



City of Kelowna Special Council Meeting Minutes

Date: Monday, March 29, 2021
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given and Mohini Singh

Members participating remotely Councillors Charlie Hodge, Luke Stack*, Brad Sieben and Loyal Wooldridge

Staff Present City Clerk, Stephen Fleming; Deputy City Clerk, Laura Bentley*; Community Planning & Development Manager, Dean Strachan*; Development Planning Department Manager, Terry Barton*; Planner, Tyler Caswell*

Staff participating remotely City Manager, Doug Gilchrist; Legislative Coordinator (Confidential), Arlene McClelland

Guests participating remotely Rina Jeyakumar, Araya Law Corp., Applicant Representative
 Melanie Piorecky, Associated Engineering, Applicant Representative
 Carol Grassmick, Applicant/Owner

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 9:05 a.m.

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Council meetings in-person. As an open meeting, a live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Development Application Reports

2.1 June Springs Rd 4350 - Z20-0032 - Frank Robert Vezer

Staff:

- Displayed a PowerPoint Presentation summarizing the application and providing rationale for non-support and responded to questions from Council.

The Mayor invited the Applicant, or Applicant's Representative, participating remotely to speak.

Rina Jeyakumar, Araya Law Corp, Applicant Representative

- Shared a PowerPoint Presentation
- Provided reasons for supporting the application.
- Spoke to chronology of events and uses and development proposal of the Studio on the property.
- The intention of the rezoning is not for commercial gain; would like family to be able to reside there and provide security for the property and community.
- Spoke to the Okanagan Basin Water Board sewage concerns and displayed previously issued City permits and associated drawings showing a kitchen and bathroom.
- Spoke to neighbourhood consultation efforts and confirmed that no objections were received.
- Commented that the proposed application meets City safety and planning objectives.
- Responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor DeHart

Ro360/21/03/29 THAT Rezoning Application No. Z20-0032 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 Section 35 Township 29 ODYD Plan KAP56325, located at 4350 June Springs Road, Kelowna, BC from RR1 – Rural Residential 1 zone to the RR1c – Rural Residential 1 with Carriage House zone NOT be considered by Council.

Defeated

Councillors DeHart, Donn, Given, Hodge, Sieben, Stack and Wooldridge - Opposed

Moved By Councillor Stack/Seconded By Councillor Sieben

Ro361/21/03/29 THAT Rezoning Application No. Z20-0032 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 Section 35 Township 29 ODYD Plan KAP56325, located at 4350 June Springs Road, Kelowna, BC from RR1 – Rural Residential 1 zone to the RR1c – Rural Residential 1 with Carriage House zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Variance Permit for the subject property.

Carried

Mayor Basran, Councillor Singh - Opposed

2.2 Longhill Rd 2825 - A19-0014 - Carol Grassmick

Councillor Stack declared a conflict of interest due their ongoing relationship with the applicant and disconnected from the meeting at 10:10 a.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application and providing rationale for non-support.

The Mayor invited the Applicant, or Applicant's Representative, participating remotely to speak.

Melanie Piorecky, Associated Engineering, Applicant Representative

- Shared a PowerPoint Presentation.
- Spoke to the historical and current use of the subject property by the owner.
- Spoke to the Agriculture Advisory Committee comments regarding the application.
- Provided comments on the native soils and agriculture capability.
- Spoke to benefits to agriculture.
- Spoke to winding down the business in five years and subsequent reclamation plans to the site.
- Responded to questions from Council.

Carol Grassmick, Owner

- Responded to questions from Council.

Staff:

- Responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

R0362/21/03/29 THAT Agricultural Land Reserve Appeal No. A19-0014 for Lot A Section 34 Township 26 ODYD Plan 36168 Except Plan 36259, located at 2825 Longhill Road, Kelowna, BC, for a non-farm use in the Agricultural Land Reserve pursuant to Section 20(2)(a) of the Agricultural Land Commission Act, NOT be supported by Council;

AND FURTHER THAT Council directs Staff NOT to forward the subject application to the Agricultural Land Commission for consideration.

Carried
Councillor Sieben - Opposed

Councillor Stack reconnected to the meeting at 11:15 a.m.

3. **Bylaws for Adoption (Non-Development Related)**

3.1 **BL12192 - 2021 By-Election Procedures**

Moved By Councillor Singh/Seconded By Councillor Given

R0363/21/03/29 THAT Bylaw No. 12192 be adopted.

Carried

3.2 **BL12195 - Amendment No. 2 to the Automated Voting Machines Authorization Bylaw No. 10970**

Moved By Councillor Singh/Seconded By Councillor Given

R0364/21/03/29 THAT Bylaw No. 12195 be adopted.

Carried

3.3 **Councillor Items**

Councillor Stack, re: Youth Baseball

- Inquired whether baseball fields are open for youth to practice, as this is a permitted use under Public Health Orders.

City Manager

- Will provide further information.
- Generally fields are closed this time of year for maintenance.

4. **Resolution Closing Meeting to the Public**

Moved By Councillor Sieben/Seconded By Councillor Singh

R0365/21/03/29 THAT this meeting be closed to the public pursuant to Section 90 (1) (f) and Section 90 (2)(b) of the Community Charter for Council to deal with matters relating to the following:

- Law Enforcement
- Negotiations between a Municipality and Provincial Government

Carried

The meeting recessed at 11:20 a.m.

5. **Adjourn to Closed Session**

The meeting adjourned to a closed session at 11:28 a.m.

6. **Reconvene to Open Session**

The meeting reconvened to an open session at 12:00 p.m.

7. **Termination**

This meeting was declared terminated at 12:00 p.m.

Mayor Basran

sf/acm



City Clerk

DRAFT