



CITY OF WEST KELOWNA REGULAR COUNCIL AGENDA

Tuesday, March 25, 2025, 6:00 P.M.

COUNCIL CHAMBERS

3731 OLD OKANAGAN HWY, WEST KELOWNA, BC

1. CALL TO ORDER

It is acknowledged that this meeting is being held on the traditional territory of the Syilx/Okanagan Peoples.

This meeting is open to the public. All representations to Council form part of the public record. This meeting is being webcast live and will be archived on the City's website.

2. INTRODUCTION OF LATE ITEMS

3. ADOPTION OF AGENDA

4. ADOPTION OF MINUTES

4.1 March 11, 2025 Special and Regular Council Minutes

Recommendation to Consider and Resolve:

THAT the March 11, 2025 Special and Regular Council minutes be adopted.

5. MAYOR AND COUNCILLORS' REPORTS

5.1 Regional District of Central Okanagan Highlights from the March 20, 2025 Regional Board Meeting

6. PRESENTATIONS

6.1 Regional District of Central Okanagan Economic Development Commission Strategic Plan

Krista Mallory, Manager of the Economic Development Commission

6.2 Fortis BC Operating Agreement Overview

Shelley Martens, Manager, Community & Indigenous Relations

7. DELEGATIONS

8. UNFINISHED BUSINESS

8.1 Councillor Johnston - Notice of Motion

At the March 11, 2025 Regular Council Meeting, Councillor Johnston provided the following Notice of Motion, which is now before Council for consideration:

Recommendation to Consider and Resolve:

THAT staff be directed to conduct a preliminary, high-level review of the portion of 2490 Shannon Woods Drive fronting Shannon Lake Road to generally determine whether there are potential challenges, such as encumbrances on the land, that would prevent the construction of a Community Centre/Day Care Facility as proposed by the Shannon Lake Neighbourhood Association;

AND THAT staff report back to Council with a brief report summarizing their findings.

9. DIVISION REPORTS

9.1 CORPORATE SERVICES

9.1.1 Contract Award – City Hall Council Chambers Acoustic Upgrade

Recommendation to Consider and Resolve:

THAT Council award the City Hall Council Chambers Acoustic Upgrade (C2025-39) contract to Sunco Drywall Ltd for the amount of \$112,540.00 + GST.

9.2 LEGISLATIVE & LEGAL

9.3 FINANCE

9.3.1 Utility Fee Amendments Bylaw 0028.83, 2025

Recommendation to Consider and Resolve:

THAT Council adopt “City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.83, 2025”.

9.3.2 2025 Parcel Tax Roll Review Panel

Recommendation to Consider and Resolve:

THAT Council appoint at least three members of Council to form a Parcel Tax Roll Review Panel;

AND THAT Council direct staff to schedule a meeting of the Parcel Tax Roll

Review Panel for 1:15 pm on Tuesday, April 8th, 2025;

AND FURTHER THAT Council direct staff to give notice of the meeting in accordance with Section 94 of the *Community Charter*.

9.4 COMMUNITY DEVELOPMENT

9.4.1 Z 24-06; Zoning Amendment; 3011, 3021 & 3031 Ourtoland Road

Recommendation to Consider and Resolve:

THAT Zoning Amendment Bylaw No. 0265.31 be given first, second and third reading;

AND THAT Council direct staff to schedule Zoning Bylaw Amendment No. 0265.31 for adoption following the completion of the following third reading conditions:

- A no build covenant be registered across two subject properties (3021, 3031 Ourtoland Road) to ensure construction completion of a pedestrian connection and off-site improvements between Oak Barrel Place and Ourtoland Road;
- Dedication of right of way on 3031 Ourtoland for the pedestrian connection;
- A road reserve covenant be registered to provide access to 3080 Boucherie Road; and
- An agricultural protection covenant be registered on 3011 Ourtoland Road.

9.5 OPERATIONS

9.5.1 Waterfront Licenses of Occupation

Recommendation to Consider and Resolve:

THAT Council agree to acquire a License of Occupation for a term of 30 years for the purposes of public swimming and a boat ramp for the following properties:

- All that unsurveyed Crown foreshore being part of the bed of Okanagan Lake fronting on that part of District Lot 487, Osoyoos Division Yale District, shown as Park and Road on Plan 35335, containing 0.150 hectares, more or less (Pebble Beach Park);
- All that unsurveyed Crown foreshore being part of the bed of Okanagan Lake fronting on that part of District Lot 487, Osoyoos Division Yale District, shown as Park on Plan 18840, containing 0.30 hectares, more or less (Marina Park);
- All the unsurveyed Crown Foreshore being part of the bed of

Okanagan Lake and fronting on that part of DL434, shown as Road on Plan 16444, ODYD, containing 0.70ha, more or less (Pritchard Park);

- All that unsurveyed Crown foreshore being part of the bed of Okanagan Lake fronting on that part of District Lot 485, Osoyoos Division Yale District, shown as Park and Road on Plan 42401, containing 0.13 hectares, more or less (Casa Rio Park);
- All that unsurveyed Crown foreshore being part of the bed of Okanagan Lake fronting on District Lots 521 and 485, Osoyoos Division Yale District, containing 0.23 hectares, more or less (Casa Loma Beach, Dupuis Boat Launch, Casa Loma Dock and Casa Loma Waterfront Access).

AND THAT Council agree to acquire a License of Occupation for a term of 30 years for public recreation and park purposes for the lands located at:

- All that unsurveyed Crown foreshore being part of the bed of Okanagan Lake fronting on Gellatly Bay, Osoyoos Division Yale District, containing 47.90 hectares, more or less (Gellatly Bay).

9.5.2 West Kelowna Cemetery Bylaw No. 318 – Consideration of Adoption

Recommendation to Consider and Resolve:

THAT Council adopt “West Kelowna Cemetery Bylaw No. 318.”

9.6 FIRE RESCUE

10. CORRESPONDENCE AND INFORMATION ITEMS

11. NOTICE OF MOTION

12. ADJOURNMENT

The next Council meeting is scheduled for Tuesday, April 8, 2025.