

# REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

## BOARD of DIRECTORS MEETING

Thursday, March 20, 2025

RDOS Boardroom

101 Martin Street, Penticton, BC V2A 5J9



MEMBERS PRESENT: Chair M. Pendergraft, Electoral Area "A"      Director R. Graham, City of Penticton  
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 H. Konanz, City of Penticton  
Director I. Chahal, Electoral Area "C"      Director S. McKortoff, Town of Osoyoos  
Director B. Coyne, Electoral Area "H"      Director S. Monteith, Electoral Area "I"  
Director S. Coyne, Town of Princeton      Director T. Roberts, Electoral Area "G"  
Director A. Fedrigo, Electoral Area "E"      Director M. Taylor, Electoral Area "D"  
Director R. Gettens, Electoral Area "F"      Director J. Wiebe, Village of Keremeos

STAFF PRESENT:      J. Zaffino, CAO      C. Malden, Corporate Officer  
                                         N. Evans-MacEwan, CFO      A. Fillion, Managing Director

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The meeting was called to order at 10:35 am.

### A. APPROVAL OF AGENDA

(Unweighted Corporate Vote - Simple Majority)

#### MOVED and SECONDED

That the Agenda for the RDOS Board Meeting of March 20, 2025 be adopted. **-CARRIED**

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

(Unweighted Corporate Vote - Simple Majority)

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

THAT the Consent Agenda Corporate Services be adopted.

#### A.1.1 Parks and Recreation Commissions

##### A.1.1.1 Kaleden Parks and Recreation Commission AGM

THAT the Minutes of the February 18, 2025, Kaleden Parks and Recreation Commission Annual General meeting be received.

A.1.1.2 Kaleden Parks and Recreation Commission

THAT the Minutes of the February 18, 2025, Kaleden Parks and Recreation Commission meeting be received.

A.1.2 Corporate Services Committee

THAT the Minutes of the March 6, 2025 Corporate Services Committee meeting be adopted.

A.1.3 RDOS Board of Directors

THAT the Minutes of the March 6, 2025 RDOS Board of Directors meeting be adopted.

A.1.4 Oliver and District Recreation Advisory Committee

THAT the Board of Directors rescind Orion Kendrick’s appointment to the Oliver and District Recreation Advisory Committee.

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

B.1 Agricultural Land Commission Referral (Non-Farm Use) – Electoral Area “C” (C2024.009-ALC)

(Unweighted Corporate Vote - Simple Majority)

THAT the RDOS Board “authorize” the application to allow a “solar energy system” as a non-farm use on the parcel located at 4353 Ryegrass Road (Lot A, Plan 18096, District Lot 2450S, SDYD) to proceed to the Agricultural Land Commission.

**MOVED and SECONDED**

THAT the application to allow a “solar energy system” as a non-farm use on the parcel located at 4353 Ryegrass Road (Lot A, Plan 18096, District Lot 2450S, SDYD) be referred to the Advisory Planning Commission for review.-**CARRIED**

B.2 Agricultural Land Commission Referral (Non-Farm Use) – Electoral Area “C” (C2024.010-ALC)

(Unweighted Corporate Vote - Simple Majority)

THAT the RDOS Board not “authorize” the application for “non-adhering residential use as a non-farm use on the parcel located at 5526 Primrose Lane (Lot 148, Plan KAP1728, District Lot 2450S, SDYD) to proceed to the Agricultural Land Commission.

**MOVED and SECONDED**

THAT the application for “non-adhering residential use as a non-farm use on the parcel located at 5526 Primrose Lane (Lot 148, Plan KAP1728, District Lot 2450S, SDYD) be referred to the Advisory Planning Commission for review.-**CARRIED**

B.3 Development Variance Permit Application — Electoral Area “E” (E2025.004-DVP)

(Unweighted Rural Vote - Simple Majority)

THAT Development Variance Permit No. E2025.004-DVP, to allow for the construction of a carport at 2401 Workman Place, be denied.

**MOVED and SECONDED**

THAT Development Variance Permit No. E2025.004-DVP, to allow for the construction of a carport at 2401 Workman Place, be referred to the Advisory Planning Commission for review.-**CARRIED**

B.4 Zoning Bylaw Amendment – Electoral Area “C” (C2024.016-ZONE)

(Unweighted Rural Vote - Simple Majority)

**MOVED and SECONDED**

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.49, 2025, be read a first and second time and proceed to public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of April 3, 2025;

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

B.5 Short Term Rentals – Electoral Areas “D”, “F” & “I” (X2024.017-ZONE)

(Unweighted Rural Vote - Simple Majority)

THAT the Official Community Plan Amendment Bylaw No. 3099, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.50, 2025, be read a first and second time and proceed to public hearing;

AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated March 20, 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. 3099, 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 April 3, 2025;

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

**MOVED and SECONDED**

THAT the Official Community Plan Amendment Bylaw No. 3099, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.50, 2025, be postponed for staff review be postponed until the Board of Directors meeting April 17, 2025 to allow staff to gather further information.-**CARRIED**

## B.6 Short Term Rentals – Electoral Area “A”, “C” &amp; “E” (X2024.018-ZONE)

(Unweighted Rural Vote - Simple Majority)

THAT the Official Community Plan Amendment Bylaw No. 3101, 2025; CAO Delegation Amendment Bylaw No. 3033.02, 2025; and Development Procedures Amendment Bylaw No. 2500.36, 2025, be read a first and second time;

AND THAT the Official Community Plan Amendment Bylaw No. 3101, 2025, proceed to public hearing;

AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated March 20, 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. 3099, 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 April 3, 2025;

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

**MOVED and SECONDED**

THAT the Official Community Plan Amendment Bylaw No. 3101, 2025; CAO Delegation Amendment Bylaw No. 3033.02, 2025; and Development Procedures Amendment Bylaw No. 2500.36, 2025, be postponed until the Board of Directors meeting April 17, 2025 to allow staff to gather further information.-**CARRIED**

## B.7 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 third time:

- Official Community Plan Amendment Bylaw No. 3045, 2025;
- Zoning Amendment Bylaw No. 3046, 2025;

- Subdivision Servicing and Development Bylaw No. 2900.01, 2025; and
- Development Procedures Amendment Bylaw No. 2500.34, 2025.

**MOVED and SECONDED**

THAT the following amendment bylaws to regulate the creation of new private utilities be amended to remove Areas “C”, “G”, “E”, and “H”.

- Official Community Plan Amendment Bylaw No. 3045, 2025;
- Zoning Amendment Bylaw No. 3046, 2025;
- Subdivision Servicing and Development Bylaw No. 2900.01, 2025; and
- Development Procedures Amendment Bylaw No. 2500.34, 2025.

*By consensus the motion carried.*

**Question on the main motion**

**MOVED and SECONDED**

THAT the following amendment bylaws to regulate the creation of new private utilities as amended to remove Areas “C”, “G”, “E”, and “H”.

- Official Community Plan Amendment Bylaw No. 3045, 2025;
- Zoning Amendment Bylaw No. 3046, 2025;
- Subdivision Servicing and Development Bylaw No. 2900.01, 2025; and
- Development Procedures Amendment Bylaw No. 2500.34, 2025.

**MOVED and SECONDED**

THAT the following amendment bylaws to regulate the creation of new private utilities be postponed to a future meeting allow staff to gather further information.

- Official Community Plan Amendment Bylaw No. 3045, 2025;
- Zoning Amendment Bylaw No. 3046, 2025;
- Subdivision Servicing and Development Bylaw No. 2900.01, 2025; and
- Development Procedures Amendment Bylaw No. 2500.34, 2025.

**-CARRIED**

**Opposed:** Director Gilbert

B.8 Petition to Enter Service Area – Electoral Area “D” (D2024.003-SAP)

(Unweighted Corporate Vote - Simple Majority)

**MOVED and SECONDED**

THAT Bylaw No. 2978.03, 2025, Okanagan Falls Water Service Establishment Amendment Bylaw be adopted.-**CARRIED**

B.9 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 adopted.- **CARRIED**

B.10 Business Licence Regulation Bylaw (X2024.014-ZONE)

(Weighted Participant Vote - Majority)

Participants: Electoral Areas "A", "B", "D", "E", "F", "G", & "I"

THAT the Regional District of Okanagan-Similkameen Business Licence Regulation Bylaw No. 3100, 2025, be adopted.

(Unweighted Corporate Vote - Simple Majority)

THAT Chief Administrative Officer Delegation Amendment Bylaw No. 3033.01, 2025, be adopted.

(Weighted Corporate Vote - Majority)

THAT Fees and Charges Amendment Bylaw No. 3050.04, 2025, and Municipal Ticketing Information Amendment Bylaw No. 2328.05, 2025 be adopted.

**MOVED and SECONDED**

THAT consideration of Bylaw Nos. 3100, 2025, 3033.01, 2025, 3050.04, 2025, 2328.05, 2025 be postponed to a future meeting to allow staff to gather further information.-

**CARRIED**

**OPPOSED:** Director Gilbert

**C. PROTECTIVE SERVICES**

C.1 Fire Safety Act – Inspections and Investigations Requirements

(Unweighted Corporate Vote - Simple Majority)

**MOVED and SECONDED**

THAT the Board approve assigning responsibilities for Inspections and Investigations under the *Fire Safety Act* to the Office of the Fire Commissioner.-**CARRIED**

**D. LEGISLATIVE SERVICES**

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

(Weighted Corporate Vote - 2/3 Majority)

**MOVED and SECONDED**

THAT Bylaw No. 3097, 2025, a bylaw of the Regional District of Okanagan-Similkameen to set Fees and Charges, be read a second and third time, and be adopted.-**CARRIED**

## D.2 Voyent Alert! Usage Policy Amendment

(Unweighted Corporate Vote - Simple Majority)

**MOVED and SECONDED**

THAT the RDOS Voyent Alert! Usage Policy be adopted as amended in the March 20, 2025 administrative report.

**MOVED and SECONDED**

THAT the RDOS Voyent Alert! Usage Policy be adopted as amended in the March 20, 2025 administrative report and further amended to include any authority delegated to a managing Director or their Delegate.-**CARRIED**

**Question on the main motion****MOVED and SECONDED**

THAT the RDOS Voyent Alert! Usage Policy be adopted as amended in the March 20, 2025 administrative report to include any authority delegated to a managing Director or their Delegate.-**CARRIED**

**E. CAO REPORTS**

## E.1 Verbal Update

## E.2 Strategic Priorities Board Amendments

**F. OTHER BUSINESS**

## F.1 Chair's Report

## F.2 Directors Motions

## F.3 Board Members Verbal Update

## F.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)*

**G. CLOSED SESSION**

*The meeting recessed at 11:45 am to accommodate a delegation, and reconvened at 2:16 pm.*  
(Unweighted Corporate Vote - Simple Majority)

THAT in accordance with Section 90(1)(c),(e), and (2)(b) of the *Community Charter*, the Board close the meeting to the public on the basis of labour relations or other employee relations, 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, and the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

*The meeting closed to the public at 2:16 pm and reopened to the public at 3:35 pm.*

**I. ADJOURNMENT**

**MOVED and SECONDED**

THAT the meeting adjourn at 335 pm.-**CARRIED**

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M. Pendergraft, Chair

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C. Malden, Corporate Officer