



Regular Council Meeting Minutes

**December 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 (via Zoom)
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

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

338/2025 It was MOVED and SECONDED

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

CARRIED UNANIMOUSLY

4. Recess to Committee of the Whole

339/2025 It was MOVED and SECONDED

THAT Council Recess to a Committee of the Whole meeting.

CARRIED UNANIMOUSLY

4.1 Call Committee of the Whole to Order

The Mayor called the Committee of the Whole meeting to order at 1:01 p.m.

4.2 Adoption of Agenda

It was MOVED and SECONDED

THAT Council adopt the Agenda for the Committee of the Whole Meeting held on December 16, 2025 as presented.

CARRIED UNANIMOUSLY

4.3 Delegations

4.3.1 CFSOS: Vital Signs Food Security Report

Kevin Ronaghan, Community Foundation of South Okanagan Similkameen (CFSOS), provided Council with an update on food security in our region, highlighted the Vital Signs Food Security Report, and encouraged everyone to attend the Food Security Summit held on February 27, 2026.

4.4 Adjourn to Regular Meeting of Council

It was MOVED and SECONDED

THAT Council adjourn the December 16, 2025 Committee of the Whole meeting.

CARRIED UNANIMOUSLY

5. Reconvene the Regular Council Meeting

Council Reconvened the Regular Council Meeting at 1:19 p.m.

6. Adoption of Minutes

6.1 Minutes of the December 2, 2025 Regular Council Meeting

340/2025 It was MOVED and SECONDED

THAT Council adopt the Regular Council Meeting Minutes of December 2, 2025 as presented.

CARRIED UNANIMOUSLY

7. Consent Agenda

341/2025 It was MOVED and SECONDED

THAT Council approve the Consent Agenda:

1. November 26, 2025 Urban Deer Advisory Committee Meeting Minutes; and
2. December 2, 2025 Public Hearing Minutes.

CARRIED UNANIMOUSLY

8. Staff Reports

8.1 2025 Q4 Capital - Unplanned Facilities Projects – Budget Amendment

342/2025 It was MOVED and SECONDED

THAT Council receive into the record the report dated December 16, 2025, titled “2025 Q4 Capital -Unplanned Facilities Projects – Budget Amendments”;

AND THAT Council approve amending the 2025-2029 Financial Plan to provide for budget amendments noted in the report including:

- Reserve draw from the Asset Emergency Reserve of \$82k for replacement of Community Centre steam room generator and pool dolphin, replacement of the fire panel at the Leir House, repairs to the SOEC Compressor #1 and repairs to the PTCC kitchen exhaust fans.
- Fund a full implementation of a computerized maintenance management system (CMMS) at the SOEC, OHTC, PTCC and Memorial Arena at a cost of \$130k to be funded by a \$90k transfer from the Community Centre Fire Suppression capital project and \$40k from the City-Wide CCTV upgrade project.

CARRIED UNANIMOUSLY

8.2 Development Cost Charge Amendment Bylaw No. 2025-41 (Inflationary Increase)

343/2025 It was MOVED and SECONDED

THAT Council give first, second and third reading to “Development Cost Charge Amendment Bylaw No. 2025-41”, a bylaw that increases all DCC rates by 2.6%, aligning with the published CPI increases for 2024.

CARRIED UNANIMOUSLY

8.3 Bill M216 Professional Reliance Act – Direction on Advocacy

344/2025 It was MOVED and SECONDED

THAT Council direct staff to submit a response to the call for comment on Bill M216 – Professional Reliance Act, with the following City position:

- The City supports provincial efforts to streamline development approvals, but does not support the Act in its current form.
- The Act shifts technical review from municipal experts to a provincial body lacking timelines and resources, risking delays.
- It weakens the ability to catch errors or omissions by registered professionals promptly.
- The City recommends pausing implementation to allow for meaningful consultation with local governments, professional organizations and other stakeholders to develop practical improvements that balance efficiency with accountability and public safety.

CARRIED UNANIMOUSLY

8.4 Updates on City-Owned Sites for Affordable Housing

345/2025 It was MOVED and SECONDED

THAT Council receive the report titled ‘Updates on City-Owned Sites for Affordable Housing’, dated December 16, 2025, into the record;

AND THAT Council direct staff to defer further work on the Ellis Block to the Downtown Plan planning process over 2026-2027 to guide direction on future development options (including social housing);

AND THAT Council direct staff to investigate a potential City-owned site for an affordable home ownership opportunity.

CARRIED UNANIMOUSLY

8.5 Temporary Use Permit PL2025-10094

Re: 647 Okanagan Avenue East

346/2025 It was MOVED and SECONDED

THAT Council approve “Temporary Use Permit PL2025-10094”, a permit to allow the use ‘indoor amusement, entertainment and recreation’ for the operation of a parkour gym on Lot 4 District Lot 3821S Similkameen Division Yale District Plan 15261, located at 647 Okanagan Avenue East, for a three- year period;

AND THAT Council direct staff to issue the permit.

CARRIED UNANIMOUSLY

8.6 Development Variance Permit PL2025-10084 and Development Permit PL2025-10085

Re: 626 Main Street

347/2025 It was MOVED and SECONDED

THAT Council approve Development Variance Permit PL2025-10084, for Lot A District Lot 202 Similkameen Division Yale District Plan EPP119786, located at 626 Main Street, a permit to vary:

- Section 11.5.3.1 of Zoning Bylaw No. 2024-22 to permit dwelling units on the first storey

AND THAT Council approve Development Permit PL2025-10085, for Lot A District Lot 202 Similkameen Division Yale District Plan EPP119786, located at 626 Main Street, a permit to approve the form and character of the proposed mixed-use development on the subject property;

AND THAT Council cancel “Development Permit PL2022-9282” and direct staff to file a notice of cancellation with the Land Title Office.

CARRIED UNANIMOUSLY

9. Bylaws and Permits

- 9.1 Official Community Plan Amendment Bylaw No. 2025-31 and Zoning Amendment Bylaw No. 2025-32

348/2025 It was MOVED and SECONDED

THAT Council adopt "Official Community Plan Amendment Bylaw No. 2025-31";

AND THAT Council adopt "Zoning Amendment Bylaw No. 2025-32".

CARRIED UNANIMOUSLY

- 9.2 2026-2030 Five Year Financial Plan Bylaw No. 2025-38

349/2025 It was MOVED and SECONDED

THAT Council adopt "2026-2030 Five Year Financial Plan Bylaw No. 2025-38".

CARRIED UNANIMOUSLY

10. Notice of Motion

- 10.1 Notice of Motion introduced by Councillor Stewart and Councillor Reynen for consideration on January 20, 2026:

It was MOVED and SECONDED

THAT Council direct staff to prepare a letter on behalf of the City of Penticton to all relevant provincial partners including the Premier, Minister of Municipal Affairs, Minister of Mental Health and Addictions, Interior Health, BC Housing and local MLA requesting the development of a detox and recovery centre in Penticton to address current gaps in the continuum of care.

11. Business Arising

- 11.1 Business Arising From Item 8.2 - Development Cost Charges Amendment Bylaw No. 2025-41 (Inflationary Increase)

349/2025 It was MOVED and SECONDED

THAT Council direct staff to report back in early 2026 with the scope of work for the review of the Development Cost Charges program and other associated development costs.

CARRIED UNANIMOUSLY

- 12. **Public Question Period**
- 13. **Council Round Table**
- 14. **Adjourn to a Closed Council Meeting**

The Regular Council Meeting adjourned at 2:55 p.m.

350/2025 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)

- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and Section 90 (2)
- (b) the consideration of information received and held in confidence relating to negotiations
 - (i) between the municipality and a provincial government or the federal government, or both, or between a provincial government or federal government, or both and a third party.

CARRIED UNANIMOUSLY

Angie Collison, Corporate Officer

Julius Bloomfield, Mayor