

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