

# REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

## BOARD of DIRECTORS MEETING

Thursday, March 6, 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 H. Konanz, City of Penticton  
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

STAFF PRESENT: J. Zaffino, CAO  
N. Evans-MacEwan, CFO  
M. Koch, Managing Director

C. Malden, Corporate Officer  
N. Sime, Legislative Services Clerk  
A. Fillion, Managing Director

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*By consensus the meeting was called to order at 10:17 am to proceed with the Closed Session only.*

### A. APPROVAL OF AGENDA

(Unweighted Corporate Vote - Simple Majority)

#### **MOVED and SECONDED**

That the Agenda for the RDOS Board Meeting of March 6, 2025 be adopted as amended to start with Closed Session.-**CARRIED**

### I. CLOSED SESSION

(Unweighted Corporate Vote - Simple Majority)

#### **MOVED and SECONDED**

THAT in accordance with Section 90(1)(c), & (e) of the Community Charter, the Board close the meeting to the public on the basis of labour relations or other employee relations, and the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.-**CARRIED**

*The meeting closed to the public at 10:17 am and reopened to the public at 11:12am.  
The meeting resumed at 11:15 am to proceed with the remainder of the agenda items.*

A.1 Consent Agenda - Corporate Issues

(Unweighted Corporate Vote - Simple Majority)

**MOVED and SECONDED**

THAT the Consent Agenda Corporate Services be adopted.-**CARRIED**

A.1.1 Advisory Planning Commissions

A.1.1.1 APC-C-February 18 2025

THAT the Minutes of the February 18, 2025, Electoral Area "C" Advisory Planning Commission meeting be received.

A.1.2 Parks and Recreation Commissions

A.1.2.1 Kaleden Parks and Recreation Commission Appointment

THAT Rick Johnson be appointed to the Kaleden Parks and Recreation Commission for a two-year term, ending December 31, 2026.

A.1.3 Planning and Development Committee

THAT the Minutes of the February 20, 2025 Planning and Development Committee meeting be adopted.

A.1.4 Protective Services Committee

THAT the Minutes of the February 20, 2025 Protective Services Committee meeting be adopted.

A.1.5 RDOS Board of Directors

THAT the Minutes of the February 20, 2025 RDOS Board of Directors meeting be adopted.

A.1.6 South Okanagan Conservation Fund - Technical Advisory Committee Appointments

THAT the Board of Directors renew the following as volunteer member of the South Okanagan Conservation Fund Technical Advisory Committee for a two year term ending January 2027.

- Benjamin Butz (B.Sc., M.E.T.,R.P.Bio.)

AND the following as a volunteer member of the South Okanagan Conservation Fund Technical Advisory Committee for a one year term ending January 2026.

- Rick McKelvey (M.Sc.)

THAT a letter of appreciation be sent to Tara White, R.P.Bio. on behalf of the Board, thanking her for her dedication and support while serving on this committee.

*Director Konanz joined the meeting.*

**B. DEVELOPMENT SERVICES - Building Inspection**

B.1 Building Bylaw Infraction – 995 Eagle Place (Electoral Area “A”)

(Unweighted Corporate Vote - Simple Majority)

**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, DL 2709, Plan KAP79733, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018.-**CARRIED**

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

C.1 Agricultural Land Commission Referral (Non-Adhering Residential Use) – Electoral Area “C” (C2024.008-ALC)

(Unweighted Corporate Vote - Simple Majority)

THAT the RDOS Board not “authorize” the application for a “non-adhering residential use – Additional Residence for Farm Use at 4315 Highway 97 (Lot 309, Plan KAP1790, District Lot 2450S, SDYD) to proceed to the Agricultural Land Commission.

**MOVED and SECONDED**

THAT the RDOS Board “authorize” the application for a “non-adhering residential use – Additional Residence for Farm Use at 4315 Highway 97 (Lot 309, Plan KAP1790, District Lot 2450S, SDYD) to proceed to the Agricultural Land Commission.-**CARRIED**

C.2 Agricultural Land Commission Referral (Non-Farm Use) – Electoral Area “I” (I2025.004-ALC)

**MOVED and SECONDED**

(Unweighted Corporate Vote - Simple Majority)

THAT the RDOS Board “authorize” the application to allow for a home industry as a non-farm use on the parcel located at 149 Bobcat Road (Lot 3, Plan KAP32106, District Lot 191, SDYD) to proceed to the Agricultural Land Commission.-**CARRIED**

C.3 Petition to Enter Service Area – Electoral Area “D” (D2024.003-SAP)

(Unweighted Corporate Vote - Simple Majority)

**MOVED and SECONDED**

THAT the Okanagan Falls Water Service Establishment Amendment Bylaw 2978.03, 2025, being a bylaw to extend the Okanagan Falls Water Service Area to Include an approximately 0.5 Hectare area of the Land described as KAP4397, Block 10, District Lot 2883S, SDYD (1348 Cedar Street), be read a first, second and third time.-**CARRIED**

C.4 Regulating the creation of new private utilities (X2023.011-ZONE)

(Unweighted Rural Vote - Simple Majority)

**MOVED and SECONDED**

THAT the following amendment bylaws to regulate the creation of new private utilities 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 March 6, 2025, 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, 2025, 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 March 20, 2025;

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

**OPPOSED:** Directors B. Coyne, Fedrigo, and Roberts.

C.5 Business Licence Regulation Bylaw (X2024.014-ZONE)

(Unweighted Corporate Vote - Simple Majority)

**MOVED and SECONDED**

THAT the Regional District of Okanagan-Similkameen Business Licence Regulation Bylaw No. 3100, 2025, Chief Administrative Officer Delegation Amendment Bylaw No. 3033.01, 2025, Fees and Charges Amendment Bylaw No. 3050.04, 2025, and Municipal Ticketing Information Amendment Bylaw No. 2328.05, 2025, be read a first, second and third time;

AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated March 6, 2025, to be appropriate notification for the purpose of Section 59(2) of the *Community Charter*.

By consensus, the motion was amended to include that Electoral Area “B” be removed.

Question on the main motion

**MOVED and SECONDED**

THAT the Regional District of Okanagan-Similkameen Business Licence Regulation Bylaw No. 3100, 2025, Chief Administrative Officer Delegation Amendment Bylaw No. 3033.01, 2025, Fees and Charges Amendment Bylaw No. 3050.04, 2025, and Municipal Ticketing Information Amendment Bylaw No. 2328.05, 2025, as amended to remove Electoral Area “B”, and be read a first, second and third time;

AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated March 6, 2025, to be appropriate notification for the purpose of Section 59(2) of the *Community Charter*.-**CARRIED**

C.6 Official Community Plan (OCP) & Zoning Bylaw Amendments (X2024.013-ZONE)

(Unweighted Rural Vote - Simple Majority)

**MOVED and SECONDED**

THAT the Official Community Plan Amendment Bylaw No. 3089, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.45, 2025, be read a third time.-  
**CARRIED**

C.7 Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “C”  
(C2024.015-ZONE)

(Unweighted Rural Vote - 2/3 Majority)

**MOVED and SECONDED**

THAT the Electoral Area “C” Official Community Plan Amendment Bylaw No. 2452.24,

2024, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.41, 2024, be read a third time and adopted.-**CARRIED**

C.8 Small-Scale Multi-Unit Housing (SSMUH) Implementation - Zoning Bylaw Amendments (X2025.001-ZONE)

(Unweighted Rural Vote - Simple Majority)

**MOVED and SECONDED**

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.53, 2025, be adopted.-**CARRIED**

**D. COMMUNITY SERVICES**

D.1 Naramata Parks Maintenance

(Weighted Corporate Vote - Majority)

**MOVED and SECONDED**

THAT the RDOS assume maintenance of Naramata parks using its own forces;

And THAT the Board approve the Program Change Request to reallocate \$59,000 from Contract Services (7540-3520) to Salaries & Wages (7540-1000) in the Electoral Area “E” Parks and Recreation Service area and the creation of a new seasonal (0.66) Park Attendant position.-**CARRIED**

D.2 Acceptance of Donation Funds and Memorandum of Understanding for Adra Tunnel

(Weighted Corporate Vote - Majority)

**MOVED and SECONDED**

THAT the Board of Directors accept the grant funds from the Thompson Okanagan Tourism Association (TOTA) in the amount of \$271,893.83 and approve the accompanying Memorandum of Understanding (MOU) to facilitate trail improvements and amenities at Adra Tunnel along the KVR.-**CARRIED**

*The meeting recessed at 12:13 pm for lunch and reconvened at 12:45 pm.*

**E. FINANCE**

E.1 RDOS 2025-2029 Five-Year Financial Plan Bylaw No. 3102, 2025

(Weighted Corporate Vote - 2/3 Majority)

**MOVED and SECONDED**

THAT 2025-2029 Five-Year Financial Plan Bylaw No. 3102, 2025, be read a third time and adopted as amended to include Appendix A.-**CARRIED**

**Opposed:** Director Wiebe

## F. LEGISLATIVE SERVICES

### F.1 RDOS Fees and Charges Bylaw No. 3097, 2025

(Unweighted Corporate Vote - Simple Majority)

THAT Bylaw No. 3097, 2025, a bylaw of the Regional District of Okanagan-Similkameen to set Fees and Charges be read for a first time.

#### **MOVED and SECONDED**

THAT Bylaw No. 3097, 2025, a bylaw of the Regional District of Okanagan-Similkameen to set Fees and Charges, as amended to include the following changes, and be read for a first time.

- Electoral Area “D” reduce their facility rentals by 25% by local outfits
- Remove Electoral Area “B” from Schedule 4 Bylaw fees
- Remove the year 2024 from Section 2.1.1.1

**CARRIED**

### F.2 2024 Gantt Chart Summary

For Information

## G. CAO REPORTS

### G.1 Similkameen Country Visitor Information Centre and Service Agreement

*Director Fedrigo recused herself from the meeting due to providing contract work for the Visitor Centre.*

(Unweighted Corporate Vote - Simple Majority)

#### **MOVED and SECONDED**

THAT the Board direct staff to amend bylaw 2622, 2013 to remove the specific contractors name in the contract and substitute “Third Party Contractor”, and;

THAT the Board direct staff to commence negotiating with the perspective contractor using agreement number two (2) which outlines the terms and conditions

THAT the Board allow staff to waive the purchasing policy and award the one year contract with a one year extension, without issuing an RFP, and ;

THAT the Board direct staff to begin the service review as requested by the Village of Keremeos in accordance to the *Local Government Act*. -**CARRIED**

**Opposed:** Directors Taylor, and Wiebe

### G.2 2025 Strategic Priorities

*Director Fedrigo returned to the meeting.*  
(Unweighted Corporate Vote - Simple Majority)

**MOVED and SECONDED**

THAT the Board approve the 2025 strategic priorities work plan as amended at the March 6<sup>th</sup> Board meeting. -**CARRIED**

G.3 Verbal Update

**H. OTHER BUSINESS**

H.1 Chair's Report

H.2 Directors Motions

H.3 Board Members Verbal Update

**J. ADJOURNMENT**

**MOVED and SECONDED**

THAT the meeting adjourn at 1:35 pm. -**CARRIED**

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M. Pendergraft, Chair

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C. Malden, Corporate Officer