
Development and
Infrastructure Services

Attachments: No. 1 – Applicant's Site Plan

No. 2 – Site Photo (Google Earth)

Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Site Photo (Google Earth)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2800.54, 2025

A Bylaw to amend the Okanagan Valley Zoning Bylaw No. 2800, 2022

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Okanagan Valley Zoning Amendment Bylaw No. 2800.54, 2025.”
2. The “Okanagan Valley Zoning Bylaw No. 2800, 2022,” is amended by:
 - i) adding a new sub-section 13.1.8(b)(vi) (Agriculture One Site Specific (AG1s) Regulations) under Section 13.1 (Agriculture One (AG1) Zone) to read as follows:
 - vi) in the case of land Described as Lot 260, Plan KAP1790, District Lot 2450S, SDYD (5154 Highway 97) and shown shaded yellow on Figure 13.1.8(b)(v):
 - .1 despite Section 7.3.5, no *agri-tourism accommodation sleeping unit* shall have an area of greater than 42.0 m². A washroom is not included as part of the area of the *agri-tourism accommodation sleeping unit*.

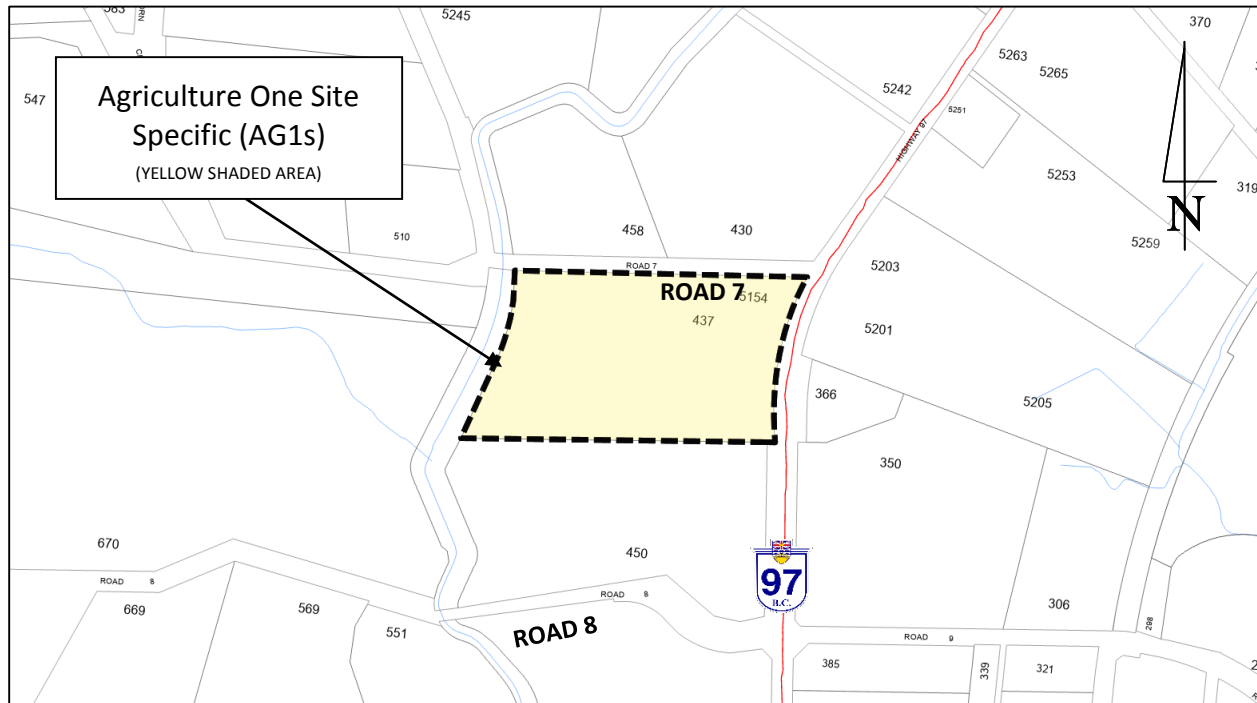


Figure 13.1.8(b)(vi)

3. The Official Zoning Map, being Schedule '2' of the "Okanagan Valley Zoning Bylaw No. 2800, 2022", is amended by changing the land use designation on the land described Lot 260, Plan KAP1790, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Agriculture One (AG1) to Agriculture One Site Specific (AG1s).

READ A FIRST AND SECOND TIME this 5th day of June, 2025.

PUBLIC HEARING held on this 17th day of July, 2025.

READ A THIRD TIME this ____ day of _____, 2025.

I hereby certify the foregoing to be a true and correct copy of the "Okanagan Valley Zoning Bylaw Amendment Bylaw No. 2800.54, 2025", as read a Third time by the Regional Board on this ____ day of _____, 2025.

Dated at Penticton, BC this ____ day of _____, 2025.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2025.

For the Minister of Transportation & Transit

ADOPTED this ____ day of _____, 2025.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

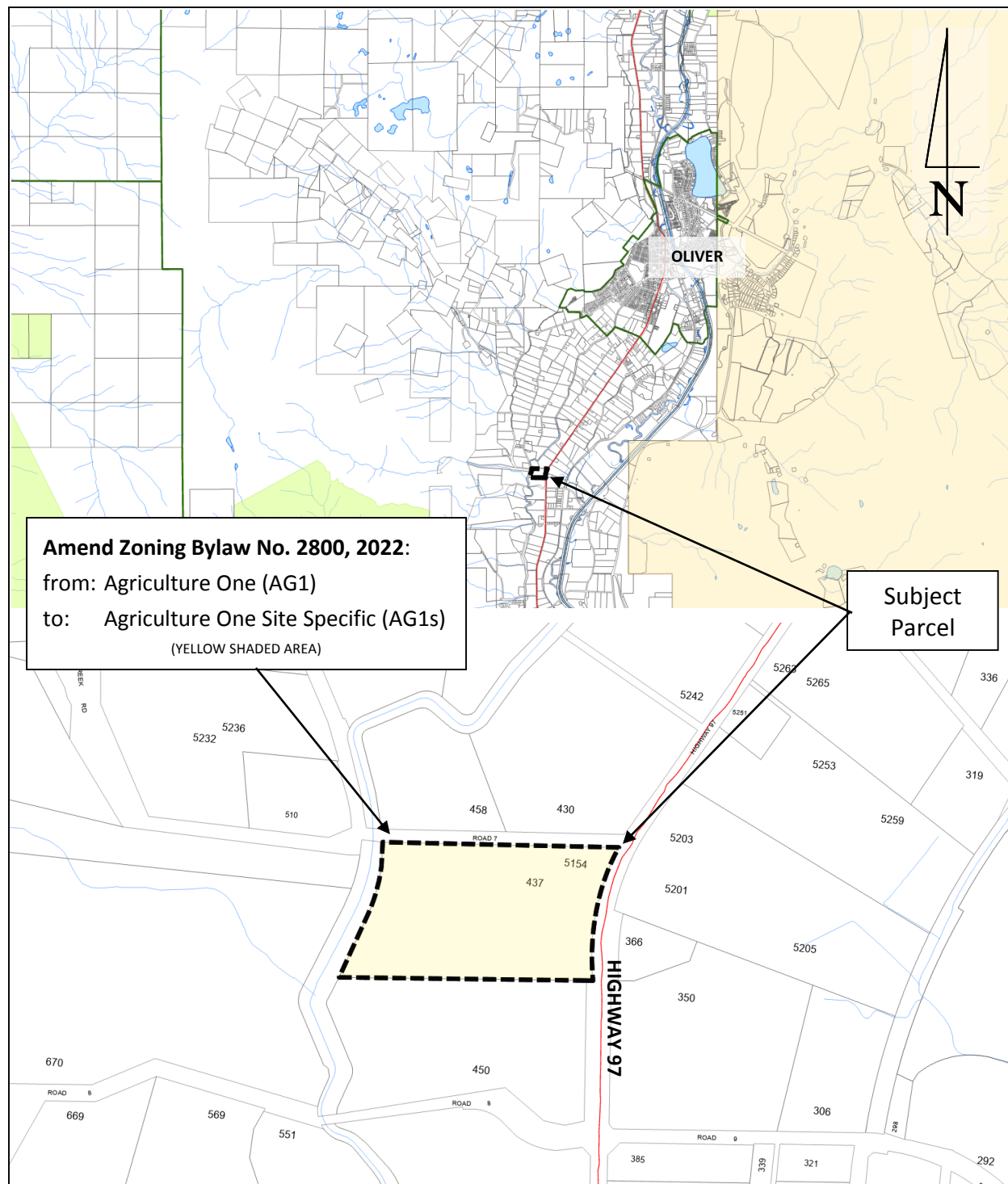
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2800.54, 2025

File No. C2025.003-ZONE

Schedule 'A'



Amendment Bylaw No. 2800.54, 2025
(C2025.003-ZONE)
Page 4 of 4

Lesley Gibbons

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: April 17, 2025 9:24 AM
To: Planning
Subject: Highway 97, 5154, RDOS (C2025.003-ZONE)

With respect to the above noted file,

Land Rights Comments

- There are no immediate concerns or requests for additional land rights based on the proposed change in use and plans provided.

Operational & Design Comments

- There are FortisBC Electric ("FBC(E)") primary distribution facilities along Highway 97 and Road No. 7. The existing FBC(E) facilities do not appear to be affected by the proposed change in use.
- For any changes to the existing service, the applicant must contact an FBC(E) designer at 1-866-4FORTIS (1-866-436-7847) for more details regarding design, servicing solutions, and land right requirements.

If you have any questions or comments, please contact us at your convenience.

Best Regards,

Steve Danielson, AACI, SR/WA
Contract Land Agent | Property Services | FortisBC Inc.
2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Mobile: 250.681.3365
Fax: 1.866.636.6171
FBClands@fortisbc.com



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Lesley Gibbons

From: Joseph Trottier <JTrottier@oliver.ca>
Sent: April 23, 2025 2:18 PM
To: Planning
Cc: Colin Martin
Subject: Bylaw referral - Zoning Amendment - 5154 Highway 97
Attachments: Bylaw Referral Sheet(2025-04-08) - 5154 Highway 97.pdf

Some people who received this message don't often get email from jtrottier@oliver.ca. [Learn why this is important](#)
Hi,

Please find attached referral sheet.

Cheers,



Joseph Trottier, ASCT | Engineering Technologist II
Box 638, 5971 Sawmill Road | Oliver, BC V0H 1T0
p. 250 485 6217
Email: jtrottier@oliver.ca
[Facebook](#) | [Twitter](#) | [Instagram](#) | [Vovent Alert!](#)

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2800.54

☐ Approval Recommended for Reasons
Outlined Below

☐ Interests Unaffected by Bylaw

☒ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Applicant must have apply for water upgrade with drawings, indicating size of service required from the Town of Oliver, as the current size of water service is not adequate for a fruit stand and a 5 unit building. This property applied for water to 437 Road 7 in 2019, for a fruit stand only. The water service installed was sized according to the requirements of a fruit stand only.

Signature: _____



Signed By: _____



Agency: _____

TOWN OF OLIVER

Title: _____

ENGINEERING TECHNOLOGIST II

Date: _____

APRIL 23, 2025

Lesley Gibbons

From: ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>
Sent: May 2, 2025 2:55 PM
To: Colin Martin
Subject: RE: Bylaw referral - Zoning Amendment - 5154 Highway 97

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Colin,

Thanks for referring this site-specific zoning bylaw amendment to the ALC for comment.

I understand that the Property is zoned A1, which currently permits agri-tourism accommodation sleeping units up to 30 m² in size (not inclusive of washrooms). The ZBA would allow agri-tourism accommodation sleeping units up to 42 m² in size on the Property (not inclusive of washrooms). I understand also that, as the Property is 4-8 ha in size, the number of agri-tourism accommodation sleeping units permitted is 5.

Agri-tourism accommodation is a permitted use in the ALR provided it meets the conditions outlined in [s. 33 of the ALR Use Regulation](#), including that there be no more than 10 sleeping units and that the total area for structures, landscaping, and access for the accommodation take up less than 5% of the Property. ALC Staff have no concerns with a site-specific zoning bylaw amendment that allows a permitted use on ALR land.

ALC Staff also note that, while the ZBA could increase the maximum allowable size for agri-tourism accommodation on the Property, the Property would have to be in compliance with additional ALC regulations prior to the issuance of any permits for constructing the agri-tourism accommodation. In particular, agri-tourism accommodation is only permitted in the ALR if used in relation to the specific agri-tourism activities defined in [s. 12 of the ALR Use Regulation](#). In addition, any fill placement or soil removal needed to facilitate the construction of agri-tourism accommodation units would require the successful submission of a NOI to the Commission.

Please let me know if you have any further questions.

Sincerely,

Alex



Alex Haalboom | MRM Planning | she/her/hers
Regional Planner | Agricultural Land Commission
201 – 4940 Canada Way, Burnaby, BC, V5G 4K6
T 236.468.1617 | F 604.660.7033
e-mail | alex.haalboom@gov.bc.ca

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From: Colin Martin <cmartin@rdos.bc.ca>

Sent: April 8, 2025 2:01 PM

To: ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>; ofdchief@oliver.ca; 'FBClands@fortisbc.com' <FBClands@fortisbc.com>; XT:Oliver, Town ENV:IN <admin@oliver.ca>; 'cgilber@sd53.bc.ca' <cgilber@sd53.bc.ca>; Bitte, Rob MOTI:EX <Rob.Bitte@gov.bc.ca>

Subject: Bylaw referral - Zoning Amendment - 5154 Highway 97

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Re: Project No. C2025.003-ZONE
Zoning Bylaw Amendment

Please find attached a Referral Sheet for a Zoning Bylaw Amendment, along with a link to our web page with the relevant documentation.

Please review and if you have any questions contact Colin Martin, file manager.

If you can, please forward your comments/concerns to planning@rdos.bc.ca by May 8, 2025.

Regards,



Colin Martin (he/him) • Planner I
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4239 • tf. 1.877.610.3737 • f. 250.492.0063
www.rdos.bc.ca • cmartin@rdos.bc.ca

I acknowledge that I work within the traditional, unceded territory of the Syilx people in the Okanagan Nation.

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: July 17, 2025

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “E” (E2025.002-ZONE)

Administrative Recommendation:

THAT Electoral Area “E” Official Community Plan Amendment Bylaw No. 3010.03, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.52, 2025, be read a third time and adopted.

THAT Naramata Water System Local Service Establishment Amendment Bylaw No. 3108, 2025, and the Naramata Street Lighting Local Service Establishment Amendment Bylaw No. 1618.03, 2025, be read a third time and adopted.

<u>Purpose:</u>	To facilitate the development of a fire and rescue training facility.	<u>Folio:</u> E-02265.900
<u>Civic:</u>	1095 Lower Debeck Road and unassigned (Crown land)	
<u>Legal:</u>	Block D, District Lot 266, SDYD, and an approximately 1.25 ha area of un-surveyed Crown land	
<u>OCP:</u>	Agriculture (AG)	<u>Zone:</u> Agriculture One (AG1)

Purpose:

Proposed Development

It is being proposed to amend the zoning of the subject property in order to facilitate the development of a fire and rescue training facility and to further bring the subject area as well as the adjacent Naramata Fire Hall property into the Naramata community water and streetlighting service areas.

In order to accomplish this, the following land use bylaw amendments are being proposed by the applicant:

- amend the land use designation under Schedule ‘B’ (OCP Map) of the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 3010, 2023, from Agriculture (AG) to Administrative, Cultural and Institutional (AI); and
- amend the zoning under Schedule ‘2’ (Zoning Map) of the Electoral Area “E” Zoning Bylaw No. 2800, 2022, from Agriculture One (AG1) to Administrative and Institutional Site Specific (AIs);

- amend the Naramata Water System Local Service Establishment Bylaw No. 1620, 1995, and Naramata Street Lighting Local Service Establishment Bylaw No. 1618, 1995, in order to incorporate 1095 Lower Debeck Road and an approximately 1.25 ha area of un-surveyed Crown land into the service areas.

NOTE: the purpose of the site specific regulation is to permit the use of approximately 650m² area of land, for a civic facility, specifically a fire rescue training facility, which may include training structures, equipment, and vehicle storage.

In support of this request, the applicant has stated “we are planning to build a training structure at the rear of our firehall to enable our members to train better and more realistically. These structures are commonly built out of shipping containers and can take on various configurations depending on training needs and budget.”

Strategic Priorities:

Operational

Background & Analysis:

Site Context:

The subject property is approximately 650 m² in area and is located adjacent to the northern parcel line of 1095 Lower Debeck Road (legally described as Block B, District Lot 266, SDYD) – being west of the Naramata Fire Department, and approximately 1.6 km southeast of the Naramata Village Center. It is understood that the parcel is vacant land.

The surrounding pattern of development is generally characterised by similarly sized residential parcels that have been development with single detached dwellings.

Background:

On April 2, 2025, a Public Information Meeting (PIM) was held via Webex and was attended by one (1) member of the public.

At its meeting of April 22, 2025, the Electoral Area “E” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

At its meeting of June 5, 2025, the Regional District Board resolved to approve first and second readings of the amendment bylaws and scheduled a public hearing ahead of its meeting of June 19, 2025.

At its meeting on July 3, 2025, the Regional District Board resolved to reschedule the public hearing from June 19, 2025, to July 17, 2025.

All comments received to date in relation to this application are included with this report.

Approval from the Ministry of Transportation and Transit (MoTT) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 97/3).

Analysis:

In considering this proposal, Administration finds that co-locating the proposed fire training facility adjacent to the existing Naramata Fire Hall would create operational efficiencies.

For instance, opportunities for shared facilities like parking, washrooms, mechanical rooms, and meeting spaces can be created, reducing duplication and eliminates or reduces the need for transporting personnel and equipment to a training facility located elsewhere.

There may also be benefits related to more frequent training opportunities due to the proximity of the training facility next to the fire hall.

It is further noted that the Official Community Plan (OCP) Bylaw contains an objective of supporting the establishment of “new facilities and services” related to emergency management (e.g. fire training facility) with a supportive policy speaking to support for “fire protection service for all established communities within the Plan Area.”

When considering new protective service facilities, such as a fire training facility, the OCP includes criteria to be used, such as, proximity to a major road network and residential areas, and adequacy of water supply and any other considerations.

In this instance, the facility will be in close proximity to Naramata Road, which is a major thoroughfare into the community. However, it is also recognized that there is residential development situated within 50 metres to the east and across Naramata Road but that there is a slight difference in elevation between the two sides of the street.

While the current OCP designation of the area of land is Agriculture (AG) and a preferred future use of this land is for agricultural purposes, Administration notes that there is no known history of agricultural use, that the land is not within the ALR and, as road dedication, it is unlikely to ever be used for agricultural purposes.

Regarding the proposal to bring the area proposed for the fire training facility as well as the fire hall site into the community water and street lighting service areas, this is considered good practice and a standards that is generally applied to privately held parcels within the community seeking service (e.g. that such properties should be within the service area boundaries if they are receiving community water).

Alternative:

Conversely, Administration recognizes that some communities will locate fire training facilities within rural or industrial areas to minimize the potential for conflict due to the type of operations being conducted (e.g. fumes and smoke, the timing and frequency of practice sessions, and the overall safety and impact on the surrounding area).

In addition, Naramata Road is a major thoroughfare into the community and the proposed location of the fire training facility is at a somewhat visually prominent location and that a less prominent location may be more suitable.

Summary:

In summary, and for the reasons outlined above, Administration is supportive of the proposed amendments.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

The proposed bylaw amendment(s) have been notified in accordance with the requirements of the *Local Government Act* and the Regional District's Development Procedures Bylaw No. 2500, 2011. Information will be posted on the RDOS website. Interested or affected parties will be contacted directly via email, regular mail, or Voyent Alert! Notifications.

Alternatives:

1. THAT first and second readings of the Electoral Area "E" Official Community Plan Amendment Bylaw No. 3010.03, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.52, 2025, be rescinded and the bylaws be abandoned.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:

"Mariane Frizzi"

M.Frizzi, Planning Technician

Endorsed by:

"Shannon Duong"

S. Duong, Acting Senior
Manager of Planning

Endorsed by:



A. Fillion, Managing Director,
Development and
Infrastructure Services

Attachments: No. 1 – Applicant's Site Plan

No. 2 – Site Photo

Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Site Photo



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 1618.03, 2025

**A Bylaw to amend the Naramata Street Lighting
Local Service Establishment Bylaw No. 1618, 1995**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Naramata Street Lighting Local Service Establishment Amendment Bylaw No. 1618.03, 2025.”
2. Schedule ‘A’ of the Naramata Street Lighting Local Service Establishment Bylaw No. 1618, 1995, is amended by incorporating the lands described as:
 - i) Block D, District Lot 266, SDYD (1095 Lower Debeck Road); and
 - ii) an approximately 1.25 ha area of un-surveyed Crown land shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw.

READ A FIRST AND SECOND TIME this 5th day of June, 2025.

READ A THIRD TIME this ____ day of _____, 2025.

CONSENTED TO in writing by the Electoral Area “E” Director this ____ day of _____, 2025.

ADOPTED this ____ day of _____, 2025.

Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ____ day of _____, 2025.

Regional District of Okanagan-Similkameen

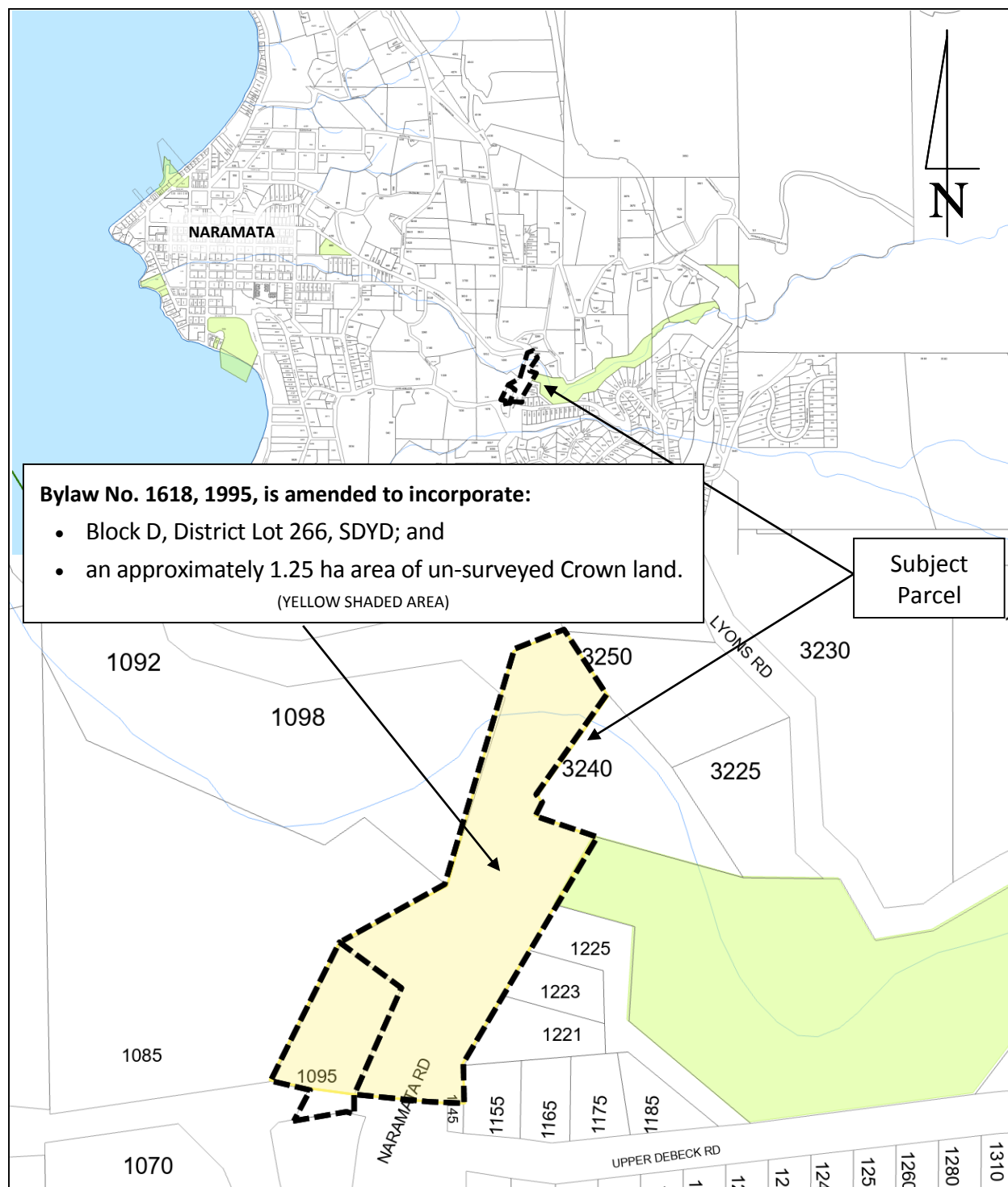
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 1618.03, 2025

File No. E2025.001-SAP

Schedule 'A'



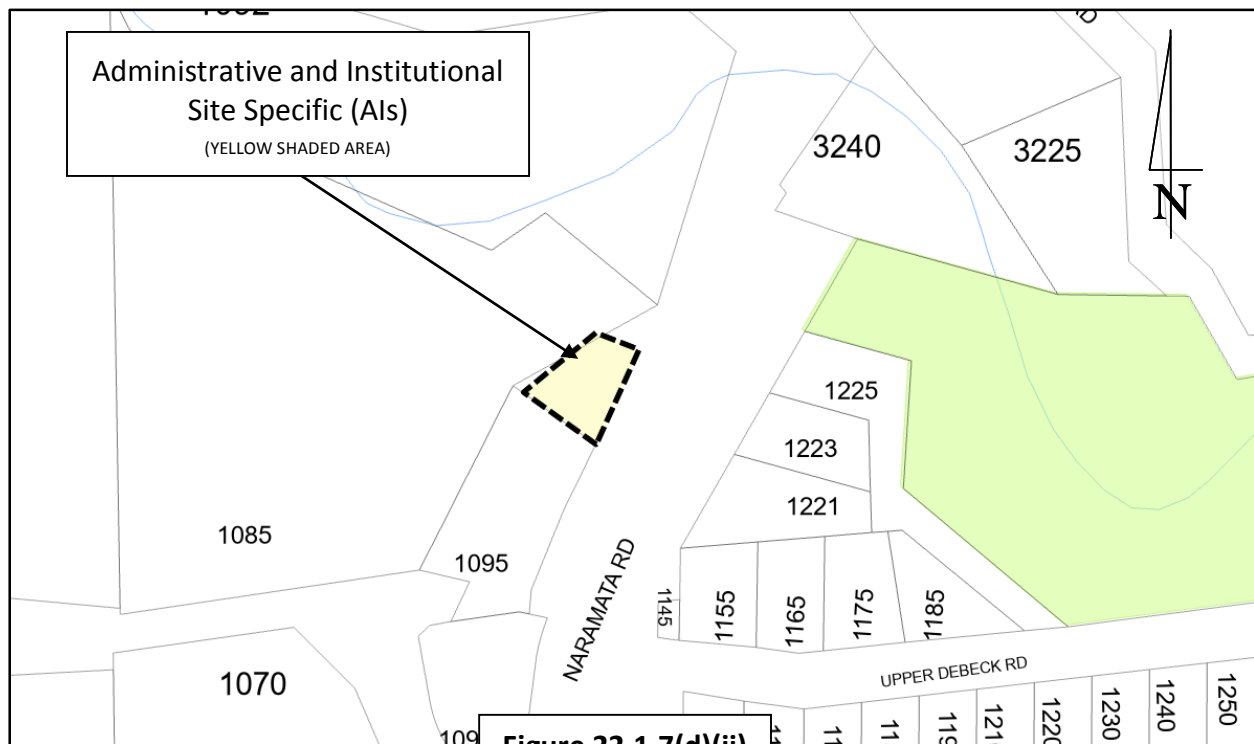
REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2800.52, 2025

A Bylaw to amend the Okanagan Valley Zoning Bylaw No. 2800, 2022

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Okanagan Valley Zoning Amendment Bylaw No. 2800.52, 2025.”
2. The “Okanagan Valley Zoning Bylaw No. 2800, 2022,” is amended by:
 - a) adding a new sub-section (ii) under Section 22.1.7(d) (Administrative and Institutional Site Specific (AIs) Regulations – Electoral Area “E”) to read as follows:
 - ii) in the case of an approximately 650 m² area of land, and shown shaded yellow on Figure 22.1.7(d)(ii):
 - .1 despite Section 4.0 (Definitions), a “civic facility” shall include fire rescue training facility, which may include training structures, equipment and vehicle storage.



3. The Official Zoning Map, being Schedule '2' of the "Okanagan Valley Zoning Bylaw No. 2800, 2022", is amended by changing the land use designation on an approximately 650 m² area of land shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Agriculture One (AG1) to Administrative and Institutional Site Specific (AIs).

READ A FIRST AND SECOND TIME this 5th day of June, 2025.

PUBLIC HEARING held on this 17th day of July, 2025.

READ A THIRD TIME AND ADOPTED this ____ day of _____, 2025.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

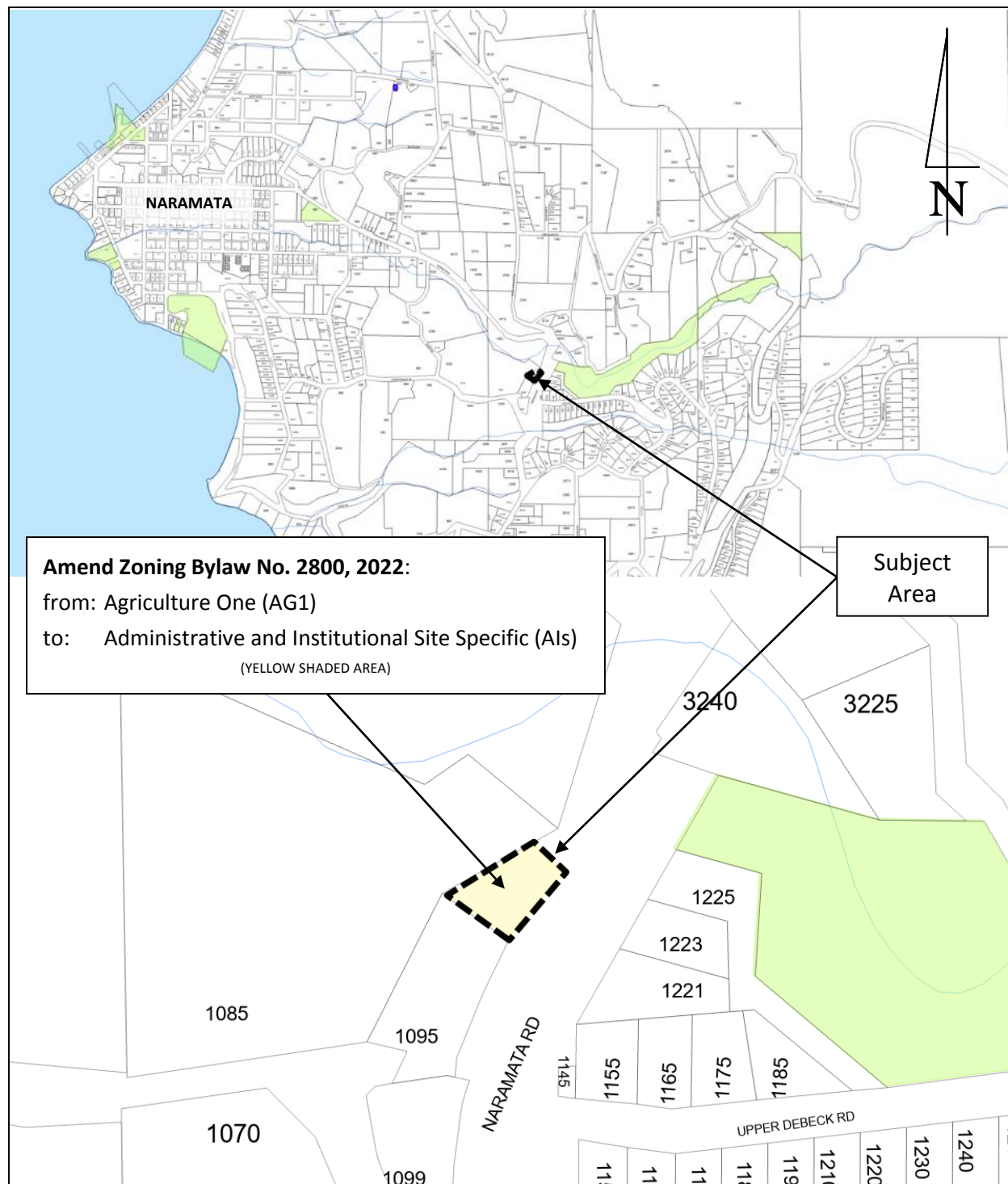
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2800.52, 2025

File No. E2025.002-ZONE

Schedule 'A'



Amendment Bylaw No. 2800.52, 2025
(E2025.002-ZONE)
Page 3 of 3

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 3010.03, 2025

A Bylaw to amend the Electoral Area “E” Official Community Plan Bylaw No. 3010, 2023

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Electoral Area “E” Official Community Plan Amendment Bylaw No. 3010.03, 2025.”
2. The Official Community Plan Bylaw Map, being Schedule ‘B’ of the Electoral Area “E” Official Community Plan Bylaw No. 3010, 2023, is amended by changing land use designation on an approximately 650 m² area of land, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Agriculture (AG) to Administrative, Cultural and Institutional (AI).

READ A FIRST AND SECOND TIME this 5th day of June, 2025.

PUBLIC HEARING held on this 17th day of July, 2025.

READ A THIRD TIME AND ADOPTED this ____ day of _____, 2025.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

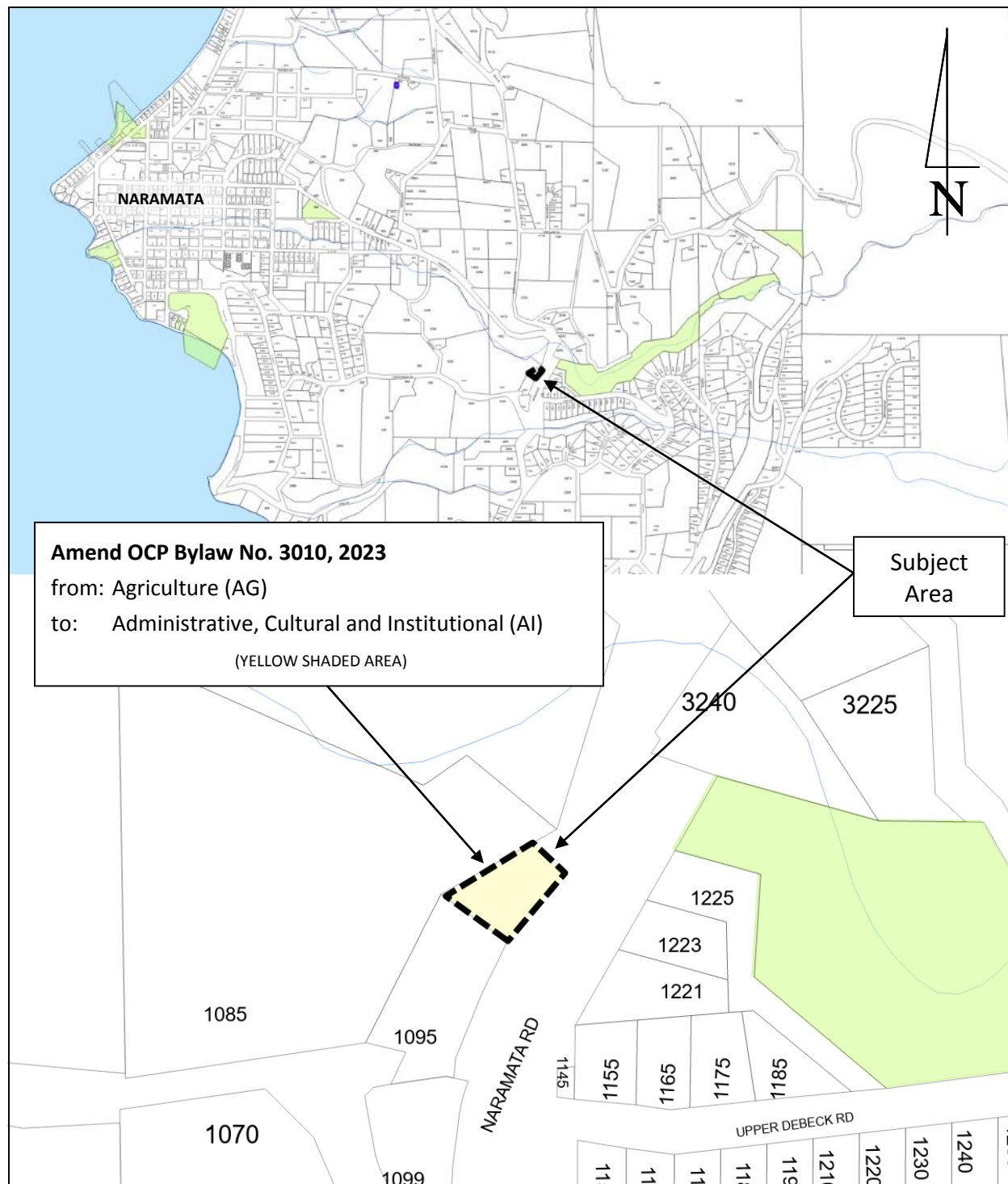
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 3010.03, 2025

File No. E2025.002-ZONE

Schedule 'A'



Amendment Bylaw No. 3010.03, 2025
(E2025.002-ZONE)

Page 2 of 2

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 3108, 2025

**A Bylaw to amend the Naramata Water System Local Service
Establishment Bylaw No. 1620, 1995**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Naramata Water System Local Service Establishment Amendment Bylaw No. 3108, 2025.”
2. Schedule ‘A’ (Naramata Water System Local Service Area) of the Naramata Water System Local Service Establishment Bylaw No. 1620, 1995, is amended by incorporating the lands described as:
 - i) Block D, District Lot 266, SDYD (1095 Lower Debeck Road); and
 - ii) an approximately 1.25 ha area of un-surveyed Crown land shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw.

READ A FIRST AND SECOND TIME this 5th day of June, 2025.

READ A THIRD TIME this ____ day of _____, 2025.

CONSENTED TO in writing by the Electoral Area “E” Director this ____ day of _____, 2025.

ADOPTED this ____ day of _____, 2025.

Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this _____ day of _____, 2025.

File No. E2025.001-SAP

[illegible]



Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen **FILE NO.:** E2025.002-ZONE

FROM: Name: Rob Bilyk
(please print)

Street Address: [REDACTED]

Date: 2025-02-17

RE: Electoral Area "E" Official Community Plan (OCP) Amendment Bylaw No. 3010.03 and
Okanagan Valley Zoning Amendment Bylaw No. 2800.52
Proposed Fire Fighting Facility

My comments / concerns are:

- ☒ I do support the proposed rezoning of the subject parcel.
- ☐ I do not support the proposed rezoning of the subject parcel.

Please provide any comments you wish the Board to consider:

We own the property [REDACTED] and we fully support the rezoning of the development with the following conditions:

- Any structure that is placed on this new location must not be visible to the neighboring property at [REDACTED] and more specifically the new house location that is currently in the permitting final building permit process.
- This can easily be completed by ensuring the new structure is placed further back from the bank and closer to the fire department hall.
- In order to ensure alignment with all parties, we are recommending that this recommendation is placed as a conditional approval with the bylaw amendment to protect against future development at the requested location.


Feedback Forms must be submitted to the RDOS office prior to noon on the day of the applicable Board meeting.
All representations, including names, will be made public if and when they are included in the Board Agenda.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

Lesley Gibbons

From: steven pope [REDACTED]
Sent: April 12, 2025 5:16 PM
To: Mariane Frizzi
Subject: File No E2025.002-zone feedback forms
Attachments: Feedback-Form 1 of 2.pdf; Feedback-Form 2 of 2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

 You don't often get email from [REDACTED] [Learn why this is important](#)
Hi Marianne,
Please see attached feedback forms for file No E2025.002-zone.

Regards

Steven Pope



Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen FILE NO.: E2025.002-ZONE

FROM: Name: Steven Pope (please print)

Street Address: [REDACTED]

Date: 12 April 2025

RE: Electoral Area "E" Official Community Plan (OCP) Amendment Bylaw No. 3010.03 and Okanagan Valley Zoning Amendment Bylaw No. 2800.52 Proposed Fire Fighting Facility

My comments / concerns are:

- ☐ I do support the proposed rezoning of the subject parcel.
- ☒ I do not support the proposed rezoning of the subject parcel.

Please provide any comments you wish the Board to consider:

Note: Comments are detailed over two feedback forms, this is 1 of 2 forms

1) Why propose to rezone this parcel of land when there is an existing Penticton fire training centre located in an industrial zone in

Penticton.

2) The smoke from the proposed 2# burning rooms shall impair people driving vehicles motorbikes and cycles on Naramata road, lower debeck road causing the risk of serious accidents.

3) The smoke from the proposed 2# burning rooms will cause smoke in the residential neighbourhood where residence of Naramata resign and enjoy being outside to enjoy the naramata surroundings, hence why a lot of people resign in Naramata. This propose to rezone parcel of land is not aligned to existing area, again the Penticton fire training centre in the industrial zone within Penticton is instead a suitable existing location.

4) This area and parcel of land is in a agricultural and residential area with houses close and horses in field behind this location, this is not suitable compared to the existing Penticton fire training centre located in an industrial zone in Penticton.

5) The fire rating risk within this area is at a elevated risk for most of the year, the presence of fire for training is danger to cause wildfires.

6) The materials or liquids to start these fires for training is a risk for environmental reasons, for leaks, contamination of ground and disposing of after burn material. (continuation of comments is detailed on second feedback form).

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Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen **FILE NO.:** E2025.002-ZONE

FROM: Name: Steven Pope
(please print)

Street Address: [REDACTED]

Date: 12 April 2025

RE: Electoral Area "E" Official Community Plan (OCP) Amendment Bylaw No. 3010.03 and
Okanagan Valley Zoning Amendment Bylaw No. 2800.52
Proposed Fire Fighting Facility

My comments / concerns are:

- ☐ I do support the proposed rezoning of the subject parcel.
- ☒ I do not support the proposed rezoning of the subject parcel.

Please provide any comments you wish the Board to consider:

Note: Comments are detailed over two feedback forms, this is 2 of 2 forms

7) Concerned about the environmental in packed of contaminated water or fire retardant substances within this current agricultural land parcel, this proposal is not aligned to this area. A existing industrial zoned area would be suitable for this fire training facility.

8) People who will see the smoke of fire from a distance looking towards Naramata (specially visitors) shall call the emergency services to report this danger.

9) I totally understand and support fire training for the Naramata fire hall but this location adjacent to the existing fire hall may be convenient but is totally not suitable to rezone this parcel of land as stated in comments 1-8.

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Lesley Gibbons

From: Sara Charvet [REDACTED]
Sent: April 13, 2025 10:52 AM
To: Mariane Frizzi
Cc: Sara Charvet
Subject: Feedback form - E2025.002-ZONE
Attachments: IMG_3479.jpeg; IMG_3477.jpeg

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [REDACTED] [Learn why this is important](#)

Please find attached feedback form on 2 pages. Please submit these comments to the Board, which are not in support of the proposed building plans or the proposed rezoning of the land.

Thanks,
Sara

Sent from [Outlook for iOS](#)



Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen FILE NO.: E2025.002-ZONE

FROM: Name: SARA CHARVET
(please print)

Street Address: [REDACTED]

Date: APRIL 13, 2025

RE: Electoral Area "E" Official Community Plan (OCP) Amendment Bylaw No. 3010.03 and
Okanagan Valley Zoning Amendment Bylaw No. 2800.52
Proposed Fire Fighting Facility

My comments / concerns are:

- ☐ I do support the proposed rezoning of the subject parcel.
☒ I do not support the proposed rezoning of the subject parcel.

1 of 2

Please provide any comments you wish the Board to consider:

1. Current high residential area and high agricultural zone which is in keeping with the agricultural zoning. The proposed facility and its proposed usage is not appropriate for an agricultural zone. Changing the zoning will not change this. I am very concerned for livestock in the direct vicinity and very concerned for people's health including my own.
 - environmental concern of toxic smoke and the potential for poisonous chemicals to leech into the ground and nearby water course, which is a salmon spawning area. I am apprehensive and very concerned for inhaling toxic smoke from fire burning which is proposed.
 - Fire risk of burning - the area is a tinder box in the Area 2000, concern about fire and burning that may get out of hand and set off Area - the piece of crown land directly opposite the proposed site on the one-sided Kamath road is a tinder box waiting for a fire disaster.
2. Lack of environmental studies re the above concerns.

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Feedback Form

Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen

FILE NO.: E2025.002-ZONE

FROM: Name:

SARA CHARVEZ

(please print)

Street Address:

Date:

April 13, 2025

RE:

Electoral Area "E" Official Community Plan (OCP) Amendment Bylaw No. 3010.03 and
Okanagan Valley Zoning Amendment Bylaw No. 2800.52
Proposed Fire Fighting Facility

My comments / concerns are:



I do support the proposed rezoning of the subject parcel.



I do not support the proposed rezoning of the subject parcel.

2 of 2

Please provide any comments you wish the Board to consider:

2. Noise. The existing training schedule is already disturbing loud noise late into the evening, until 9:30 pm, which is disruptive to residents and likely to be exacerbated if this new proposed facility is allowed to go ahead.
3. Alternative training options have not been considered according to the Area Director Ar MacCannister. There is an existing training facility in nearby Penticton, 15 min drive away that is appropriately situated in an industrial area of the city.
- Also concerned about the cost of the proposed training facility being pushed on to tax payers, when alternative facilities are already there in Penticton.
4. Unrightly presence of burn burnt out because in an area of extreme natural beauty that is important to the local tourism economy.

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Lesley Gibbons

From: Vince Boutilier [REDACTED]
Sent: April 15, 2025 12:14 PM
To: Planning
Subject: Comments on expansion of Fire Training Facility at Naramata Fire Department.
Attachments: WebPage.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Some people who received this message don't often get email from [REDACTED]

[Learn why this is important](#)

<https://www.rdos.bc.ca/assets/PLANNING/AreaE/2025/002-ZONE/Feedback-Form.pdf>

Vince Boutilier

[REDACTED]

[REDACTED]

[REDACTED]



Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen **FILE NO.:** E2025.002-ZONE

FROM: Name: Vincent Boutilier
(please print)

Street Address: [REDACTED]

Date: April 15, 2025

RE: Electoral Area "E" Official Community Plan (OCP) Amendment Bylaw No. 3010.03 and
Okanagan Valley Zoning Amendment Bylaw No. 2800.52
Proposed Fire Fighting Facility

My comments / concerns are:

- ☐ I do support the proposed rezoning of the subject parcel.
- ☒ I do not support the proposed rezoning of the subject parcel.

Please provide any comments you wish the Board to consider:

I support this proposal in part. I support the expansion of the training facility at the Naramata Fire Department up to but not including live fire exercises. I fully appreciate the need for a training facility that allow local fire fighters to practice, but I am opposed to a life fire facility in what is effectively a residential neighbourhood.

Smoke from such a training session has the potential to negatively impact on the quiet enjoyment of properties surrounding this proposed facility. Such a facility would be better located at a site that is not adjacent to residential properties.

Feedback Forms must be submitted to the RDOS office prior to noon on the day of the applicable Board meeting. All representations, including names, will be made public if and when they are included in the Board Agenda.

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ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: July 17, 2025

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “H” (H2025.004-ZONE)

Administrative Recommendation:

THAT the Electoral Area “H” Official Community Plan Amendment Bylaw No. 2497.17, 2025, and the Electoral Area “H” Zoning Amendment Bylaw No. 3065.01, 2025, be read a third time and adopted.

<u>Purpose:</u> to facilitate a two-lot subdivision in the form of a lot line adjustment.	<u>Folio:</u> H-00573.050
<u>Civic:</u> 2531 Coalmont Road	<u>Legal:</u> Lot 2, Plan KAP89110, District Lot 128, YDYP
<u>OCP:</u> Small Holdings (SH)	<u>Zone:</u> Small Holdings Two (SH2)

Purpose:

Proposed Development:

This application is seeking to amend the zoning of an approximately 0.164 ha portion of the subject property in order to allow for a two-lot subdivision in the form of a lot line adjustment between 2531 and 2567 Coalmont Road, which will transfer the approximately 0.164 ha portion of 2531 Coalmont Road to 2567 Coalmont Road.

In order to accomplish this, the following land use bylaw amendments are being proposed by the applicant:

- amend the land use designation under Schedule ‘B’ (OCP Map) of the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, from Small Holdings (SH) to Low Density Residential (LR); and
- amend the zoning under Schedule ‘2’ (Zoning Map) of the Electoral Area “H” Zoning Bylaw No. 3065, 202, from Small Holdings Two (SH2) to Low Density Residential One (RS1).

In support of the rezoning, the applicant has stated that:

As the Owner of 2567 Otter Avenue the boundary adjustment will allow me to ensure that the privacy tree currently adjacent to my property will become part of my property. These trees offer shade and privacy to my property from the neighbouring property and will allow me to maintain

the natural habitat of the area benefitting both my property but the community as well. My family has owned the property in the area for generations and I have enjoyed the community as both a child and now as a parent of a young daughter.

Strategic Priorities:

Operational

Background & Analysis:

Background:

On May 5, 2025, a Public Information Meeting (PIM) was held online through Webex and was attended by approximately four (4) members of the public.

At its meeting of May 12, 2025, the Electoral Area “H” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

At its meeting of June 5, 2025, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of June 19, 2025.

At its meeting on July 3, 2025, the Regional District Board resolved to reschedule the public hearing from June 19, 2025, to July 17, 2025.

All comments received to date in relation to this application are included with this report.

Approval from the Ministry of Transportation and Transit (MoTT) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway.

Analysis:

In considering this proposal, Administration notes that the Zoning Bylaw provides a number of exemptions for minimum parcel size requirements that apply to boundary adjustments, provided certain criteria is met.

In this instance, not all of these criteria are being met as the proposed “Lot A” is proposed to be split-zoned, part Small Holdings Two (SH2) and part Low Density Residential One (RS1).

Consequently, the minimum parcel size requirement that applies is the more onerous of these two zones; being the 0.5 ha associated with the SH2 Zone.

As the proposed size of “Lot A” is approximately 1,640 m², it does not meet this 0.5 ha requirement (NOTE: the proposed “Lot B”, at approximately 5,430 m² in area, does comply) and an amendment to the zoning of the property is required.

Importantly, the proposed boundary adjustment is not otherwise resulting the creation of additional parcels (e.g. triggering the need for a community water and sewer connection), is not resulting in new parcel lines infringing on the setbacks associated with existing structures and will result in new parcel layouts generally consistent with those found elsewhere in the community.

Consistency between the parcel lines, zoning and OCP designations will alleviate future administrative challenges by more clearly delineating what uses may take place on the property.

Alternative:

Conversely, the option of not supporting the proposed rezoning is available to the Board and would result in the current parcel boundaries between the two properties being maintained (e.g. status quo).

In this instance, however, it is not clear that there is a strong community interest in maintaining the current boundaries.

Summary:

In summary, the proposed OCP and Zoning Bylaw amendments are seen to be consistent with the long-term preferred future land use of this property.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

The proposed bylaw amendments have been notified in accordance with the requirements of the *Local Government Act* as well as the Regional District's Development Procedures Bylaw No. 2500, 2011. Information will be posted on the RDOS website. Interested or affected parties will be contacted directly via email, regular mail, or Voyent Alert! Notifications.

Alternatives:

1. THAT first and second readings of the Electoral Area "H" Official Community Plan Amendment Bylaw No. 2497.17, 2025, and the Electoral Area "H" Zoning Amendment Bylaw No. 3065.01, be rescinded and the bylaws be abandoned.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:

"Colin Martin"

C. Martin, Planner I

Endorsed by:

"Shannon Duong"

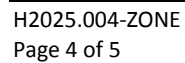
S. Duong, Acting Senior
Manager of Planning

Endorsed by:



A. Fillion, Managing Director,
Development and
Infrastructure Services

Attachments: No. 1 – Applicant's Site Plan
 No. 2 – Site Photo



Attachment No. 2 – Site Photo (Google Streetview)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 3065.01, 2025

A Bylaw to amend the Electoral Area “H” Zoning Bylaw No. 3065, 2024

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Electoral Area “H” Zoning Amendment Bylaw No. 3065.01, 2025.”
2. The Official Zoning Map, being Schedule ‘2’ of the “Electoral Area “H” Zoning Amendment Bylaw No. 3065, 2024”, is amended by changing the land use designation on the approximately 1,640 m² portion of the land described as Lot 2, Plan KAP89110, District Lot 128, YDYD, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Small Holdings Two (SH2) to Low Density Residential One (RS1).

READ A FIRST AND SECOND TIME this 5th day of June, 2025.

PUBLIC HEARING held on this 17th day of July, 2025.

READ A THIRD TIME AND ADOPTED this _____ day of _____, 2025.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

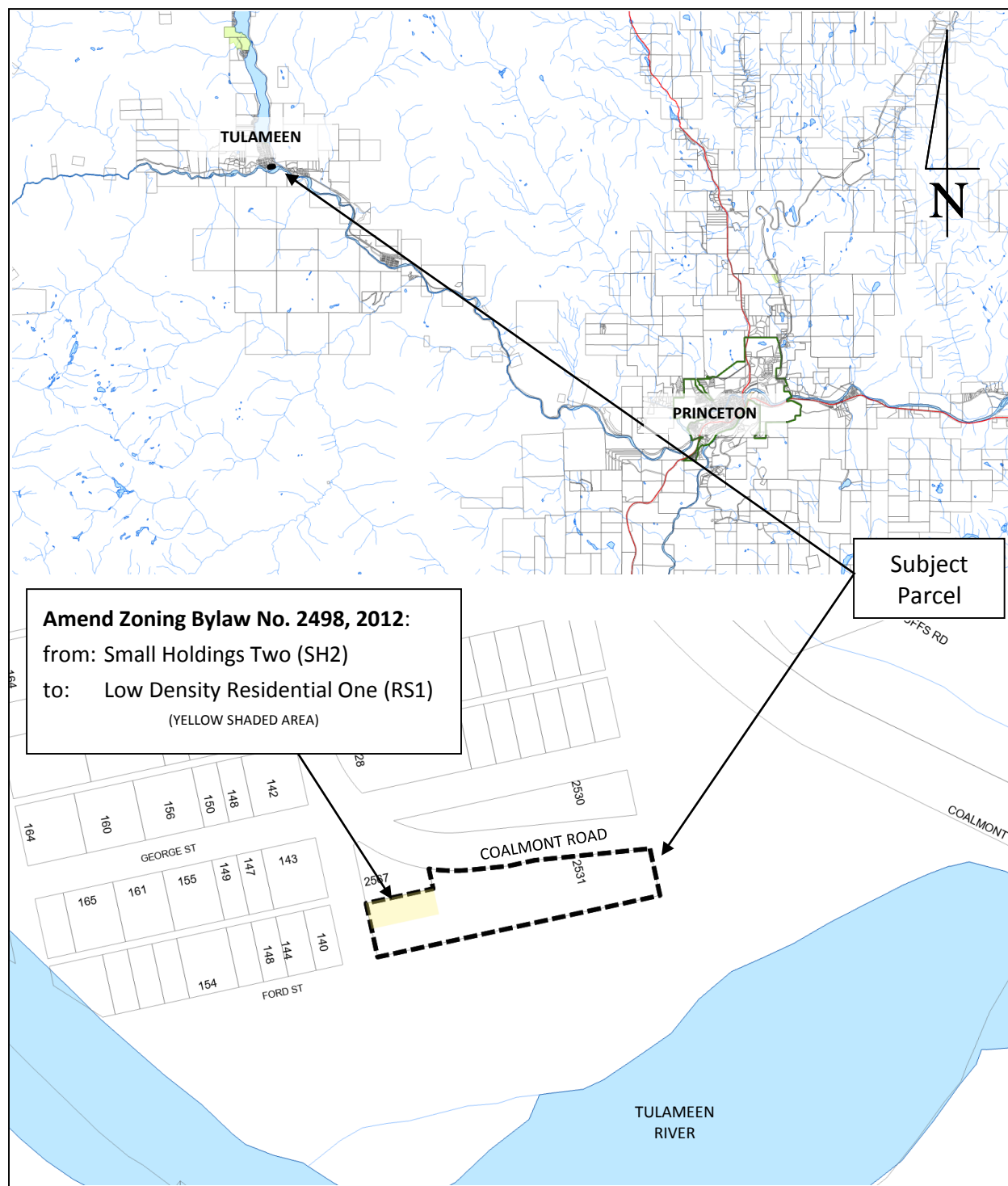
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 3065.01, 2025

File No. H2025.004-ZONE

Schedule 'A'



Amendment Bylaw No. 3065.01, 2025
(H2025.004-ZONE)
Page 2 of 2

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2497.17, 2025

A Bylaw to amend the Electoral Area “H” Official Community Plan Bylaw No. 2497, 2012

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Electoral Area “H” Official Community Plan Amendment Bylaw No. 2497.17, 2025.”
2. The Official Community Plan Bylaw Map, being Schedule ‘B’ of the Electoral Area “H” Official Community Plan Bylaw No. 2497, 2012, is amended by changing land use designation on the land described as an approximately 1,640 m² portion of Lot 2, Plan KAP89110, District Lot 128, YDYG, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Small Holdings (SH) to Low Density Residential (LR).

READ A FIRST AND SECOND TIME this 5th day of June, 2025.

PUBLIC HEARING held on this 17th day of July, 2025.

READ A THIRD TIME AND ADOPTED this ____ day of _____, 2025.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

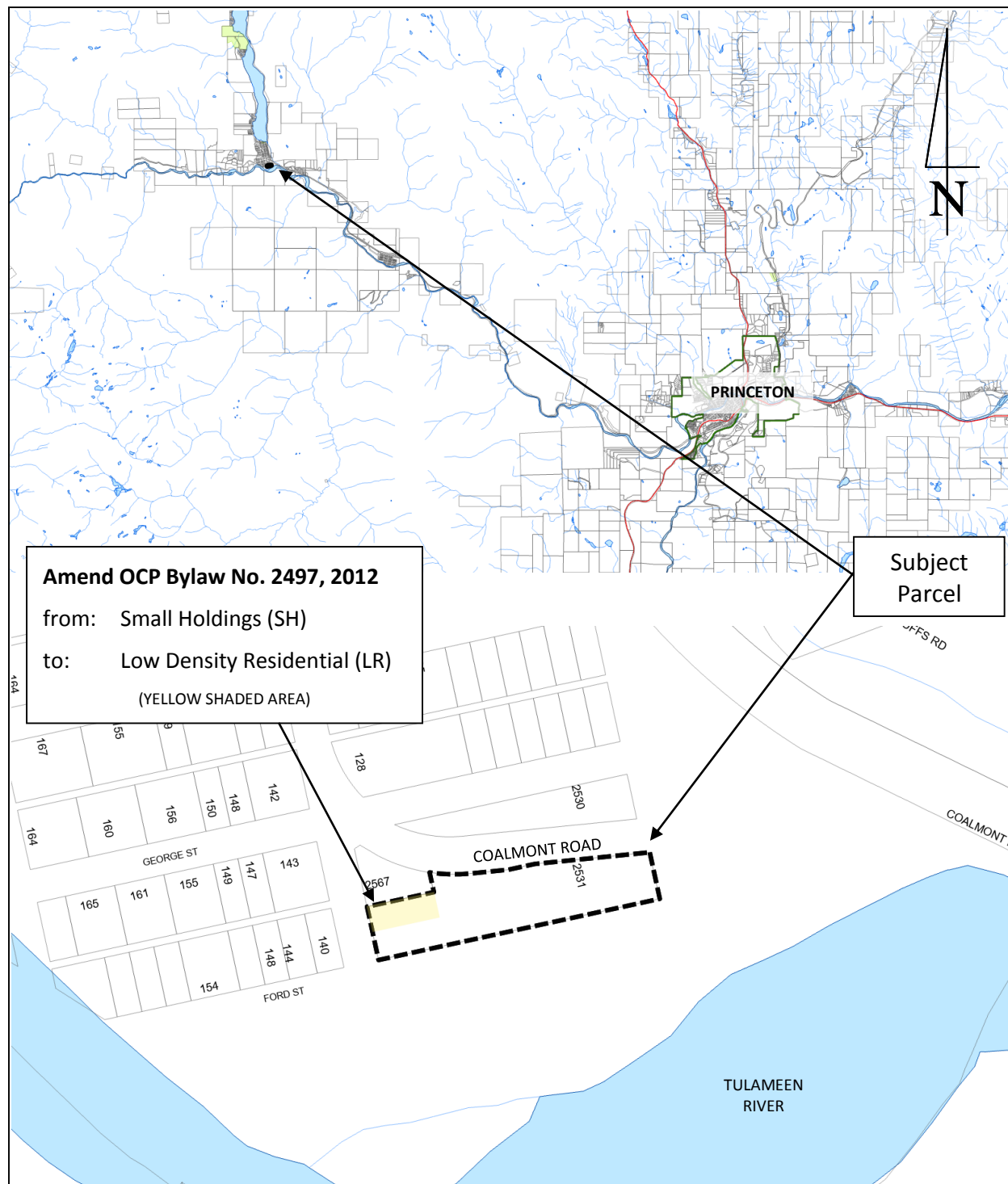
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2497.17, 2025

File No. H2025.004-ZONE

Schedule 'A'



Amendment Bylaw No. 2497.17, 2025
(H2025.004-ZONE)
Page 2 of 2

Lesley Gibbons

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: May 2, 2025 11:26 AM
To: Planning
Subject: Coalmont Rd, 2531, RDOS (H2025.004-ZONE)

Follow Up Flag: Follow up
Flag Status: Flagged

With respect to the above noted file,

Land Rights Comments

- There are no immediate concerns or requests for additional land rights, however there may be additional land rights requested stemming from changes to the existing FortisBC Electric ("FBC(E)") services, if required.

Operational & Design Comments

- There are FortisBC Electric ("FBC(E)") primary distribution facilities along Coalmont Road and Ford Street.
- All costs and land right requirements associated with changes to the existing servicing are the responsibility of the applicant.
- The applicant and/or property owner are responsible for maintaining safe limits of approach around all existing electrical facilities within and outside the property boundaries.
- For any changes to the existing service, the applicant must contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements.

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- Electrician's Name and Phone number
- FortisBC Total Connected Load Form
- Other technical information relative to electrical servicing

For more information, please refer to FBC(E)'s overhead and underground design requirements:

FortisBC Overhead Design Requirements
<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification
<http://www.fortisbc.com/InstallGuide>

If you have any questions or comments, please contact us at your convenience.

Best Regards,

Steve Danielson, AACI, SR/WA
Contract Land Agent | Property Services | FortisBC Inc.

2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Mobile: 250.681.3365
Fax: 1.866.636.6171
FBClands@fortisbc.com



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ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: July 17, 2025

RE: Electoral Area “E” Community Works Program (Gas Tax) Reserve Expenditure

Administrative Recommendation:

THAT Bylaw No. 3114, 2025, being a bylaw that authorizes the expenditure of \$8,300 from the Area “E” Community Works Program (Gas Tax) Reserve Fund for the purpose of infrastructure upgrades to Spirit Park, be given first, second, and third readings and be adopted.

Purpose:

The Spirit Park infrastructure upgrade project requires an additional \$8,300 to complete landscaping.

Strategic Priorities:

5.3 Provide Infrastructure

Background & Analysis:

Spirit Park, located in Naramata, has a playground, sports courts and public washrooms. The current landscaping project is nearing completion but requires an additional \$8,300 to finish.

Financial Implications:

No direct tax implications to Area “E” residences as the project is funded from Community Works Program Reserve funds.

Project aligns with two eligible project categories in the CWF program:

1. Sports Infrastructure – new construction, repurposing, or life extension of amateur sport facilities.
2. Recreation Infrastructure - new construction, repurposing, or life extension of recreational facilities.

Communication Strategy:

As the total funds for the Spirit Park project received from Community Works Program Funds are under the \$100,000 CWF threshold, no signage is required.

Alternatives:

That Bylaw 3114, 2025 not be adopted.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:

"Wayne Making"

W. Making, Deputy Chief Financial Officer

Endorsed by:

"Noelle Evans-MacEwan, CPA, CA"

N. Evans-MacEwan, Chief Financial Officer

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 3114, 2025

A bylaw to authorize the expenditure of monies from the Electoral Area “E” Community Works Program (Gas Tax) Reserve Fund to complete infrastructure improvements at Spirit Park.

WHEREAS the *Local Government Act* and the *Community Charter* authorises the Board, by bylaw adopted by at least 2/3 of its members, to provide for the expenditure of any money in a reserve fund and interest earned on it;

AND WHEREAS the Electoral Area “E” Community Works Program (Gas Tax) Reserve Fund, established by Bylaw No. 2404, 2006, has sufficient monies available for community capital projects;

NOW THEREFORE, the Board of the Regional District of Okanagan-Similkameen in open meeting assembled enacts as follows:

1 CITATION

1.1 This Bylaw shall be cited as the Electoral Area “E” Community Works Program (Gas Tax) Reserve Expenditure Bylaw No. 3114, 2025.”

2 INTERPRETATION

2.1 The expenditure of \$8,300 from the Electoral Area “E” Community Works Program (Gas Tax) Reserve Fund is hereby authorized toward the completion of infrastructure improvements at Spirit Park.

READ A FIRST, SECOND, AND THIRD TIME this ____ day of ____, 20__.

ADOPTED BY TWO-THIRD VOTE this ____ day of ____, 20__.

Board Chair

Corporate Officer

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: July 17, 2025

RE: Electoral Area “I” Community Works Program (Gas Tax) Reserve Expenditure

Administrative Recommendation:

THAT Bylaw No. 3112, 2025, being a bylaw that authorizes the expenditure of \$12,000 from the Area “I” Community Works Program (Gas Tax) Reserve Fund for the purpose of infrastructure improvements to the Pioneer Park sports court, be given first, second, and third readings and be adopted.

Purpose:

The Pioneer Park sports court improvement project requires an additional \$12,000 in funding to complete.

Strategic Priorities:

5.3 Provide Infrastructure

Background & Analysis:

Pioneer Park is located on Skaha Lake and is comprised of a boat launch, playground, sports court, picnic area and swimming area. The current improvement project is near completion but requires an additional \$12,000 to finish various items including gate security and sealing of the cement walls.

Financial Implications:

No direct tax implications to Area “I” residents as project is funded from Community Works Program Reserve funds.

Project aligns with two eligible project categories in the CWF program:

1. Sports Infrastructure – new construction, repurposing, or life extension of amateur sport facilities
2. Recreation Infrastructure - new construction, repurposing, or life extension of recreational facilities

Communication Strategy:

As the total funds for the Pioneer Park project received from the Community Works Program Funds is over the \$100,000 threshold, signage as outlined in the CWF program guidelines will be installed.

Alternatives:

That Bylaw 3112, 2025 not be adopted.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:

"Wayne Making"

W. Making, Deputy Chief Financial Officer

Endorsed by:

"Noelle Evans-MacEwan, CPA, CA"

N. Evans-MacEwan, Chief Financial Officer

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 3112, 2025

A bylaw to authorize the expenditure of monies from the Electoral Area “I” Community Works Program Reserve Fund to complete infrastructure improvements to the Pioneer Park Sports Court.

WHEREAS Section 377 of the Local Government Act, and Section 189 of the Community Charter authorises the Board, by bylaw adopted by at least 2/3 of its members, to provide for the expenditure of any money in a reserve fund and interest earned on it;

AND WHEREAS the Electoral Area “I” Community Works Program Reserve Fund, established by Bylaw No. 2865, 2019, has sufficient monies available for community capital projects;

NOW THEREFORE, the Board of the Regional District of Okanagan-Similkameen in open meeting assembled enacts as follows:

1 Citation

1.1 This Bylaw shall be cited as the “Electoral Area “I” Community Works Program Reserve Fund Expenditure Bylaw No. 3112, 2025.”

2. Interpretation

2.1 The expenditure of up to \$12,000 from the Electoral Area “I” Community Works Program Reserve Fund is hereby authorized for infrastructure improvements to the Pioneer Parks Sports Court.

READ A FIRST, SECOND, AND THIRD TIME this ____ day of ____, 20__

ADOPTED BY 2/3 VOTE this ____ day of ____, 20__

Board Chair

Corporate Officer