



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

Tuesday, April 16, 2024
at 1:00 p.m.

Present: Mayor Bloomfield
Deputy Mayor Watt
Councillor Boulton
Councillor Gilbert
Councillor Graham
Councillor Konanz
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
Paula McKinnon, 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

98/2024

It was MOVED and SECONDED

THAT Council adopt the agenda for the Regular Council Meeting held on April 16, 2024 as presented.

CARRIED UNANIMOUSLY

4. Recess to Committee of the Whole

99/2024

It was MOVED and SECONDED

THAT Council recess to a Committee of the Whole meeting at 1:01p.m.

CARRIED UNANIMOUSLY

5. Reconvene the Regular Council Meeting

Council reconvened the Regular Council Meeting at 2:02 p.m.

6. Adoption of Minutes:

6.1 Minutes of the April 2, 2024 Regular Council Meeting

100/2024

It was MOVED and SECONDED

THAT Council adopt the Regular Council Meeting minutes of April 2, 2024 as presented.

CARRIED UNANIMOUSLY

7. Consent Agenda:

101/2024

It was MOVED and SECONDED

THAT Council approve the Consent Agenda:

1. April 10, 2024 Minutes of the Accessibility Committee Meeting.

CARRIED UNANIMOUSLY

8. Staff Reports:

8.1 Travel Penticton Society and Penticton & Wine Country Chamber of Commerce

License to Use Agreement – Jubilee Pavilion

Re: 185 Lakeshore Drive West, Penticton

102/2024

It was MOVED and SECONDED

THAT Council refer the three (3) year License to Use Agreement renewal with Travel Penticton Society and Penticton & Wine Country Chamber of Commerce for the use of the Jubilee Pavilion building located at 185 Lakeshore Drive West, at an annual rate of \$7,401.60 (\$616.80 per month) plus annual CPI, to the Parks & Recreation Advisory Committee for their review and recommendation.

CARRIED UNANIMOUSLY

8.2 License to Use Agreement – Ministry of Environment and Climate Change Strategy

Re: 1051 Penticton Avenue

103/2024

It was MOVED and SECONDED

THAT Council refer the five (5) year License to Use Agreement, with a five (5) year renewal clause, with the Ministry of Environment and Climate Change Strategy, for the use of a portion of McNicoll Park located at 1051 Penticton Avenue, for an air quality monitoring station, to the Parks & Recreation Advisory Committee for their review and recommendation.

CARRIED UNANIMOUSLY

8.3 Application for Campbell Mountain Statutory Right of Way

104/2024

It was MOVED and SECONDED

THAT Council direct staff to submit the application for a powerline Statutory Right of Way on Campbell Mountain to FrontCounter BC.

CARRIED UNANIMOUSLY

8.4 Tax Rates Bylaw No. 2024-15

105/2024

It was MOVED and SECONDED

THAT Council give first, second and third reading to "Tax Rates Bylaw No. 2024-15", a bylaw that establishes property taxation rates for the 2024 tax year.

CARRIED
Councillors Boulton and Miller, Opposed

8.5 Zoning Amendment Bylaw No. 2024-16

Development Variance Permit PL2024-9752

Development Permit PL2024-9725

Re: 468 Wade Avenue West

106/2024

It was MOVED and SECONDED

THAT Council give first, second, and third reading to "Zoning Amendment Bylaw No. 2024-16", for Lot 6 Block C District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 853, located at 468 Wade Avenue West, a bylaw to rezone the subject property from RD2 (Duplex Housing: Lane) to RD3 (Residential Infill), and add the following site-specific provisions, within the RD3 (Residential Infill) zone, as follows:

1. "Section 10.6.4.3, In the case of Lot 6 Block C District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 853, located at 468 Wade Avenue West, an apartment shall be permitted.";
2. "Section 10.6.4.4, In the case of Lot 6 Block C District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 853, located at 468 Wade Avenue West, the maximum density shall be 1.2 FAR.";

AND THAT Council, subject to adoption "Zoning Bylaw Amendment Bylaw No. 2024-16", consider "Development Variance Permit PL2024-9752" for Lot 6 Block C District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 853, located at 468 Wade Avenue West, a permit to vary Section 10.6.2.6 of Zoning Bylaw 2023-08 to reduce the front yard from 4.5 m to 3.0 m;

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2024-16", approve "Development Permit PL2024-9725", for Lot 6 Block C District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 853, located at 468 Wade Avenue West, a permit to approve the form and character of an apartment (three dwelling units);

AND THAT Council direct staff to issue "Development Permit PL2024-9725";

AND THAT Council require that a 2.4 m road dedication be completed prior to the issuance of the Occupancy Permit.

CARRIED UNANIMOUSLY

8.6 Zoning Amendment Bylaw No. 2024-17

Development Permit PL2024-9738

Re: 43 Okanagan Avenue West

107/2024

It was MOVED and SECONDED

THAT Council give first, second, and third reading to "Zoning Amendment Bylaw No. 2024-17", for Lot 6 District Lot 115 Similkameen Division Yale District Plan 3289, located at 43 Okanagan Avenue W, a bylaw to rezone the subject property from R1 (Large Lot Residential) to RD4 (Low Density Cluster Housing);

AND THAT Council adopt "Zoning Amendment Bylaw No. 2024-17";

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2024-17", approve "Development Permit PL2024-9738", for Lot 6 District Lot 115 Similkameen Division Yale District Plan 3289, located at 43 Okanagan Avenue W, a permit to approve the form and character of two side-by-side duplexes (four dwelling units);
AND THAT Council direct staff to issue "Development Permit PL2024-9738";
AND THAT Council require that a 1.6 m road dedication be completed prior to the issuance of the Occupancy Permit.

CARRIED UNANIMOUSLY

8.7 Zoning Amendment Bylaw No. 2024-18
Development Permit PL2024-9732
Re: 756 Government Street

108/2024

It was MOVED and SECONDED

THAT Council give first, second and third reading to "Zoning Amendment Bylaw No. 2024-18", for Lot 8 District Lot 249 Similkameen Division Yale District Plan 3578 Except Plan KAP68409, located at 756 Government Street, a bylaw to rezone the subject property from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing);
AND THAT Council adopt "Zoning Amendment Bylaw No. 2024-18";
AND THAT Council require that a 1.7 m road dedication be completed prior to the issuance of the Occupancy Permit;
AND THAT Council, subject to adoption "Zoning Bylaw Amendment Bylaw No. 2024-18", approve "Development Permit PL2024-9732", for Lot 8 District Lot 249 Similkameen Division Yale District Plan 3578 Except Plan KAP68409, located at 756 Government Street, a permit to approve the form and character of two triplexes (six dwelling units).

CARRIED UNANIMOUSLY

8.8 Zoning Amendment Bylaw No. 2024-19
Re: 3810 Valleyview Road

109/2024

It was MOVED and SECONDED

THAT Council give first reading to "Zoning Amendment Bylaw No. 2024-19", for Lot 2 District Lot 587 Similkameen Division Yale District Plan 15877 Except Plans 20013 And 20826, located at 3810 Valleyview Road, a bylaw to add the site-specific provision, within the A (Agriculture) zone, as follows: "Section 9.2.6.14, In the case of Lot 2 District Lot 587 Similkameen Division Yale District Plan 15877 Except Plans 20013 And 20826, located at 3810 Valleyview Road, 'agri-tourism accommodation' is a permitted use with a maximum of three (3) sleeping units.";
AND THAT Council forward "Zoning Amendment Bylaw No. 2024-19" to the May 7, 2024 Public Hearing.

CARRIED UNANIMOUSLY

9. Public Question Period

10. Recess to a Closed Meeting

110/2024

It was MOVED and SECONDED

THAT Council recess at 2:58 p.m. to a closed meeting of Council pursuant to the provisions of the *Community Charter* as follows: Section 90(1)

- (c) labour relations or other employee relations;
- (g) litigation or potential litigation affecting the municipality; 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

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

The Mayor reconvened the meeting at 6:22 p.m.

12. Bylaws and Permits

- 12.1 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

111/2024

It was MOVED and SECONDED

THAT Council give second and third reading to "Official Community Plan Amendment Bylaw No. 2024-12";

AND THAT Council adopt "Official Community Plan Amendment Bylaw No. 2024-12";

AND THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2024-13";

AND THAT Council adopt "Zoning Amendment Bylaw No. 2024-13";

AND THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2024-14";

AND THAT Council adopt "Zoning Amendment Bylaw No. 2024-14".

CARRIED
Councillor Miller, Opposed

13. Notice of Motion

- 13.1 Notice of Motion introduced by Councillor Gilbert:

112/2024

It was MOVED and SECONDED

THAT Council direct staff to report back with an outline of the steps necessary to achieve a hotel attached to the Penticton Trade and Convention Centre as part of the North Gateway Plan.

CARRIED
Councillor Miller, Opposed

13.2 Notice of Motion introduced by Councillor Gilbert:

113/2024

It was MOVED and SECONDED

THAT Council formally endorse the call for both a new nation Youth Climate Corps, and a British Columbia Youth Climate Corps;

AND THAT Council urges the federal government to establish a Youth Climate Corps, starting with a major financial commitment of \$1 billion per year in the next federal budget; and will write to the federal ministers concerned expressing this support (the Minister of Finance; The Minister of Infrastructure and Communities, the Minister for Women and Gender Equality and Youth, the Minister of Natural Resources, and the Minister for Environment and Climate Change);

AND THAT Council urges the British Columbia government to establish a provincial Youth Climate Corps, starts with a major financial commitment of \$200 million per year in the next BC budget; and will write to the provincial ministers concerned expressing this support (the Minister of Environment and Climate Change, the Minister of Finance, the Minister of Emergency Management and Climate Readiness, the Minister of Energy and Low Carbon Innovation, and the Minister of Post-Secondary Education and Future Skills).

CARRIED

Councillors Boulton, Konanz and Miller, Opposed

14. Business Arising

15. Public Question Period

16. Council Round Table

17. Adjournment

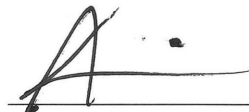
114/2024

It was MOVED and SECONDED

THAT Council adjourn the April 16, 2024 Regular meeting of Council at 6:55 p.m.

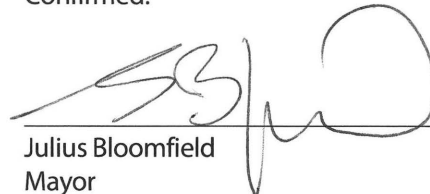
CARRIED UNANIMOUSLY

Certified correct:



Angie Collison
Corporate Officer

Confirmed:



Julius Bloomfield
Mayor