



CITY OF WEST KELOWNA
MINUTES OF THE REGULAR MEETING OF COUNCIL

Tuesday, December 10, 2019
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Rick de Jong
Councillor Doug Findlater
Councillor Jason Friesen
Councillor Stephen Johnston
Councillor Carol Zanon

Councillor Jayson Zilkie

Paul Gipps, CAO
Tracey Batten, Deputy CAO / Corporate Officer
Allen Fillion, Director of Engineering / Public Works
Warren Everton, Director of Finance / CFO
Sandy Webster, Director of Corporate Initiatives
Jason Brolund, Fire Chief
Mark Koch, Director of Development Services
Michelle Reid, Director of Human Resources
Bob Dargatz, Development Services/Approving Officer
Brent Magnan, Planning Manager
Shelley Schnitzler, Legislative Services Manager
Brandon Mayne, Help Desk Assistant
Mike Cain, Bylaw Compliance Supervisor
Chris Oliver, Planner III
Stacey Harding, Parks and Fleet Manager

1. CALL THE REGULAR COUNCIL MEETING TO ORDER

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

This meeting was open to the public and all representations to Council form part of the public record. This meeting was webcast live and is archived on the City's website.

The meeting was called to order at 1:30 p.m.

2. INTRODUCTION OF LATE ITEMS

2.1 TUP 19-05, Temporary Use Permit Submissions, 1160 Stevens Road (See item 8.1.1)

Submissions received from the following:

- Jen Baradoy
- Sara Hatley-Wayland
- Kyra Gaetz
- Tammie Brophy
- Anna Ristau
- Rod Brophy
- Pastor Michael Klassen, Sunridge Community Church
- Kristine Jones
- Louise Hatley-Webster
- Karen Macdonald
- Davin MacGregor
- Lori & Michael Culling
- Hayley Donovan
- Keri Marples
- Christine Plante
- Nicole Rishaug
- Heather Taylor
- Scott Taylor
- Koko Innes
- Danell Floyd
- Jessica Quinn
- Joanne Lau
- Holly Graves

- Rob Williams
- Darren
- Carol Ferber
- Karen Kroeker
- Jesse Baradoy
- Laura St Jean
- Gary and Natalie Dutz
- Cory Garman
- Dave Birchmore
- Bruce Baker
- Bri Larson
- Aaron Coombs
- Paige Boal
- Carlen Wishart
- Kristy Gevers
- Cora Whiteley
- Daniel Chailer
- Nicole Denuke
- Shannon Gallivan (802 name petition)
- Scott Wandler
- Candice Walker
- Shannon Gallivan
- Cory Garman
- Dr. Moshe Oz
- BMK 133 Holdings
- W. Brett Wilson

**2.2 TUP 19-05, Temporary Use Permit Delegation Request, 1160 Stevens Road
(See item 8.1.1.1)**

- BC Housing West Kelowna Winter Shelter, Questions & Answers
- West Kelowna Winter Shelter PowerPoint

2.3 TUP 19-03, Temporary Use Permit Submissions, 2520 Ross Road (see item 8.1.2)

Submissions received from the following:

- Karl Loncaric
- Garth Green, ASDAC CNC Machining Ltd.

2.4 DVP 19-05, Development Variance Permit and ALR Inclusion and Exclusion, 2010 Bartley Road (see item 8.1.6)

Submissions received from the following:

- B. Buchanan
- Pete and Penny Knight
- David and Jodie Chapman
- Kathleen and Jerry Schlosser
- Darla Brown

2.5 Road Closure and Disposition Bylaw No. 0270, 2734 Lower Glenrosa Road Submissions (see item 8.6.1)

Submission received from the following:

- Steve McGill

3. ADOPTION OF AGENDA

It was moved and seconded

Resolution No. C402/19

THAT Council adopt the agenda as amended.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the Special Council Meeting held November 26, 2019 in the City of West Kelowna Committee Room

It was moved and seconded

Resolution No. C403/19

THAT Council adopt the minutes of the Special Council Meeting held November 26, 2019.

CARRIED UNANIMOUSLY

4.2 Minutes of the Public Hearing held November 26, 2019 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C404/19

THAT Council adopt the minutes of the Public Hearing held November 26, 2019.

CARRIED UNANIMOUSLY

4.3 Minutes of the Regular Council Meeting held November 26, 2019 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C405/19

THAT Council adopt the minutes of the Regular Council Meeting held November 26, 2019.

CARRIED UNANIMOUSLY

5. MAYOR AND COUNCILLOR'S REPORTS

5.1 Mayor Milsom

5.1.1 Presentation to Mayor Milsom by the International Association of Firefighters (IAFF) - Fire Ops 101

West Kelowna Fire Rescue Firefighters Nathan Pike and Dennis Hall presented Mayor Milsom with a helmet to mark the occasion of the Mayor's participation in Fire Ops 101 in September 2019.

5.1.2 Regional District of Central Okanagan Highlights from the November 25, 2019 Regional Board Meeting

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. DIVISION REPORTS

8.1 DEVELOPMENT SERVICES

8.1.1 TUP 19-05, Temporary Use Permit, 1160 Stevens Road

Delegation Request from Ann Howard, BC Housing

It was moved and seconded

Resolution No. C406/19

THAT Council permit Ann Howard, BC Housing to present to Council.

CARRIED UNANIMOUSLY

The meeting recessed at 3:13 p.m.

The meeting reconvened at 3:31 p.m.

It was moved and seconded

Resolution No. C407/19

THAT Council authorize the issuance of a Temporary Use Permit to allow for temporary winter shelter services located at 1160 Stevens Road (A portion of Lot A, DL 505, ODYD, Plan 31423) for a period of up to six months, subject to the conditions outlined in the attached Temporary Use Permit including an effective date of December 10, 2019 and an expiry date of April 30, 2020; and,

THAT the City of West Kelowna staff and BC Housing work together to address security needs in the neighbourhood and direct staff to report back to Council on this matter; and,

THAT BC Housing and City of West Kelowna staff look to find alternative sites for Council consideration for future shelter needs.

CARRIED UNANIMOUSLY

8.1.2 TUP 19-03, Temporary Use Permit, 2520 Ross Road

It was moved and seconded

Resolution No. C408/19

THAT Council permit Nathan Weninger, Owner to present to Council.

CARRIED UNANIMOUSLY

It was moved and seconded

Resolution No. C409/19

THAT Council deny the issuance of a Temporary Use Permit (TUP 19-03) to allow concrete crushing at 2520 Ross Rd (Lot 2, DL 506, ODYD, Plan 33647).

CARRIED; Opposed: Councillor Johnston

8.1.3 TUP 19-04, Temporary Use Permit, 2352 McDougall Road

Pursuant to Section 100 of the *Community Charter*, Councillor Johnston declared a conflict of interest in regards to Item 8.1.3 TUP 19-04 for 2352 McDougall Road as he works for the applicant.

Councillor Johnston left the meeting at 3:48 p.m.

It was moved and seconded

Resolution No. C410/19

THAT Council authorize the issuance of a Temporary Use Permit to allow for gravel extraction located at 2352 McDougall Rd (Lot A, DL 505, ODYD, Plan 31375) for a period of three years, subject to the conditions outlined in the attached Temporary Use Permit.

CARRIED

Councillor Johnston returned to the meeting at 3:54 p.m.

8.1.4 A19-04, Agricultural Land Reserve, 3992 Pritchard Drive North

It was moved and seconded

Resolution No. C411/19

THAT Council support the request to permit a non-farm use for a vehicle parking area in the Agricultural Land Reserve (File: A 19-04) for the property at 3992 Pritchard Drive North (Lot A, DL 434, ODYD, Plan 32484).

It was moved and seconded

Resolution No. C412/19

THAT Council postpone consideration of the motion in order to hear from the applicant.

CARRIED UNANIMOUSLY

It was moved and seconded

Resolution No. C413/19

THAT Council permit Kevin Spiess, Agent to present to Council.

CARRIED UNANIMOUSLY

QUESTION ON THE MAIN MOTION:

CARRIED UNANIMOUSLY

8.1.5 DVP 19-11, Development Variance Permit, Horizon Drive

It was moved and seconded

Resolution No. C414/19

THAT Council authorize a Development Variance Permit (DVP 19-11) for Lot A, DL 1117, ODYD Plan 39701, Except Plans 40417, 40418, KAP48045, KAP51939, KAP55153, KAP56266 and KAP74459 (Horizon Drive) in general accordance with the attached permit to vary Zoning Bylaw No. 0154:

- S.3.12.1 to increase the maximum retaining wall height from 2.5 m to 3.6 m; and
- S.10.4.5(g).5 to reduce the front parcel boundary setback:
 - i. from 4.5 m to 3.0 m for proposed Lots 1 – 4, 10, 12 – 17, 20, 22, 29 and 30; and
 - ii. for a garage or carport having vehicular entry from the front:
 - a. from 6.0 m to 4.45 m for proposed Lots 1 – 4, 12 – 17, 29 and 30; and
 - b. from 6.0 m to 3.45 m for proposed Lots 10, 20, and 22.

CARRIED UNANIMOUSLY

8.1.6 DVP 19-05, Development Variance Permit and ALR Inclusion and Exclusion, 2010 Bartley Road

It was moved and seconded

Resolution No. C415/19

THAT Council authorize the issuance of a Development Variance Permit for 2010 Bartley Road (DL 2685 ODYD Except Plan EPP79692 and EPP90055) to vary Section 3.1.1(a) of Works and Services Bylaw No. 0249 for the portion of Bartley Road fronting the ALR from a required paved road to a gravel road with ditch;

THAT Council support the request to exclude 1.02 acres from DL 2685 ODYD Except Plan EPP79692 and EPP90055 from the Agricultural Land Reserve;

THAT Council support the request to include 1.04 acres from DL 2685 ODYD Except Plan EPP79692 and EPP90055 within the Agricultural Land Reserve; and

THAT Council direct staff to forward a local government report to the Agricultural Land Commission for consideration.

CARRIED UNANIMOUSLY

8.2 ENGINEERING / PUBLIC WORKS / PARKS

8.2.1 Rose Valley Water System Merger Amendment Bylaw No. 0239, 2010 Bartley Road Local Area Service Inclusion

It was moved and seconded

Resolution No. C416/19

THAT Council give first, second and third reading to “City of West Kelowna Rose Valley Water System Merger Amendment Bylaw No. 0239.05 2019”.

CARRIED UNANIMOUSLY

8.3 FIRE RESCUE SERVICES

8.4 CORPORATE INITIATIVES

8.5 FINANCIAL SERVICES

8.6 CORPORATE SERVICES / RECREATION AND CULTURE

8.6.1 Road Closure and Disposition Bylaw No. 0270, 2734 Lower Glenrosa Road

In accordance with Section 40 of the *Community Charter*, Council provided an opportunity for persons who considered they were affected by Bylaw No. 0270 to make representations to Council.

No members of the public came forward.

It was moved and seconded

Resolution No. C417/19

THAT the City of West Kelowna Road Closure and Disposition Bylaw No. 270, 2019 be adopted; and

THAT Council authorize the Mayor and Corporate Officer to remove any subject conditions and execute the sales agreement to sell the road closure area, and to execute all further documents necessary to effect the registration of the land sale and associated survey plans in the Land Titles Office.

CARRIED UNANIMOUSLY

8.6.2 Road Closure and Disposition Bylaw No. 0257, 3859 Carrall Road

In accordance with Section 40 of the *Community Charter*, Council provided an opportunity for persons who considered they were affected by Bylaw No. 0257 to make representations to Council.

No members of the public came forward.

It was moved and seconded

Resolution No. C418/19

THAT the City of West Kelowna Road Closure and Disposition Bylaw No.0257, 2019 be adopted; and,

THAT Council authorize the Mayor and Corporate Officer to remove any subject conditions and execute the sales agreement to sell the road closure area, and to execute all further documents necessary to effect the registration of the land sale and associated survey plans in the Land Titles Office.

CARRIED UNANIMOUSLY

8.7 CHIEF ADMINISTRATIVE OFFICER

9. CORRESPONDENCE AND INFORMATION ITEMS

10. NOTICE OF MOTION

11. ADJOURNMENT OF THE REGULAR MEETING

The meeting adjourned at 4:46 p.m.

MAYOR

DEPUTY CAO/CORPORATE OFFICER