

**City of Kelowna  
Regular Council Meeting  
Minutes**

Date:	Monday, June 13, 2022
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben*, Mohini Singh, Luke Stack* and Loyal Wooldridge*
Members Absent	Councillor Charlie Hodge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith*, Planner 1, Tyler Caswell*; Planner Specialist, Wesley Miles*; Divisional Director, Partnership & Investments, Derek Edstrom*; Energy Manager, Ryan Baines*; Real Estate Department Manager, Johannes Saufferer*; Water Quality & Customer Care Supervisor, Ed Hoppe*; Transit Service Coordinator, Mike Kittmer*; Event Development Supervisor, Chris Babcock*; Outdoor Events Coordinator, Sarah Semeniuk*; Community & Neighbourhood Services Manager, Mariko Siggers*; Divisional Director, Active Living & Culture, Jim Gabriel*; Deputy City Clerk, Laura Bentley*
Staff participating Remotely	Legislative Coordinator (Confidential), Clint McKenzie
Guests Present	Lance MacDonald*, Co-Chair Community Signature Event Committee; Jen Casorso*, Urban Matters

\*Denotes partial attendance

**1. Call to Order**

Mayor Basran called the meeting to order at 1:33 p.m.

**2. Confirmation of Minutes**

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

**R0418/22/06/13** THAT the Minutes of the Regular Meetings of May 30, 2022 be confirmed as circulated.

**Carried**

### 3. Development Application Reports & Related Bylaws

#### 3.1 Gallagher Rd 2570 - A22-0002 FH22-0003\_Parmjeet Singh Gurm and Gurjit Kaur Gurm

Staff:

-Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Singh/Seconded By Councillor Wooldridge

**Ro419/22/06/13** THAT Agriculture Land Reserve Appeal No. A22-0002 for Lot 3 Sections 7 and 18 Township 27 ODYD Plan 2037 Except Plan 10570, located at 2570 Gallagher Road, Kelowna, BC for a Non-Adhering Residential Use Permit pursuant to Section 25 of the Agricultural Land Commission Act, be supported by Council;

AND THAT the Council directs Staff to forward the subject application to the Agricultural Land Commission for consideration;

AND THAT Council authorizes the issuance of Temporary Farm Worker Housing Permit No. FH22-0003 for Lot 3 Sections 7 and 18 Township 27 ODYD Plan 2037 Except Plan 10570 located at 2570 Gallagher Road, Kelowna, BC subject to the following:

1. Approval by the Agricultural Land Commission of Non-Adhering Residential Use Permit Application A22-0002;
2. The dimensions and siting of the building to be constructed on the land in accordance with Schedule A;
3. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule B;
4. A vegetated buffer is provided for screening adjacent property lines and between the temporary farm worker housing and active farming areas in accordance with Schedule C;
5. The applicant is required to post the City a Landscape Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscape buffer, as determined by a professional landscaper;
6. Registration of a Section 219 Restrictive Covenant on the Title that states:
  - a. The dwellings will be used for temporary farm workers only;
    - b. The owner will remove the dwellings if the farm operation changes such that if they are not longer required;
    - c. The dwellings will only be used for farm workers for a maximum of ten (10) months of the year;
    - d. The maximum number of accommodations permitted on this farm unit within this City sector is 60 workers: and,
    - e. The temporary farm worker housing building footprint is a maximum of 0.3 ha.

AND FURTHER THAT this Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

**Carried**

#### 3.2 DP21-0128 - 3081 Hall Rd - Mission Creek Landing., Inc. No. BC1108111

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Councillor Sieben joined the meeting at 1:46 p.m.

Moved By Councillor Given/Seconded By Councillor Wooldridge

**Ro420/22/06/13** THAT Council authorize the issuance of Development Permit No. DP21-0128 for a portion of Lot 1, Section 16, Township 26, ODYD Plan 27991 located at 3081 Hall Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND THAT issuance of the Development Permit be considered subsequent to the Natural Environment Protection Development Permit by the Development Planning Department Manager;

AND FURTHER THAT this Development Permit are valid for two (2) years from the date of Council approval, with no opportunity to extend.

**Carried**

**4. Bylaws for Adoption (Development Related)**

**4.1 St Paul St 1310 - BL12326 (Z21-0062) - Vibona Enterprises Ltd. Inc. No BCo458875**

Councillor Wooldridge declared a perceived conflict of interest as he owns a property in the immediate area and left the meeting at 1:51 p.m.

Moved By Councillor Donn/Seconded By Councillor DeHart

**Ro421/22/06/13** THAT Bylaw No. 12326 be adopted.

**Carried**

Opposed – Councillor Given

Councillor Woolridge returned to the meeting at 1:52 p.m.

**5. Non-Development Reports & Related Bylaws**

**5.1 CleanBC Communities Fund - Grant Application**

New staff member Ryan Baines, Energy Manager, was introduced by the Divisional Director, Partnership & Investments.

Staff:

- Summarized the ClearBC Communities Grant application.

Moved By Councillor DeHart/Seconded By Councillor Donn

**Ro422/22/06/13** THAT Council receives for information, the report from Building Services dated June 13, 2022, with respect to the Application for funding from CleanBC Communities Fund Intake 3, towards the H2O Adventure + Fitness Centre Energy Modernization Project;

AND THAT Council authorizes staff to apply for a CleanBC Grant - H2O Adventure + Fitness Centre Energy Modernization Project, as outlined in this report;

AND THAT Council commits to contributing up to \$894,788, the City's cost-share of eligible costs from the following funding sources:

- \$65,737 from Parking Reserve (R605)
- \$414,525.50 from H2o Reserve (R068)
- \$414,525.50 from Energy Management Reserve (R011)

AND THAT the Financial Plan be amended to include the grant and reserve funding if the application is successful.

AND THAT Council commits to cover any unexpected ineligible costs and project overruns.

Carried

## 5.2 Central Okanagan Small Boat Association - Non-Market Lease Agreement

Staff:

- Provided an PowerPoint Presentation summarizing the lease agreement with the Central Okanagan Small Boat Association.

Moved By Councillor Given/Seconded By Councillor Sieben

**R0423/22/06/13** THAT Council approve the City entering into a five (5) year non-market lease agreement with the Central Okanagan Small Boat Association as per the general terms and conditions of the agreement attached as Schedule A to the report of the Real Estate department dated May 30, 2022;

AND THAT the Property Manager, or a designate thereof, by authorized to execute all necessary documents pertaining to the non-market lease agreement with the Central Okanagan Small Boat Association.

Carried

## 5.3 Water Regulation Bylaw 10480 Fine Assessments

Staff:

- Provided an the rational for the proposed penalties.

Moved By Councillor Singh/Seconded By Councillor Wooldridge

**R0424/22/06/13** THAT Council receives for information, the report from Utility Services dated June 13, 2022, with regard to the assessment of Water Regulation Bylaw 10480 fines;

AND THAT Bylaw 12344, Amendment No. 33 to the Bylaw Notice Enforcement Bylaw No. 10475, be forwarded for reading consideration.

Carried

## 5.4 BL12344 - Amendment No. 33 to Bylaw Notice Enforcement Bylaw No. 10475

Moved By Councillor DeHart/Seconded By Councillor Donn

**R0425/22/06/13** THAT Bylaw No. 12344 be read a first, second and third time.

Carried

## 5.5 Rutland Local Area Transit Plan

Staff:

- Displayed a PowerPoint Presentation summarizing the Rutland Local Area Transit Plan and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor DeHart

**R0426/22/06/13** THAT Council receives for information, the report from Integrated Transportation dated June 13, 2022, regarding the Rutland Local Area Transit Planning Study.  
**Carried**

#### **5.6 2022 Community-Signature Event**

Staff:

- Displayed a PowerPoint presentation.
- Introduced the Co-Chairs Sarah Semeniuk and Lance MacDonald.

The Co-Chairs displayed a PowerPoint presentation regarding the proposed community signature event and responded to questions from Council .

Moved By Councillor DeHart/Seconded By Councillor Donn

**R0427/22/06/13** THAT Council receive for information, the report from the signature event committee co-chairs dated June 13, 2022, regarding the activities related to the creation of a community signature event.

**Carried**

#### **5.7 Youth Services Framework**

Staff:

- Displayed a PowerPoint presentation outlining the Youth Services Framework.
- Introduced Jen Casorso, Urban Matters Consulting, who continued with the PowerPoint presentation and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Sieben

**R0428/22/06/13** THAT council receives, for information, the report from Active Living & Culture, dated June 13, 2022, that provides an overview of the Youth Services Framework.

**Carried**

The City Manager confirmed staff will return with subsequent recommendations based on this afternoon's Council discussion.

#### **5.8 2022 Election Appointments and Bylaw**

Staff:

- Displayed a PowerPoint presentation regarding procedures and conduct of the 2022 General Local Election.

Moved By Councillor Singh/Seconded By Councillor Sieben

**R0429/22/06/13** THAT Council receives, for information, the report from the Office of the City Clerk, dated June 13, 2022 regarding the 2022 Election Officer Appointments and Election Bylaw;

AND THAT Council appoints Laura Bentley, Deputy City Clerk as Chief Election Officer for the 2022 General Local Election;

AND THAT Council appoints Stephen Fleming, City Clerk, Rebecca Van Huizen, Legislative Coordinator Confidential (FOI) and Suzanne Woods, Corporate Records & Information Coordinator as Deputy Chief Election Officers for the 2022 General Local Election;

AND THAT the Chief Election Officer be authorized to enter into agreements with relevant third parties for the purposes of conducting the 2022 General Local Election;

AND FURTHER THAT Council gives reading consideration to Bylaw No. 12393 being the 2022 General Local Government Election Bylaw.

**Carried**

**5.9 BL12393 - General Local Government Election Bylaw**

Moved By Councillor Donn/Seconded By Councillor DeHart

Ro430/22/06/13 THAT Bylaw No. 12393 be read a first, second and third time.

**Carried**

**6. Mayor and Councillor Items**

Councillor DeHart:

- Spoke to Okanagan College's newly constructed Health and Science building and a successful fundraising campaign of \$5.4 million dollars.
- Spoke to attendance at Kelowna Pride events.

Councillor Donn:

- Spoke to recent attendance at the FCM convention in Regina.

Councillor Wooldridge:

- Spoke to recent attendance at the FCM convention in Regina.
- Shout out to the Kelowna Pride organizers with over 2500 people attending the successful Saturday event.
- Attended Ride Don't Hide for CMHA as well as the KRLS fundraiser.

Mayor Basran:

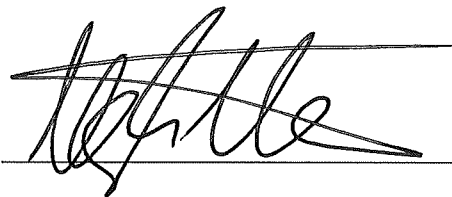
- Encouraged citizens to participate in the survey for redevelopment of Parkinson Recreation Centre. The opportunity is available until June 26<sup>th</sup>.

**7. Termination**

This meeting was declared terminated at 3:50 p.m.

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Mayor Basran

sf/cm



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City Clerk