



## Regular Council Meeting

To be held at the Penticton Trade and Convention Centre,  
273 Power Street, Penticton, B.C.

Tuesday, November 2, 2021  
at 1:00 p.m.

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

**Staff:** Donny van Dyk, Chief Administrative Officer  
Angie Collison, Corporate Officer  
Jim Bauer, General Manager, Finance & Administration  
Blake Laven, Director of Development Services  
Anthony Haddad, General Manager, Community Services (left the meeting at 6:00 p.m.)  
Ian Chapman, Acting General Manager of Infrastructure (left the meeting at 6:00 p.m.)  
Cheryl Hardisty, Senior Executive Assistant  
John Schappert, Legislative Assistant

**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**

367/2021

**It was MOVED and SECONDED**

THAT Council adopt the agenda for the Regular Council Meeting held on November 2, 2021 as presented.

**CARRIED UNANIMOUSLY**

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

Council recessed to a Committee of the Whole Meeting at 1:00 p.m.

**5. Reconvene the Regular Council Meeting**

Council reconvened the Regular Council Meeting at 1:33 p.m.

**6. Adoption of Minutes:**

6.1 Minutes of the October 19, 2021 Regular Council Meeting

368/2021

**It was MOVED and SECONDED**

THAT Council adopt the minutes of the October 19, 2021 Regular Meeting of Council as presented.

**CARRIED UNANIMOUSLY**

**7. Consent Agenda:**

369/2021

**It was MOVED and SECONDED**

THAT Council approve the Consent Agenda:

1. Minutes of the October 19, 2021 Committee of the Whole Meeting;
2. Minutes of the October 19, 2021 Public Hearings;
3. Heritage and Museum Advisory Committee Meeting Draft Minutes of October 6, 2021;
4. Economic Prosperity and Development Services Advisory Committee Meeting Draft Minutes of October 8, 2021;
5. Arts, Creative and Cultural Innovation Advisory Committee Meeting Draft Minutes of October 8, 2021;
6. Agriculture Advisory Committee Meeting Draft Minutes of October 20, 2021;
7. Special Penticton and Ellis Creek Restoration Select Committee Meeting Draft Minutes of October 22, 2021.

**CARRIED UNANIMOUSLY**

**8. Committee and Board Recommendations**

**9. Correspondence**

**10. Staff Reports:**

10.1 Letter of Agreement between the City and BC Housing  
Re: 3240 Skaha Lake Road

John McEown, BC Housing, was available via zoom to answer any questions of Council.

370/2021

**It was MOVED and SECONDED**

THAT Council direct the Mayor and Corporate Officer to execute the letter of agreement between the City of Penticton and BC Housing regarding the development of recovery focused supportive housing at 3240 Skaha Lake Road;  
AND THAT Council direct staff to issue "Development Permit PL2021-9017", once the agreement is executed by both parties.

**CARRIED**

**Councillors Miller and Watt and Mayor Vassilaki Opposed**

10.2 Healthy and Safe Communities: UBCM ESS Grant for 2022

371/2021

**It was MOVED and SECONDED**

THAT Council direct staff to apply for a Union of BC Municipalities' Community Emergency Preparedness Fund's Emergency Support Services (ESS) stream grant for approximately \$17,000 for 2022-2023;

AND THAT Council direct the Emergency Program Coordinator to sign and submit the application document;

AND THAT Council direct the Chief Administrative Officer to sign the agreement with the Union of BC Municipalities should the City be successful with its application;

AND THAT Council direct staff to formally request that the Union of BC Municipalities allow the City to re-allocate approximately \$10,300 from mobile equipment to the items outlined in this report in the City's 2021-2022 ESS grant due to learnings from the 2021 wildfire season.

**CARRIED UNANIMOUSLY**

10.3 Recreation and Culture Services Update

372/2021

**It was MOVED and SECONDED**

THAT Council receives into the record the report and accompanying presentation titled "Recreation & Culture Service Update" dated November 2, 2021.

**CARRIED UNANIMOUSLY**

10.4 Economic Development Update – Q3 2021

373/2021

**It was MOVED and SECONDED**

THAT Council receive into the record the report dated November 2, 2021 titled "Economic Development Update – Q3 2021".

**CARRIED UNANIMOUSLY**

10.5 Complimentary Christmas Parking Downtown and Free Transit Service

374/2021

**It was MOVED and SECONDED**

THAT Council approve free on-street parking in the downtown during Fridays and Saturdays in December 2021 which includes: December 3, 4, 10, 11, 17, 18, 24, 25 and 31;

AND THAT Council approve free transit on Fridays and Saturdays in December 2021 which includes: December 3, 4, 10, 11, 17, 18, 24, 25 and 31.

**CARRIED UNANIMOUSLY**

**11. Public Question Period**

**12. Recess into a Closed Meeting**

375/2021

**It was MOVED and SECONDED**

THAT Council recess at 3:08 p.m. to a closed meeting of Council pursuant to the provisions of the *Community Charter* as follows: Section 90 (1)

- (a) *personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;*
- (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;*
- (k) *negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the municipality if they were held in public.*

**CARRIED UNANIMOUSLY**

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

**14. Bylaws and Permits**

- 14.1 Zoning Amendment Bylaw No. 2021-38  
Re: 726, 738, 750, 762 Westminster Avenue West

376/2021

**It was MOVED and SECONDED**

THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2021-38".

**CARRIED  
Councillor Regehr Opposed**

**15. Land Matters**

- 15.1 Zoning Amendment Bylaw No. 2020-34  
Development Permit PL2021-9126  
Re: 2644 South Main Street

377/2021

**It was MOVED and SECONDED**

THAT "Zoning Amendment Bylaw No. 2020-34", a bylaw to rezone Lot 7 District Lot 251 Similkameen Division Yale District Plan 6116 Except Plan M13211, located at 2644 South Main Street from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing), be forwarded to the November 16, 2021 Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2020-34", a road dedication of 0.8m along the South Main Street frontage be registered with the Land Title Office;

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2020-34", approve "Development Permit PL2021-9126" for Lot 7 District Lot 251 Similkameen Division Yale District Plan 6116 Except Plan M13211, located at 2644 South Main Street, a permit to allow the construction of a 6-unit cluster housing development on the property.

**CARRIED UNANIMOUSLY**

15.2 Zoning Amendment Bylaw No. 2021-40

Re: 149 Cossar Avenue

378/2021

**It was MOVED and SECONDED**

THAT "Zoning Amendment Bylaw No. 2021-40", a bylaw to rezone Lot 8 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District and District Lot 250 Similkameen Division Yale District Plan 3223, located at 149 Cossar Avenue, from RD2 (Duplex Housing: Lane) to RD3 (Residential Infill), be given first reading and be forwarded to the November 16, 2021 Public Hearing;

AND THAT Council, prior to adoption of Zoning Amendment Bylaw No. 2021-40", require payment for the installation of sidewalk on Cossar Avenue along the frontage of 149 Cossar Avenue, in the amount of \$8,500.00.

**CARRIED UNANIMOUSLY**

15.3 Zoning Amendment Bylaw No. 2021-39

Development Permits PL2021-9134 and PL2021-9135

Re: 358 Douglas Avenue

379/2021

**It was MOVED and SECONDED**

THAT Council give first reading to "Zoning Amendment Bylaw No. 2021-39", a bylaw to rezone Lot 20 District Lot 1 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 932, located at 358 Douglas Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane), with the following site specific provision:

- A maximum of two dwelling units shall be permitted on each lot.

AND THAT Council forward "Zoning Amendment Bylaw No. 2021-39" to the November 16, 2021 Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2021-39", the following conditions be met:

1. Registration of a 3.0m wide lane dedication covenant from 358 Douglas Avenue.

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2021-39" and final subdivision registration of the two lots, approve "Development Permit PL2021-9134" and "Development Permit PL2021-9135" for Lot 20 District Lot 1 Group 7 Similkameen Division Yale District (Formerly Yale Lytton) District Plan 932, located at 358 Douglas Avenue, a permit that allows for construction of a duplex on both newly formed lots.

**CARRIED UNANIMOUSLY**

15.4 Agriculture Land Reserve (ALR) Exclusion Policy

380/2021

**It was MOVED and SECONDED**

THAT Council approve "Agricultural Land Reserve (ALR) Exclusion Council Policy 2021-06", a policy that establishes the City's process for accepting, reviewing and processing applications for Agricultural Land Reserve (ALR) Exclusions.

**CARRIED UNANIMOUSLY**

15.5 Agriculture Land Reserve (ALR) Inclusion PL2021-9058  
Re: 1853 Sutherland Road

381/2021

**It was MOVED and SECONDED**

THAT Council support "ALR Inclusion PL2021-9058", for Lot 1 District Lot 369 Similkameen Division Yale District Plan KAP76817, located at 1853 Sutherland Road, to include a proposed remainder portion of the property into the Agricultural Land Reserve (ALR), in order to allow for the subdivision of a 1-acre lot from the property;  
AND THAT staff be directed to forward "ALR Inclusion PL2021-9058", to the Agricultural Land Commission (ALC) with support from Council.

**CARRIED UNANIMOUSLY**

15.6 Agriculture Land Reserve (ALR) Non-Adhering Residential Use  
Re: 1120 Sutherland Road

382/2021

**It was MOVED and SECONDED**

THAT Council support "ALR Non-Adhering Residential Use PL2021-9042", for Lot 162 District Lot 200 Similkameen Division Yale District Plan 302 Except Plan 4501, located at 1120 Sutherland Road, to increase the total floor area of a principal residence from 500m<sup>2</sup> (5,382 sq. ft.) to 545m<sup>2</sup> (5,859 sq. ft.), to allow for an addition onto the existing single family dwelling;  
AND THAT staff be directed to forward "ALR Non-Adhering Residential Use PL2021-9042", to the Agricultural Land Commission (ALC) with support from Council.

**CARRIED UNANIMOUSLY**

**16. Notice of Motion**

**17. Business Arising**

**18. Council Round Table**

**19. Public Question Period**

**20. Adjournment**

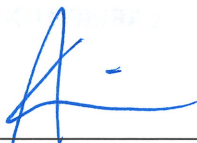
383/2021

**It was MOVED and SECONDED**

THAT Council adjourn the November 2, 2021 Regular meeting of Council at 7:07 p.m.

**CARRIED UNANIMOUSLY**

Certified correct:



Angie Collison  
Corporate Officer

Confirmed:



John Vassilaki  
Mayor