



## Regular Council Meeting Minutes

February 17, 2026, 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  
Julie Czeck, General Manager of Public Safety and Partnerships  
Cheryl Hardisty, Manager of Intergovernmental Relations  
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

**35/2026** It was MOVED and SECONDED

THAT Council Adopt the Agenda for the Regular Council Meeting held on February 17, 2026 as presented.

**CARRIED UNANIMOUSLY**

**4. Adoption of Minutes**

4.1 Minutes of the February 3, 2026 Regular Council Meeting

**36/2026** It was MOVED and SECONDED

THAT Council adopt the Regular Council Meeting Minutes of February 3, 2026 as presented.

**CARRIED UNANIMOUSLY**

**5. Consent Agenda**

**37/2026** It was MOVED and SECONDED

THAT Council approve the Consent Agenda:

1. February 5, 2026 Public Safety Advisory Committee Meeting Minutes; and

2. Release of Items from Closed Meeting:

- Public Safety Advisory Committee
  - THAT Council receive the resignation of Loki Croft and appoint Riley Thompson to the Public Safety Advisory Committee.
- Okanagan Nation Alliance Intergovernmental Memorandum of Agreement - Okanagan Watershed
  - THAT Council authorize the Mayor to enter into the Intergovernmental Memorandum of Agreement to create a government-to-government leadership table to address matters of common concern in the Okanagan Lake Watershed on behalf of the City.

**CARRIED UNANIMOUSLY**

**6. Staff Reports**

6.1 Firehalls Replacement and Upgrades Loan Authorization Bylaw No. 2026-15

**38/2026** It was MOVED and SECONDED

THAT Council give first, second and third reading to “Firehalls Replacement and Upgrades Loan Authorization Bylaw No. 2026-15”, a bylaw to borrow up to \$38.0M for replacement and upgrades to current Firehalls for a term of thirty (30) years.

**CARRIED UNANIMOUSLY**

6.2 Temporary Use Permit PL2026-10135 (Emergency Shelter)

Re: 441 Dawson Avenue

**Main Motion:**

It was MOVED and SECONDED

THAT Council approve "Temporary Use Permit PL2026-10135", a permit to allow the use 'emergency shelter and homelessness services' for Lot 6 District Lots 251 and 3429S Similkameen Division Yale District Plan 11264 Except Plan KAP70095, located at 441 Dawson Avenue, from April 1, 2026, until March 31, 2029, with the following condition:

- Operation of the shelter and other services is subject to a safety and security plan providing security 24 hours a day 7 days a week during activation, covering the property and surrounding neighbourhood;

AND THAT Council direct staff to issue "Temporary Use Permit PL2026-10135";

AND THAT Council authorize the GM of Corporate Services and Corporate Officer to sign any documents pertaining to the extension of the lease;

AND THAT Council supports the potential of the Province taking over lease costs for the shelter and the City taking over security costs for the neighbourhood surrounding the shelter;

AND THAT Council direct staff to work with partners, including business organizations, to revise the safety and security plan to expand its focus to cover a larger part of the industrial park, including both shelters (Compass and Dawson Avenue);

AND THAT Council direct staff to amend the 2026-2030 Financial Plan to fund the City's portion of shelter costs (lease or security), to the current rate of approximately \$120k a year, with the currently unfunded portion (approx. \$80k) to be funded in 2026 through General Surplus and future years being referred to the budget deliberation process for funding source, including any related RDOS contributions.

**Amendment:**

**39/2026** It was MOVED and SECONDED

THAT Council insert "subject to provincial funding" before "direct staff to issue "Temporary Use Permit PL2026-10135".

**CARRIED UNANIMOUSLY**

**Main Motion as Amended:**

**40/2026** It was MOVED and SECONDED

THAT Council approve “Temporary Use Permit PL2026-10135”, a permit to allow the use ‘emergency shelter and homelessness services’ for Lot 6 District Lots 251 and 3429S Similkameen Division Yale District Plan 11264 Except Plan KAP70095, located at 441 Dawson Avenue, from April 1, 2026, until March 31, 2029, with the following condition:

- Operation of the shelter and other services is subject to a safety and security plan providing security 24 hours a day 7 days a week during activation, covering the property and surrounding neighbourhood;

AND THAT Council, subject to provincial funding, direct staff to issue “Temporary Use Permit PL2026-10135”;

AND THAT Council authorize the GM of Corporate Services and Corporate Officer to sign any documents pertaining to the extension of the lease;

AND THAT Council supports the potential of the Province taking over lease costs for the shelter and the City taking over security costs for the neighbourhood surrounding the shelter;

AND THAT Council direct staff to work with partners, including business organizations, to revise the safety and security plan to expand its focus to cover a larger part of the industrial park, including both shelters (Compass and Dawson Avenue);

AND THAT Council direct staff to amend the 2026-2030 Financial Plan to fund the City’s portion of shelter costs (lease or security), to the current rate of approximately \$120k a year, with the currently unfunded portion (approx. \$80k) to be funded in 2026 through General Surplus and future years being referred to the budget deliberation process for funding source, including any related RDOS contributions.

**CARRIED UNANIMOUSLY**

6.3 Okanagan Similkameen Collaborative Leadership Table

**Main Motion:**

It was MOVED and SECONDED

THAT Council receive into the record the report dated February 17, 2026, titled "Okanagan Similkameen Collaborative Leadership Table";

AND THAT Council appoint the Mayor as the City of Penticton's representative to the Okanagan Similkameen Collaborative Leadership Table.

**Amendment:**

**45/2026** It was MOVED and SECONDED

THAT Council insert "and Councillor Reynen as an alternate representative" after "Leadership Table".

**CARRIED UNANIMOUSLY**

**Main Motion as Amended:**

**46/2026** It was MOVED and SECONDED

THAT Council receive into the record the report dated February 17, 2026, titled "Okanagan Similkameen Collaborative Leadership Table";

AND THAT Council appoint the Mayor as the City of Penticton's representative to the Okanagan Similkameen Collaborative Leadership Table and Councillor Reynen as an alternate representative.

**CARRIED UNANIMOUSLY**

6.4 Zoning Amendment Bylaw No. 2026-16, Development Permit PL2025-10060, and Development Variance Permit PL2025-10059

Re: 251 Comox Street, 1013 Westminster Avenue W, 997 Westminster Avenue W and 998 Burnaby Avenue

**43/2026** It was MOVED and SECONDED

THAT Council give first, second, and third reading to "Zoning Amendment Bylaw No. 2026-16", for:

- Lot 2 District Lot 336 Similkameen Division Yale District Plan 7531 (251 Comox Street);
- A portion of Parcel A (DD 169427F and Plan B7293) of Lot 242 District Lot 366 Similkameen Division Yale District Plan 1248 Except Plan 7286 (1013 Westminster Avenue W);
- Lot 2 District Lot 366 Similkameen Division Yale District Plan 7247 (997 Westminster Avenue W); and
- Lot 1 District Lot 366 Similkameen Division Yale District Plan 7247 (998 Burnaby Avenue).

A bylaw to rezone the subject properties from C7 (Service Commercial) to RM3 (Medium Density Multiple Housing) and add the site-specific provision within the RM3 – Medium Density Multiple Housing zone as follows: "Section 10.5.5.7 In the case of Lot 2 District Lot 336 Similkameen Division Yale District Plan 7531, located at 251 Comox Street, the maximum density shall be 1.7 FAR. In the case of Lot 2 District Lot 366 Similkameen Division Yale District Plan 7247, located at 997 Westminster

Avenue W, and Lot 1 District Lot 366 Similkameen Division Yale District Plan 7247, located at 998 Burnaby Avenue, a private parking lot shall be permitted”.

AND THAT Council, as a condition of adoption of “Zoning Amendment Bylaw No. 2026-16” require a 1.8 m road dedication along the Burnaby Avenue frontage, and 5mx5m corner cuts at Burnaby Avenue and Westminster Avenue W, be completed prior to the issuance of the Occupancy Permit.

AND THAT adoption of “Zoning Amendment Bylaw No. 2026-16” be subject to the following conditions:

- Signing of the Bylaw by the Ministry of Transportation and Transit; and
- The required contaminated site notice received from the Ministry of Environment and Parks.

#### *Excess and Extended Service*

AND THAT Council, in accordance with Section 507 of the Local Government Act, require the following excess and extended services:

- To extend the off-site work from the development at 251 Comox Street to bring curb and sidewalk to Westminster Ave W.

#### *Development Variance Permit*

THAT Council, subject to adoption of “Zoning Amendment Bylaw No. 2026-16”, approve “Development Variance Permit PL2025-10059 for:

- Lot 2 District Lot 336 Similkameen Division Yale District Plan 7531 (251 Comox Street);
- Lot 2 District Lot 366 Similkameen Division Yale District Plan 7247 (997 Westminster Avenue W); and
- Lot 1 District Lot 366 Similkameen Division Yale District Plan 7247 (998 Burnaby Avenue).

A permit to vary the following sections of Zoning Bylaw No. 2024-22:

- Section 6.5 to reduce the parking requirements from 1 space/unit for residents and 0.2/unit for visitors to 0.87 spaces/unit for residents and 0.06/unit for visitors;
- Section 6.6 to reduce the electric vehicle (EV) ready charging requirements;
- Section 10.5.2.8 to reduce the minimum exterior side yard setback from 4.5 m to 0.4 m; and
- Section 10.5.3.1 to reduce amenity space from a rate of 20m<sup>2</sup>/dwelling unit to 17m<sup>2</sup>/dwelling unit.

And a permit to vary the following sections of Subdivision and Development Bylaw No. 2004-81:

- Section 9.3.1 to not require frontage improvements, including asphalt, curb, gutter or sidewalk along the Burnaby Avenue frontage of 998 Burnaby Avenue.

*Development Permit*

THAT Council, subject to adoption of “Zoning Amendment Bylaw No. 2026-16”, approve “Development Permit PL2025-10060”, for:

- Lot 2 District Lot 336 Similkameen Division Yale District Plan 7531 (251 Comox Street);
- Lot 2 District Lot 366 Similkameen Division Yale District Plan 7247 (997 Westminster Avenue W); and
- Lot 1 District Lot 366 Similkameen Division Yale District Plan 7247 (998 Burnaby Avenue).

A permit to approve the form and character of the proposed development and vary the following sections of Zoning Bylaw No. 2024-22:

- Section 4.9 to permit a non-cantilevered architectural projection to extend 0.6 m into the front yard setback;
- Section 5.2 to reduce the width of landscape buffers along Burnaby Avenue to 1.2 m on property; and
- Section 10.5.4.1 to increase the maximum hard surfacing from 60% to 84% (251 Comox Street) and from 60% to 74% (997 Westminister Avenue W and 998 Burnaby Avenue).

**CARRIED UNANIMOUSLY**

6.5 Official Community Plan Amendment Bylaw No. 2026-07 and Zoning Amendment Bylaw No. 2026-08

Re: Pro-Active Planning Additional Updates

**44/2026** It was MOVED and SECONDED

THAT Council, prior to consideration of “Official Community Plan Amendment Bylaw No. 2026-07” and in accordance with Section 475 and 476 of the Local Government Act, consider whether early and on-going consultation in addition to the required Public Hearing is necessary with:

- a. One or more persons, organizations or authorities;
- b. Regional District of Okanagan Similkameen;
- c. Local First Nations;
- d. School District #67;

e. The provincial or federal government and their agencies;

And be it determined that consultation is not necessary given the technical nature of the proposed amendments, except for the statutory referral to School District #67.

AND THAT Council give first reading to "Official Community Plan Amendment Bylaw No. 2026-07" and "Zoning Amendment Bylaw No. 2026-08";

AND THAT Council forward "Official Community Plan Amendment Bylaw No. 2026-07" and "Zoning Amendment Bylaw No. 2026-08", to the March 3, 2026, Public Hearing.

**CARRIED UNANIMOUSLY**

**7. Bylaws and Permits**

7.1 Zoning Amendment Bylaw No. 2026-09

Re: 995 Eckhardt Avenue West

**45/2026** It was MOVED and SECONDED

THAT Council adopt "Zoning Amendment Bylaw No. 2026-09".

**CARRIED UNANIMOUSLY**

7.2 Fees and Charges Amendment Bylaw No. 2026-10

Re: Appendix 18 - Parking

**46/2026** It was MOVED and SECONDED

THAT Council adopt "Fees and Charges Amendment Bylaw No. 2026-10".

**CARRIED UNANIMOUSLY**

7.3 2025-2029 Amended Five Year Financial Plan Bylaw No. 2026-11

**47/2026** It was MOVED and SECONDED

THAT Council adopt "2025-2029 Amended Five Year Financial Plan Bylaw No. 2026-11".

**CARRIED UNANIMOUSLY**

**8. Notice of Motion**

**9. Business Arising**

**10. Public Question Period**

**11. Council Round Table**

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

The Regular Council Meeting adjourned at 2:22 p.m.

**48/2026** It was MOVED and SECONDED

THAT Council adjourn the February 17, 2026 Regular Council Meeting to a Closed Council Meeting pursuant to provisions of the *Community Charter* as follows: Section 90 (1)

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

(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; and

(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.

**CARRIED UNANIMOUSLY**

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Angie Collison, Corporate Officer

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Julius Bloomfield, Mayor