



CITY OF WEST KELOWNA
MINUTES OF THE REGULAR MEETING OF COUNCIL

Tuesday, September 17, 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

Staff Present: Paul Gipps, CAO
Tracey Batten, Deputy CAO
Allen Fillion, GM of Engineering and Public Works
Warren Everton, CFO
Sandy Webster, Director of Corporate Initiatives
Brent Magnan, Planning Manager
Lisa Siavachi, Financial Services Manager/Deputy CFO
Brandon Mayne, Help Desk Assistant

1. CALL THE REGULAR COUNCIL MEETING TO ORDER

It was acknowledged that this meeting was 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 archived on the City's website.

The meeting was called to order at 6:07 p.m.

2. INTRODUCTION OF LATE ITEMS

2.1 Replacement Page 2 of the September 3, 2019 Regular Council Minutes, re TUP 19-02, 1680 Ross Road (Item 4.3 / page 14 of the agenda package under Adoption of Minutes)

2.2 Okanagan Basin Water Board News Release dated September 6, 2019 (Item 5.1 and 5.2 under Mayor and Councillor's Reports)

2.3 Remove Pages 53, 54, 55 and 56 of the Agenda (these pages were placed incorrectly in the agenda and are being replaced in the appropriate section)

2.4 DVP 19-10, Development Variance Permit, 159-4035 Gellatly Road South (Item 8.1.1 under Division Reports)

Letters received from the following:

- Marie Sprecher, Marcelle Sprecher, Carmen Walisser, Tino Sprecher and Gotfried Sprecher
- Geoffrey Hatfield
- Marcelle Sprecher
- Lyman Robinson
- Larry Hancock
- Dave Hoeght
- Ove and Mona Kvist

2.5 DVP 19-13, Development Variance Permit, 2335 Thacker Drive (Item 8.1.2 under Division Reports)

Letters received from the following:

- Heather Spinney
- Ryan Peterson
- E. Austin
- E. Austin
- Heather and Stephen Spinney

2.6 City Hall Renovation Update (Item 8.4.1 under Division Reports)

2.7 Items 5.1 and 5.2 were moved to follow Item 8.3.2

3. ADOPTION OF AGENDA

It was moved and seconded

Resolution No. C322/19

THAT the agenda be adopted as amended.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the Special Council meeting held Tuesday, August 27, 2019 in the City of West Kelowna Committee Room

It was moved and seconded

Resolution No. C323/19

THAT the minutes of the Special Council Meeting held Tuesday, August 27, 2019 be adopted.

CARRIED UNANIMOUSLY

4.2 Minutes of the Regular Council meeting held Tuesday, August 27, 2019 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C324/19

THAT the minutes of the Regular Council Meeting held Tuesday, August 27, 2019 be adopted.

CARRIED UNANIMOUSLY

4.3 Minutes of the Special Council meeting held Tuesday, September 3, 2019 in the City of West Kelowna Committee Room

It was moved and seconded

Resolution No. C325/19

THAT the minutes of the Special Council Meeting held Tuesday, September 3, 2019 be adopted.

CARRIED UNANIMOUSLY

4.4 Minutes of the Regular Council meeting held Tuesday, September 3, 2019 in the City of West Kelowna Council Chambers.

It was moved and seconded

Resolution No. C326/19

THAT the minutes of the Regular Council Meeting held Tuesday, September 3, 2019 be adopted.

CARRIED UNANIMOUSLY

5. MAYOR AND COUNCILLOR'S REPORTS

5.1 Councillor Findlater

This item was dealt with following Item 8.3.2

5.2 Councillor Zanon

This item was dealt with following Item 8.3.2

6. DELEGATIONS

6.1 Richard and Debby Gill

Illegal Short-Term Rentals in West Kelowna

Mr. and Ms. Gill provided Council with information on Illegal Short-Term Rentals in West Kelowna.

It was moved and seconded

Resolution No. C327/19

THAT Council direct staff to investigate and report back to Council regarding Air BnB and short term rentals in West Kelowna within the next 6 months.

CARRIED UNANIMOUSLY

7. UNFINISHED BUSINESS

8. DIVISION REPORTS

8.1 DEVELOPMENT SERVICES

8.1.1 DVP 19-10, Development Variance Permit, 159-4035 Gellatly Road South

It was moved and seconded

Resolution No. C328/19

THAT Council authorize a Development Variance Permit (DVP 19-10) for Lot 129, Plan KAS1001, District Lot 487, ODYD (159-4035 Gellatly Road S) to:

- Vary Zoning Bylaw No. 0154: S10.3.a.5(e) to increase the maximum parcel coverage from 40% to 48%; and to
- Vary Zoning Bylaw No. 0154: S10.3.a.5(g).2 to reduce the required rear yard setback from 3 m to 2 m.

CARRIED Opposed: Councillor Findlater

8.1.2 DVP 19-13, Development Variance Permit, 2335 Thacker Drive

It was moved and seconded

Resolution No. C329/19

THAT Council authorize a Development Variance Permit (DVP 19-13) for Lot B, DL 1118, ODYD, Plan 29578 (2335 Thacker Drive) to reduce the minimum required side yard setback regulation in Section 10.4.5 (g).3 of Zoning Bylaw No. 0154 from 1.5 m to 1.31 m.

CARRIED UNANIMOUSLY

8.1.3 Z 18-11, Zoning Amendment Bylaw 154.84, 3040 and 3050 Boucherie Road

It was moved and seconded

Resolution No. C330/19

THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.84, 2019 (File: Z 18-11); and

THAT Council direct staff to schedule the bylaw for consideration of adoption following registration of the following items to the satisfaction of the Director of Development Services:

- Section 219 Highway Reserve Agreement under S.44 of the *Community Charter*; and
- Section 219 Agricultural Protection Covenant on Lot 1, DL 1934, ODYD, Plan KAP21560 (3040 Boucherie).

CARRIED UNANIMOUSLY

8.2 ENGINEERING AND PUBLIC WORKS

8.3 FINANCE, ADMINISTRATIVE AND PROTECTIVE SERVICES

8.3.1 2020 Permissive Tax Exemptions Bylaw No. 0269

It was moved and seconded

Resolution No. C331/19

THAT Council give first, second and third reading to "Property Tax Exemption Bylaw No. 0269, 2019"; and

THAT Notice of Intention to proceed with Bylaw No. 0269 be published on the 18th and 25th day of September 2019 in the *Westside Weekly*

newspaper, circulating in the City of West Kelowna, pursuant to Section 94 of the *Community Charter*.

CARRIED UNANIMOUSLY

8.3.2 Consideration of a Special Council Meeting to be held on September 25, 2019, Outside the Boundaries of the Municipality

It was moved and seconded

Resolution No. C332/19

THAT Council, in accordance with Section 134.1 of the *Community Charter*, allow a Special Council Meeting of the City of West Kelowna, to be held outside the boundaries of the municipality on Wednesday, September 25, 2019 at 3:00 p.m. at the Harbour Centre (Westcoast Energy Executive Meeting Room), 515 West Hastings Street, Vancouver, BC, for the purposes of discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report; and

THAT the meeting will be closed to the public in accordance with Section 90 of the *Community Charter*, and,

THAT Council direct the Corporate Officer to give notice of the Special Council Meeting by posting the change on the Public Notice Posting Place.

CARRIED UNANIMOUSLY

8.3.3 Mayor and Councillor's Reports (From Previous Section 5 of the Agenda)

5.1 Councillor Findlater

Update on the Okanagan Basin Water Board Annual General Meeting

5.2 Councillor Zanon

Update on the Okanagan Basin Water Board Annual General Meeting

8.4 CHIEF ADMINISTRATIVE OFFICER

8.4.1 City Hall Renovation Update

Information Report from the CAO

9. CORRESPONDENCE AND INFORMATION ITEMS

10. NOTICE OF MOTION

11. ADJOURNMENT OF THE REGULAR MEETING

The meeting adjourned at 7:33 p.m.

MAYOR

DEPUTY CAO/CORPORATE OFFICER