



## Regular Council Meeting Minutes

September 16, 2025, 1:00 p.m.  
City of Penticton, Council Chambers  
171 Main Street, Penticton, B.C.

Council Present: Mayor Bloomfield  
Councillor Watt  
Councillor Graham  
Councillor Gilbert  
Councillor Reynen  
Councillor Stewart

Council Absent: Councillor Miller

Staff Present: Anthony Haddad, City Manager  
Angie Collison, Corporate Officer  
Angela Campbell, General Manager of Corporate Services  
Kristen Dixon, General Manager of Infrastructure  
Blake Laven, General Manager of Development Services  
Kelsey Johnson, General Manager of Community Services  
Paula McKinnon, Deputy Corporate Officer

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### 1. Call Regular Council Meeting to Order

The Mayor called the Regular Council Meeting to order at 1:00 p.m.

### 2. Introduction of Late Items

### 3. Adoption of Agenda

**226/2025** It was MOVED and SECONDED

THAT Council Adopt the Agenda for the Regular Council Meeting held on September 16, 2025 as presented.

**CARRIED UNANIMOUSLY**

#### 4. Adoption of Minutes

##### 4.1 Minutes of the August 19, 2025 Regular Council Meeting

**227/2025** It was MOVED and SECONDED

THAT Council adopt the Regular Council Meeting minutes of August 19, 2025 as presented.

**CARRIED UNANIMOUSLY**

#### 5. Staff Reports

##### 5.1 2025 Local Government (Summer) By-Election Summary

**228/2025** It was MOVED and SECONDED

THAT Council receive into the record the report dated September 16, 2025 titled "2025 Local Government (Summer) By-Election Summary".

**CARRIED UNANIMOUSLY**

##### 5.2 Signing Officers for 2025 and Subsequent Years

**229/2025** It was MOVED and SECONDED

THAT Council approve signing authorities for the City's bank accounts at Valley First Credit Union as follows:

A Signers:

- Anthony Haddad, City Manager
- Angela Campbell, General Manager of Corporate Services
- Karri Stoppler, Manager of Finance
- Courtney Jones, Manager of Financial Planning

B Signers:

- Julius Bloomfield, Mayor
- Isaac Gilbert, Councillor
- Ryan Graham, Councillor
- James Miller, Councillor
- Jason Reynen, Councillor
- Shannon Stewart, Councillor
- Campbell Watt, Councillor

Signing officers for memberships 2491165 and 2357879 (City of Penticton) will be for the calendar year ending December 31, 2025 and subsequent years until changed.

**CARRIED UNANIMOUSLY**

5.3 2026 Permissive Tax Exemption Bylaw No. 2025-30

**230/2025** It was MOVED and SECONDED

THAT Council give first, second and third reading to the “2026 Permissive Tax Exemption Bylaw No. 2025-30”, a bylaw granting permissive tax exemptions as listed in Schedule A for the 2026 tax year.

**CARRIED UNANIMOUSLY**

5.4 Growing Community Fund – Community Projects

**231/2025** It was MOVED and SECONDED

That Council receive into the record the report dated September 16, 2025, titled “Growing Community Fund – Community Projects”.

**CARRIED UNANIMOUSLY**

5.5 Municipal Grants Long-Term Funding Agreements

**232/2025** It was MOVED and SECONDED

THAT Council approve the Municipal Grant Long-Term Funding Agreements and direct staff to include the amounts into the 2026-2030 Financial Plan as follows:

- Penticton Art Gallery \$115,000
- SS Sicamous Society \$90,000
- Penticton & District Community Arts Council \$51,000
- Penticton & Area Cycling Association \$51,000
- DPBIA Community Market \$4,400
- Pentastic Jazz Festival Society \$10,500
- Penticton Elvis Festival \$6,500
- Penticton Farmers’ Market \$6,200
- Peach City Beach Cruise \$10,800
- Penticton Paddle Sports Association \$22,700
- Penticton Peach Festival Society \$61,600
- Penticton Scottish Festival Society \$8,600
- Royal Canadian Legion Branch 40 Remembrance Day \$4,900
- Ha Ha Ha Kidzfest \$10,300
- Penticton Triathlon Club Peach Classic Triathlon \$5,100

AND THAT Council authorize the General Manager of Community Services to execute the agreements.

**CARRIED UNANIMOUSLY**

5.6 Postponed from July 15, 2025: Infrastructure Levy

**233/2025** It was MOVED and SECONDED

THAT Council direct Staff to move the current infrastructure levy from a set amount of \$2,100,000 annually, to an annual contribution of 4.25% of property taxes;

AND THAT Council direct staff to include an increase of 1% each year, with a goal of achieving an infrastructure levy valued at 9% of property taxes by 2030, with final determination of each annual increase as part of the budget process;

AND THAT Council direct staff to update the Financial Management Policy.

Opposed (4): Councillor Watt, Councillor Graham, Councillor Reynen, and Councillor Stewart

**DEFEATED**

5.7 BC Transit Three Year Expansion Plans MOU

**234/2025** It was MOVED and SECONDED

THAT Council support the following Transit Service Additions as part of the City's Three-Year Transit Expansion Plan:

- Conventional Transit System
  - 2026/2027 - Phase 1 of network restructure plan – modify routing and introduce 15-min service on route 5 Main Street;
  - 2026/2027 – Introduce evening service on all local routes, replacing the route 15 Night Route;
  - 2027/2028 – Phase 2 of network restructure plan – modify routes 1, 2, 3 and 4 and increase frequency Monday through Saturday.

AND THAT the financial costs associated with the service additions be incorporated into the 2026-2030 Financial Plan with funding to be determined through the budget process.

**CARRIED UNANIMOUSLY**

5.8 Road Closure Bylaws – Haywood and Ontario Street

**235/2025** It was MOVED and SECONDED

THAT Council give first, second and third reading to “Road Closure (Haywood Street, connection to Eckhardt Avenue) Bylaw No. 2025-25”, a bylaw that closes a portion of Haywood Street to all vehicular traffic;

AND THAT Council give first, second and third reading to “Road Closure (Ontario Street, connection to Eckhardt Avenue) Bylaw No. 2025-26”, a bylaw that closes the connection of Ontario Street to Eckhardt Avenue to vehicles while maintaining right of way for non-vehicular movements.

**CARRIED UNANIMOUSLY**

5.9 Zoning Amendment Bylaw No. 2025-27

Re: 10 Galt Avenue

**236/2025** It was MOVED and SECONDED

THAT Council give first, second, third reading to “Zoning Amendment Bylaw No. 2025-27”, for Lot 1 District Lot 116 Similkameen Division Yale District Plan 2027 Except Plans M13339 and EPP139744, located at 10 Galt Avenue, a bylaw to rezone the subject property from RM3 – Medium Density Multiple Housing to CD 11 - Comprehensive Development (10 Galt Avenue), to facilitate the development of a mixed-use building with non-profit housing;

AND THAT Council adopt “Zoning Amendment Bylaw No. 2025-27”.

**CARRIED UNANIMOUSLY**

5.10 Zoning Amendment Bylaw No. 2025-24, Development Variance Permit PL2024-9807 and Development Permit PL2024-9808

Re: 594 Lakeshore Drive West

**237/2025** It was MOVED and SECONDED

THAT Council give first, second, third reading to “Zoning Amendment Bylaw No. 2025-24”, a bylaw to rezone Lot 7 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 4075, located at 594 Lakeshore Drive West, from R4-L (Small-Scale Multi-Unit Residential: Large Lot) to RM3 (Medium Density Multiple Housing);

AND THAT Council adopt “Zoning Amendment Bylaw No. 2025-24”;

AND THAT Council approve “Development Variance Permit PL2024-9807” a permit to vary the following sections of Zoning Bylaw No. 2024-22;

1. Section 10.5.2.7: Reduce the interior side yard setbacks from 4.5m to 3.0m.
2. Section 5.2.2: To allow a landscape buffer to be interrupted by a parking lot at the rear of the property.
3. Section 4.9.1: Increase the permitted projection of a balcony in the front yard setback from 1.5m to 5.0m.

AND THAT Council, subject to approval of “Development Variance Permit PL2024-9807”, approve “Development Permit PL2025-9808” a permit for the form and character of the development and vary the following section of Zoning Bylaw No. 2024-22:

1. Section 10.5.4.1: Increase the hard surfacing from 60% to 85%

AND THAT Council direct staff to issue the permit.

**CARRIED UNANIMOUSLY**

5.11 Development Variance Permit PL2025-10025 and Development Permit PL2025-10026

Re: 904 Timmins Street

**238/2025** It was MOVED and SECONDED

THAT Council approve “Development Variance Permit PL2025-10025”, for Lot 2 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 5380, located at 904 Timmins Street, a permit to vary the following sections of Zoning Bylaw No. 2024-22:

- Section 4.9.1 to increase architectural projections in the required front and exterior side yards from 1.5 m to 2.9 m;
- Section 5.3.1.1 to reduce the number of on-site trees from 1 to 0.5 per unit and not require a tree in the front yard;
- Section 10.1.2.3 to increase the maximum lot coverage from 40% to 44%;
- Section 10.1.2.6 to decrease the minimum front yard from 4.5 m to 3.0 m;
- Section 10.1.2.8.a to decrease the minimum exterior side yard from 3.0 m to 0.1 m; and
- Section 10.1.2.9.a to decrease the minimum rear yard from 6.0 m to 3.3 m.

AND THAT Council approve “Development Permit PL2025-10026”, for Lot 2 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 5380, located at 904 Timmins Street, a permit to approve the form and character of the proposed development.

**CARRIED UNANIMOUSLY**

5.12 Development Variance Permit PL2025-10040

Re: 148 Secrest Avenue

**239/2025** It was MOVED and SECONDED

THAT Council approve "Development Variance Permit PL2025-10040", for Lot 23 District Lot 251 Similkameen Division Yale District Plan 10889, located at 148 Secrest Avenue, a permit to vary the following sections of Zoning Bylaw No. 2024-22:

1. Section 10.1.2.5.b to increase the maximum height of an accessory building from 4.5 m to 5.0 m; and
2. Section 10.1.2.10 to increase the maximum combined building footprint of all accessory buildings from 75 m<sup>2</sup> to 87 m<sup>2</sup>.

**CARRIED UNANIMOUSLY**

**6. Bylaws and Permits**

6.1 Fees and Charges Amendment Bylaw No. 2025-21

Re: General

**240/2025** It was MOVED and SECONDED

THAT Council adopt "Fees and Charges Amendment Bylaw No. 2025-21".

**CARRIED UNANIMOUSLY**

6.2 Fees and Charges Amendment Bylaw No. 2025-22

Re: Utilities

**241/2025** It was MOVED and SECONDED

THAT Council adopt "Fees and Charges Amendment Bylaw No. 2025-22".

**CARRIED UNANIMOUSLY**

6.3 Zoning Amendment Bylaw No. 2025-23

Re: 951 and 963 Dynes Avenue

**242/2025** It was MOVED and SECONDED

THAT Council adopt "Zoning Amendment Bylaw No. 2025-23".

**CARRIED UNANIMOUSLY**

**7. Notice of Motion**

7.1 Notice of Motion introduced by Councillor Reynen on August 19, 2025 for consideration:

Councillor Reynen withdrew the Notice of Motion.

**8. Business Arising**

**9. Public Question Period**

**10. Council Round Table**

**11. Adjourn to a Closed Council Meeting**

The meeting adjourned at 3:04 p.m.

**243/2025** It was MOVED and SECONDED

THAT Council adjourn to a closed Council meeting pursuant to the provisions of the *Community Charter* as follows: Section 90 (1)

(c) labour relations of other employee relations;

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and Section 90 (2)

(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

**CARRIED UNANIMOUSLY**

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Angie Collison, Corporate Officer

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Julius Bloomfield, Mayor