



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

Thursday, April 21, 2022  
 RDOS Boardroom  
 101 Martin Street, Penticton, BC V2A 5J9

- |          |  |   |
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| MEMBERS  | Chair M. Pendergraft, Electoral Area "A"     | Director R. Knodel, Electoral Area "C"      |
| PRESENT: | Vice-Chair S. Coyne, Town of Princeton       | Director R. Obirek, Electoral Area "D"      |
|          | Director K. Kozakevich, Electoral Area "E"   | Director T. Roberts, Electoral Area "G"     |
|          | Director M. Bauer, Village of Keremeos       | Director K. Robinson, City of Penticton     |
|          | Director G. Bush, Electoral Area "B"         | Director J. Sentes, City of Penticton       |
|          | Director R. Gettens, Electoral Area "F"      | Director E. Trainer, District of Summerland |
|          | Director D. Holmes, District of Summerland   | Director J. Vassilaki, City of Penticton    |
|          | Director M. Johansen, Town of Oliver         | Director C. Watt, City of Penticton         |
|          | Director S. Monteith, Electoral Area "I"     | Alt. Director CJ Rhodes, Town of Osoyoos    |
|          | Alt. Director L. Allison, Electoral Area "H" |   |
|          |  |   |
| MEMBERS  | Director B. Coyne, Electoral Area "H"        | Director S. McKortoff, Town of Osoyoos      |
| ABSENT:  |  |   |
|          |  |   |
| STAFF    | B. Newell, Chief Administrative Officer      | C. Malden, Manager of Legislative Services  |
| PRESENT: |  |   |

The meeting was called to order at 12:00 pm.

**A. APPROVAL OF AGENDA**

**MOVED and SECONDED**

THAT the Agenda for the Board of Directors Meeting of April 21, 2022 be adopted with item A.2.5 being removed from Consent Agenda - Development Services and item C.1 removed from the Agenda as it has achieved compliance. - **CARRIED**

- A.1 Consent Agenda – Corporate Issues  
 Any item removed from Consent Agenda - Corporate Issues will go to the Legislative Services section of the Agenda.

**MOVED and SECONDED**

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

1. Advisory Planning Commissions
  1. Electoral Area "H" Advisory Planning Commission

*THAT the minutes of the March 15, 2022 Electoral Area "H" Advisory Planning Commission be received.*
  2. Removal of APC Member – Electoral Area "H"

*THAT Ole Juul be removed from the Area "H" Advisory Planning Commission.*
2. Parks and Recreation Committees
  1. Naramata Parks and Recreation Committee

*THAT the minutes of the March 25, 2022 Naramata Parks and Recreation Committee be received.*
3. Naramata Water Advisory Committee

*THAT the minutes of the March 8, 2022 Naramata Water Advisory Committee be received.*
4. Board and Committee
  1. Corporate Services Committee

*THAT the Minutes of the April 7, 2022 Corporate Services Committee meeting be received.*

*THAT the Board of Directors support the Guest Speaker series as proposed in the April 7, 2022 Administrative report.*
  2. Environment and Infrastructure Committee

*THAT the Minutes of the April 7, 2022 Environment and Infrastructure Committee meeting be received.*
  3. RDOS Regular Board Meeting

*THAT the minutes of the April 7, 2022 RDOS Regular Board meeting be adopted.*

A.2 Consent Agenda – Development Services

Any item removed from Consent Agenda - Development Services will go to the Development Services - Rural Land Use Matters section of the Agenda.

**MOVED and SECONDED**

THAT the Consent Agenda – Development Services be adopted. - **CARRIED**

1. Development Variance Permit Application — Electoral Area “D” (D2022.011-DVP)

*THAT Development Variance Permit No. D2022.011-DVP, to allow for the construction of a principle dwelling at 449 Hody Road, be approved.*

2. Development Variance Permit Application — Electoral Area “E” (E2022.009-DVP)

*THAT Development Variance Permit No. E2022.009-DVP, to allow for the the replacement of a dock at 6771 Indian Rock Road, be approved.*

3. Temporary Use Permit Application – Electoral Area “A” (A2022.003-TUP)

*THAT Temporary Use Permit No. A2022.003-TUP, to allow an accessory use on a vacant parcel at 21043 Alkali Road, be approved.*

4. Temporary Use Permit Application – Electoral Area “E” (E2021.025-TUP)

*THAT Temporary Use Permit No. E2021.025-TUP, to allow a vacation rental use at 2401 Workman Place, Naramata, be approved.*

5. Temporary Use Permit Application – Electoral Area “E” (E2021.027-TUP)

This item was moved to D.4.

Administrative Recommendation:

*THAT Temporary Use Application No. E2021.027-TUP to permit a vacation rental use at 3175 Bartlett Road, Naramata, be approved.*

**B. DEVELOPMENT SERVICES - Building Inspection**

B.1 Building Bylaw Infraction 2070 Carmi Road

Director Kozakevich recused herself from this item due to a potential work related conflict.

The Chair enquired whether the property owner or agent was present to address the Board and they were not.

**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* be filed against the title of lands described as Lot 1, Plan KAP23219, DL 2710, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018;

AND THAT if by June 1, 2022 the property is not in compliance with the Regional District of Okanagan-Similkameen Building Bylaw No. 2805, 2018, injunctive action be commenced against the property owners. – **CARRIED**

**C. DEVELOPMENT SERVICES – Untidy/Unsightly Bylaw Enforcement**

**C.1 Building Enforcement 4129 McLean Creek Road**

This item was removed from the Agenda as the property has achieved compliance.

**C.2 Building Enforcement 7249 Hwy 97**

The Chair enquired whether the property owner or agent was present to address the Board and they were not.

**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* be filed against the title of lands described as Lot 1, District Lot 2450S, Plan KAP7078, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018; AND

THAT if after June 1, 2022, the property is not in compliance with the Regional District of Okanagan-Similkameen Building Bylaw No. 2805, 2018, injunctive action be commenced against the property owners. – **CARRIED**

**D. DEVELOPMENT SERVICES – Rural Land Use Matters**

**D.1 Electoral Area "I" Advisory Planning Commission - March 16, 2022**

**MOVED and SECONDED**

THAT administration be directed to undertake a review of Bareland Strata Bylaws from the commission minutes of March 16, 2022 to determine impacts to current resources and workplans or to confirm legislative and/or legal authority. – **CARRIED**

**D.2 Temporary Use Permit Application – Electoral Area "E" (E2022.004-TUP)**

**MOVED and SECONDED**

THAT Temporary Use Permit No. E2022.002-TUP, to allow a vacation rental use on the property at 123 Granite Court, Naramata, be denied

The Chair enquired whether the property owner was present to address the Board and they did so.

**CARRIED**

**Opposed:** Chair Pendergraft, Director Knodel

- D.3 Okanagan Valley Zoning Bylaw No. 2800 – Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” (X2021.013-ZONE)

**MOVED and SECONDED**

THAT Bylaw No. 2954, 2022, a bylaw to amend the Okanagan Official Community Plans to facilitate the consolidated Okanagan Zoning Bylaw be adopted; and,

THAT Bylaw No. 2800, 2022, a bylaw to consolidate the Okanagan Valley Zoning Bylaws be adopted. - **CARRIED**

**MOVED and SECONDED**

THAT Bylaw No. 2507.15, 2022, a bylaw to amend the Notice Enforcement Amendment Bylaw, be adopted. – **CARRIED**

- D.4 Items Removed from Consent Agenda

Temporary Use Permit Application - Electoral Area "E"

**MOVED and SECONDED**

THAT Temporary Use Application No. E2021.027-TUP to permit a vacation rental use at 3175 Bartlett Road, Naramata, be approved. – **CARRIED**

## **E. COMMUNITY SERVICES**

- E.1 Naramata Parks & Recreation Commission - February 28, 2022

**MOVED and SECONDED**

THAT administration be directed to undertake a review of staff communications with Commissions contained within the commission minutes of February 28, 2022 to determine impacts to current resources and workplans or to confirm legislative and/or legal authority. – **CARRIED**

- E.2 Public Electric Vehicle Charging Infrastructure Gap Analysis  
Bylaw No. 2957, 2022

**MOVED and SECONDED**

THAT Bylaw No. 2957, 2022, being a bylaw to authorize the expenditure of \$19,425 from the CARIP Reserve Fund to undertake a Public Electric Vehicle Charging Infrastructure Gap Analysis for the region, be read a first, second and third time and be adopted. –

**CARRIED**

## E.3 Apex Fire Hall Land Tenure

**MOVED and SECONDED**

THAT the Regional District enter into a five-year interim License with the Province for Block B of District Lot 4064s and part of District Lot 395s, both of Similkameen Division Yale District and containing 0.743 hectares for the construction of a fire hall. – **CARRIED**

F. **LEGISLATIVE SERVICES**

## F.1 West Bench Soil Removal and Deposition Service Establishment

Bylaw No. 2966, 2022

**MOVED and SECONDED**

THAT Bylaw No. 2966, 2022, being a bylaw of the Regional District of Okanagan Similkameen to establish a Service to control the removal and deposition of soil within the greater West Bench area be read a first, second and third time and be forwarded to the Inspector of Municipalities for approval;

THAT upon approval of the Inspector, participating area approval for Bylaw No. 2966, 2022 be obtained from the electorate within the West Bench Soil Removal and Deposition Service area through an alternative approval process (AAP) in accordance with the *Local Government Act*;

THAT the deadline for submitting elector response forms in relation to Bylaw No. 2966, 2022 to the Manager of Legislative Services is no later than 4:30 p.m. on Friday July 15, 2022;

THAT the elector response form attached to the report dated April 21, 2022 be the approved form for the Bylaw No. 2966, 2022 alternative approval process;

THAT the total number of eligible electors to which the alternative approval process applied is 1489;

THAT the number of elector responses required to prevent the bylaw from proceeding without a referendum is 148. – **CARRIED**

F.2 Hedley Parks Maintenance Costs Contribution Service Establishment  
Bylaw No. 2960, 2022

**MOVED and SECONDED**

THAT Bylaw No. 2960, 2022, being a bylaw establish a Service to provide funds to assist with maintenance costs of parks and recreational spaces in the community of Hedley, be read a first, second and third time and be forwarded to the Inspector of Municipalities for approval;

THAT upon approval of the Inspector, participating area approval for Bylaw No. 2960, 2022 be obtained from the electorate within the Hedley Parks Maintenance Cost Contribution Service area through an alternative approval process (AAP) in accordance with the Local Government Act;

THAT the deadline for submitting elector response forms in relation to Bylaw No. 2960, 2022 to the Manager of Legislative Services is no later than 4:30 p.m. on Friday July 15, 2022;

THAT the elector response form attached to the report dated April 21, 2022 be the approved form for the Bylaw No. 2960, 2022 alternative approval process;

THAT the total number of eligible electors to which the alternative approval process applied is 500;

THAT the number of elector responses required to prevent the bylaw from proceeding without a referendum is 50. – **CARRIED**

F.3 Mosquito Control Cost Recovery Method  
Bylaw No. 2962, 2022

**MOVED and SECONDED**

THAT Bylaw No. 2962, 2022, a bylaw of the Regional District of Okanagan-Similkameen to amend the Mosquito Control Service Establishment Bylaw by changing the cost recovery method for the Mosquito Control Service be read a first, second and third time and be forwarded to the Inspector of Municipalities for approval;

THAT upon approval of the Inspector, participating area approval for Bylaw No. 2962, 2022 be obtained from the electorate within the Mosquito Control Service Area through an alternative approval process (AAP) in accordance with the *Local Government Act*;

THAT the deadline for submitting elector response forms in relation to Bylaw No. 2962,

2022, to the Manager of Legislative Services is no later than 4:30 p.m. on Friday, July 15, 2022;

THAT the elector response form attached to the report dated April 21, 2022 be the approved form for the Bylaw No. 2962, 2022 alternative approval process;

THAT the total number of eligible electors to which the alternative approval process applies is 71,964;

THAT the number of elector responses required to prevent the bylaw from proceeding without a referendum is 7,196. – **CARRIED**

**Opposed:** Director Bauer

F.4 Purchase of Naramata Fire Department Fire Truck  
Bylaw No. 2964, 2022

**MOVED and SECONDED**

THAT Bylaw No. 2964, 2022, a bylaw to borrow not more than \$400,000 for the purchase of two fire trucks for the Naramata Fire Department, be read a first, second and third time and be forwarded to the Inspector of Municipalities for approval;

THAT upon approval of the Inspector, participating area approval for Bylaw No. 2964, 2022 be obtained from the electorate within the Naramata Fire Prevention and Suppression Fire Service Area through an alternative approval process (AAP) in accordance with the Local Government Act;

THAT the deadline for submitting elector response forms in relation to Bylaw No. 2964, 2022 to the Manager of Legislative Services is no later than 4:30 p.m. on Friday July 15, 2022;

THAT the elector response form attached to the report dated April 21, 2022 be the approved form for the Bylaw No. 2964, 2022 alternative approval process;

THAT the total number of eligible electors to which the alternative approval process applies is 1663;

THAT the number of elector responses required to prevent the bylaw from proceeding without a referendum is 166. – **CARRIED**

F.5 Ice Resurfacers for Osoyoos Arena



**MOVED and SECONDED**

THAT the Regional District of Okanagan-Similkameen borrow up to \$110,000, amortized over 5 years, from the Municipal Finance Authority to purchase an ice resurfacer for the Osoyoos Sun Bowl Arena. – **CARRIED**

## F.6 Strengthening Communities' Services Grant Program

**MOVED and SECONDED**

THAT an application be submitted to UBCM under the 2022 Strengthening Communities' Services Grant Program to support the study on alternative forms of housing scheduled in the 2022 Planning Services Business Plan. – **CARRIED**

## F.7 Items Removed from Consent Agenda

No items were pulled from the Consent Agenda - Corporate Issues.

**G. CAO REPORTS**

## G.1 Verbal Update

**H. OTHER BUSINESS**

## H.1 Chair's Report

## H.2 Board Representation

1. Municipal Finance Authority – *Pendergraft (Chair), Coyne (Vice Chair, Alternate)*
2. Municipal Insurance Association – *Pendergraft (Chair), Coyne (Vice Chair, Alternate)*
3. Okanagan Basin Water Board - *McKortoff, Holmes, Knodel, Pendergraft (Alternate to McKortoff), Obirek (Alternate to Holmes), Monteith (Alternate to Knodel)*
4. Okanagan Film Commission – *Gettens, Obirek (Alternate)*
5. Okanagan Regional Library – *Monteith, Obirek (Alternate)*
6. Okanagan-Kootenay Sterile Insect Release Board – *Bush, Pendergraft (Alternate)*
7. Southern Interior Municipal Employers Association – *Knodel, Pendergraft (Alternate)*
8. Starling Control – *Bush, Knodel (Alternate)*
9. Fire Chief Liaison Committee – *Pendergraft, Knodel, Monteith, Obirek, Roberts*

- 10. Intergovernmental Indigenous Joint Council – *Pendergraft, Coyne, Roberts*
- 11. Okanagan-Similkameen Regional Hospital District – *Johansen, McKortoff (Alternate)*

H.3 Directors Motions

- 1. Directors Motion - Obirek

MOVED and SECONDED

THAT the Directors Motion regarding Vacation TUPs be referred to Administration for analysis of the feasibility, legislative compliance and budget impact. – **CARRIED**

H.4 Board Members Verbal Update

I. **ADJOURNMENT**

**MOVED and SECONDED**

THAT the meeting adjourn. - **CARRIED**

The meeting adjourned at 1:40 pm

**APPROVED:**

**CERTIFIED CORRECT:**



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M. Pendergraft, RDO Board Chair



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B. Newell, Corporate Officer