



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, September 4, 2025
Sonora Community Centre
8505 68th Ave, Osoyoos BC, V0H 1V0

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 J. Reynen, City of Penticton
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
T. Batten, Corporate Officer

The meeting was called to order at 9:47 am.

A. APPROVAL OF AGENDA

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

That the Agenda for the RDOS Board Meeting of September 4, 2025, be adopted as amended by removing item G.3, Concerns Regarding Importation of U.S. Grapes and Juice by Canadian Wineries. **-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 Advisory Planning Commissions

A.1.1.1 Electoral Area "D" Advisory Planning Commission

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

A.1.2 Parks and Recreation Commissions

A.1.2.1 Kaleden Parks and Recreation Minutes

THAT the Minutes of the July 15, 2025, Kaleden Parks and Recreation Commission meeting be received.

A.1.2.2 Similkameen Recreation Commission Appointment

THAT Jaime Messina be appointed to the Similkameen Recreation Commission for a two-year term, ending December 31, 2026.

A.1.3 Planning and Development Committee

THAT the Minutes of the August 21, 2025, Planning and Development Committee meeting be adopted.

A.1.4 Corporate Services Committee

THAT the Minutes of the August 21, 2025, Corporate Services Committee meeting be adopted.

A.1.5 RDOS Board of Directors

THAT the Minutes of the August 21, 2025, RDOS Board of Directors meeting be adopted.

B. DELEGATIONS

B.1 Pam Warkentin, Executive Director, CARST

Ms. Warkentin provided a Take Action on Radon presentation to the Board.

B.2 Take Action on Radon - Radon Challenge

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Board support the Take Action on Radon "Radon Challenge" for Electoral Areas "A", "C", "F" and "H". **-CARRIED**

C. DEVELOPMENT SERVICES - Rural Land Use Matters

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

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

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. **-CARRIED**

- C.2 Development Variance Permit Application — Electoral Area “D” (D2025.015-DVP)
(Unweighted Rural Vote - Simple Majority)

Director Holmes left the meeting at 10:10 am.

MOVED and SECONDED

That the Board approve Development Variance Permit No. D2025.015-DVP. **-CARRIED**

- C.3 Development Variance Permit Application — Electoral Area “D” (D2025.021-DVP)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Development Variance Permit No. 2025.021-DVP, to allow for the construction of an accessory dwelling 4812 Bassett Avenue, be referred to the Area “D” Advisory Planning Commission. **-CARRIED**

- C.4 Official Community Plan (OCP) Amendment – Electoral Area “E” (E2025.005-ZONE)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT the Electoral Area “E” Official Community Plan Amendment Bylaw No. 3010.04, 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 September 4, 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. 3010.04, 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 October 2, 2025;

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

C.5 Zoning Bylaw Amendment – Electoral Area “D” (D2025.006-ZONE)

The September 4, 2025, Public Hearing was recessed and will reconvene on September 18, 2025, at 9 am. This item will be placed on the September 18, 2025, Regular Board meeting agenda for consideration.

C.6 Short-Term Rental Accommodation Review – Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” (X2024.017-ZONE)

The September 4, 2025, Public Hearing was recessed and will reconvene on September 18, 2025, at 9 am. This item will be placed on the September 18, 2025, Regular Board meeting agenda for consideration.

C.7 Business Licencing Regulation Bylaw – Tourist Accommodation Uses (X2025.001-BLR)

This item was postponed until the September 18, 2025, Board of Directors meeting.

D. COMMUNITY SERVICES

D.1 Licence of Occupation for Wharf Park, Electoral Area “E”

(Weighted Corporate Vote - Majority)

MOVED and SECONDED

THAT the Board acquire the Licence of Occupation from the Province for a term of 10 years over all that unsurveyed Crown foreshore being part of the bed of Okanagan Lake, together with that part of Block A of District Lot 3166s, Lots 8, 9, and 10 of Block 57A District Lot 210, Plan 519 and Lots 11, 12, 13, and 14 of Block 57A District Lot 210, Plan 2160, all of Similkameen Division Yale District, and containing 0.77 hectares, more or less for community park purposes; and,

THAT the Board authorizes the Chair and CAO to execute the required documentation. -
CARRIED

E. FINANCE

E.1 Electoral Area “D” Community Works (Gas Tax) Reserve Fund Expenditure

(Weighted Corporate Vote - 2/3 Majority)

MOVED and SECONDED

THAT Bylaw No. 3117, 2025, being a bylaw that authorizes the expenditure of \$24,000 from the Area “D” Community Works Program (Gas Tax) Reserve Fund for the purpose of

completing the Garnett Family Park Development project, be read a first, second and third time and be adopted, and

THAT Bylaw No. 3102.04, 2025, being a bylaw to amend the 2025-2029 Five Year Financial Plan to include the expenditure of \$24,000 from the Community Works Reserve be read a first, second and third time and be adopted. **-CARRIED**

F. CAO REPORTS

Director Holmes returned to the meeting at 10:22 am.

F.1 Verbal Update

F.1.1 Strategic Priorities Board Amendments

F.2 Naramata Library Strategic Action Scope Change

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Board approve the removal of Action 25.066 - Naramata Library Renovation; and,

THAT the Board of Directors approve the addition of a new Action for Naramata Library to be undertaken over a two-year period (2025-2026). **-CARRIED**

F.3 Concerns Regarding Importation of U.S. Grapes and Juice by Canadian Wineries

This item was removed from the agenda.

G. OTHER BUSINESS

G.1 Chair's Report

G.2 Directors Motions

G.3 Board Members Verbal Update

H. ITEMS COMING OUT OF CLOSED SESSION

The Corporate Officer advised that at the closed session of the August 21, 2025, Board of Directors meeting, the Board resolved the following:

“THAT the Board supports the following statement regarding the Okanagan Falls Incorporation process:

‘Following years of provincial consultation culminating in a vote on March 22, 2025, the residents of Okanagan Falls voted in favour of incorporating into a local government.

The incorporation process is provincial jurisdiction and the Regional District of Okanagan-Similkameen’s role in the process was limited and directed by the province.

The Board of the Regional District of Okanagan-Similkameen supports the legislated incorporation process and the province’s role in that process and requests a transparent, defined, efficient and timely issuance of the letters patent.

The Board acknowledges the support the Union of BC Municipalities (UBCM) as outlined in their August 18, 2025, letter to the Ministry of Housing and Municipal Affairs.

The Regional District of Okanagan-Similkameen is committed to working in partnership with the Osoyoos Indian Band and the Province of British Columbia. The Board of Directors respects and appreciates the collaborative efforts that continue throughout the incorporation process.’
Carried”

I. ADJOURNMENT

MOVED and SECONDED

THAT the meeting adjourn at 10:44 am. -**CARRIED**

M. Pendergraft, Chair

T. Batten, Corporate Officer