



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

Tuesday, April 2, 2024
at 1:00 p.m.

Present: Mayor Bloomfield
Deputy Mayor Watt
Councillor Konanz (via Zoom)
Councillor Boulton
Councillor Gilbert
Councillor Graham
Councillor Miller

Staff: Anthony Haddad, City Manager
Angie Collison, Corporate Officer
Angela Campbell, Director of Finance & Administration
Kristen Dixon, General Manager of Infrastructure
Blake Laven, Director of Development Services
Kelsey Johnson, Director of Community Services
Hayley Anderson, Legislative Assistant

1. Call to Order

The Mayor called the Regular Council Meeting to order at 1:01 p.m. and mentioned that Zoning Amendment Bylaw No. 2024-11 has been withdrawn and will be considered at a future meeting.

2. Introduction of Late Items

3. Adoption of Agenda

91/2024

It was MOVED and SECONDED

THAT Council adopt the agenda for the Regular Council Meeting held on April 2, 2024 as presented.

CARRIED UNANIMOUSLY

4. Adoption of Minutes:

4.1 Minutes of the March 19, 2024 Regular Council Meeting

92/2024

It was MOVED and SECONDED

THAT Council adopt the Regular Council Meeting minutes of March 19, 2024 as presented.

CARRIED UNANIMOUSLY

5. Consent Agenda:

93/2024

It was MOVED and SECONDED

THAT Council approve the Consent Agenda:

1. Minutes of the March 19, 2024 Committee of the Whole Meeting; and
2. Minutes of the March 19, 2024 Public Hearing.

CARRIED UNANIMOUSLY

6. Staff Reports:

6.1 Event Hosting Framework

94/2024

It was MOVED and SECONDED

THAT Council receive into the record the report dated April 2, 2024 titled "Event Hosting Framework".

CARRIED UNANIMOUSLY

6.2 Official Community Plan Amendment Bylaw No. 2024-12

Zoning Amendment Bylaw No. 2024-13

Zoning Amendment Bylaw No. 2024-14

Re: 76 Duncan Avenue East/ 1402 Main Street

95/2024

It was MOVED and SECONDED

THAT prior to consideration of "Official Community Plan Amendment Bylaw No. 2024-12", and in accordance with Section 475 of the Local Government Act, Council consider 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;
5. The provincial or federal government and their agencies.

AND THAT it is determined that the community engagement period carried out from January 17, 2024 to February 25, 2024 is sufficient;

AND THAT Council give first reading to "Official Community Plan Amendment Bylaw No. 2024-12", a bylaw that amends Map 1: Future Land Use of Official Community Plan Bylaw No. 2019-08, by amending the future land use designation for Lot 3 District Lot 250 Similkameen Division Yale District Plan 7560, located at 76 Duncan Avenue East, from 'Infill Residential' to 'Mixed-Use'.

THAT Council give first reading to "Zoning Amendment Bylaw No. 2024-13", Lot 3 District Lot 250 Similkameen Division Yale District Plan 7560, located at 76 Duncan Avenue East, a bylaw to rezone the subject property from R1 (Large Lot Residential) to C3 (Mixed Use Commercial);

AND THAT Council forward "Official Community Plan Amendment Bylaw No. 2024-12" and "Zoning Amendment Bylaw No. 2024-13" to the April 16, 2024 Public Hearing;

AND THAT Council require a 0.9m wide road dedication along the frontage of 76 Duncan Ave E be registered with the Land Title Office prior to issuance of an Occupancy Permit for the proposed mixed-use building.

THAT Council give first reading to "Zoning Amendment Bylaw No. 2024-14", Lot 2 District Lot 250 Similkameen Division Yale District Pan 39349, located at 1402 Main St, a bylaw to rezone the subject property from C7 (Service Commercial) to C3 (Mixed Use Commercial);

AND THAT Council forward "Zoning Amendment Bylaw No. 2024-14" to the April 16, 2024 Public Hearing.

CARRIED UNANIMOUSLY

7. Bylaws and Permits

- 7.1 Official Community Plan Amendment Bylaw No. 2024-01
Zoning Amendment Bylaw No. 2024-02
Re: 460 Conklin Avenue

96/2024

It was MOVED and SECONDED

THAT Council adopt "Official Community Plan Amendment Bylaw No. 2024-01";
AND THAT Council adopt "Zoning Amendment Bylaw No. 2024-02".

CARRIED UNANIMOUSLY

8. Notice of Motion

9. Business Arising

10. Public Question Period

11. Council Round Table

12. Adjourn to Closed Meeting:

97/2024

It was MOVED and SECONDED

THAT Council adjourn the April 2, 2024 Regular Meeting of Council at 1:35 p.m. to a closed meeting of Council pursuant to the provisions of the *Community Charter* as follows:

Section 90(1)

- (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;
- (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; and Section 90 (2)
- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

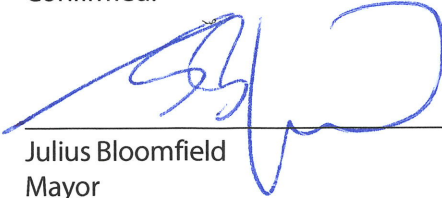
CARRIED UNANIMOUSLY

Certified correct:



Angie Collison
Corporate Officer

Confirmed:



Julius Bloomfield
Mayor