

## REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

### BOARD of DIRECTORS MEETING

Thursday, October 5, 2023

RDOS Boardroom

101 Martin Street, Penticton, BC V2A 5J9

MEMBERS PRESENT: Chair M. Pendergraft, Electoral Area "A"      Director R. Knodel, Electoral Area "C"  
Vice-Chair S. Coyne, Town of Princeton      Director H. Konanz, City of Penticton  
Director J. Bloomfield, City of Penticton      Director S. McKortoff, Town of Osoyoos  
Director G. Bush, Electoral Area "B"      Director J. Miller, City of Penticton  
Director B. Coyne, Electoral Area "H"      Director S. Monteith, Electoral Area "I"  
Director A. Fedrigo, Electoral Area "E"      Director T. Roberts, Electoral Area "G"  
Director R. Gettens, Electoral Area "F"      Director M. Taylor, Electoral Area "D"  
Director R. Graham, City of Penticton      Director M. Van Alphen, District of Summerland  
Director D. Holmes, District of Summerland      Director C. Watt, City of Penticton  
Director M. Johansen, Town of Oliver      Director J. Wiebe, Village of Keremeos

STAFF PRESENT: B. Newell, Chief Administrative Officer      C. Malden, Manager of Legislative Services  
C. Garrish, Senior Manager of Planning Services      B. Kent, Planner I  
S. Duong, Planner II

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The meeting was called to order at 12:15 pm.

#### A. APPROVAL OF AGENDA

##### **MOVED and SECONDED**

That the Agenda for the RDOS Board Meeting of October 5, 2023 be adopted. **-CARRIED**

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

##### **MOVED and SECONDED**

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

##### A.1.1 Parks and Recreation Commissions

##### A.1.1 Okanagan Falls Parks and Recreation Commission Minutes

*THAT the Minutes of the August 24, 2023 Okanagan Falls Parks and Recreation Commission meeting be received.*

##### A.1.2 Okanagan Falls Parks and Recreation Commission AGM Minutes

*THAT the Minutes of the August 24, 2023 Okanagan Falls Parks and Recreation Commission AGM meeting be received.*

A.1.3 Similkameen Recreation Commission Minutes

*THAT the Minutes of the September 12, 2023 Similkameen Recreation Commission meeting be received.*

A.1.4 Naramata Parks and Recreation Commission Minutes

*THAT the Minutes of the August 28, 2023 Naramata Parks and Recreation Commission meeting be received.*

A.1.5 Kobau Park Commission Minutes

*THAT the Minutes of the September 13, 2023 Kobau Park Commission meeting be received.*

A.1.2 Planning and Development Committee

*THAT the Minutes of the September 7, 2023 Planning and Development Committee meeting be received.*

A.1.3 Corporate Services Committee

*THAT the Minutes of the September 7, 2023 Corporate Services Committee meeting be received.*

A.1.4 Environment and Infrastructure Committee

*THAT the Minutes of the September 7, 2023 Environment and Infrastructure Committee meeting be received.*

A.1.5 RDOS Board of Directors Meeting

*THAT the Minutes of the September 7, 2023 RDOS Board of Directors meeting be received.*

A.2 Consent Agenda - Development Services

**MOVED and SECONDED**

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

A.2.1 Temporary Use Permit Application – Electoral Area “C” (C2023.018-TUP)

THAT Temporary Use Permit No. C2023.018-TUP, to allow a temporary farm worker accommodation unit at 5535 Highway 97, be approved.

A.2.2 Temporary Use Permit Application – Electoral Area “C” (C2023.024-TUP)

THAT Temporary Use Permit No. C2023.024-TUP, to allow a temporary farm worker accommodation unit at 7226 Island Road, be approved.

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

- B.1 Temporary Use Permit Application – Electoral Area “A” (A2023.017-TUP)

**MOVED and SECONDED**

THAT Temporary Use Permit No. A2023.017-TUP, to allow the residential use of three recreational vehicles and one mobile home, the year-round operation of a mobile vendor, and the outdoor storage of a mobile vendor at 9418 Highway 97, be denied.-

**CARRIED**

- B.2 Development Variance Permit Application — Electoral Area “A” (A2023.029-DVP)

**MOVED and SECONDED**

THAT Development Variance Permit No. A2023.029-DVP, to allow for the construction of an accessory building at 660 Raven Hill Road, be approved. -**CARRIED**

- B.3 Development Variance Permit Application — Electoral Area “A” (A2023.035-DVP)

**MOVED and SECONDED**

THAT Development Variance Permit No. A2023.035-DVP, to formalize an accessory building at 16963 Old Richter Pass Road, be approved.-**CARRIED**

- B.4 Temporary Use Permit Application – Electoral Area “E” (E2023.019-TUP)

**MOVED and SECONDED**

THAT Temporary Use Permit No. E2023.019-TUP, to allow a vacation rental use at 3135 Bartlett Road, Naramata, be approved.-**CARRIED**

- B.5 Temporary Use Permit Application – Electoral Area “E” (E2023.022-TUP)

**MOVED and SECONDED**

THAT Temporary Use Permit No. E2023.022-TUP, to allow tourist accommodation use at 2710 Workman Place, Naramata, be referred to the Electoral Area “E” APC.-**CARRIED**

- B.6 Development Variance Permit Application — Electoral Area “E” (E2023.032-DVP)

**MOVED and SECONDED**

THAT Development Variance Permit No. E2023.032-DVP, to allow for the construction of a single detached dwelling at 4545 Mill Road, be referred to the Electoral Area “E” APC.-

**CARRIED**

- B.7 Development Variance Permit Application — Electoral Area “E” (E2023.033-DVP)

**MOVED and SECONDED**

THAT Development Variance Permit No. E2023.033-DVP, to allow for the construction of a single detached dwelling at 4535 Mill Road, be referred to the Electoral Area “E” APC.-

**CARRIED**

**C. COMMUNITY SERVICES**

C.1 Board Report - Destination Osoyoos

**MOVED and SECONDED**

1. THAT the Regional District enter into agreement with the Town of Osoyoos and Destination Osoyoos for a 5 year term commencing 1 January 2024.
2. THAT a letter of support be provided to Destination Osoyoos for their reapplication to the Province of British Columbia to continue to collect a 3% Municipal and Regional District Tax (MRDT).-**CARRIED**

**D. FINANCE**

D.1 Bylaw 3030, 2023 – Electoral Area “E” Growing Communities Fund Expenditure Bylaw

**MOVED and SECONDED**

THAT Bylaw No.3030, 2023, being the Electoral Area “E” Growing Community Fund Reserve Expenditure Bylaw for the contribution of \$225,000 for the Spirit Park washroom construction and \$25,000 for the repaving of the sports court, be given first, second and third reading and adopted.-**CARRIED**

**F. CAO REPORTS**

F.1 Verbal Update

**G. OTHER BUSINESS**

G.1 Chair's Report

G.2 Directors Motions

G.2.1 Motion - Director Fedrigo

G.2.1.1 Motion 1

**MOVED and SECONDED**

THAT the Board of Directors consider a regional approach to applying to the ETSI-BC Building Economic Development Capacity Grant.-**CARRIED**

G.2.1.2 Motion 2

**MOVED and SECONDED**

THAT the RDOS apply to the ETSI-BC Building Economic Development Capacity Grant to create a community/downtown revitalization plan for Area "E".-**CARRIED**

*By Consensus, the Board agreed to listen to the presentation on Regional Housing Strategy Options from the Planning and Development Committee meeting on October 5, 2023.*

**MOVED and SECONDED**

THAT the Regional District invite our municipal members to participate in a regional housing strategy to be developed in conjunction with the update of the housing needs assessment in 2024/25; and,

THAT the regional housing strategy be added as a strategic project in the Corporate Business Plan.-**CARRIED**

**Opposed: Directors Holmes, Konanz**

G.2.2 Notice of Motion - Director B. Coyne

G.2.2.1 Notice of Motion 1

THAT the RDOS undertake an Area H Official Community Plan (OCP) review with the specific purpose of identifying areas suitable for temporary vacation rentals, and that an OCP amendment process be initiated to incorporate temporary vacation rentals into the OCP.

G.2.2.2 Notice of Motion 2

THAT the RDOS establish a distinct zoning definition for temporary vacation rentals within the CT1 (Tourist Commercial One Zone). Additionally, and that the RDOS make necessary amendments to the RDOS Electoral Area "H" Zoning Bylaw No. 2498, 2012, to include this new definition; and,

THAT all relevant building codes, health codes, and other provincial rental accommodation requirements pertaining to the CT1 designation be taken into consideration when formulating the temporary vacation rental designation. Lastly, I call for the creation of an appropriate fine schedule to enforce compliance with the new zoning designation.

G.2.2.3 Notice of Motion 3

THAT a temporary deferral of all temporary Use Permits (TUPs) and any applications related to temporary vacation rentals within Area H. This deferral shall remain in effect until the completion of the OCP review, subsequent amendment, and necessary zoning changes related to temporary vacation rentals.

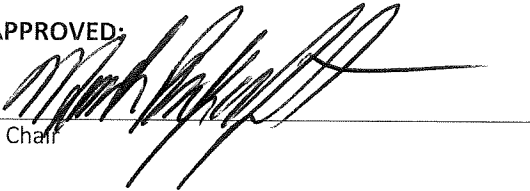
G.3 Board Members Verbal Update

I. ADJOURNMENT

MOVED and SECONDED

THAT the meeting adjourn at 2:00 p.m.-CARRIED

APPROVED:



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Chair

CERTIFIED CORRECT:



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Corporate Officer