



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, FEBRUARY 14, 2017

MEMBERS PRESENT: His Worship Mayor Doug Findlater

Councillor Rick de Jong
Councillor Rusty Ensign
Councillor Rosalind Neis
Councillor Duane Ophus
Councillor Carol Zanon

MEMBERS ABSENT: Councillor Bryden Winsby

Staff Present: Jim Zaffino, CAO
Tracey Batten, Deputy CAO
Nancy Henderson, GM of Development Services
Allen Fillion, GM of Engineering and Public Works
Lisa Pleadwell, CFO
Brent Magnan, Planning Manager
Bob Kusch, Parks, Recreation and Culture Manager
Brent Watson, Assistant Fire Chief
Jason Luciw, Communications and Grants Coordinator
Neil Wyatt, IT Support Services

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

The meeting was called to order at 1:54 p.m.

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

2. **INTRODUCTION OF LATE ITEMS:**

3. **ADOPTION OF AGENDA:**

It was moved and seconded

THAT the agenda be adopted as presented.

C140/17 **CARRIED UNANIMOUSLY**

4. **ADOPTION OF MINUTES:**

4.1 **Minutes of the Special Council Meeting held January 17, 2017 at the City of West Kelowna Council Chambers**

It was moved and seconded

THAT the Minutes of the Special Council Meeting held January 17, 2017 at the City of West Kelowna Council Chambers be adopted.

C141/17 **CARRIED UNANIMOUSLY**

4.2 **Minutes of the Special Council Meeting held January 24, 2017 at the City of West Kelowna Council Chambers**

It was moved and seconded

THAT the Minutes of the Special Council Meeting held January 24, 2017 at the City of West Kelowna Council Chambers be adopted.

C142/17 **CARRIED UNANIMOUSLY**

4.3 **Minutes of the Public Hearing held January 24, 2017 at the City of West Kelowna Council Chambers**

It was moved and seconded

THAT the Minutes of the Public Hearing held January 24, 2017 at the City of West Kelowna Council Chambers be adopted.

C143/17 **CARRIED UNANIMOUSLY**

4.4 **Minutes of the Regular Council Meeting held January 24, 2017 at the City of West Kelowna Council Chambers**

It was moved and seconded

THAT the Minutes of the Regular Council Meeting held January 24, 2017 at the City of West Kelowna Council Chambers be adopted.

C144/17 **CARRIED UNANIMOUSLY**

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

5.1 **Mayor Findlater**

5.1.1 **Regional District of Central Okanagan Board Highlights from the January 23, 2017 Regional Board Meeting**

5.1.2 **Regional District of Central Okanagan Board Highlights from the February 9,**

2017 Regional Board Meeting

5.1.3 Okanagan Basin Water Board Highlights from the February 9, 2017 Meeting

5.1.4 Federation of Canadian Municipalities 2017 Conference and Trade Show June 1 – 4, 2017, Shaw Convention Centre, Ottawa, ON

It was moved and seconded

THAT Council approves the attendance of two (2) Councillors to represent the City of West Kelowna at the Federation of Canadian Municipalities (FCM) 2017 Conference and Trade Show.

C145/17 CARRIED UNANIMOUSLY

5.1.5 SILGA Resolutions Committee

It was moved and seconded

THAT Council support the following resolution to proceed to the 2017 SILGA Conference:

- Staffing Levels – Integrated RCMP Detachments

C146/17 CARRIED UNANIMOUSLY

It was moved and seconded

THAT Council support the following resolution to proceed to the 2017 SILGA Conference:

- Province-Wide Rat Reduction Strategy

C147/17 CARRIED Opposed: Councillor Neis

6. **PRESENTATIONS:**

6.1 Mount Boucherie Senior Secondary Students Morgynn Beselt, Karah Hopgood, Gavin Newall, and Jane Newall

Students presented Council with a presentation titled “Mayor’s Youth Forum – Feedback & Results”.

7. **DELEGATIONS:**

8. **UNFINISHED BUSINESS:**

9. **DIVISION REPORTS:**

9.1 CHIEF ADMINISTRATIVE OFFICER

9.2 DEVELOPMENT SERVICES

Bylaws for Consideration of First Reading

Pursuant to Section 100 of the *Community Charter*, Councillor Neis declared a conflict of interest regarding item 9.2.1 Zoning Bylaw Amendment: Proposed Changes to Commercial Medical Marihuana Regulations as she owns stock in Medical Marijuana Businesses. Councillor Neis left the meeting at 2:28 p.m.

9.2.1 Zoning Bylaw Amendment: Proposed Changes to Commercial Medical Marihuana Regulations

It was moved and seconded

THAT Council give first reading to “City of West Kelowna Zoning Amendment Bylaw No. 0154.46, 2017”.

C148/17 CARRIED

The meeting recessed at 3:01 p.m.
The meeting reconvened at 3:09 p.m.

Councillor Neis was in attendance when the meeting reconvened.

Bylaws for Consideration of Third Reading

9.2.2 CDP 13-02 and OCP 16-01, Goat’s Peak/Gellatly Comprehensive Development Plan / Official Community Plan Amendment

It was moved and seconded

THAT Council give third reading as amended and adopt City of West Kelowna Official Community Plan Bylaw No. 0100.40, 2016.

C149/17 CARRIED UNANIMOUSLY

9.2.3 Z 16-06, OCP and Zoning Amendment Bylaw, Tallus Ridge Drive

It was moved and seconded

THAT Council give third reading and adopt City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.41, 2016 (File: Z 16-06); and

THAT Council give third reading and adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.41, 2016 (File: Z 16-06).

C150/17 CARRIED UNANIMOUSLY
Planning

9.2.4 DVP 16-18, Development Variance Permit, 1080 Mission View

It was moved and seconded

THAT Council authorize the issuance of Development Variance Permit (DVP 16-18) for Lot 5, District Lot 1934, ODYD, Plan KAP52095 (1080 Mission View Court) to vary Section 10.4.5(g)4 to decrease the required siting from an exterior side parcel boundary from 4.5 metres (14.7 ft) to 1.5 m (4.9 ft) in accordance with the Site Survey Plan prepared by Runnals Denby, date stamped September 23, 2016; and

THAT the Development Variance Permit be subject to the following conditions:

- 1) That fenced encroachments into City property (Bowen Creek Corridor) be removed;
- 2) That barbed wire fencing around the property be removed;
- 3) That the applicant obtains the necessary building permit approvals required to remove the second storey in order to comply with the Zoning Bylaw and British Columbia Building Code;
- 4) The above noted conditions must be completed within 150 days of Permit issuance; and

THAT Council deny the variance to Section 10.4.5(f)2 to increase the maximum allowable building height for an accessory building from 5.0 m (15.4 ft) to 6.28 m (20.6 ft).

C151/17 CARRIED UNANIMOUSLY

9.2.5 DVP 16-12, Commercial Development Permit, 2405 – 2417 Dobbin Road

It was moved and seconded

THAT Council approve a Commercial Development Permit (File: DP 16-12) to allow the construction of a three-storey building on the property at 2405 – 2417 Dobbin Road (Lot 1, DL 486, ODYD, Plan EPP56656) subject to the conditions outlined in the attached Permit; and

THAT Council authorize a variance to Zoning Bylaw No. 0154, s. 11.1.5(f).4, to decrease the siting distance from the exterior side parcel boundary (adjacent to the undeveloped lane) from 4.5 metres to 1.4 metres; and

THAT issuance of the Development Permit be withheld pending receipt of landscaping security in the amount of \$63,750.00; and

THAT if the Development Permit has not been issued within one year from the date of approval, the Permit shall be deemed to have been refused and the file closed.

C152/17 CARRIED UNANIMOUSLY

9.3 ENGINEERING AND PUBLIC WORKS

9.3.1 **Recognition of West Kelowna Warriors on City Vehicles**

Pursuant to Section 100 of the *Community Charter*, Councillor Ophus declared a conflict of interest regarding this agenda item as he has a business relationship with the West Kelowna Warriors.

Councillor Ophus left the meeting at 4:28 p.m.

It was moved and seconded

THAT Council approve the installation of “Home of the 2016 RBC Cup Champions” on all City vehicles should the West Kelowna Warriors remain in West Kelowna.

C153/17 **DEFEATED** Opposed: Councillors Neis, de Jong and Zanon

Councillor Ophus returned to the meeting at 4:30 p.m.

9.4 **FINANCE, ADMINISTRATIVE AND PROTECTIVE SERVICES**

9.4.1 **Strategic Wildfire Prevention Initiative Grants**

It was moved and seconded

THAT Council support an application to the Strategic Wildfire Prevention Initiative seeking 75% funding for a Community Wildfire Protection Plan Update; and

THAT Council support an application to the Strategic Wildfire Prevention Initiative seeking 100% funding for a FireSmart grant to conduct a wildfire prevention education project in Casa Loma.

C154/17 **CARRIED UNANIMOUSLY**

10. **CORRESPONDENCE AND INFORMATION ITEMS:**

11. **NOTICE OF MOTION:**

12. **OTHER BUSINESS:**

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

The meeting adjourned at 4:38 p.m.

'Doug Findlater'

M A Y O R

CERTIFIED CORRECT:

'Tracey Batten'

DEPUTY CAO/CORPORATE OFFICER