



CITY OF WEST KELOWNA

MINUTES OF THE REGULAR MEETING OF COUNCIL
HELD AT THE CITY OF WEST KELOWNA COUNCIL CHAMBERS,
2760 CAMERON ROAD, WEST KELOWNA, BC
ON TUESDAY, MARCH 26, 2019

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

Staff Present: Jim Zaffino, CAO
Tracey Batten, Deputy CAO
Nancy Henderson, GM of Development Services
Allen Fillion, GM of Engineering and Public Works
Warren Everton, CFO
Brent Magnan, Planning Manager
Rob Hillis, Engineering Manager
John Perrott, Economic Development Officer
Mark Roberts, Flood Remediation Supervisor
Brandon Mayne, Help Desk Assistant
Chris Oliver, Planner

1. **CALL THE COUNCIL MEETING TO ORDER:**

The meeting was called to order at 6:13 p.m.

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.

2. **INTRODUCTION OF LATE ITEMS:**

2.1 DVP 19-02, Development Variance Permit, 1354 Pinot Noir Drive.
Letter received from Steve Kozak (see Item 8.1.2)

2.2 Selection of Non-Medical Cannabis Retail Sales for Rezoning.
Letter received from Hazel Christy, Christy & Associates Planning Consultants representing Mary Jane's Headquarters (see Item 8.1.4)

2.3 Rise and Report from the March 26, 2019 In-camera meeting
(see Item 5.3)

3. **ADOPTION OF AGENDA:**

It was moved and seconded

THAT the agenda be adopted as amended.

C135/19 CARRIED UNANIMOUSLY

4. **ADOPTION OF MINUTES:**

4.1 **Minutes of the regular Council Meeting held March 12, 2019 at the City of West Kelowna Council Chambers**

It was moved and seconded

THAT the Minutes of the regular Council Meeting held March 12, 2019 at the City of West Kelowna Council Chambers be adopted.

C136/19 CARRIED UNANIMOUSLY

5. **MAYOR AND COUNCILLOR'S REPORTS:**

5.1 **Mayor Milsom**

5.1.1 Okanagan Basin Water Board Meeting Highlights – March 8, 2019

5.1.2 Regional District of Central Okanagan Board Highlights – March 14, 2019

5.1.3 Rise and Report from the March 26, 2019 In-camera Meeting

At the March 26, 2019 In-camera Meeting, City of West Kelowna Council made the following appointments:

Economic Development Committee, Michael Porter for the remaining term ending December 31, 2019; and,

Advisory Planning Commission, Anthony Bastiaanssen, Julian Davis, Joe Gluska, Bea Kline, Wayne Kubasek, Nicole Richard and Katalin Zsufa for a three year term ending December 31, 2021.

At the March 26, 2019 In-camera Meeting, City of West Kelowna Council resolved the following:

Given that the Ministry of Forests, Lands, Natural Resource Operations and Rural Development was unable to approve the City of West Kelowna's Crown Land Tenure application for land adjacent to District Lots 503, 2685 and 2188, ODYD, application file number 3413249 and the 18 month delay as the application was being considered has put the City in jeopardy of not meeting grant timeline requirements, the City of West Kelowna decided to purchase a portion of 2010 Bartley Road for the site of a necessary water treatment plant; and therefore,

Adopted
April 9, 2019

Council direct staff to withdraw the City's application for Crown Land Tenure.

6. **DELEGATIONS:**

7. **UNFINISHED BUSINESS:**

8. **DIVISION REPORTS:**

8.1. DEVELOPMENT SERVICES

8.1.1 DVP 18-13, Development Variance Permit, 2245 Bridgeview Road

It was moved and seconded

THAT Council support the issuance of a Development Variance Permit (DVP 18-13) for 2245 Bridgeview Place to vary Section 10.4.5(g).1 of Zoning Bylaw No. 0154 to reduce the required front yard setback from 4.5 metres to 1.0 metre, conditional upon the structure being 2-storeys and establishing a landscape buffer between the proposed structure and Bridgeview Road, and subject to the conditions in the attached permit.

C137/19 CARRIED UNANIMOUSLY

8.1.2 DVP 19-02, Development Variance Permit, 1354 Pinot Noir Drive

It was moved and seconded

THAT Council authorize the issuance of a Development Variance Permit (DVP 19-02) for 1354 Pinot Noir Drive to vary Zoning Bylaw No. 0154, S.4.3.1(a) to allow the required parking to be satisfied on a parking easement abutting 1354 Pinot Noir Drive.

C138/19 CARRIED UNANIMOUSLY

8.1.3 Local Area Water Service, Rose Valley Water System, 2749 and 2769 Shannon Lake Road

It was moved and seconded

THAT "City of West Kelowna Rose Valley Water System Merger Amendment Bylaw No. 0239.04, 2019" be adopted.

C139/19 CARRIED UNANIMOUSLY

8.1.4 Selection of Non-Medical Cannabis Retail Sales for Rezoning

The following parties submitted Delegation Requests and spoke to Council regarding their Non-medical Cannabis Retail Sales applications:

- Hazel Christy, Christy & Associates (re Cheeba Cheeba)
- Daniel Prichard and/or Robert Kay (Avitas, dba BeKind)
- Travis Simpson and Jennifer Pacholzuk (re Higher Ground Cannabis)

It was moved and seconded

THAT Council waive s. 4.1(b) of the Non-Medical Cannabis Retail Store Rezoning Policy to allow for an additional store in the Boucherie Centre/West Kelowna Business Park neighbourhood area; and,

THAT Council direct staff to amend the Non-Medical Cannabis Retail Store Rezoning Policy to allow for an additional store in the Boucherie Centre/West Kelowna Business Park neighbourhood area; and,

THAT Council direct staff to process Zoning Bylaw Amendment applications for the following locations as per the selection process detailed in the Non-Medical Retail Cannabis Policy:

- 1192 Industrial Road (Canndara);
- 1195 Industrial Road (Spirit Leaf);
- 3710 Hoskins Road (Flora);
- 2528 Main Street (Prime Cannabis);
- 1812 Byland Road (Cheeba Cheeba); and,

THAT Council direct staff to place the following applications on hold as per the selection process detailed in the Non-Medical Cannabis Retail Policy:

- 3711 Elliot Road (BeKind);
- 2437 Main Street (Higher Ground).

The meeting recessed at 8:02 p.m.
The meeting reconvened at 8:17 p.m.

C140/19 CARRIED Opposed: Councillors Findlater, de Jong and Zanon

8.1.5 2019 Economic and Tourism Operational Plan

The Chair of the CWK Economic Development Committee provided Council with an update on the Committee's activities.

It was moved and seconded

THAT Council approve the 2019 Economic Development and Tourism Operational Plan.

C141/19 CARRIED UNANIMOUSLY

8.2 ENGINEERING AND PUBLIC WORKS

8.2.1 Multi-Sport Dome Tender Award

It was moved and seconded

THAT Council amend the 2019 Financial Plan to increase the budget by \$261,871 for Multi-Sport Facility for the purpose of construction contingency; and

THAT Council approve \$261,871 increase be funded from the Capital Reserve.

C142/19

CARRIED UNANIMOUSLY

8.2.2 Rose Valley Transmission Watermain Tender Award

It was moved and seconded

THAT Council amend the 2019 Financial Plan to increase the budget by \$120,000 for the Rose Valley Transmission Watermain Replacement for the purpose of construction contingency; and

THAT Council approve the \$120,000 increase be funded from the Water System Reserve.

C143/19

CARRIED UNANIMOUSLY

8.3 FINANCE, ADMINISTRATIVE AND PROTECTIVE SERVICES

8.3.1 Water Rates Bylaw 0026.61, 2019

It was moved and seconded

THAT Council adopt the "City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.61, 2019".

C144/19

CARRIED UNANIMOUSLY

8.3.2 2019 Parcel Tax Roll Review Panel

It was moved and seconded

THAT Council appoint Councillors Findlater, Zanon and Zilkie 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 2:45 p.m. on Tuesday, April 16; and

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

C145/19 CARRIED UNANIMOUSLY

8.3.3 Business License Amendment Bylaw No. 0087.10

It was moved and seconded

THAT Council give first, second and third reading to "City of West Kelowna Business Licensing and Regulations Amendment Bylaw No. 0087.10, 2019".

C146/19 CARRIED UNANIMOUSLY

8.4 CHIEF ADMINISTRATIVE OFFICER

9. **CORRESPONDENCE AND INFORMATION ITEMS:**

9.1 BC Hydro

Letter dated March 18, 2019 from Sabrina Locicero, Stakeholder Engagement, BC Hydro, re West Kelowna Transmission Project Update

It was moved and seconded

THAT Council not support BC Hydro's new line resiliency option as it fails to meet the goal of power supply redundancy and security as outlined in BC Hydro's own project literature as a key goal for this project; and,

THAT Council direct the Mayor to write a letter of response to BC Hydro, the Premier of BC and the Ministry of Energy and Mines, with copies to our MLAs and MPs outlining this position.

C147/19 CARRIED UNANIMOUSLY

10. **NOTICE OF MOTION:**

11. **ADJOURNMENT OF THE REGULAR MEETING:**

The meeting adjourned at 9:39 p.m.

'Gord Milsom'

M A Y O R

CERTIFIED CORRECT:

'Tracey Batten'

DEPUTY CAO