



# Minutes

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

**Tuesday, February 5, 2019**  
**at 1:00 p.m.**

**Present:** Mayor Vassilaki  
Councillor Bloomfield  
Councillor Regehr  
Councillor Robinson  
Councillor Sentes  
Councillor Watt

**Absent:** Councillor Kimberley

**Staff:** Laurie Darcus, Director of Corporate Services  
Angie Collison, Corporate Officer  
Jim Bauer, Chief Financial Officer  
Anthony Haddad, Director of Development Services  
Mitch Moroziuk, General Manager of Infrastructure (left the meeting at 3:56 p.m.)  
Bregje Kozak, Director Recreation & Facilities (left the meeting at 3:56 p.m.)  
Caitlyn Anderson, Deputy Corporate Officer

**1. Call to Order**

The Mayor called the Regular Council Meeting to order at 1:01 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 February 5, 2019 as presented.

**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 3:22 p.m.

**6. Adoption of Minutes:**

6.1 Minutes of the January 22, 2019 Regular Meeting of Council

36/2019

**It was MOVED and SECONDED**

THAT Council adopt the minutes of the January 22, 2019 Regular Meeting of Council as presented.

**CARRIED UNANIMOUSLY**

**7. Consent Agenda**

37/2019

**It was MOVED and SECONDED**

THAT Council approve the Consent Agenda.

**CARRIED UNANIMOUSLY**

**8. Committee and Board Reports**

**9. Correspondence**

**10. Staff Reports:**

10.1 Electric Utility Services Bylaw No. 2017-44

38/2019

**It was MOVED and SECONDED**

THAT Council rescind third reading and give third reading as amended to the "Electric Utility Services Bylaw No. 2017-44";  
AND THAT Council direct staff to forward the "Electric Utility Services Bylaw No. 2017-44" to the Minister of Municipal Affairs and Housing for approval.

**CARRIED UNANIMOUSLY**

10.2 Reserve Policy

39/2019

**It was MOVED and SECONDED**

THAT Council adopt the Reserve Policy effective February 5, 2019;  
THAT Council approve a transfer of \$4,000,000 of the existing funds in the Electric Surplus reserve into the Electric Capital reserve for 2019;  
AND THAT Council approve a transfer of \$3,000,000 from the Gaming Reserve with \$2,000,000 transferred into the Equipment Replacement Reserve, and \$1,000,000 transferred into the Asset Emergency Reserve for 2019.

**CARRIED UNANIMOUSLY**

**11. Public Question Period**

**12. Recess to Closed Meeting**

40/2019

**It was MOVED and SECONDED**

THAT Council recess at 3:56 p.m. to a closed meeting of Council pursuant to the provisions of the *Community Charter* section 90 (1) as follows:  
(c) labour relations or other employee relations;

- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- (g) litigation or potential litigation affecting the municipality;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for the purpose.

**CARRIED UNANIMOUSLY**

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

Council reconvened the Regular Council Meeting at 6:21 p.m.

**14. Bylaws and Permits**

- 14.1 Zoning Amendment Bylaw No. 2019-02  
Re: 1760 Carmi Avenue

41/2019

**It was MOVED and SECONDED**

THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2019-02";  
AND THAT Council adopt "Zoning Amendment Bylaw No. 2019-02".

**CARRIED UNANIMOUSLY**

- 14.2 Zoning Amendment Bylaw No. 2019-03  
Re: 964 Dynes Avenue

42/2019

**It was MOVED and SECONDED**

THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2019-03".

**CARRIED UNANIMOUSLY**

**15. Land Matters**

Mayor Vassilaki declared a conflict of interest as he lives in the neighbourhood and left the meeting at 6:34 p.m. Acting Mayor Watt chaired the meeting.

- 15.1 Temporary Use Permit PL2018-8413  
Re: 3917 Lakeside Road

Delegations/Submissions:

- Nil.

43/2019

**It was MOVED and SECONDED**

THAT Council approve "Temporary Use Permit PL2018-8413", a permit to allow the use of 'outdoor storage' for Lot A, District Lot 190, Similkameen Division Yale District, Plan KAP 72460, located at 3917 Lakeside Road, for an eighteen-month period, ending August 5, 2020; AND THAT staff are directed to issue the permit.

**CARRIED UNANIMOUSLY**

15.2 Development Variance Permit PL2018-8425  
Re: 3919 Lakeside Road

Delegations/Submissions:

- Nil.

44/2019

**It was MOVED and SECONDED**

THAT Council approve "Development Variance Permit PL2018-8425" for Amended Lot 1 (DD 244320F), District Lot 190, Similkameen Division Yale District, Plan 4335, Except Plans KAP49938 and KAP72460, located at 3919 Lakeside Road, a permit to vary the following sections of Zoning Bylaw 2017-08:

- Section 8.2.3.3: to increase the maximum building height in the R1 zone, where no lane exists from 5.0m and one floor to 7.0m and two floors; and
- Section 8.2.3.5: to allow the siting of a carriage house in the R1 zone to be located closer to the front lot line than the principal dwelling.

AND THAT staff be directed to issue "DVP PL2018-8425".

**CARRIED UNANIMOUSLY**

Mayor Vassilaki returned to the meeting at 6:45 p.m.

15.3 Official Community Plan Amendment Bylaw No. 2019-04  
Development Variance Permit PL2018-8336  
Development Permit PL2018-8335  
Re: 24 Front Street

45/2019

**It was MOVED and SECONDED**

THAT prior to consideration of "OCP Amendment Bylaw No. 2019-04" and in accordance with Section 475 of Local Government Act, Council considers whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:

1. One or more persons, organizations or authorities;
2. The Regional District of Okanagan Similkameen;
3. Local First Nations;
4. School District #67; and
5. The provincial or federal government and their agencies.

AND THAT it is determined that the public consultation conducted to date is sufficient;  
AND THAT "OCP Amendment Bylaw No. 2019-04", being a bylaw to amend "OCP Bylaw No. 2002-20" shown as Attachment 'O' of this report to allow a 5 storey building on 24 Front Street; be introduced, given first reading and be forwarded to the February 19, 2019 Public Hearing.

THAT delegations and submissions for "Development Variance Permit PL2018-8336" for That part of Lot 20A Shown on Plan B262 DL 202 SDYD Plan 1067 Except Plan KAP81855, for Lot 20A DL 202 SDYD Plan 1067 Except Plans B262 and KAP81855, and for Lot 20 Block 5 DL 202 SDYD Plan 269 Except Plan KAP81855, all of which are located at 24 Front Street, a permit to increase the maximum permitted height of a building on Front Street from 15.0m to 21.1m, be heard at the February 19, 2019 Public Hearing;

AND THAT Council consider "DVP PL2018-8336" following the adoption of "OCP Amendment Bylaw No. 2019-04."

THAT Council approve "Development Permit PL2018-8335" for 24 Front Street, a permit that allows for the construction of a mixed-use development, featuring ground floor retail and four (4) residential suites;

AND THAT approval of "Development Permit PL2018-8335" be conditional on issuance of "Development Variance Permit PL2018-8336" and consolidation of the subject properties. AND THAT staff be directed to issue "Development Permit PL2018-8335" following lot consolidation.

**CARRIED UNANIMOUSLY**

15.4 Cambie Court road alignment and design  
Re: Cambie Court

46/2019

**It was MOVED and SECONDED**

THAT Council, with properly posted speed reductions to 30 km/h, authorize the minimum road curve centre line radius at Cambie Court to be reduced from 100 metres to 30 metres as allowed in the Transportation Association of Canada Guidelines.

**CARRIED UNANIMOUSLY**

15.5 Greyhound Property – 303, 307, 313, 317 & 319 Ellis Street  
Building Demolition & Parking Lot Construction

47/2019

**It was MOVED and SECONDED**

THAT Council support the allocation of \$280,000 from the City's Capital Reserve for the demolition of the Greyhound building and construction of a parking lot at 303, 307, 313, 317 and 319 Ellis Street.

**CARRIED UNANIMOUSLY**

**16. Notice of Motion**

**17. Business Arising**

**18. Council Round Table**

**19. Public Question Period**

**20. Adjournment**

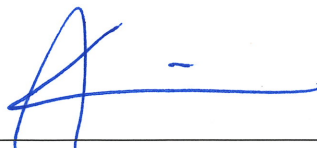
48/2019

**It was MOVED and SECONDED**

THAT Council adjourn the Regular Council meeting held on Tuesday, February 5, 2019 at 7:28 p.m.

**CARRIED UNANIMOUSLY**

Certified correct:



Angie Collison  
Corporate Officer

Confirmed:



John Vassilaki  
Mayor