

**Regular Council Meeting**  
to be held at  
**City of Penticton Council Chambers**  
**171 Main Street, Penticton, B.C.**

**Tuesday, November 21, 2017**  
**at 1:00 p.m.**

1. **Call Regular Council Meeting to Order**
2. **Introduction of Late Items**
3. **Adoption of Agenda**
4. **Recess to Committee of the Whole**
5. **Reconvene the Regular Council Meeting**
6. **Adoption of Minutes:**

6.1	Minutes of the November 7, 2017 Committee of the Whole	1-3	Receive
6.2	Minutes of the November 7, 2017 Public Hearing	4-6	Receive
6.3	Minutes of the November 7, 2017 Regular Council Meeting	7-12	Adopt
7. **Committee and Board Reports**

7.1	Arts, Creative & Cultural Innovations Committee Meeting of October 27, 2017	13-16	
	<i>Staff Recommendation: THAT Council receive the draft minutes of the Arts, Creative &amp; Cultural Committee meeting of October 27, 2017.</i>		
	<i>Committee Recommendation: THAT Council allocate \$75,000 to the Arts Reserve fund in the 2018 Budget.</i>		
7.2	Development Services Advisory Committee Meeting of November 3, 2017	17-19	
	<i>Staff Recommendation: THAT Council receive the draft minutes of the Development Services Advisory Committee meeting of November 3, 2017.</i>		
8. **Correspondence**
9. **Staff Reports:**

DFC	9.1 UBCM Grant Application – ESS equipment, training and recruitment	20-21	
	<i>Staff Recommendation: THAT Council support the grant funding from UBCM for Emergency Social Services costs for equipment, training and recruitment for the City of Penticton area.</i>		

LA	9.2	Extension of Sub License with Penticton Yacht Club <i>Staff Recommendation: THAT Council direct staff to exercise the one year option to renew the Sub Licence of Occupation with the Penticton Yacht Club, included in the April 2, 2016 Licence to Use previously approved by Council, with the annual rate remaining the same at 10% of gross revenue from all docks excluding fuel sales or \$60,000, whichever is greater plus the provincial licence fee; AND THAT the Mayor and Corporate Officer be authorized to execute the renewal Sub-License and Licence to Use; AND FURTHER THAT Council direct staff to work with the Penticton Yacht Club in developing a proposal for a long term lease to facilitate upgrades to the marina and facilities, which will then be brought back to Council for consideration.</i>	22-23	
PWM	9.3	Snow and Ice Control Policy <i>Staff Recommendation: THAT Council after full consideration, including budgetary restrictions, approve the revised Snow and Ice Control Policy as attached to the Snow and Ice Control Policy Report dated November 21, 2017 in Attachment A.</i>	24-35	
Lori	9.4	South Okanagan Performing Arts Centre Society Request <i>Staff Recommendation: THAT Council support holding the property at 99 Nanaimo Avenue until March 31, 2019 to provide appropriate time for the South Okanagan Performing Arts Centre Society to coordinate and implement a Symposium regarding a proposed new facility and report back to Council.</i>	36-45	
SPM	9.5	Electoral Approval Process for the Skaha Bluffs Area Boundary Extension <i>Staff Recommendation: THAT Council THAT Council receive the Certificate of Sufficiency for the electoral approval process for the Skaha Bluffs Area Boundary Extension, included as Attachment A; AND THAT the City of Penticton has obtained the assent of the electors to petition the Minister of Municipal Affairs and Housing to extend the boundaries of the City of Penticton as will appear in the Gazette in the December 1, 2017 issue and previously advertised in the Penticton Western News in the October 6 and 11, 2017 editions; AND THAT all relevant legislative requirements pertaining to a municipal boundary extension in the Local Government Act and Community Charter have been completed; AND THAT the parcel approved for inclusion within the City of Penticton is as follows: Lot 1 Plan KAP 74449 Similkameen Division Yale District.</i>	46-57	
10.	<b>Public Question Period</b>			
11.	<b>Recess Meeting</b>			
12.	<b>Reconvene the Regular Council Meeting following the Public Hearing at 6:00 p.m.</b>			
13.	<b>Reconsideration of Bylaws and Permits:</b>			
	13.1	Zoning Amendment Bylaw No. 2017-76 Re: 187 Wyles Crescent	58-59	2 <sup>nd</sup> /3 <sup>rd</sup>
	13.2	Zoning Amendment Bylaw No. 2017-50 Re: 1706 Main Street	60	Adopt
	13.3	Zoning Amendment Bylaw No. 2017-73 Re: 216 Westminster Avenue West	61-62	Adopt
14.	<b>Land Matters:</b>			
DDS	14.1	Development Variance Permit PL2017-8086 Re: 761 Main Street <i>Staff Recommendation: THAT Council deny "Development Variance Permit PL2017-8086", a permit that varies Section 6.4 and Section 9.2 of "Sign Bylaw 2013-17", allowing a 'portable changeable copy sign' in the C5 (Urban Centre Commercial) zone for Lot 6, District Lot 202, Similkameen Division Yale District, Plan 904, Except Plan H17173 (761 Main Street).</i>	63-68	Del/Sub

15. **Notice of Motion**
16. **Business Arising**
17. **Council Round Table**
18. **Public Question Period**
19. **Adjournment**

**Committee of the Whole**  
held at City of Penticton Council Chambers  
171 Main Street, Penticton, B.C.

**Tuesday, November 7, 2017**

**Recessed from the Regular Council Meeting at 1:00 p.m.**

- Present:** Mayor Jakubeit  
Councillor Picton  
Councillor Watt  
Councillor Sentes  
Councillor Konanz  
Councillor Sayeed
- Absent:** Councillor Martin
- Staff:** Peter Weeber, Chief Administrative Officer  
Dana Schmidt, Corporate Officer  
Jim Bauer, Chief Financial Officer  
Mitch Moroziuk, General Manager of Infrastructure  
Anthony Haddad, Director of Development Services  
Angie Collison, Deputy Corporate Officer

**1. Call to order**

The Mayor called the Committee of the Whole meeting to order at 1:01 p.m.

**2. Adoption of Agenda**

**It was MOVED and SECONDED**

THAT the agenda for the Committee of the Whole meeting held on November 7, 2017 be adopted as amended to include a delegation regarding World Curling Tour.

**CARRIED UNANIMOUSLY**

**3. Delegations and Staff Presentations:**

**3.1 Community Foundation YES Project – request for funding**

Amberlee Erdman, Yes Project Coordinator, Aaron McRann, Executive Director and YES Youth Advisors provided Council with an update on the YES project and requested a \$400,000 contribution towards a youth centre at 501 Main Street.

**It was MOVED and SECONDED**

THAT Council refer the \$400,000 funding request from YES Project to the upcoming budget discussions.

**CARRIED UNANIMOUSLY**

3.2 World Curling Tour Update

Cathy Jones, Manager of Penticton Curling Club, provided Council with an overview of the recent World Curling Tour held in Penticton on November 3-6, 2017. Penticton will be hosting the event again November 2018.

3.3 2017 ITU Multisport World Championships Festival and Super League Triathlon 2018

Michael Brown, MB Events, provided Council with an update on the 2017 ITU Multisport World Championships Festival held August 18 – 27, 2017 and the Super League Triathlon event being held August 2018.

3.4 Okanagan Lake Marina Lease Renewal - Presentation

Geoff Gowe, General Manager, provided Council with the future plans for the Okanagan Lake Marina and requested a one year extension to their lease. Would like Council to consider a long term lease in future in order to secure funding for marina upgrades.

3.5 Outstanding Re-Imbursement for relocation of the BC Wine Information Centre

Rod King, Board Chair and Laura Kowalchuk, Manager of the BC Wine Information Centre, requested Council reimburse \$52,445 for relocation expenses.

3.6 Police Services – Quarterly Report

Supt. Ted De Jager provided Council with the Quarterly Report and introduced Cst. Laurie Rock, Community Support and Enforcement Team.

3.7 Development of Storm Water Utility Rates

Mitch Moroziuk, General Manager of Infrastructure and Andrew McLaren, InterGroup Consultants, provided Council with an Asset Management Update and Storm Water Utility proposal.

3.8 Budget Primer/Council Priorities

Peter Weeber, Chief Administrative Officer, provided Council with the budget highlights. Council agreed to send the draft Council Priorities and Budget Primer for public engagement on November 22, November 23 and November 25, 2017.

**4. Adjourn to Regular Meeting**

**It was MOVED and SECONDED**

THAT Council adjourn the Committee of the Whole meeting held November 7, 2017 at 3:53 p.m. and reconvene the Regular Meeting of Council.

**CARRIED UNANIMOUSLY**

Certified correct:

Confirmed:

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Dana Schmidt  
Corporate Officer

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Andrew Jakubeit  
Mayor

**Public Hearing**  
**City of Penticton, Council Chambers**  
**171 Main Street, Penticton, B.C.**

**Tuesday, November 7, 2017**  
**at 6:00 p.m.**

**Present:** Mayor Jakubeit  
Councillor Watt  
Councillor Picton  
Councillor Konanz  
Councillor Sayeed  
Councillor Sentes

**Absent:** Councillor Martin

**Staff:** Peter Weeber, Chief Administrative Officer  
Dana Schmidt, Corporate Officer  
Jim Bauer, Chief Financial Officer  
Mitch Moroziuk, General Manager of Infrastructure  
Anthony Haddad, Director of Development Services  
Angie Collison, Deputy Corporate Officer

**1. Call to order**

Mayor Jakubeit called the public hearing to order at 6:00 p.m. for Zoning Amendment Bylaw No. 2017-71, Zoning Amendment Bylaw No. 2017-72 and Zoning Amendment Bylaw No. 2017-73. He explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaw an opportunity to be heard before Council.

The Corporate Officer read the opening statement and introduced the purpose of the bylaw. She then explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaws an opportunity to be heard before Council. She further indicated that the public hearing was advertised pursuant to the *Local Government Act*.

**2. "Zoning Amendment Bylaw No. 2017-71" (223, 227 Conklin Avenue)**

The purpose of "Zoning Amendment Bylaw No. 2017-71" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lot A and Lot B District Lot 1, Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan EPP70414, located at 223 and 227 Conklin Avenue from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane).

The applicant is proposing to construct a front-to-back duplex on each lot.

The Corporate Officer advised that no letters have been received after the printing of the agenda.

### **DELEGATIONS**

Mayor Jakubeit asked the public for the first time if anyone wished to speak to the application.

- Fred Trainor, applicant, proposing front to back duplex, no suites or variances. On-site parking for buildings, space for garages if owners so choose. Targeted to young owner occupied families, went through neighbourhood and collected signatures in support.

Mayor Jakubeit asked the public for the second time if anyone wished to speak to the application.

- No one spoke.

Mayor Jakubeit asked the public for the third and final time if anyone wished to speak to the application.

- No one spoke.

The public hearing for "Zoning Amendment Bylaw No. 2017-71" was terminated at 6:08 p.m. and no new information can be received on this matter.

### **3. "Zoning Amendment Bylaw No. 2017-72" (1760 Carmi Avenue)**

The purpose of "Zoning Amendment Bylaw No. 2017-72" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone "Proposed Lot 2" of the subdivision of Lot 2, District Lots 2710 and 3821S, Similkameen Division Yale District, Plan 26850, located at 1760 Carmi Avenue, from RC (Country Residential Housing) to RM1 (Bare land Strata Housing).

Add Section 10.7.3 SITE SPECIFIC PROVISIONS

.1 In the case of "Proposed Lot 2" of the subdivision of Lot 2, District Lots 2710 and 3821S, Similkameen Division Yale District, Plan 26850, townhouses are not permitted.

The applicant is proposing to subdivide property into two lots with the intent to develop the newly created parcel into a three lot 'Bare land Strata' development.

The Corporate Officer advised that no letters have been received after the printing of the agenda.

### **DELEGATIONS**

Mayor Jakubeit asked the public for the first time if anyone wished to speak to the application.

- No one spoke.

Mayor Jakubeit asked the public for the second time if anyone wished to speak to the



application.

- No one spoke.

Mayor Jakubeit asked the public for the third and final time if anyone wished to speak to the application.

- No one spoke.

The public hearing for "Zoning Amendment Bylaw No. 2017-72" was terminated at 6:11 p.m. and no new information can be received on this matter.

**4. "Zoning Amendment Bylaw No. 2017-73" (216 Westminster Avenue)**

The purpose of "Zoning Amendment Bylaw No. 2017-73" is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lots 1 -5, Group 7, District Lot 4, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 871, located at 200, 208, 216, 228, 240 Westminster Avenue West from C8 (Vehicle Service Station) to C5 (Urban Centre Commercial).

The applicant is proposing to develop a downtown parking lot for employees of the Valley First Credit Union.

The Corporate Officer advised that no letters have been received after the printing of the agenda.

**DELEGATIONS**

Mayor Jakubeit asked the public for the first time if anyone wished to speak to the application.

- No one spoke.

Mayor Jakubeit asked the public for the second time if anyone wished to speak to the application.

- No one spoke.

Mayor Jakubeit asked the public for the third and final time if anyone wished to speak to the application.

- No one spoke.

The public hearing for "Zoning Amendment Bylaw No. 2017-73" was terminated at 6:12 p.m. and no new information can be received on this matter.

Certified correct:

Confirmed:

\_\_\_\_\_  
Dana Schmidt  
Corporate Officer

\_\_\_\_\_  
Andrew Jakubeit  
Mayor

**Regular Council Meeting**  
held at City of Penticton Council Chambers  
171 Main Street, Penticton, B.C.

**Tuesday, November 7, 2017**  
**at 1:00 p.m.**

**Present:** Mayor Jakubeit  
Councillor Watt  
Councillor Picton  
Councillor Sentes  
Councillor Konanz  
Councillor Sayeed

**Absent:** Councillor Martin

**Staff:** Peter Weeber, Chief Administrative Officer  
Dana Schmidt, Corporate Officer  
Anthony Haddad, Director of Development Services  
Mitch Moroziuk, General Manager of Infrastructure  
Jim Bauer, Chief Financial Officer  
Angie Collison, Deputy Corporate Officer

**1. Call to Order**

The Mayor called the Regular Council meeting to order at 1:00 p.m.

**2. Introduction of Late Items**

**3. Adoption of Agenda**

**It was MOVED and SECONDED**

THAT Council adopt the agenda for the Regular Council meeting held on November 7, 2017 as amended and remove item 14.2.

**CARRIED UNANIMOUSLY**

**4. Recess to Committee of the Whole**

Council recessed to a Committee of the Whole Meeting at 1:01 p.m.

**5. Reconvene the Regular Council Meeting**

Council reconvened the Regular Council Meeting at 3:54 p.m.

**6. Adoption of Minutes:**

587/2017

6.1 Minutes of the October 17, 2017 Committee of the Whole

588/2017

**It was MOVED and SECONDED**

THAT Council receive the minutes of the October 17, 2017 Committee of the Whole as presented.

**CARRIED UNANIMOUSLY**

6.2 Minutes of the October 17, 2017 Public Hearing

589/2017

**It was MOVED and SECONDED**

THAT Council receive the minutes of the October 17, 2017 Public Hearing as presented.

**CARRIED UNANIMOUSLY**

6.3 Minutes of the October 17, 2017 Regular Council Meeting

590/2017

**It was MOVED and SECONDED**

THAT Council adopt the minutes of the October 17, 2017 Regular Council Meeting as presented.

**CARRIED UNANIMOUSLY**

6.4 Minutes of the October 24, 2017 Special Council Meeting

591/2017

**It was MOVED and SECONDED**

THAT Council adopt the minutes of the October 24, 2017 Regular Council Meeting as presented.

**CARRIED UNANIMOUSLY**

**7. Committee and Board Reports**

7.1 Parks & Recreation Master Plan Steering Committee Minutes of August 30, 2017

592/2017

**It was MOVED and SECONDED**

THAT Council receive the minutes of the Parks and Recreation Master Plan Steering Committee meeting of August 30, 2017.

**CARRIED UNANIMOUSLY**

7.2 Parks & Recreation Master Plan Steering Committee Minutes of September 12, 2017

593/2017

**It was MOVED and SECONDED**

THAT Council receive the minutes of the Parks and Recreation Master Plan Steering Committee meeting of September 12, 2017.

**CARRIED UNANIMOUSLY**

7.3 Economic Development and Prosperity Task Force Minutes of October 19, 2017

594/2017

**It was MOVED and SECONDED**

THAT Council receive the draft minutes of the Economic Development and Prosperity Task Force meeting of October 19, 2017.

**CARRIED UNANIMOUSLY**

7.4 Community Revitalization Select Committee Minutes of October 26, 2017

595/2017

**It was MOVED and SECONDED**

THAT Council receive the draft minutes of the Community Revitalization Select Committee meeting of October 26, 2017.

**CARRIED UNANIMOUSLY**

7.5 Transportation Advisory Committee Minutes of October 30, 2017

596/2017

**It was MOVED and SECONDED**

THAT Council receive the draft minutes of the Transportation Advisory Committee meeting of October 30, 2017.

**CARRIED UNANIMOUSLY**

**8. Correspondence**

**9. Staff Reports:**

9.1 BC VQA Wine Information Centre, Request for Additional Relocation Assistance

597/2017

**It was MOVED and SECONDED**

THAT Council direct staff to reimburse the BC VQA Wine Information Centre in the amount of \$149,847.44 as invoiced and fund the balance through general surplus.

**CARRIED UNANIMOUSLY**

9.2 Beach Vending Changes for 2018

Councillor Konanz left the meeting at 4:30 p.m.

598/2017

**It was MOVED and SECONDED**

THAT Council direct staff to renew the Beach vending program with the following changes:

- Establish a three year term with the rate adjusted annually by CPI;
- Relocate vendors that are not water related off of the beach;

AND THAT the Mayor and Corporate Officer be authorized to sign the agreements.

**CARRIED UNANIMOUSLY**

Councillor Konanz returned to the meeting at 4:33 p.m.

9.3 UBCM Age Friendly Communities Grant

599/2017

**It was MOVED and SECONDED**

THAT Council support the grant application to the UBCM 2018 Age-friendly Communities Grant Program to implement the Penticton Fit Start program.

**CARRIED UNANIMOUSLY**

9.4 UBCM Flood Risk Assessment Grant

600/2017

**It was MOVED and SECONDED**

THAT Council support the application for grant funding from UBCM for a Flood Risk Assessment for the City of Penticton.

**CARRIED UNANIMOUSLY**

**10. Public Question Period**

**11. Recess to In-Camera Meeting**

601/2017

**It was MOVED and SECONDED**

THAT Council recess at 4:46 p.m. to a closed meeting of Council pursuant to the provisions of the *Community Charter* section 90 (1) as follows:

- (f) *law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;*
- (g) *litigation or potential litigation affecting the municipality.*

**CARRIED UNANIMOUSLY**

**12. Reconvene the Regular Council Meeting following the Public Hearing at 6:00 p.m.**

Council reconvened the Regular Council Meeting at 6:12 p.m.

**13. Reconsideration of Bylaws and Permits**

- 13.1 Downtown Economic Investment Zone Amendment Bylaw No. 2017-74  
Re: extension to December 31, 2019

602/2017

**It was MOVED and SECONDED**

THAT Council adopt "Downtown Economic Investment Zone Amendment Bylaw No. 2017-74".

**CARRIED UNANIMOUSLY**

- 13.2 Zoning Amendment Bylaw No. 2017-71  
Re: 223, 227 Conklin Avenue

603/2017

**It was MOVED and SECONDED**

THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2017-71";  
AND THAT Council adopt "Zoning Amendment Bylaw No. 2017-71".

**CARRIED UNANIMOUSLY**

- 13.3 Zoning Amendment Bylaw No. 2017-72  
Re: 1760 Carmi Avenue

604/2017

**It was MOVED and SECONDED**

THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2017-72";  
AND THAT Council adopt "Zoning Amendment Bylaw No. 2017-72".

**CARRIED UNANIMOUSLY**

- 13.4 Zoning Amendment Bylaw No. 2017-73  
Re: 216 Westminster Avenue West

605/2017

**It was MOVED and SECONDED**

THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2017-73".

**CARRIED UNANIMOUSLY**

**14. Land Matters**

- 14.1 Development Variance Permit PL2017-8060  
Re: 116, 124 Calgary Avenue

Delegations/Submissions:

- Grant MacDonald, live behind project, concerned with existing parking issues.

- Joe Walters, Conklin Avenue, owner, spoke in support of application.
- Grant MacDonald, live on alley way, demo workers parking in our stalls.

606/2017

**It was MOVED and SECONDED**

THAT Council approve "Development Variance Permit PL2017-8060" for Lot 1 District Lot 250 Similkameen Division Yale District Plan 7883, located at 116 Calgary Avenue and for the East ½ of Lot 16 District Lot 250 Similkameen Division Yale District Plan 1164, located at 124 Calgary Avenue, a permit to reduce the minimum required number of parking spaces from 4 to 3; AND THAT staff be directed to issue "Development Variance Permit PL2017-8060."

**CARRIED**  
**Councillor Konanz, Opposed**

- 14.3 Zoning Amendment Bylaw No. 2017-76  
Re: 187 Wyles Crescent

607/2017

**It was MOVED and SECONDED**

THAT "Zoning Amendment Bylaw No. 2017-76" being a bylaw to amend City of Penticton Zoning Bylaw 2017-08 by adding Section 10.2.4.2. " In the case of Lot B, District Lot 115, Similkameen Division Yale District, Plan KAP49954, located at 187 Wyles Crescent, a day care centre, major up to 25 children shall be permitted with the hours of operation restricted from 7:00am to 6:00pm.", be introduced, read a first time and be forwarded to the November 21, 2017 Public Hearing.

**CARRIED UNANIMOUSLY**

- 14.4 300 Block – Main Street Local Area Service Bylaw No. 2017-62  
Re: Certificate of Sufficiency

608/2017

**It was MOVED and SECONDED**

THAT Council receive the Certificate of Sufficiency dated October 31, 2017, pertaining to the proposed "300 Block – Main Street Local Area Service Bylaw No. 2017-62"; AND THAT "300 Block – Main Street Local Area Service Bylaw No. 2017-62", a Bylaw under Section 211(1)(b) of the Community Charter, to impose a 'local area service tax' to offset the cost of street improvements on the 300 Block of Main Street, be read a third time as amended; AND THAT Council direct staff to bring forward consideration of funding for the remainder of the project as part of the 2018 budget process.

**CARRIED**  
**Councillor Konanz, Opposed**

**15. Notice of Motion**

**16. Business Arising**

THAT Council appoint Davel Folstad to the Penticton Library Board.  
THAT Council appoint Terry Olfert to the Community Revitalization Select Committee.  
THAT Council appoint Jason Cox as the Chamber of Commerce representative to the Official Community Plan Task Force.

**17. Council Round Table**

**18. Public Question Period**

**19. Adjournment**

609/2017

**It was MOVED and SECONDED**

THAT Council adjourn the Regular Council meeting held on Tuesday, November 7, 2017 at 7:07 p.m.

**CARRIED UNANIMOUSLY**

Certified correct:

Confirmed:

\_\_\_\_\_  
Dana Schmidt  
Corporate Officer

\_\_\_\_\_  
Andrew Jakubeit  
Mayor



## Arts, Creative & Cultural Innovations Committee Meeting

held at City of Penticton Committee Room A  
171 Main Street, Penticton, B.C.

Friday, October 27, 2017  
at 8:00 a.m.

**Present:** Campbell Watt, Councillor  
Darren Bifford, Member at Large  
Gerald Kenyon, SOPAC Representative  
Jane Shaak, Okanagan School of the Arts, Shatford Centre Representative  
Murray Swales, Member at Large  
Paul Crawford, Penticton Art Gallery Representative  
Skyler Punnett, Member at Large  
Vaelei Walkden-Brown, Penticton & District Arts Council Representative

**Staff:** Lori Mullin, Recreation and Culture Manager  
Sharon Thompson, Recording Secretary

### 1. Call to Order

The Arts, Creative & Cultural Innovations Committee was called to order by the Acting Chair at 8:00 a.m.

### 2. Introduction – Committee Members

Brief round-table introductions were made by the Committee members and staff.

### 3. Adoption of Agenda

**It was MOVED and SECONDED**

THAT the Arts, Creative & Cultural Innovations Committee adopt the agenda for the meeting held on October 27, 2017.

**CARRIED UNANIMOUSLY**



4. **Adoption of Minutes**

**It was MOVED and SECONDED**

THAT the Arts, Creative & Cultural Innovations Committee adopt the minutes of the September 12, 2017 meeting as circulated.

**CARRIED UNANIMOUSLY**

5. **Business Arising from Prior Meetings**

5.1 Valley First Public Sculpture Proposal Update

The Recreation & Culture Manager updated the Committee on the partnership and sculpture proposal with Valley First. Funding in the amount of \$36,000, which is shared equally between Valley First and the City of Penticton, has been secured. In addition to Skyler Punnett and Robin Robertson, the jury will include two staff persons from Valley First and one representative from the arts community

5.2 Public Sculpture Project Update

The Recreation & Culture Manager relayed that confirmation has been received from Council to move forward on the Public Sculpture Project. She noted that a news release went out October 20, 2017 and application information for 2018 has been posted on the City website. The application deadline is December 15, 2017 and the jury will consider the applications and make recommendations to Council by the end of January, 2018.

6. **New Business**

6.1 Committee Orientation

The Recreation & Culture Manager provided a brief Committee orientation summary outlining roles and responsibilities of the Chair, Vice Chair, Council Representative, Staff Liaison and Administrative Support person. In addition, she reviewed the scope of the Committee, its Mandate, and Disqualification from Office as detailed in the Terms of Reference circulated prior to the meeting. The Recreation & Culture Manager noted that the Terms of Reference will be reviewed in 2018 following the election of a new Council. The Recreation & Culture Manager provided a verbal list of active committees and referred members to the City of Penticton website for more detailed information and background.

**ACTION: The Recreation & Culture Manager will include the Committee Orientation summary document at the time the Minutes of this meeting are distributed.**

6.2 Public Art Policy

The Recreation & Culture Manager noted the Public Art Policy had been distributed prior to the meeting. Discussion followed about the inclusion of public art in other City projects and incorporating Public Art in project budgets.

6.3 2018 Budget – Arts Reserve Request for \$50,000

The Recreation & Culture Manager noted that prior to passing the 2018 Budget, the Committee would be required to submit their request to Council for an Arts Reserve Fund.

**It was MOVED and SECONDED that the Arts, Creative & Cultural Innovations Committee requests:**

**THAT Council allocate \$50,000 to the Arts Reserve Fund in the 2018 Budget.**

**DEFEATED**

Discussion and questions followed and included projected art projects and events to be considered in 2018.

**It was MOVED and SECONDED that the Arts, Creative & Cultural Innovations Committee requests:**

**THAT Council allocate \$75,000 to the Arts Reserve fund in the 2018 Budget.**

**CARRIED UNANIMOUSLY**

**ACTION: The Recreation & Culture Manager was requested to circulate information on historical Arts Reserve allocations.**

## 7. Representative Updates

### 7.1 Penticton Art Gallery

The Penticton Art Gallery representative reported that the Gallery is enjoying recognition in larger centers as the exhibit *Behind the Lines: Contemporary Syrian Art* is currently on display in Calgary and will tour to Vancouver in January 2018. It was also reported that there are currently two shows being featured at the Gallery with all funds raised going toward the permanent collection; three collections donated last year and the Soup Bowls annual fundraiser is scheduled for November 9.

### 7.2 Penticton & District Community Arts Council

The Penticton & District Community Arts Council representative updated the Committee on the September 2017 Arts Rising Festival noting that with the continued support from business and the community the 2018 festival promises to be even more successful. A new Board was elected at the October 24 AGM and sees five members returning for another year and three new members. Their immediate focus will be on strategic planning and board governance with the intention of spending their energy developing policies and procedures. Planning will soon begin for the 5<sup>th</sup> Annual Art Awards.

### 7.3 South Okanagan Performing Arts Centre

The South Okanagan Performing Arts Centre representative reviewed the proposal to Council of February 7, 2017 which included a request for support of the initiative and a covenant of the property at 99 Nanaimo Avenue until the end of 2018. While Council took no action at that time, it is expected to be back on Council's agenda in November 2017. In addition, the South Okanagan Performing Arts Centre representative explained that the Society is considering

future uses to optimize the use of the building beyond just a performing arts center, including the possibility of teaming with an educational institution to offer technical training used in the performing arts (example: robotics). The symposium on *Exploring the Potential of a Performance Arts Centre in the 21<sup>st</sup> Century* has been pushed back to the Fall of 2018.

7.4 Okanagan School of the Arts, Shatford Centre

The Okanagan School of the Arts, Shatford Centre representative reported that in 2010 the building was repurposed and care was taken over by the Okanagan School of the Arts. While grateful to have the nearly 100-year-old, 30,000 square foot building, the cost of upkeep remains a challenge. The OSA representative stated that, in partnership with the Okanagan Boys and Girls Club, they are excited to be offering programs for kids starting in November. The Art for Peace Exhibition opening is November 10.

8. Council Outcome(s)

The Council Outcomes from the Regular Council meeting held Tuesday, October 3, 2017:

Arts, Creative & Cultural Innovations Committee Minutes of September 12, 2017

528/2017            **It was MOVED and SECONDED**  
                         THAT Council receive the minutes of the Arts, Creative & Cultural Innovations Committee meeting of September 12, 2017. **CARRIED UNANIMOUSLY**

529/2017            **It was MOVED and SECONDED**  
                         THAT Council support the Public Sculpture Program for 2018 and allocate the remaining funds in the Arts Reserve of \$24,000 towards this project. **CARRIED UNANIMOUSLY**

9. Next Meeting

The next meeting of the Arts, Creative & Cultural Innovations Committee is scheduled for 8:00 a.m., Friday, December 1, 2017.

10. Adjournment

**It was MOVED and SECONDED**  
THAT the Arts, Creative & Cultural Innovations Committee adjourn the meeting held on Friday, October 27, 2017 at 9:16 a.m. **CARRIED UNANIMOUSLY**

Certified Correct:

\_\_\_\_\_  
Sharon Thompson  
Committee Secretary

# Minutes

## Development Services Advisory Committee Meeting

held at City of Penticton Committee Room A  
171 Main Street, Penticton, B.C.

Friday, November 3, 2017  
at 8:00 a.m.

**Present:** Frank Conci, Member at Large  
Darshan Jassar, Member at Large  
Jeff McGinley, Member at Large (via Conference Call)  
Drew Barnes, Member at Large  
Chris Allen, Member at Large  
Chris Marte, Member at Large  
Bruce Schoenne, Member at Large  
Jamie Seddon, Member at Large  
Fred Trainor, Member at Large  
Sharon Fletcher, Member at Large

**Staff:** Anthony Haddad, Director of Development Services  
Ken Kunka, Building and Permitting Manager  
Shawn Filice, Electric Utility Manager  
Lorraine Witowski, Committee Secretary

### 1. Call to Order

The Development Services Advisory Committee was called to order by the Acting Chair at 8:01 a.m.

### 2. Adoption of Agenda

**It was MOVED and SECONDED**

THAT the Development Services Advisory Committee adopt the agenda for the meeting held on November 3, 2017 as circulated (refer to item 4.8).

**CARRIED UNANIMOUSLY**

### 3. Committee Member Introductions

Roundtable introductions were done by members and staff.

#### 4. New Business

##### 4.1 Committee Overview

The Committee Secretary provided an outline of the committee meeting structure.

##### 4.2 Terms of Reference Review

The Terms of Reference were reviewed as circulated.

##### 4.3 Electrical Bylaw Review

The Electric Utility Manager presented background information and a summary of the proposed changes to the Electrical Bylaw. It was noted that this bylaw does not set electrical rates and the majority of the changes reflect current practices. Staff presented the proposed Electrical Bylaw to Council for first reading at their October 3, 2017 meeting. Information about the bylaw has been posted on the City's Shape Your City Penticton website ([www.shapeyourcitypenticton.ca](http://www.shapeyourcitypenticton.ca)). Public consultation is ongoing. Staff commented once the public consultation process has been completed, the bylaw and public feedback will be presented to Council in December. Members were encouraged to contact the Electric Utility Manager directly with their input or any questions. The Committee Secretary to distribute the October 3, 2017 Council Report and related information to the committee. An update to be provided at the next meeting.

##### 4.4 Building Bylaw Review

The Building and Permitting Manager provided an update on staffing and improvements to the building permitting process including changes to the City's building regulatory process.

The Building and Permitting Manager reviewed the proposed Building Bylaw, including the background information, consultation and implementation process. The proposed bylaw will modernize the City's processes and enforcement allowing for greater innovation & energy performance within the building community.

As part of the consultation process, a survey will be posted onto the Shape Your City Penticton website and sent out to gather public input. Staff are also seeking input from this committee. Members were encouraged to forward their feedback directly to the Building and Permitting Manager. Once the consultation process has been completed, the bylaw will be presented to Council in December. An update to be provided at the next meeting.

##### 4.5 Update – 2017 Development Services Priorities

The Director of Development Services presented a projection of the future growth areas within the City of Penticton and upcoming major projects for 2018-2019. Statistics for the last four years on approved housing were reviewed. Discussion and questions followed.

##### 4.6 2016-2017 Issue Identification

Deferred to the next meeting.

4.7 Planning and Building Department Statistics for September 2017

Planning and Building Department statistics were reviewed. Statistics for October will be finalized and sent out within the next week.

4.8 Memorandum – Net Metering Procedures – Chris Allen

Item was received for information and will be added to the next meeting for discussion.

5. **Appointment of Committee Chair and Vice-Chair**

**It was MOVED and SECONDED**

THAT Frank Conci be appointed as Chair for the Development Services Advisory Committee for the 2017-2018 term.

**CARRIED UNANIMOUSLY**

Appointment of a Vice-Chair deferred to the next meeting.

6. **Meeting Schedule Discussion**

It was agreed meetings will be held the second Friday of every month at 8:00 a.m. The next scheduled meeting of the Development Services Advisory Committee is November 17, 2017.

7. **Adjournment**

The Development Services Advisory Committee adjourned the meeting at 9:44 a.m.

# Council Report

penticton.ca

**Date:** November 21, 2017  
**To:** Peter Weeber, Chief Administrative Officer  
**From:** Chris Forster, Deputy Fire Chief & Emergency Planning Coordinator  
**Subject:** **Emergency Social Services (ESS) Grant**

File No:

## Staff Recommendation

THAT Council support the application for grant funding from UBCM for Emergency Social Services costs for equipment, training, and recruitment for the City of Penticton area.

## Background

The local ESS has been operating for over two decades. Its focus has been on providing Emergency Social Services to residents of the City of Penticton who were affected by an emergency incident in accordance with the provisions of EMBC. Over the past several years, our ESS people have also helped outlying areas when requested. The past year showed that the need is increasing. It has been identified that our reception centre needs to be enhanced in terms of equipment and supplies in order to meet this growing need. Further, training has been delayed and there is a need to enhance the training of current ESS staff, and provide training to new ESS staff. Finally, recruitment will be needed in order to increase the number of ESS staff to relieve the burden on current staff and increase the number of staff to a level that is adequate.

## Financial implication

The Community Emergency Preparedness Fund (CEPF) is a suite of funding programs intended to enhance the resiliency of local governments and their residents in responding to emergencies. Funding is provided by the Province of BC and is administered by Union of BC Municipalities (UBCM).

The grant funding can contribute a maximum of 100% of the cost of eligible activities to a maximum of \$25,000.00. Eligible expenditures include consultant costs, applicant staff and administration costs and public information costs.

- UBCM Grant Contribution                   \$25,000.00
- City of Penticton Contribution           \$ 2,500.00 (Staff time in-kind)

**Eligible Activities & Expenditures**

Eligible costs are direct costs that are approved by the CEPF Evaluation Committee, properly and reasonably incurred, and paid by the applicant to carry out eligible activities. Eligible costs can only be incurred from the date of application submission until the final report is submitted.

Eligible activities must be cost-effective and may include:

- Training and exercises to increase capacity for the provision of emergency social services
- Volunteer recruitment and retention activities directly related to the provision of emergency social services
- Purchase of supplies and equipment (i.e. reception centre kits, group lodging kits and storage containers for supplies and equipment)

The following expenditures are also eligible provided they relate directly to the eligible activities identified above:

- Consultant costs
- Applicant staff and administration costs
- Public information costs

A completed submission was submitted on November 16, 2017 pending the approval of the Council Resolution.

**Deny/Refer Recommendations**

Should Council determine that additional information is required, it may refer requests back to Staff for additional research.

Respectfully submitted,

Chris Forster  
Deputy Fire Chief  
Emergency Planning Coordinator

Approvals

Fire Chief	Chief Financial Officer	Chief Administrative Officer
LW	<i>JWB</i>	PW





# Council Report

penticton.ca

**Date:** November 21, 2017 File No: 2380.20  
**To:** Peter Weeber, Chief Administrative Officer  
**From:** Peter Wallace, Land Administrator  
**Subject:** **Extension of Sub License with Penticton Yacht Club**

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## Staff Recommendation

THAT Council direct staff to exercise the one year option to renew the Sub Licence of Occupation with the Penticton Yacht Club, included in the April 2, 2016 Licence to Use previously approved by Council, with the annual rate remaining the same at 10% of gross revenue from all docks excluding fuel sales or \$60,000, whichever is greater plus the provincial licence fee;

AND THAT the Mayor and Corporate Officer be authorized to execute the renewal Sub-License and Licence to Use;

AND FURTHER THAT Council direct staff to work with the Penticton Yacht Club in developing a proposal for a long term lease to facilitate upgrades to the marina and facilities, which will then be brought back to Council for consideration.

## Background

The Penticton Yacht and Tennis Club (PYC) recently formally changed their name to Penticton Yacht Club, a registered non-profit society. They entered into a Sub Lease with the City on April 2, 2016, which expires December 31, 2017, and have requested that the option to extend the lease for one year, under the same terms and conditions be exercised, extending the term to December 31, 2018.

PYC has also indicated a desire to obtain a longer-term lease over the Marina to allow them to borrow funds to undertake significant upgrades to the marina and facilities. They plan to bring forward a business case and formal request for a longer-term lease in 2018 and request that the City staff work with them in developing a plan that will be satisfactory to Council and the public.

Staff have requested the early renewal of the Provincial Licence over the marina for a 29-year term, which expires in 9 years. This will allow the option to issue a longer-term (20 year) lease. The Provincial lease referral process is currently being undertaken and the Penticton Indian Band has requested additional 60 day extension (in addition to the standard 30 – 90 day referral period) to assess the impact on the proposed project. The results of the referral process should be available by March or April of 2018.

## Financial implication

Continuation of the operation of the Okanagan Lake Marina by the non-profit society generates income of \$60,000 for the City and Pays the provincial Licence for the Marina at \$31,000.

**Analysis**

The new PRC board has been working closely with the City to improve the relationship through better communication and stream lining the Clubs governance. PYC were quick in addressing the issues that have arisen over the past two years, which included a written complaint related to inappropriate behavior (partying, language, etc.) of several individual moorage holders. Changes to the marina management are believed to have addressed the issue.

Although PYC only had a 2-year lease they continued to make substantial investment in upgrades to the marina over the past two years, including a demonstration dock, showing the upgrade that they would like to undertake for the entire marina.

There are major upgrades that will be required in the next few years include:

- the docks;
- gas docks (which do not comply with current environmental or fire code standards)
- fire protection for the docks (which does not meet code and will be required when docks are upgraded)
- Club house (not a required item but on the wish list)

One of two approaches can be taken to achieve the required upgrades:

- With a long term lease (~20 years) - the tenant can obtain bank financing to complete the upgrades at their cost. This is how the PYC upgraded the marina 22 years ago.
- If a long-term lease of the facility cannot be achieved - the City must budget and complete the upgrades at City's cost and then charge higher rent over the next 10 to 20 years in an attempt to recover the funds spent on upgrades.

**Alternate recommendations**

THAT Council direct staff to exercise the one year option to renew with the Penticton Yacht Club , included in the April 2, 2016 Licence to Use previously approved by Council, with the annual rate remaining the same at 10% of gross revenue from all docks excluding fuel sales or \$60,000, whichever is greater plus the provincial licence fee;

AND THAT the Mayor and Corporate Officer be authorized to execute the renewal Sub-License;

THAT FURTHER THAT Council direct Staff to undertake a Request for Proposal or Expressions of Interest for the Marina after the Provincial Lease term has been extended and bring selected proposals back to Council for review prior to October 1, 2018.

Respectfully submitted,



Peter Wallace, B.Sc., MBA, AACI  
Approvals

CFO	CAO
<i>LWB</i>	PW

# Council Report

penticton.ca

**Date:** November 21, 2017  
**To:** Peter Weeber, Chief Administrative Officer  
**From:** Len Robson, Public Works Manager  
**Subject:** **2017/18 Snow and Ice Control Policy**

File No: 5400-11

## Staff Recommendation

THAT Council after full consideration, including budgetary restrictions, approve the revised Snow and Ice Control Policy as attached to the Snow and Ice Control Policy Report dated November 21, 2017 in Attachment A.

## Strategic priority objective

- This policy supports a Sustainable Community by continually managing City of Penticton costs related to snow and ice control.
- This policy supports a Livable Community by ensuring the City is safe and accessible during the winter months.

## Background

Annually, the City of Penticton Public Works Department provides snow and ice control on City streets, lanes, bus stops, select sidewalks and walkways, parking lots and City facilities in accordance with the Council Approved Policy. The policy is reviewed on an annual basis and all recommended changes are brought to City Council for their endorsement.

The Snow and Ice Policy is based on the operational procedures the Public Works Department has developed over many years as well as adherence to the approved City snow and ice control budgets.

Significant changes or additions proposed for 2017 / 2018 include:

- Additional streets & lanes in Sendero Canyon subdivision
- Partridge Drive – extension
- Timberstone Place
- Avery Place
- Parking Lot and Sidewalk – Nanaimo Ave
- Parking Lot at Brunswick Street and Nanaimo Ave

The proposed changes are illustrated on Attachment B – 2017/18 Additions.

**Financial implication**

Annually the Public Works Department requires an average of \$345,000 to fulfill the commitment to snow and ice control on roads, sidewalks and related infrastructure. The 2018 budget request is currently set at \$359,300.

The additional costs for the proposed additions to the 2017/18 Policy are included in the 2018 budget request.

**Analysis**

With respect to limited funds for operational budgets, the expense of snow and ice control operations, public safety, and the potential of liability, a Council endorsed policy ensures service levels are defined to meet all objectives.

The Snow and Ice Control Policy as outlined in Attachment "A" has been updated to include the additional streets as noted in the background section of this report.

The original policy developed in 2007 was vetted by Davie and Associates (City Solicitor at the time) and all recommended changes were incorporated.

Previous policy versions have been vetted and endorsed by the Municipal Insurance Association of BC.

**Alternate recommendations**

That Staff revisit the Snow and Ice Control policy addressing questions or concerns Council may have.

**Attachments**

Attachment A – Snow and Ice Control Policy



Attachment B – 2017/18 Additions

Respectfully submitted,



Len Robson, ASCT  
Public Works Manager

**Approvals**

<p>General Manager of Infrastructure</p> 	<p>Chief Administrative Officer</p> <p>PW</p>	<p>CFO</p> 
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# Council Policy

penticton.ca

**Approval date:**

**Resolution No.:**

**Subject: Snow and Ice Control Policy – 2017/2018**

## Goal

To identify the service levels for snow and ice control on City streets, lanes, bus stops, select sidewalks, walkways, parking lots and City facilities.

## Scope

Subject to equipment, personnel, and budget constraints, the City of Penticton undertakes snow and ice control on a priority basis to accommodate vehicular and pedestrian access on:

- Road rights-of ways within the geographical boundaries of the City, excluding highway 97 (also known as the Channel Parkway, and Eckhardt Ave W. from Railway Street to the west City limits);
- City-owned and maintained building entry-ways;
- Sidewalks adjacent all City owned properties;
- Select stairways, sidewalks, walkways, bridges, lanes, bus stops and parking lots.

As indicated on the following Appendices:

- Appendix A - Road Way Priority Ratings;
- Appendix B – Stairways, Sidewalks, Bridges, Lanes, Bus Stops, & Parking – Lots to be cleared).

The key objectives of this policy are:

1. To provide vehicular and pedestrian traffic with adequate mobility under prevailing winter conditions within the City's financial resources.
2. To reduce the hazards of ice and snow conditions for motorists and pedestrians.
3. To facilitate the handling of emergencies by fire, hospitals and police officials.
4. To facilitate the operation of public transit.
5. To minimize economic losses to the community and industry.
6. To ensure the City owned parking lots are adequately maintained to an acceptable standard.
7. To provide safe recreational opportunities for residents during winter months.

## Definitions:

In this policy,

“CLEARED” means the plowing/removal of snow.

“COMPACTED SNOW STANDARD” means snow accumulated and packed by traffic or leveled by snow plows.

“DE-ICER” means the chemical agent that the City of Penticton uses or mixes with sand to control ice.

“ICE CONTROL” means the control of the build-up of packed snow or ice through the use of equipment, Sanding and De-icing materials.

“MULTIFAMILY DEVELOPMENTS” means a residential mobile home park, an apartment building, townhouse building, or any other residential building containing 4 or more dwelling units.

“PUBLIC WORKS MANAGER” means the Public Works Manager or his/her approved designate.

“OPENED” means the plowing of snow from the driving lanes to the side.

“REGULAR HOURS OF OPERATION” City of Penticton Public Works Department and the Facilities Department regular hours of operation are 7:00 am to 3:15 pm. Monday to Friday inclusive with the exception of Statutory Holidays.

“SANDING” means the application, either manually or by mechanical spreaders, of sand or de-icer treated sand.

“SNOW PLOWING” means plowing of snow into windrows in storage areas on City roads, lanes and sidewalks. ie: centre medians, boulevards, adjacent to the curb or sidewalk or edge of back lanes or City owned parking lots.

“SNOW AND ICE CONTROL” means all operations associated with snow plowing, snow loading, snow hauling, and ice control.

## **Policy:**

### 1.0 RESPONSIBILITIES

#### 1.1 City Council Shall:

- Set and adopt the Snow and Ice Control Budget;
- Set the levels of service;
- Set and adopt the Priority Street Maps, Sidewalk and Walkway Clearing, Parking Lot Clearing, City Buildings and Transit Stops with Shelters priorities.

#### 1.2 The Public Works Manager shall implement the Snow and Ice Control Policy on Public Right of Ways by:

- Determining when and how to initiate and implement Snow and Ice Control Operations;
- Allocating and scheduling Public Works resources;
- Obtaining, allocating and scheduling privately held resources;
- Addressing public complaints;
- Managing the allocated budget;

- Recommending revisions to the priority street map, stairway clearing, sidewalk clearing, walkway clearing, pedestrian bridge clearing, lane clearing, transit Stops with shelters and parking lot clearing on an annual basis.

1.3 The Public Works Department shall operate the City owned equipment to carry out Snow and Ice Control on public right of ways in accordance with the Snow and Ice Policy and in accordance with the instructions of the Public Works Manager.

## 2.0 PRIORITIES AND STANDARDS FOR ROADS AND OTHER SURFACE TYPES

2.1 The City operates with a limited amount of funds, which are required for the provision of many services. The City in establishing the Snow and Ice Control Policy, has taken into consideration its financial resources and personnel. Priorities are established to provide the greatest benefit to the majority of the traveling public. When setting the priorities consideration is given to traffic volumes, road classification, emergency services, road geometrics, terrain, transit, and access to amenities.

2.2 The City has set the following **3 priority ratings** for roads and other surface types as referenced in Appendix A and B of this policy.

Priority 1 Roads - Outlined in Red on Appendix A:

- Major Collectors – main routes serving as connectors/collectors between areas and routes;
- Steep Grades – Hilly terrain with high traffic volumes;
- School Zones – serving as routes to access school;
- Roads serving emergency routes to hospitals and fire equipment;
- Major Transit Routes – serving the majority of the Transit Users.

Priority 2 Roads - Outlined in Green on Appendix A:

- Collectors – remainder of;
- Main Industrial Routes – serving as routes for industrial traffic;
- Minor Transit Routes.

Priority 3 Roads - Outlined in Blue on Appendix A:

- The remainder of the roads in the City.

2.3 Other Surface Types outlined in Appendix B:

- Stairways - Priority 1
- Transit Stops with Shelters – Priority 1
- Bridge – Pedestrian Access – Priority 1
- Parking Lots – Priority 1
- City Owned Buildings – Priority 1
- Sidewalks and Walkways – Priority 2
- Traffic Calming at School Zones – Priority 2
- Designated Lanes – Priority 3
- Walkways - Priority 3

2.4 The City has set the following **standards** for Snow and Ice Control subject to budget constraints, and availability of personnel and equipment:

- The standard of the maintenance is to be done in accordance with the approved annual budget.
- When the storms are continuous, or follow closely one after the other, operations will be repeated or continued on the highest priority until completed prior to moving on to the next priority.

Priority 1: The roads shall be Opened and the other surface types Cleared and Ice Control applied as required within 12 hours of the end of the storm event.

Priority 2: The roads shall be Opened and the other surface types Cleared within 24 hours of the end of the storm event.

Priority 3: The roads shall be Opened and the other surface types Cleared within 48 hours of the end of the storm event. With the exception of weekends and statutory holidays which will not be included in the 48 hours. Priority 3 roads or other surface types will not be cleared on weekends or statutory holidays.

### 3.0 ANTI – ICING BEFORE A SNOW EVENT

3.1 When snow is predicted, a sodium chloride, anti-icing solution is applied to designated roadways around the City. This solution helps to prevent ice and snow from accumulating and adhering to the road during a snow event.

### 4.0 SNOW PLOWING OF ROADS, CITY OWNED PARKING LOTS AND LANES

4.1 Snow Plowing Operations will commence in accordance with the priorities and standards discussed in Sections 2.2, 2.3, and 2.4, upon a snow accumulation of 1.5 cm, and in consideration of field conditions and weather forecast.

4.2 Lanes which provide the only available access to Multifamily Developments with no available on street parking as shown on Appendix B will be addressed on a Priority 3 basis. All other lanes are considered low priority and will be addressed only in the event of extreme weather resulting in a single snow storm accumulation greater than 30 cm. These lanes will be cleared to a Compacted Snow Standard as budget and resources permit.

4.3 Snow Plowing may result in windrows on both sides of the road. The clearing of windrows in front of driveways left by snow plowing equipment shall be the responsibility of the property owner or occupant.

4.4 The clearing of windrows as they cross lane entrances shall be the responsibility of the City and will be cleared as required as soon as practical following last priorities.

4.5 The clearing of snow between the edge of the street and all fire hydrants is the responsibility of the City. The work shall be commenced when the snow depth exceeds 45 cm or when the hydrant is hidden from view.



- 4.6 Snow plowing of City owned parking lots shall be done in parking lots as indicated in Appendix B and will be performed in conjunction with priority one roads.

5.0 ICE CONTROL OF ROADS, CITY OWNED PARKING LOTS AND LANES

- 5.1 The City will provide Ice Control on City roads, parking lots and lanes in accordance with the priorities and standards discussed in Sections 2.2, 2.3, and 2.4, upon determining that ice conditions exist or are in the immediate forecast.
- 5.2 Ice Control will not normally be undertaken mid-block with the exception of Priority 1 roads.
- 5.3 Snow Plowing generally precedes or is concurrent with Ice Control operations.
- 5.4 City crews will not plow, clear, or provide ice control on parking lots other than those identified in Appendix A.

6.0 SNOW AND ICE CONTROL ON STAIRS, SIDEWALKS, BRIDGES, WALKWAYS, TRANSIT STOPS WITH SHELTERS AND CITY OWNED BUILDINGS

- 6.1 The City will provide Snow and Ice Control on City owned stairs, sidewalks adjacent to City property, transit stops with shelters, walkways and entrances to City owned buildings as illustrated in Appendix B as per the priorities identified in Sections 2.2 and 2.3 and the standards identified in Section 2.4.
- 6.2 City crews will not plow stairs, sidewalks, bridges, walkways, transit stops, and entrances to City owned building other than those identified in Appendix B.
- 6.3 Snow plowing of sidewalks may result in windrows on either side of the sidewalk.
- 6.4 Snow and Ice Control for City Owned Buildings may involve snow removal and/or the application of de-icer and shall commence upon any measurable accumulation of snow or ice at the entry-ways of all City Owned Buildings as indicated on Appendix B.
- 6.5 Complaints received advising that rain or snow melt has created a layer of ice on the Other Surface Types that has created a hazard will be investigated within one working day of the complaint. If warranted the ice layer may be sanded, treated with de-icers, closed, or allowed to have a level firm snow layer established above the ice level to permit pedestrian use.
- 6.6 Good Neighbour Bylaw 2012 - 5030 Section 7.5, stipulates that "Every owner or occupier of any building or premises, including any vacant lot, within the City, shall clear the sidewalk of snow and ice adjacent to the property before the hour of eleven o'clock (11:00AM) on the forenoon following the snow event."

This bylaw may be enforced by any Bylaw Enforcement Officer and may be subject to the fines and penalties identified in the bylaw.

7.0 PUBLIC RELATIONS

- 7.1 The Public Works Clerk at (250) 490-2500, Monday to Friday 7:30 am to 3:15 pm, shall handle all concerns and inquires. At all other times including statutory holidays, emergency concerns and inquires shall be directed to the afterhours line (250) 490-2324.

8.0 HOURS OF OPERATION AND STAFF DEPLOYMENT.

- 8.1 The City will be prepared to conduct Snow and Ice Control Operations during the period November 1 to March 31.
- 8.2 The City will provide Snow and Ice Control Operations within the geographical boundary of the City, excluding highway 97 also known as the Channel Parkway and Eckhardt Ave from the Channel Parkway to west City limits.
- 8.3 The City will normally provide Snow and Ice Control Operations between the hours of 4:00 am and 11:00 pm, 7 days per week including statutory holidays as per the following:
- During regular hours of operation (7:00 am to 3:15 pm week days with the exception of statutory holidays) crews will provide snow and ice control in accordance with the standards set out in Section 2.4 of this policy.
  - Weekends and statutory holidays will have Snow and Ice Control on Priority 1 and Priority 2 roads and other surface types only. Priority 3 roads and other surface types will not be cleared.
  - In the event of winter conditions requiring Snow & Ice Control commencing after 3:15 pm, operators and equipment will be dispatched to provide maintenance on Priority 1 roads and other surface types only. Priority 1 roads will be open and Priority 1 other surface types will be cleared until 11:00 pm.
  - In the event Snow & Ice Control measures are not complete due to winter conditions from the day prior or early morning snow fall, operators and equipment will be dispatched from the City Yards Facility at 4:00 am.
- 8.4 The Public Works Department standby personnel will monitor weather conditions and provide a visual inspection at 3:00 am to determine if crews are to be called out at 4:00 am (7 days a week). In addition to the above noted, during the regular work week for the period of November 01 to March 31 one equipment operator will commence work at 6:00 am. If conditions warrant, additional operators will be called in to address snow and ice concerns.
- If standby personnel receive complaints about hazardous road conditions from the R.C.M.P., Public or Fire Hall, they will be investigated and dealt with in accordance with this policy. Discretion will be used if a complaint is received on Priority 3 roads or in a low traffic and flat area.
- 8.5 When abnormal winter weather or road conditions exist as caused by severe or repetitive storms or emergency conditions, overtime, additional City equipment and outside resources may be mobilized under the authorization of the Manager of Public Works.

9.0 PARKING BANS

- 9.1 Parking bans may be implemented, as required, to provide for operations. Areas where parking is to be banned will be signed in advance or odd/even parking will be initiated. Vehicles that do not adhere to the parking ban shall be towed and the owner of the vehicle may be responsible for all towing costs

APPENDICES

1. Appendix "A" Road Way Priority Ratings, shall be revised by the Public Works Manager and adopted by Council on a regular basis.
2. Appendix "B" Stairways, Sidewalks, Bridges, Lanes, Bus Stops, City Owned Buildings and Parking Lots to be cleared, shall be revised by the Public Works Manager and adopted by Council on a regular basis.

**Previous revisions**

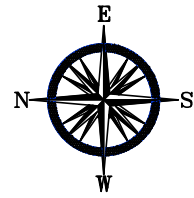
Snow & Ice Control Policy – 2016/2017 – Resolution # 565/2016

Snow & Ice Control Policy – 2015/2016 – Resolution # 516/2015

Snow & Ice Control Policy – 2012/2013 – Resolution # 1001/2012

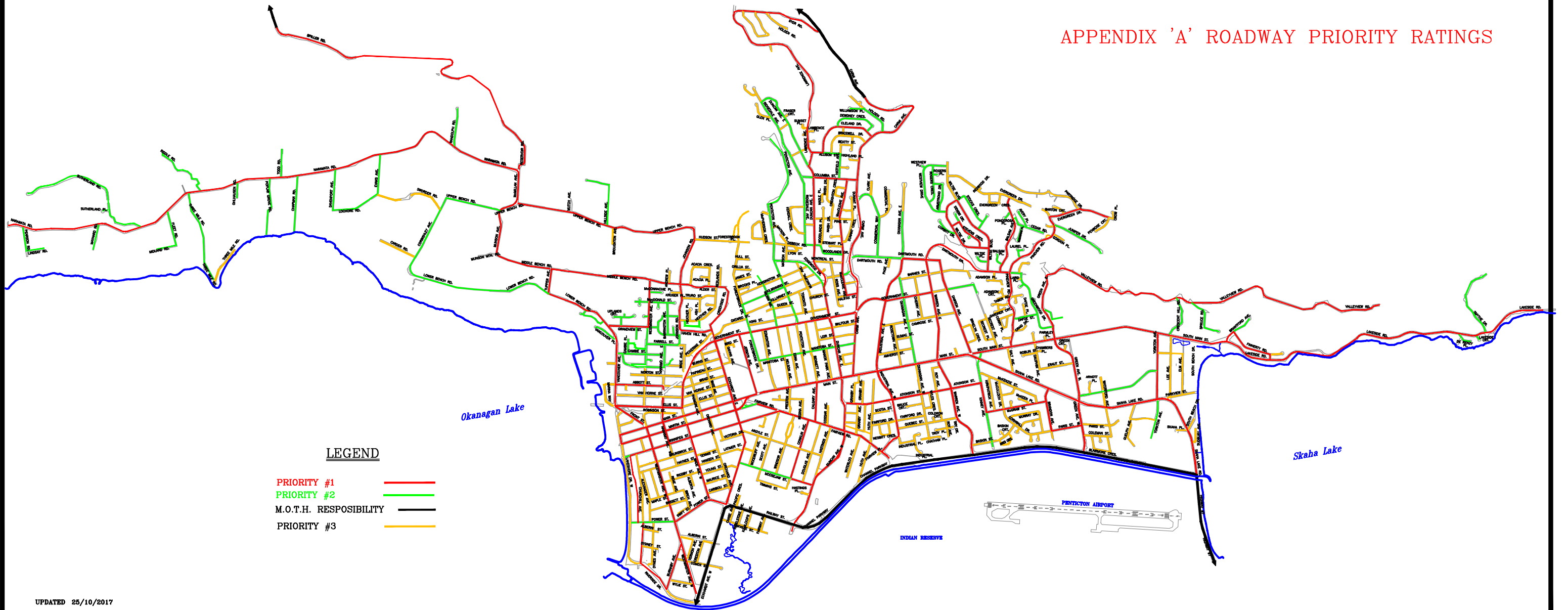
Approval

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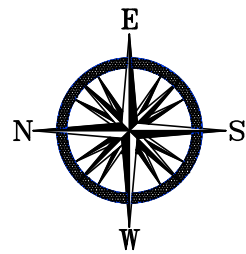


# CITY OF PENTICTON SNOW REMOVAL

## APPENDIX 'A' ROADWAY PRIORITY RATINGS

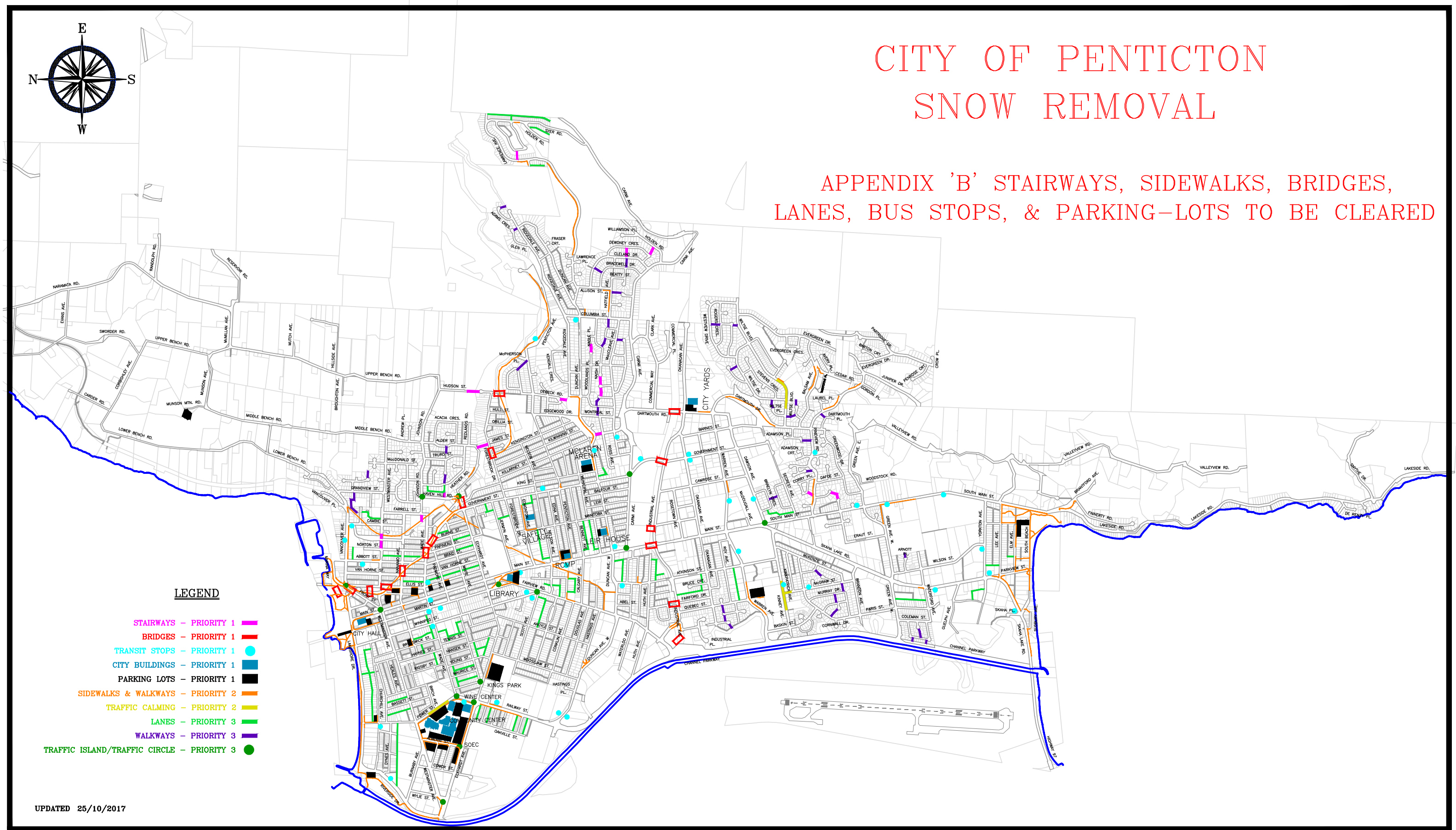


UPDATED 25/10/2017



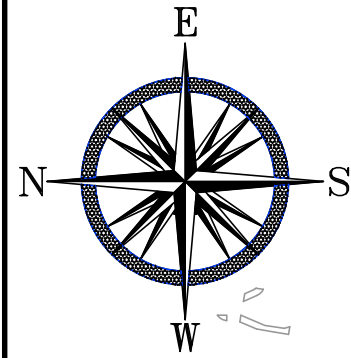
# CITY OF PENTICTON SNOW REMOVAL

APPENDIX 'B' STAIRWAYS, SIDEWALKS, BRIDGES,  
LANES, BUS STOPS, & PARKING-LOTS TO BE CLEARED



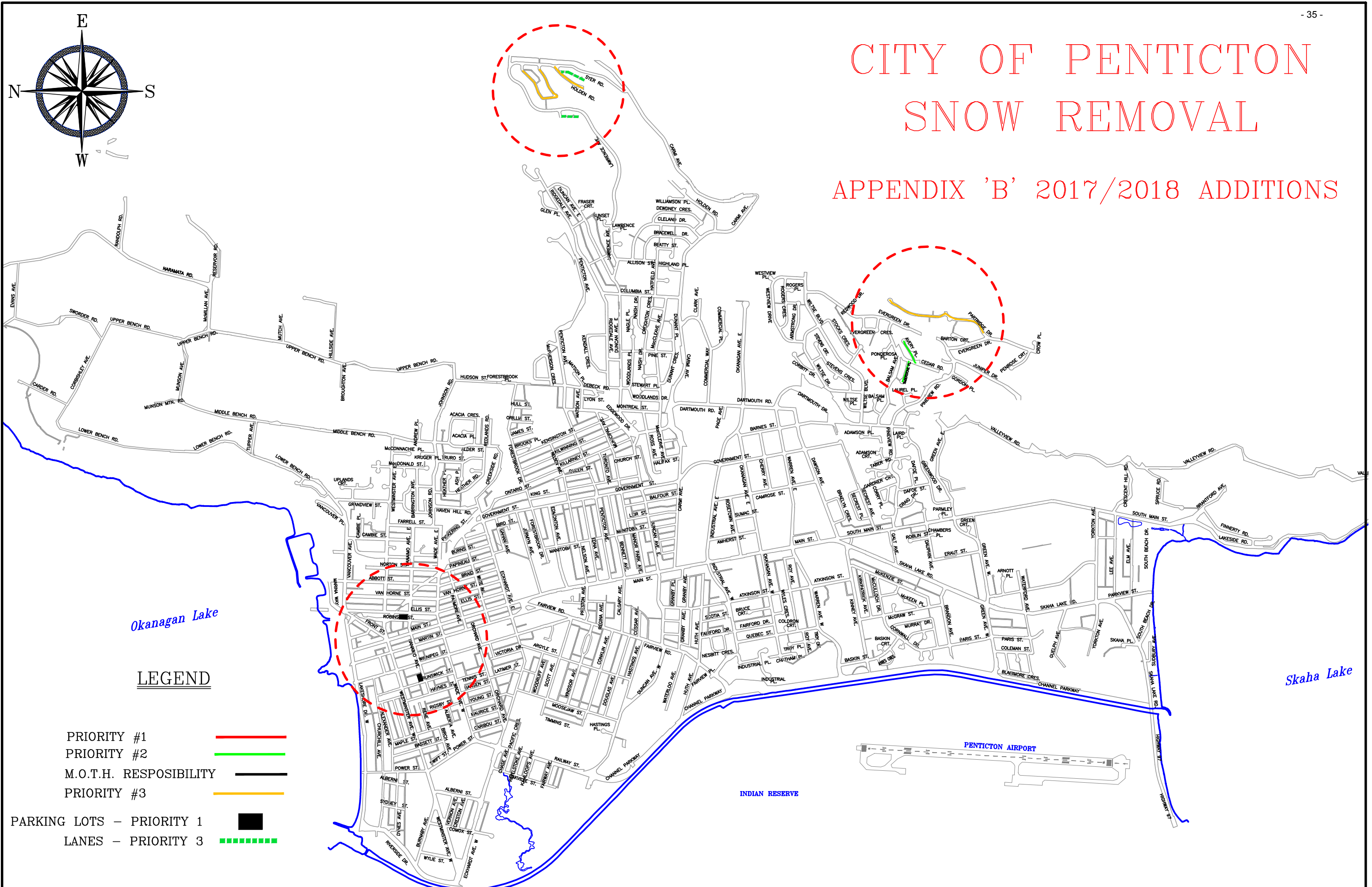
### LEGEND

- STAIRWAYS - PRIORITY 1
- BRIDGES - PRIORITY 1
- TRANSIT STOPS - PRIORITY 1
- CITY BUILDINGS - PRIORITY 1
- PARKING LOTS - PRIORITY 1
- SIDEWALKS & WALKWAYS - PRIORITY 2
- TRAFFIC CALMING - PRIORITY 2
- LANES - PRIORITY 3
- WALKWAYS - PRIORITY 3
- TRAFFIC ISLAND/TRAFFIC CIRCLE - PRIORITY 3



# CITY OF PENTICTON SNOW REMOVAL

## APPENDIX 'B' 2017/2018 ADDITIONS



Okanagan Lake

Skaha Lake

PENTICTON AIRPORT

INDIAN RESERVE

### LEGEND

- PRIORITY #1 —
- PRIORITY #2 —
- M.O.T.H. RESPONSIBILITY —
- PRIORITY #3 —

- PARKING LOTS - PRIORITY 1
- LANES - PRIORITY 3 - - - - -

# Council Report

penticton.ca

**Date:** November 21, 2017 **File No:**  
**To:** Peter Weeber, Chief Administrative Officer  
**From:** Lori Mullin, Recreation & Culture Manager  
**Subject:** **South Okanagan Performing Arts Centre Society's Council Request**

## Staff Recommendation

THAT Council support holding the property at 99 Nanaimo Avenue until March 31, 2019 to provide appropriate time for the South Okanagan Performing Arts Centre Society to coordinate and implement a Symposium regarding a proposed new facility and report back to Council.

## Council Priorities:

Community Building: Ensure that long term planning and development is aligned with the Official Community Plan.

Fiscal Sustainability: Align Councils priorities with sustainable long term planning.

Economic Vitality: Develop policy that supports business development, attracts investment and diversifies our economy.

## Background

The initiative to improve the performing arts facilities in the community began in 1993 with the formation of an Ad Hoc Committee of the Performing Arts Council soon followed by the formation of the Penticton and District Performing Arts Facilities Society (PDPAFS) in 1994. In 2012 there was a name change to the South Okanagan Performing Arts Center (SOPAC) Society. See Attachment B: *PDPAFS/SOPAC Chronology* for details of the activities between 1993 and 2017.

South Okanagan Performing Arts Centre (SOPAC) Society representatives attended a Committee of the Whole Council meeting on Tuesday, October 18, 2016 to provide a Progress Report. The SOPAC Society requested that Council support the long term vision and issue a public expression of support for the project and site security. They asked for a five year window to put together a plan and resources.

Council passed the following resolution:

It was MOVED and SECONDED

THAT Council refer to staff the request from the South Okanagan Performing Arts Centre for a public expression of support and site security and report to Council within 90 days.

CARRIED UNANIMOUSLY

City staff met with SOPAC representatives on October 31, 2016 to follow up on the Council presentation. Staff requested that SOPAC provide more detail on their new vision of the Performing Arts Centre and more specifics regarding their requests of Council including proposed timelines. SOPAC representatives followed up with staff on January 6, 2017 with additional information and subsequently provided a proposal document which was presented to Council in a staff report on February 7, 2017.

Council passed the following resolution:

It was MOVED and SECONDED

THAT Council defer the report titled "South Okanagan Performing Arts Centre Society's Council Request" for 30 days.

CARRIED

Councillor Sayeed, Opposed

### **Financial implication**

SOPAC is not requesting any City financial support at this time.

### **Analysis**

The SOPAC Society has indicated to staff that commitment in principle of the site (99 Nanaimo Avenue) is imperative in order for the Society to coordinate and implement a planning Symposium.

The Society would like "to organize and convene a Workshop/Symposium designed to find the best fit between the special characteristics of the Region and successful experience elsewhere, and how that might shape the features of the SOPAC project. The workshop would bring together experts in contemporary creation and presentation of the performing arts with representatives of the area's arts community, the tourism industry and local planning professionals, all leading toward identifying the best options for realizing the SOPAC project, all in the context of current long range planning of the City of Penticton and surrounding communities of the Region."

Following the Symposium, SOPAC would have the information to create a report outlining:

- the best options for financing, operating and programming the SOPAC facility
- a detailed way forward, including an implementation schedule and a clear indication of required resources.

Once this work has been completed, SOPAC will be able to come back to Council with more comprehensive information in order to discuss the viability of the project.

The Penticton & District Arts Council is in support of the SOPAC Society's initiative to host a Symposium to discuss the creation of a performing arts centre in downtown Penticton. The Arts Council is interested in being part of creating a long term plan for a centralized arts and cultural facility and ensuring it falls under the umbrella of a comprehensive Cultural Plan for the City of Penticton. The Arts Council would like to see a



broader vision of what this space could be and feels it should include performing and non-performing arts opportunities. It is recognized that that the SOPAC Society should also extend involvement with more local art organizations to ensure collaboration and a shared vision for the facility.

The Shatford Centre/Okanagan School of the Arts organization is in support of the SOPAC proposal and is looking forward to be included in an upcoming Symposium. They feel with the loss of the Pen High theatre, there is a need for a performing arts centre that will bring in high quality and international performances to Penticton.

The Penticton Art Gallery supports the SOPAC proposal in principle as well as recognizes the 99 Nanaimo Avenue site as a perfect location to create a cultural hub in the downtown core. The Gallery representative noted that hosting a Symposium with meaningful discussion to flesh out the needs and wants around a performing arts centre would be extremely valuable. The representative noted that the current vision may be too ambitious for Penticton but with community input and stakeholder involvement to shape the project, the end result of a cultural facility providing valuable economic impacts in downtown Penticton is a worthy initiative.

Staff believe it is important to protect the City’s ability to keep options open for the redevelopment of these lands, should any proposals come forward. Since there are no other projects currently being considered for this site, holding the site for 16 months should not have any negative impacts.

It will be important to ensure that the public process for consultation for any future development of this site, including the SOPAC proposal, be well defined and to ensure consultation is undertaken in the best interests of the community.

**Alternate recommendations**

1. THAT Council does not formally hold the property at 99 Nanaimo Avenue until March 31, 2019 to provide appropriate time for the South Okanagan Performing Arts Centre Society to coordinate and implement a Symposium regarding a proposed new facility and report back to Council.  
or
2. THAT Council direct staff in an alternative manner.

**Attachments**

- Attachment A: Requested Property
- Attachment B: PDPAFS/SOPAC Chronology 1993-2017
- Attachment C: Correspondence from DPA

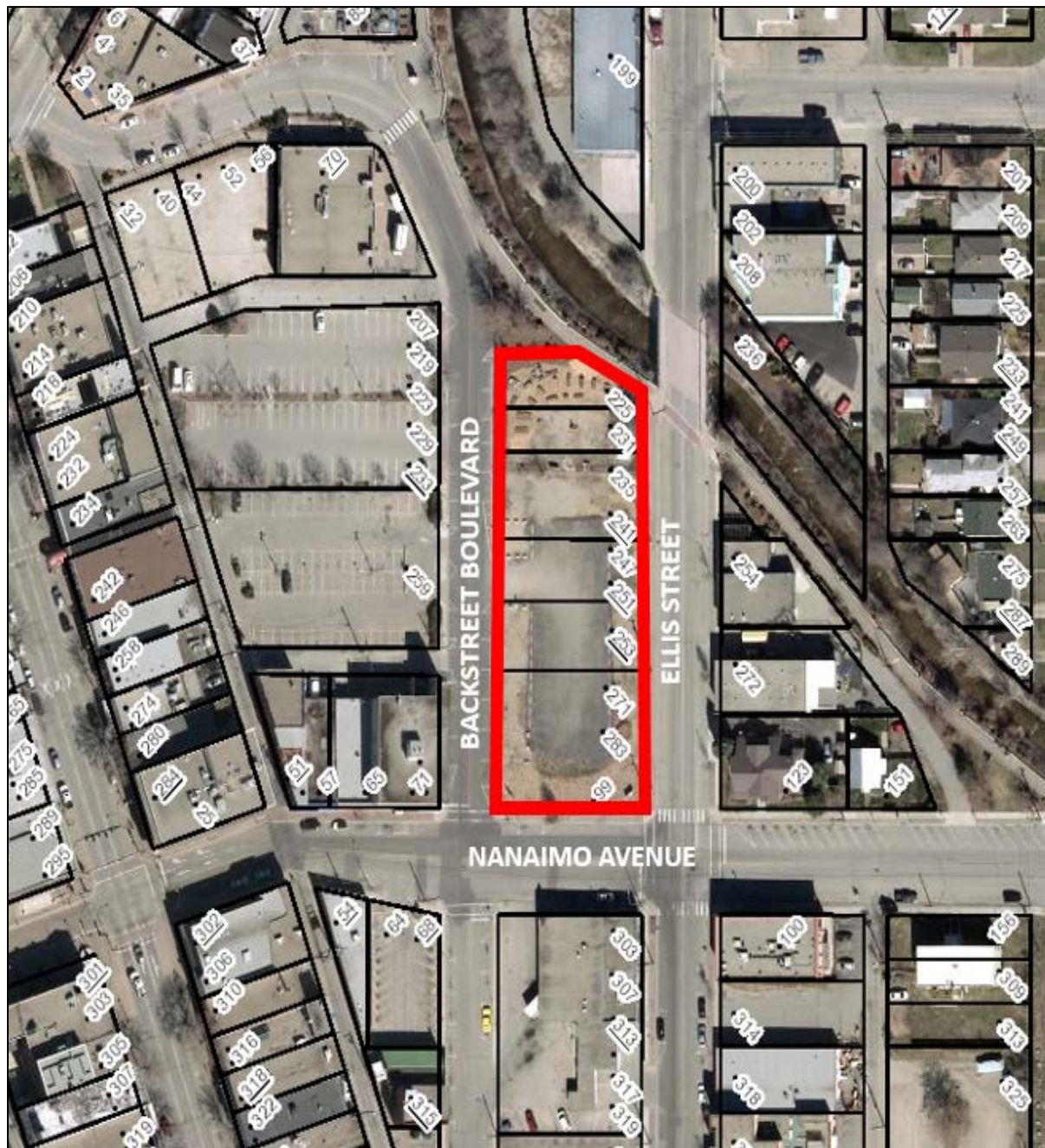
Respectfully submitted,



Lori Mullin  
Recreation & Culture Manager

DDS  <i>ADH</i>	CAO  PW
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**Attachment A – Requested Property: 99 Nanaimo Avenue (and adjacent parcels)**





## PDPAFS/SOPAC CHRONOLOGY: 1993-2017

2017 11 12

### Overview

- Early Years: needs, feasibility, organization
- Middle years: location, design, preliminary drawings, economic impact, business plan
- Later years: consolidation, reconceptualization, City Council request

### Delays, Pauses, and Distractions

- 2008 Economic Downturn
- City Council turnover
- Penmar Option
- Penmar Community theatre project
- YES project

### Year 1993

- **1993** Formation of ***Ad Hoc Committee of Penticton Arts Council*** to improve the existing status of the performing arts facilities in the community. Commissioned the Newman Study.

### Year 1994

- **1994** Formation of ***the Penticton and District Performing Arts Facilities Society***.
- **1994 07** ***Building a Stronger Foundation for Growth***. Commissioned report completed by Wendy Newman for the Penticton Performing Arts Facility Strategic Planning Committee
- **1994 10** ***Performing Arts Facilities for Penticton: Building a Foundation for Growth***. Performing Arts Strategic Planning Committee, of the Penticton and District Community Arts Council

### Year 1995

- **1995 02 06:** Incorporation of the ***Penticton and District Performing Arts Facilities Society*** under the British Columbia Society Act

From the Constitution-Clause 2:

The purposes of the Society are:

- to encourage and facilitate the development of performing arts facilities and to assist in providing advice, service and support, in connection with the management thereof;
- to act as a liaison among the owners and operators of performing arts facilities and to promote the optimum use thereof

2007 01 18 Clause 2 Replaced (Society Act) with ...

... page 2

-2-

The purpose of the Society is to work with the Penticton and District communities to create, expand and maximize the use of Penticton's performing arts facilities to enable the arts to flourish in the South Okanagan.

*Note: During the early years as a society the Penticton and District Performing Arts Facilities Society was an active force in the improvement of two major performing arts facilities, the Penticton Secondary School Auditorium, and the Cleland Theatre. The Society developed and financed improvements totaling over \$175,000 through pursuance of grants and donations from legacies and foundations. The Community Foundation of the South Okanagan, BC Festival of the Arts, and the BC Summer Games, were some of the Society's major supporters. No funds were gathered from bingo, or gaming revenues.*

### Year 1998

- **1998 07** **PDPAFS** registered as a Charitable Society
- **1998 11** **Cultural Strategy for the City of Penticton.** Brenda Fredrick Consulting

### Year 2004

- **2004 06** **Conceptual Estimate for Penticton Theatre Expansion, Penticton BC.** Spiegel Skillen & Associates Limited

### Year 2005

- **2005 08** **Penticton and District Performing Arts Needs Assessment: Final Report.** Yates, Thorne & Associates. (Funded by \$40,000 Provincial Government Grant)

The study's recommendations are:

1. Strengthen the emerging Downtown Cultural District
2. Build a Downtown Performing Arts Centre to include 700/750 seat main stage and 150 seat studio theatre
3. Build a small 200 seat recital hall
4. Create a not-for-profit management structure to act as facility managers of the Downtown Community Arts Centre. Their mandate could also include the management of the recital hall, depending on its eventual location.
5. Establish a community grant program to assist other venues used for the performing arts in the City to upgrade.
6. Maintain Cleland Theatre until such time as the all three new venues are built and operating.
7. Review the staffing levels of the City Leisure Services Department re arts and culture, and expand as necessary to ensure there is adequate City staff support to drive forward the performing arts facility planning proposed in this report.
8. Consider establishing a separate Arts and Culture Committee to drive forward these recommendations

Benefits:

- an aging but more active population, with changing leisure time preferences,
- greater linkage between culture and personal health, and the realization that arts and culture contribute to a healthy wellness quotient and a primary way of celebrating togetherness,

... page 3

-3-

- major growth in 'close to home' tourism with one day and weekend breaks spread throughout the year,
  - a greater sense of place and role of the arts in defining it – people are not choosing 'faceless suburbia' and will use the arts to define the communities where they live,
  - newcomers to the region, attracted by its quality of life, with arts and culture being high priorities,
  - improved partnerships between sectors; health, recreation, education, social services, tourism, etc., working together for joint benefits.
- **2005 10 Founding Partners Program** created. \$17,500 raised initially (35 corporate and individual members @ \$500)
  - **2005 *Penticton Heritage Strategy***, Hobson & Associates

#### Year 2006

- **2006 07 *South Okanagan Performing Arts Centre Feasibility Study***. (including site fitting and preliminary drawings) Proscenium Architects/Interiors with Lamont Management, Douglas Welch Design Associates and James Bush & Associates. (Funding: \$45,000 from the Federal Government through Western Economic Diversification Fund. City dedicated \$30,000 to support).

#### Year 2007

- **2007 05 *Cleland Theater Expansion and Renovation Option***. Cost estimate (*excluding* Studio Theatre): \$11,074,163.
- **2007 07 16 *City Purchase of Ellis Street Property***. When combined with City-owned land to the South (former Nanaimo Hall site) a sufficiently large footprint was made available to enable locating SOPAC in the downtown.

#### Year 2008

- **2008 03 *Economic Impact of the South Okanagan Performing Arts Centre***. Lamont Management
- **2008 05 *South Okanagan Performing Arts Centre-Business Plan: Final Report***. Lamont Management

#### Year 2010

- **2010 01 *Cultural Tourism District Plan*** (Cultural Corridor). CTQ Consultants, in collaboration with Ecoscape Environmental Consultants Ltd. and Mould Engineering. **SOPAC** designated at key component.

#### Year 2011

- **2011 12 *Penmar Option***. Proposal from to Wildstone Construction and Engineering of Penticton to SOPAC Society Board to consider the concept of renovating the Penmar cinema theatre to accommodate the SOPAC concept including a studio theatre. During 2012 preliminary site viability work undertaken by Meiklejohn Architects, with a gaming grant application submitted 2012 02 10 (unsuccessful). In the end, concept considered unfeasible on several grounds.

-4-

**Year 2012**

- **2012 01 05 Name Change:** From *Penticton and District Performing Arts Facilities Society* to *South Okanagan Performing Arts Centre Society* (Society Act)
- **2012 City of Penticton Downtown Plan.** Action Plan: 8.3. *"Promote and encourage the development of a performing arts centre in the Downtown to provide this much needed amenity for our community."*

**Year 2013**

- **2013-2016 Penmar Community Theatre.** Conceptually different for the SOPAC plan, a new proposal was developed, assisted in part by seed money from the City of Penticton, to convert the Penmar building and property into a multi-purpose community theatre. In the end, unsuccessful, despite several imaginative initiatives.

**Year 2015**

- **2015 11 18 SOPAC Managed Fund.** Established with the Community Foundation of the South Okanagan.

**Year 2016**

- **2016 01 2008 Business Plan updated**
- **2016 04 SOPAC Society President and Vice-President Meeting with City Staff** (CAO, Director Development Services, General Manager Infrastructure). Encouraged to submit request.
- **2016 10 Request of City Council** (project support in principle, secure property, staff resources for proposed Symposium). Referred to Staff.

**Year 2017**

- **2017 01 SOPAC-Penmar Community Arts Society Memorandum of Agreement.** Penmar Society agrees to support the SOPAC project.
- **2017 02 07 Staff Recommendations to Council.** (largely supportive of SOPAC Society request). No action. Again, referred to staff. (context: competing request for Nanaimo Ave./Ellis St. property)



October 5, 2017

DPA Letter of Support of SOPAC 2018 Symposium and Vision

Dear Mayor Jakubeit and Council,

The Downtown Penticton Association Board has been briefed by SOPAC about their vision to construct a state-of-the-art creative and performing arts centre in downtown Penticton. We recognize that this proposed centre compliments the Downtown Revitalization Plan, and we strongly support SOPAC's efforts to make the project a reality.

We are excited by the potential of the SOPAC project as we see it as an integral part of the *Ellis Street On the Rise* initiative supported by other businesses on Ellis St.

Our support is based on several factors. SOPAC's focus on a broadly-based creative vision is very exciting because it will encourage diverse community use of the facility, an expanded base that will strengthen its financial viability.

Furthermore, we see significant benefits accruing to business and economic development in Penticton. The SOPAC vision is to construct a beautiful iconic building using the most innovative technical, design and production elements in the performing arts industry. This will enable us attract many new visitors to Penticton throughout the year.

An important element of the SOPAC project is its potential to enhance the quality of life in Penticton by closing the current gap in our city's cultural infrastructure. This will add to our ability to attract new citizens to our city.

We think that the SOPAC project has the strong potential to create jobs related to artistic and cultural activities, jobs ranging from stagecraft, lighting and sound design, production, and management.

We are particularly excited by SOPAC's intentions to seek educational partnerships with secondary and post-secondary institutions. There are many careers in the arts/cultural sector; this facility will provide valuable opportunities for students to train for these careers.

SOPAC intends to hold a major planning symposium in 2018. This symposium will bring together experts in theatre design, management and production, and will enumerate the economic benefits of art and culture. The symposium will seek input from all interested and affected parties in Penticton and the South Okanagan/Similkameen region. The symposium will result in a clearly articulated plan to move the project forward.

The Downtown Penticton Association is supportive of the symposium and SOPAC vision. We would like to ask the city to make a public statement of support for the 2018 Symposium and SOPAC vision.

Thank you for considering this request.

Downtown Penticton Association



# Council Report

penticton.ca

**Date:** November 21, 2017  
**To:** Peter Weeber, Chief Administrative Officer  
**From:** Ben Johnson, Special Projects Manager

File No: RMS 6530-20

**Subject: Electoral Approval Process for the Skaha Bluffs Boundary Extension**

## Staff Recommendation

THAT Council receive the Certificate of Sufficiency for the electoral approval process for the Skaha Bluffs Area Boundary Extension, included as Attachment A;

AND THAT the City of Penticton has obtained the assent of the electors to petition the Minister of Municipal Affairs and Housing to extend the boundaries of the City of Penticton as will appear in the Gazette in the December 1, 2017 issue and previously advertised in the Penticton Western News in the October 6 and 11, 2017 editions;

AND THAT all relevant legislative requirements pertaining to a municipal boundary extension in the *Local Government Act* and *Community Charter* have been completed;

AND THAT the parcel approved for inclusion within the City of Penticton is as follows: Lot 1 Plan KAP 74449 Similkameen Division Yale District.

## Strategic priority objective

The lands identified for annexation have been contemplated by the City's long range land use and infrastructure plans and represent good planning practice, with a responsible amount of density adjacent to existing development and infrastructure, and enhanced ecological protection and access to recreational opportunities. The Official Community Plan supports growth of our community in this area.

## Background

In 2014, Penticton City Council adopted a bylaw amending the City's Official Community Plan (OCP) adding the Upper Wiltse Area Structure Plan to the OCP. The Plan area consists of 630 acres of land with approximately 330 acres within in the City of Penticton (North Block) and the remaining 300 acres located in Electoral Area D2 - East Skaha Vaseux (South Block). The Upper Wiltse Area Plan envisions the south block being 'annexed' through a boundary extension process into the City of Penticton. At build out, between the two development blocks an approximate 800-850 new residential units are proposed, servicing an estimated population of 1,600 persons. The current plan envisions approximately 180 of those units in the South Block.

In February, 2017, City received a letter on behalf of proponents interested in developing the South Block to begin the process of bringing the subject lands into the City of Penticton. On March 7, Council formally received the letter and directed staff to proceed, through Resolution 168/2017, with external referrals and to amend the development procedures and fees and charges bylaws to accommodate the boundary extension process.

On April 6, 2017, a public open house on the proposed annexation and development plan was hosted by the proponents and their consultant at the Penticton Community Centre. The feedback was generally positive and was summarized in Council Report dated July 4, 2017.

At the Council Meeting on July 4, Council directed staff, through resolution 381/2017, to submit the boundary extension application package to the Ministry of Municipal Affairs and Housing.

9.4 Boundary Expansion Request - Re: Wiltse South Block

381/2017      **It was MOVED and SECONDED**

THAT the City of Penticton proceed with the proposed South Wiltse Block area boundary extension proposal; AND THAT City of Penticton staff be authorized to develop, sign, and submit the proposal to the Provincial Government.

**CARRIED UNANIMOUSLY**

On September 19, Council directed staff to initiate the electoral approval process for the boundary extension using the Alternative Approvals Process. This process began on September 19 and ended on November 15.

**Financial implication**

Boundary extensions can have large financial implications on a municipality – either positive or negative. If a municipality is taking on an area that is inhabited and has existing infrastructure the liability to maintain the infrastructure then falls on the new municipality. But the municipality would also be able to tax the area adding to revenue for the community. There are many other economic, ecological and social considerations that a municipality must consider when committing to expand its borders and will be under review as part of this process.

In this case, these lands only represent one parcel of land and there is currently no infrastructure or persons living on the lands. Because this area was contemplated in the 2014 Wiltse Area Structure Plan exercise, some of the impacts mentioned above have been reviewed and planned for. Nevertheless, a high-level review of the financial pros and cons of expanding into this area was undertaken as part of the community engagement around the boundary extension.

The financial analysis (summarized in Attachment B) looked 60 years into the future of the development, as that is the timeframe in which one can expect major infrastructure replacement, and was prepared with input from the City's Finance and Engineering departments. It was concluded that the development would yield an estimated \$42M (in 2016\$) in tax revenue over 60 years, of which approximately \$27M would be municipal taxes. The costs of maintaining infrastructure and servicing the development in that period would be \$17M, leaving just under \$10M to support city-wide services. The conclusion is that this development

would be self-sustaining financial and would not pose a burden on the City's finances. This outcome is in large part due to the area's adjacency to an existing neighbourhood and services.

These impacts will be further evaluated by staff through the subsequent subdivision, OCP and zoning process and reported out for Council consideration at the appropriate stage.

As part of the boundary extension process there is a requirement for electoral approval. This is spoken to in further detail below. The developers have agreed to cover any costs associated with this process.

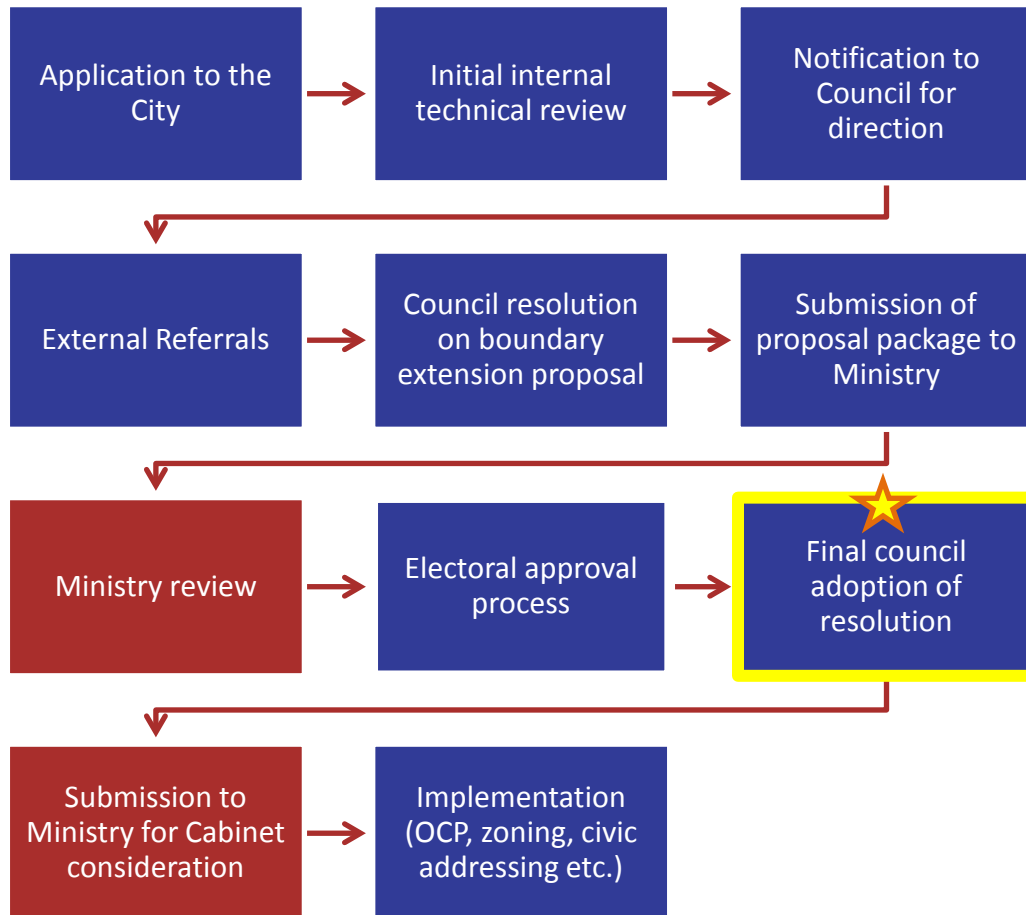
### **Analysis**

The proposal that has been received by the City in February largely meets the intent of the Upper Wiltse Area Structure Plan that was approved in 2014 and forms a part of the Official Community Plan. The intention is to create a logical extension of the development in the Upper Wiltse area, building on the existing street network and servicing to provide approximately 180 new residential units. The developable area is limited to the northwest portion of the 300-acre block, about 20% of the total land area. The conceptual development plan prepared by the developer's consultant is included as Attachment C.

The Upper Wiltse Area Structure Plan recognized the ecological value of large areas in the block which are adjacent to Skaha Bluffs Provincial Park. The City has facilitated conversations between the proponents and BC Parks, and the developer has indicated that they are proposing to gift a significant proportion of the land – about 150 acres - to the Province to create an expansion of Skaha Bluffs Provincial Park. This would be in addition to the City-owned parkland and trails created within the development area. A letter from the Ministry of Environment and Climate Change Strategy in support of the proposed Provincial park expansion is included as Attachment D.

### Process

The steps in the boundary extension process are defined largely by the Ministry of Municipal Affairs and Housing's requirements:



Staff submitted the proposal package to the Ministry in mid-July. The Ministry has reviewed the package, deemed it complete, and has drafted an internal administrative report on the proposed boundary extension. The Ministry indicated that the initiative could proceed to the electoral approval phase, which is a requirement for boundary extensions under the Local Government Act, Section 12.

### Electoral Approval

On September 19<sup>th</sup>, Council directed staff to initiate the Electoral Approval Process using the Alternative Approval Process (AAP), whereby at least 10% of the electors would have to petition against the boundary extension to force the proposal to a referendum. This approach was recommended by staff over an outright referendum for the following reasons:

- The proposed development plan directly reflects the Upper Wiltse Structure Plan contained in the OCP (amended into the plan in 2014 after a planning process and Public Hearing)
- The AAP is commonly used for Boundary Extensions in other communities
- This process is more efficient than a referendum in terms of time and cost.

The petitions were made available at City Hall, community engagement sessions and on-line at the Shape Your City Penticton webpage. Under the Community Charter, the minimum time period for the AAP is one month; in this case, the AAP ran for eight weeks from September 19 to November 15.

In that period, 382 petitions were submitted, which presents 1.4% of the 26,806 electors in the City of Penticton. The threshold to require that the initiative go to a referendum is 2,681 (10%).

Given that the boundary extension has received electoral approval, Council is asked to consider the resolution in this report confirming the request to the Minister to extend the boundary of Penticton to include the South Wiltse Block. Cabinet will then consider the application, and the City will be informed of their decision. It is anticipated that this will happen in late 2017.

Once the boundary extension is complete, staff will work with the landowners, their consultants and the community to refine the development plan for the lands, including OCP amendments, subdivision, servicing and zoning. While some technical work is currently underway, including environmental and archeological analysis, the majority of technical work and community engagement will take place early in 2018.

## **Community Engagement**

The community engagement strategy for the boundary extension was guided by two key goals:

1. To provide residents with the information they need to determine whether or not they support the application.
2. To understand issues or opportunities that can be addressed in the proposal if the application is successful.

The approach involved raising awareness through media, providing balanced and objective messaging, creating engagement opportunities that were convenient and provided opportunities to meet with the developers, and capturing feedback. The timeframe of the electoral approval process and the engagement period provided opportunities to provide new information or more detailed analysis as questions were raised. For example, staff created additional material on general community impacts, Valleyview Area impacts, the Alternative Approvals Process and the 60-year financial outlook.

Over the course of the engagement period, staff held four open houses and drop-in events:

- September 27 - Penticton Seniors Drop-in Centre
- September 30 - Community Market
- October 5 - Wiltse Elementary School (family-friendly event)
- October 14 – PTCC

Staff had over 320 conversations with community members, and the Skaha Bluffs Area Boundary Extension page saw over 1,100 visits. Additional about the initiative was shared through the City's monthly newsletter (10,000 copies), 750 flyers distributed in the Wiltse area and more than ten articles on-line and in print.

The response to the proposal was largely positive. Community members largely saw the value in the expansion to the Provincial Park and the logic in developing adjacent to an existing neighbourhood. The quality of the information provided and the willingness of staff to produce additional information (such as the Valleyview Q&A and the financial analysis) was appreciated. Concerns about the proposal included the environmental impacts of development and construction, additional traffic in adjacent areas, and the use of the Alternative Approvals Process as opposed to a referendum to seek electoral approval.

**Alternate recommendation**

THAT Council direct staff to not proceed with the boundary extension.

**Attachments**

Attachment A – Certificate of Sufficiency for the Electoral Approval Process

Attachment B – Skaha Bluffs Area – 60 Year Financial Outlook


Attachment C – Conceptual Development Plan

Attachment D - Letter from the Ministry of Environment and Climate Change Strategy

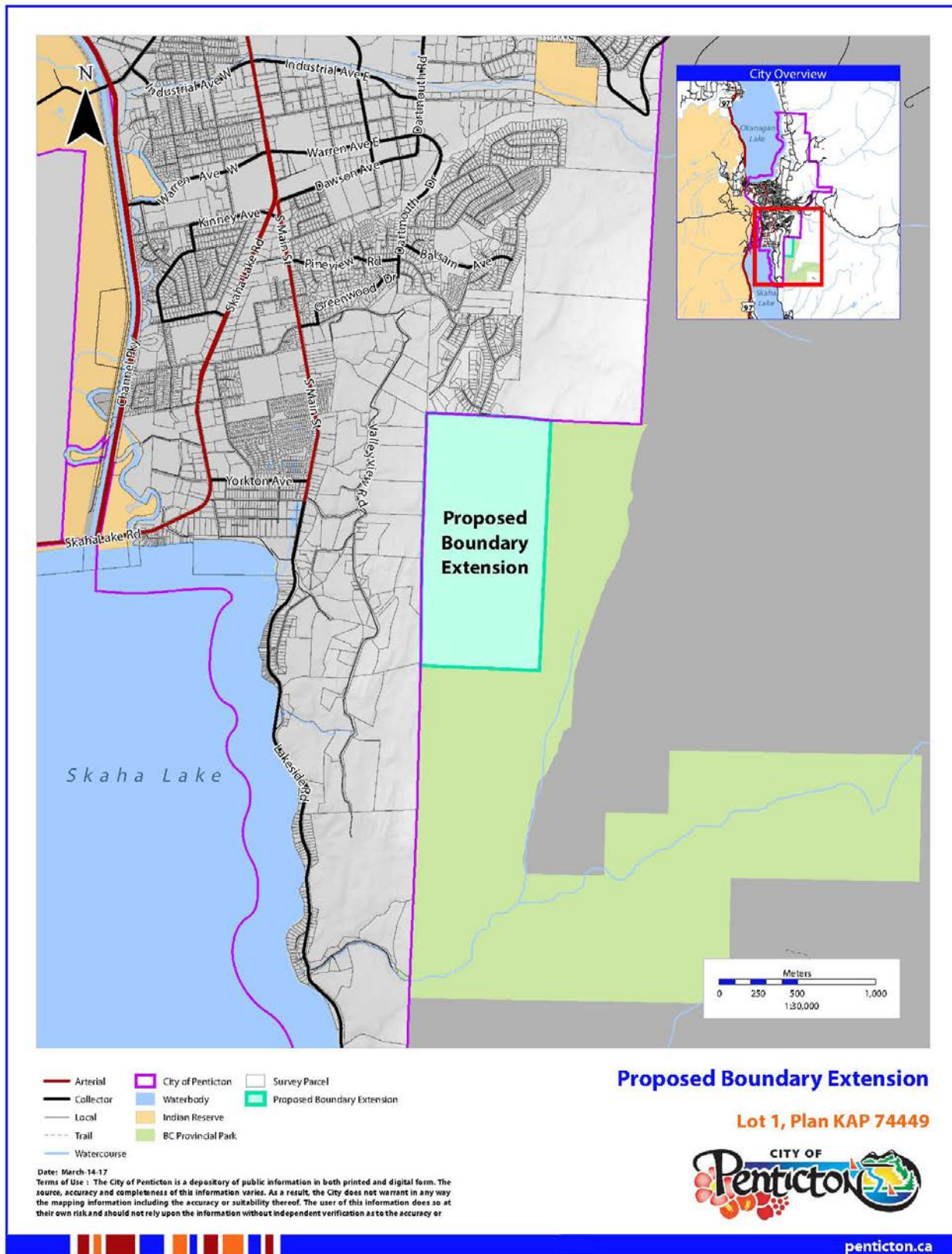
Respectfully submitted,

Ben Johnson  
Special Projects Manager

Approvals

Director 	Chief Administrative Officer  PW
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### Map of Proposed South Wiltse Block Boundary Extension



## Certificate of Sufficiency

### For Alternative Approval Process for Skaha Bluffs Boundary Extension.

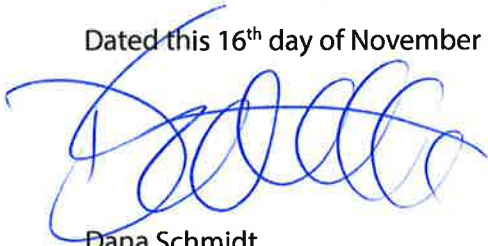
The number of electors determined to be in the City of Penticton for the purposes of this alternative approval process is twenty six thousand, eight hundred and nine (26,809).

The number of electors that must submit valid signed Elector Response Forms in order to prevent Council from adopting the Bylaw without first obtaining the assent of the electors is two thousand, six hundred and eighty (2,680).

The number of electors that submitted signed Electoral Response Forms in accordance with the requirements of the *Community Charter* and before the deadline of 4:30 p.m. on Wednesday November 15, 2017 is three hundred and eighty two (382).

I hereby certify that pursuant to section 86(8) of the *Community Charter* sufficient petitions preventing Council from proceeding have not been received and that elector approval has been obtained for the Skaha Bluffs Boundary Extension.

Dated this 16<sup>th</sup> day of November 2017.

A handwritten signature in blue ink, appearing to read "Dana Schmidt".

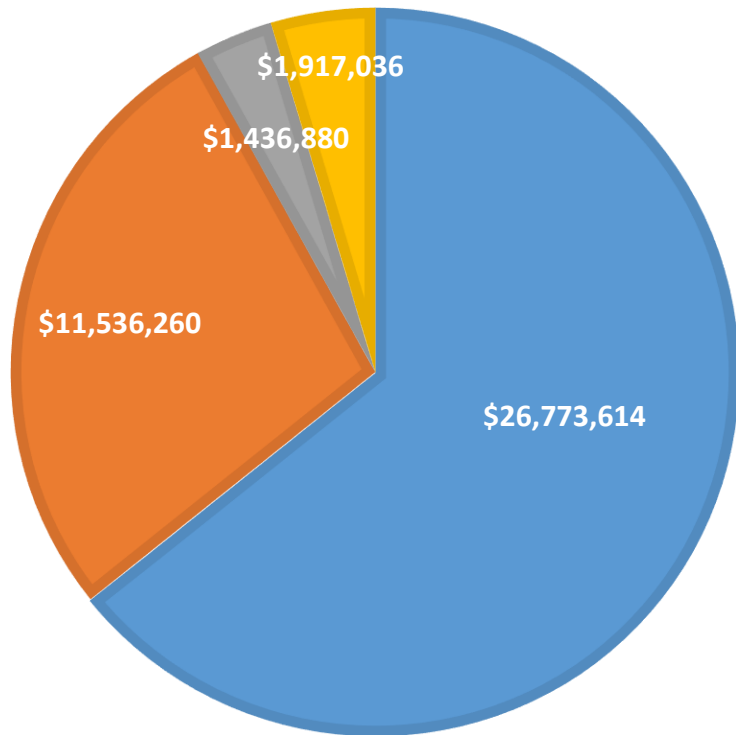
Dana Schmidt  
Corporate Officer



# Skaha Bluffs Area - 60 Year Financial Outlook

## TAX REVENUE

■ Municipal ■ School ■ RDOS ■ Hospital

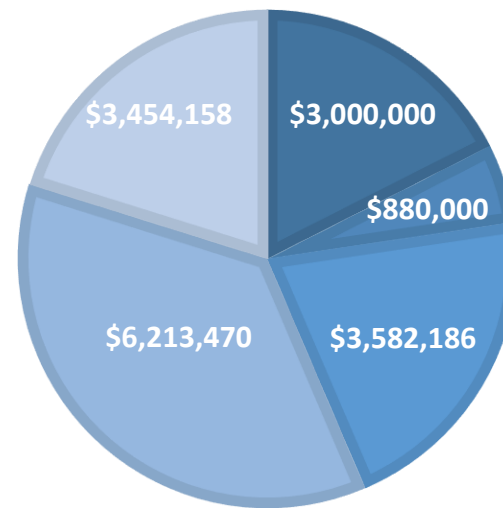


**Total: \$41,663,790**

## COSTS

### INFRASTRUCTURE MAINTENANCE & SERVICES FUNDED THROUGH MUNICIPAL TAXES

■ Roads ■ Stormwater ■ Fire ■ Police ■ Parks/Roads/Waste



**Total: \$17,129,813**

This is the cost to service the new development. The balance of tax revenue (\$9.6M) will support services across the city.

### Assumptions

- 180 homes
- 2km of roads & utilities
- Not adjusted for inflation

### Developer pays to build:

- Roads
- Utilities
- City parks & trails
- Off-site upgrades

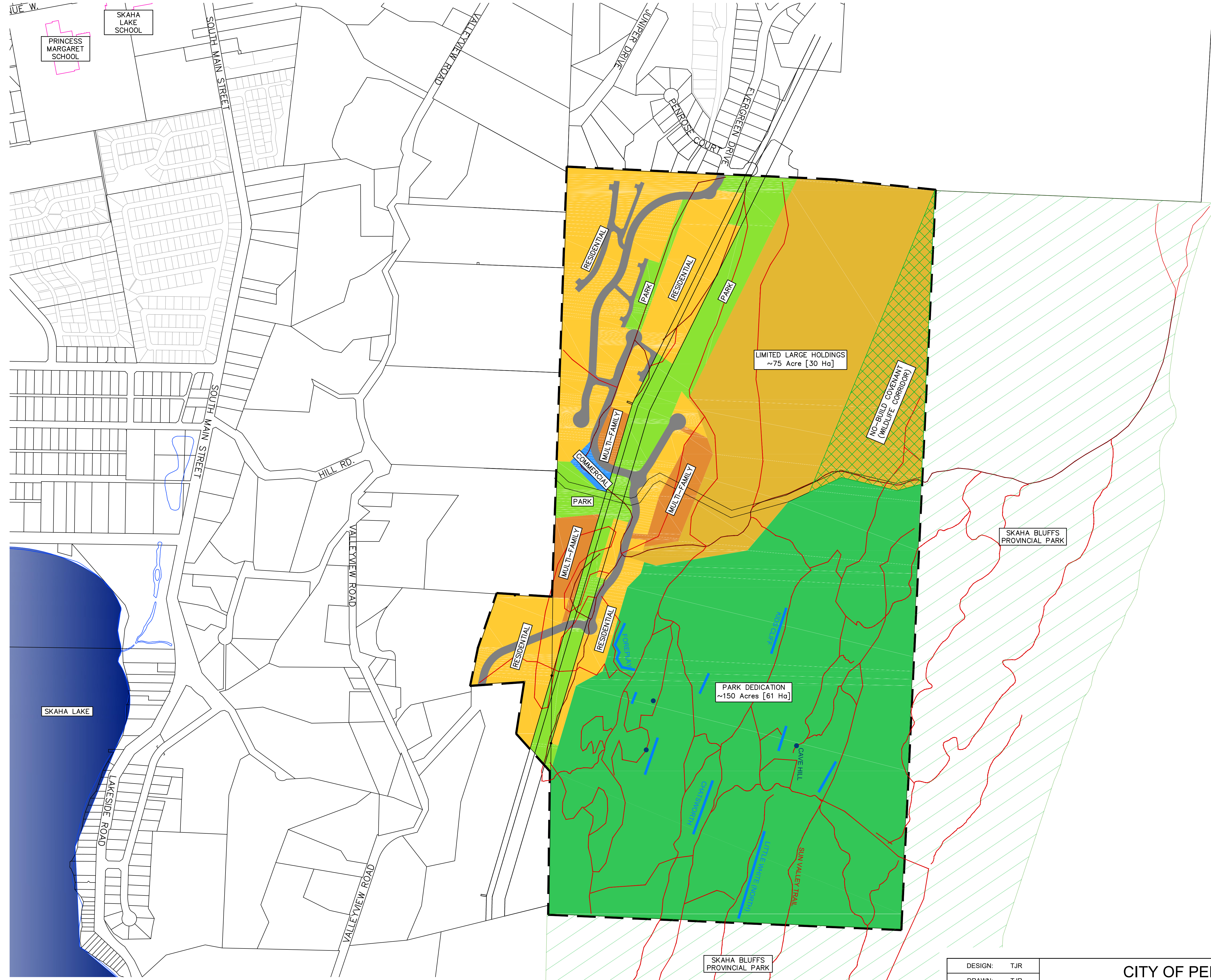
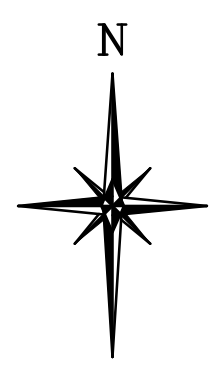
### Annual cost per household (based on 2017 Budget)

- Fire: \$332
- Police: \$575
- Parks/roads/waste: \$319

### Maintenance funded through utility rates

- Water
- Sewer
- Electrical

PRINCESS MARGARET SCHOOL  
SKAHA LAKE SCHOOL



PARKS LEGEND	
	- HIKING/BIKING TRAILS
	- ACCESS/SERVICE ROAD
	- ROCK CLIMBING WALL
	- VIEW POINT

# CONCEPTUAL PLAN

DESIGN:	TJR
DRAWN:	TJR
CHECKED:	KJM
DATE:	SEPT. 22, 2017
SCALE:	1:4000

CITY OF PENTICTON  
3200 EVERGREEN DRIVE, PENTICTON  
THE BLUFFS AT SKAHA  
LAND USE DIAGRAM

Drawing No.	Rev.No
CP-16-358-P-01	1



October 18, 2017

File: 98100-20/SKA-0462

City of Penticton  
171 Main Street  
Penticton, British Columbia V2A 5A9

Attention: Ben Johnson, BA, MA (Planning)  
Special Projects Manager

Dear Mr. Johnson:

**Re: Skaha Bluffs Area Boundary Extension**

BC Parks would like to extend its appreciation to the City of Penticton planning and engineering staff as well as the ownership group of *The Bluffs at Skaha G.P. Inc.* for including BC Parks’ staff in the Skaha Bluffs Area Boundary Extension proposal process. Indeed, the involvement of BC Parks has provided an opportunity for us to help reinforce to the city and the ownership group the significant natural, recreational and cultural values within the proposed boundary extension area and the critical linkage this area has with Skaha Bluffs Park.

The general landscape of the proposed boundary extension area, particularly those components that reside immediately adjacent to Skaha Bluffs Park, have long been of interest for BC Parks. Our recent management planning process for the park, which concluded in July 2016, made it clear to our planning and operational staff that use and development on adjacent private land has both short and long term impact on park values. Therefore, our agency is very enthusiastic about exploring the prospect of a sizeable donation (estimated to be approximately 61 hectares/150 acres) of private land within boundary extension area. This donation proposal has the potential to support not only key rock climbing, hiking and mountain biking activities, but contains habitat that supports a variety of species at risk, such as Bighorn Sheep. Once further details of the donation become refined, BC Parks staff are prepared to take the donation proposal forward to our minister for consideration.

My regional staff look forward to continued dialogue with the city and the ownership group on this important proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "John Trehitt". The signature is fluid and cursive, with a prominent initial "J" and a long, sweeping underline.

John Trehitt  
Regional Director  
Kootenay Okanagan Region

JT/bjm

c.c. Keith Baric, Regional Planning Section Head, BC Parks, Okanagan

Bylaw No. 2017-76

A Bylaw to Amend Zoning Bylaw 2017-08

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw 2017-08;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title:

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2017-76".

2. Amendment:

2.1 Zoning Bylaw 2017-08 is hereby amended as follows:

Add Section 10.2.4.2: "In the case of Lot B, District Lot 115, Similkameen Division Yale District, Plan KAP49954, located at 187 Wyles Crescent, a **day care centre, major** up to 25 children shall be permitted with hours of operation restricted to 7:00am to 6:00pm."

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	7	day of	November, 2017
A PUBLIC HEARING was held this	21	day of	November, 2017
READ A SECOND time this		day of	, 2017
READ A THIRD time this		day of	, 2017
RECEIVED the approval of the		day of	, 2017
Ministry of Transportation on the			
ADOPTED this		day of	, 2017

Notice of intention to proceed with this bylaw was published on the 10 day of November, 2017 and the 15 day of November, 2017 in the Penticton Western newspaper, pursuant to Section 94 of the *Community Charter*.

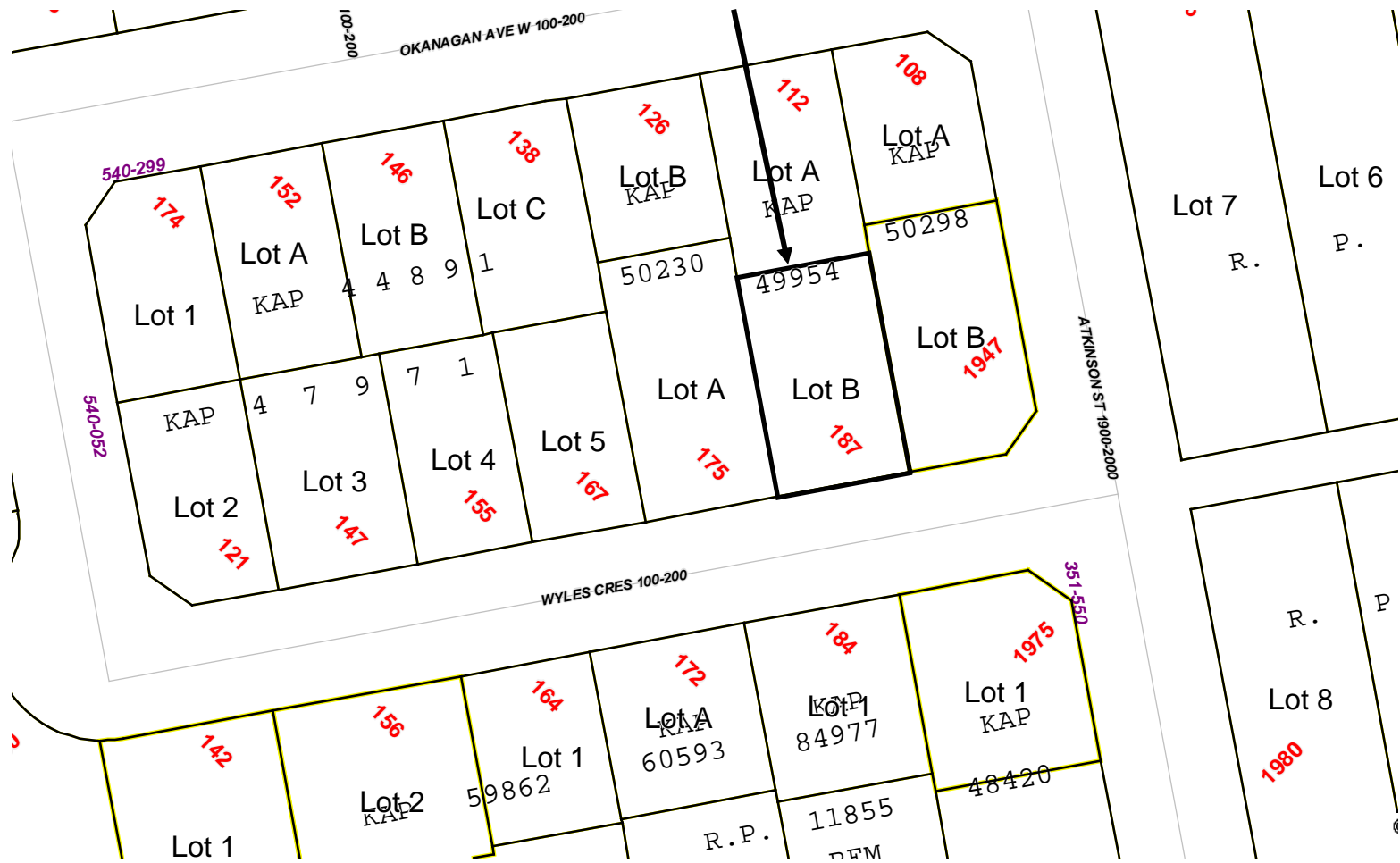
<p>Approved pursuant to section 52(3)(a) of the <i>Transportation Act</i>  this _____ day of _____, 2017</p> <p>_____</p> <p>for Minister of Transportation &amp; Infrastructure</p>
--

\_\_\_\_\_  
Andrew Jakubeit, Mayor

\_\_\_\_\_  
Dana Schmidt, Corporate Officer

# Site Specific Rezoning (R2 – Small Lot Residential)

To permit a **day care centre major** for up to 25 children at 187 Wyles Crescent



## City of Penticton – Schedule 'A'

### Zoning Amendment Bylaw No. 2017-76

Date: \_\_\_\_\_

Corporate Officer: \_\_\_\_\_

Bylaw No. 2017-50

A Bylaw to Amend Zoning Bylaw 2017-08

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw 2017-08;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2017-50".

2. **Amendment:**

2.1 Zoning Bylaw 2017-08 is hereby amended as follows:

Add Section 11.7.4 SITE SPECIFIC PROVISIONS

.3 In the case of Lot 8, District Lots 1997S and 3237S, Similkameen Division Yale District, Plan 4762 and That Part of Closed Road in District Lot 3237S, Similkameen Division Yale District, Shown as Parcel B (Plan B7772), Lying Adjacent to Lot 8, Plan 4762, located at 1700 and 1706 Main Street, the following uses shall be permitted: dwelling units, congregate housing, transitional housing and emergency shelter.

READ A FIRST time this	1	day of	August, 2017
A PUBLIC HEARING was held this	15	day of	August, 2017
READ A SECOND time this	15	day of	August, 2017
READ A THIRD time this	15	day of	August, 2017
ADOPTED this		day of	, 2017

Notice of intention to proceed with this bylaw was published on the 4 day of August, 2017 and the 9 day of August, 2017 in the Penticton Western newspaper, pursuant to Section 94 of the *Community Charter*.

\_\_\_\_\_  
Andrew Jakubeit, Mayor

\_\_\_\_\_  
Dana Schmidt, Corporate Officer

**Bylaw No. 2017-73**

*A Bylaw to Amend Zoning Bylaw 2017-08*

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WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw 2017-08;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2017-73".

2. **Amendment:**

2.1 Zoning Bylaw 2017-08 is hereby amended as follows:

Rezone Lots 1 – 5, Group 7, District Lot 4, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 871, located at 200, 208, 216, 228, 240 Westminster Avenue West from C8 (Vehicle Service Station) to C5 (Urban Centre Commercial).

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	17	day of	October, 2017
A PUBLIC HEARING was held this	7	day of	November, 2017
READ A SECOND time this	7	day of	November, 2017
READ A THIRD time this	7	day of	November, 2017
ADOPTED this		day of	, 2017

Notice of intention to proceed with this bylaw was published on the 27 day of October, 2017 and the 1 day of November, 2017 in the Penticton Western newspaper, pursuant to Section 94 of the *Community Charter*.

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Andrew Jakubeit, Mayor

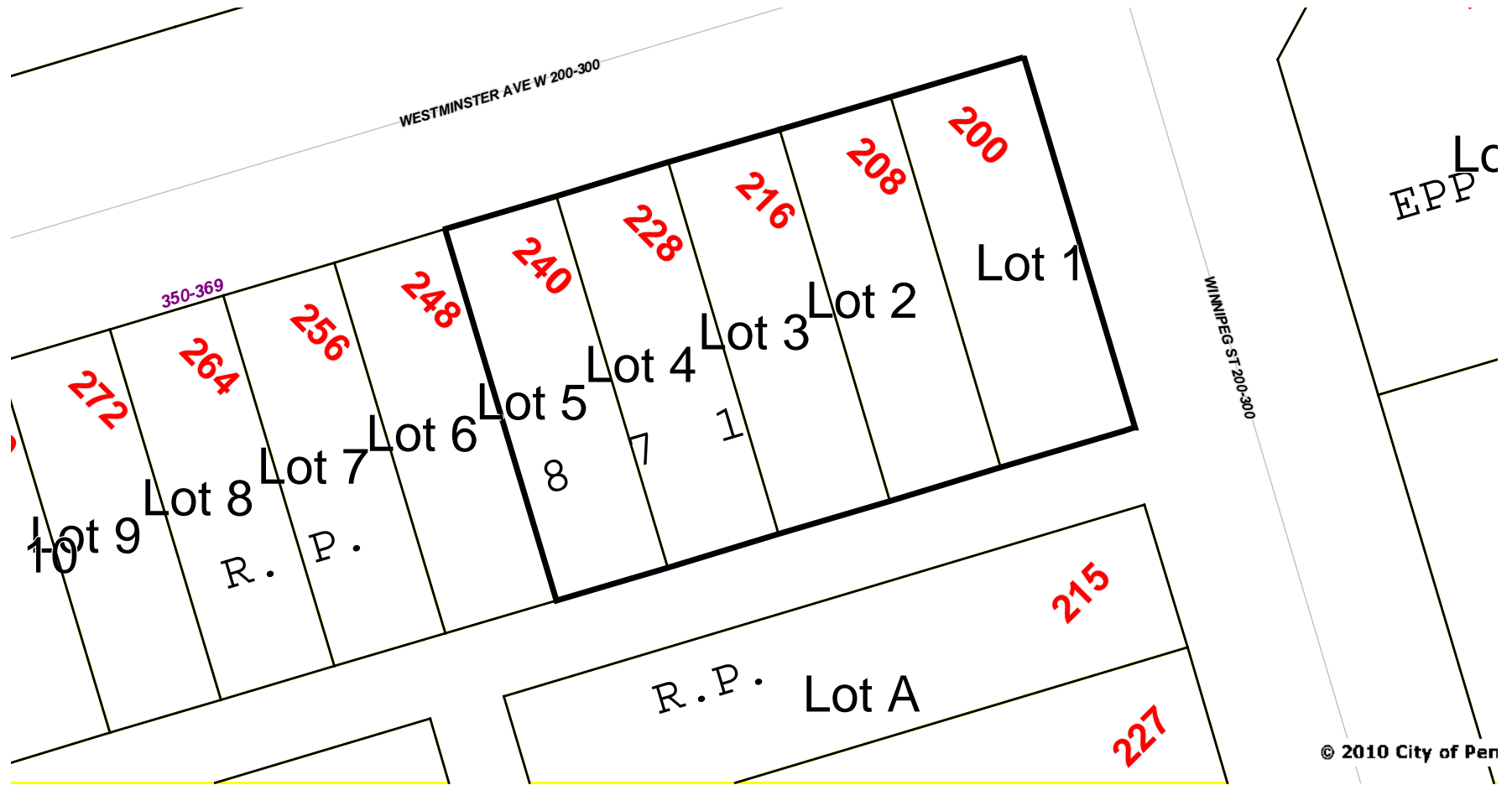
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Dana Schmidt, Corporate Officer



# Rezone 200, 208, 216, 228 & 240 Westminster Ave W From C8 (Vehicle Service Station) To C5 (Urban Centre Commercial)

- 62 -



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2017-73

Date: \_\_\_\_\_

Corporate Officer: \_\_\_\_\_

# Council Report

penticton.ca

**Date:** November 21, 2017  
**To:** Peter Weeber, Chief Administrative Officer  
**From:** Blake Laven, Planning Manager  
**Address:** 761 Main Street  
**Subject:** Development Variance Permit PL2017-8086

File No: DVP PL2017-8086

## Staff Recommendation

THAT Council deny "Development Variance Permit PL2017-8086", a permit that varies Section 6.4 and Section 9.2 of "Sign Bylaw 2013-17", allowing a 'portable changeable copy sign' in the C5 (Urban Centre Commercial) zone for Lot 6, District Lot 202, Similkameen Division Yale District, Plan 904, Except Plan H17173 (761 Main Street).

## Strategic priority objective

N/A

## Background

The subject property is currently a parking lot that is associated with the neighbouring commercial building (749 Main Street). The current business occupying the commercial building is the Sunrise Pharmacy, the owner of which purchased the two lots and moved the business from the 500 Block of Main Street earlier this year.

In September of this year, Bylaw Services received a complaint about a large, 'portable changeable copy sign', advertising the Sunrise Pharmacy located on the landscaping in the City's boulevard area in front of the store. The City's sign bylaw does not permit 'portable, changeable copy signs' on City property without permission from the City, and does not permit them on private property in the downtown C5 zone. Bylaw Services initiated actions to have the sign removed.

The property owner has made a variance permit application to keep the sign. If approved the owner has agreed to move the sign from the City's property to their parking lot on 761 Main Street.

## Proposal

The variance is to Section 6.4 of the Sign Bylaw, which has a prohibition on third party signage and Section 9.2 which does not allow 'portable changeable copy signs' on property zoned C5 (Urban Centre Commercial).

## **Financial Implications**

There is no requirement for a sign permit to place a portable changeable copy sign. As such, this will not result in any financial impact to the City.

## **Analysis**

*Deny "Development Variance Permit PL2017-8086"*

Portable changeable copy signs are signs that are generally geared towards advertising to vehicular traffic. They are permitted by the sign bylaw in the General and Service Commercial zones of the city but not in the C5 zone. 'Portable changeable copy signs' are not a desired sign type in the downtown area, which focusses on a pedestrian scaled urban form.

The city's downtown plan encourages signage that is complimentary to the character of the downtown. The proposed sign in staff's opinion is not complimentary or consistent with the direction of recent revitalization efforts.

During the development of the Sign Regulations Bylaw in 2013, there was an acknowledgment that businesses desired additional signage than just fascia signs on their buildings. To accommodate this desire, the bylaw makes allowances for sidewalk signs, awning signs and projecting signs. The sidewalk signs, however, are limited in size and where they can be located to fit in with the downtown's unique built form and streetscape.

'Portable changeable copy signs' are much larger than a typical sidewalk sign with a large metal frame and bright bold type – again, geared toward traffic travelling at high speeds. These signs are just not appropriate in the downtown and staff feel that if Council approves the application, other properties will request similar concessions. The unsightliness of the signs, if allowed, will detract from the downtown revitalization effort.

Looking at images of the property, in staff's opinion there are adequate areas for additional signage to advertise the business without this additional sign. Staff do not see a hardship here or reason why the bylaw should be amended in this case. The other options for signage in this location, such as hanging signs or fascia signs would be considered more appropriate to advertise the business in this location.

Furthermore, as part of the processing of this application staff requested comment from the Downtown Penticton Association (DPA). The DPA does not support the application and have provided a letter (attached) outlining their rationale for not wanting this type of signage in the downtown.

Given the above, staff are recommending that the application be denied and that the property owners are advised to remove the sign within 7 days of the Council decision, otherwise enforcement action will commence.

*Support or Refer "Development Variance Permit PL2017-8086"*

Council may feel that this is an appropriate sign at this location and may wish to support the variance application. If that is the case, staff are recommending that restrictions be placed on the approval that the variance only be valid until such time as the 700 Block of Main Street goes through a street scape revitalization or the property redevelops.

Alternatively, Council may refer the application back to staff for further work with the applicant.

**Alternate Recommendations**

- 1. THAT Council support "Development Variance Permit PL2017-8086".

AND THAT staff be directed to issue "Development Variance Permit PL2017-8086," with the condition that the permit is no longer valid at the time that the 700 Block of Main Street is revitalized or the subject property goes through redevelopment.

- 2. THAT Council refer "Development Variance Permit PL2017-8086" back to staff with instruction that Council feels are appropriate

**Attachments**

- Attachment A: Subject Property Location Map
- Attachment B: Photos of property and sign
- Attachment C: Letter from Downtown Penticton Association (DPA)

Respectfully submitted,

Blake Laven, RPP, MCIP  
Planning Manager

Approvals

DDS	CAO
<i>AH</i>	PW

Attachment A  
Subject Property Location Map



Attachment B  
Images of Subject Property



Attachment C  
Letter from Downtown Penticton Association



**DOWNTOWN  
PENTICTON**  
Everything Under the Sun

Thursday October 26, 2017

City of Penticton  
Planning Division – Anthony Haddad

**Re: Property Owner - Sunrise Pharmacy Request Variance Change to Allow for Large Outdoor Signage**

Over the last few years a lot of hard work has been undertaken to deliver a revitalized downtown core to contribute to a sense of vibrancy and increased economic activity while enhancing spaces for downtown living, working and socializing.

To contribute to this kind of visual effect, the DPA membership of Property/Business owners are welcome to promote their merchandise, set up small attractive signage and café chairs/tables in front of their doors all of which must fall within the outlines of the Storefront Use Bylaw.

The Downtown Penticton Association is not in support of Sunrise Pharmacy's request to have the bylaw variance be changed or waived to allow for large signage on Main Street. The DPA feels all businesses should be following the Storefront Use Bylaw as it is written.

Respectfully submitted,

The Downtown Penticton Association