



# THE CORPORATION OF THE DISTRICT OF PEACHLAND

## Council Meeting Highlights

### July 8, 2025

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#### COMMITTEE OF THE WHOLE

##### Official Community Plan Review Workshop

Consultant Urban Systems facilitated a workshop for Mayor and Council around the Minor Official Community Plan (OCP) Review project currently underway. The OCP is a comprehensive long-term planning document that directs the growth and development of a community. It sets the long-range vision for the District, supported by goals, objectives and policies for how that vision will be achieved. It helps guide decision-making on matters such as housing, transportation, economic development, parks and recreation, land use, arts, culture and more. The District's current OCP was adopted in 2018 and requires updating to align with population growth, changes to provincial legislation, and our community's current and future needs.

The OCP minor review project aims to:

- Improve the clarity and usability of the OCP for the public, staff, and the development community.
- Ensure that the policies and design guidelines align with the strategy for revitalization of downtown.
- Refresh development permit area guidelines to more clearly identify requirements for form and character of new buildings.
- Clarify and consolidate policies, both in response to provincial legislation related to accommodating 20 years of growth and addressing different housing types as identified in the Interim Housing Needs Report.
- Review long-term land use goals to ensure that community growth is financially sustainable and meets the future housing needs of the community

The Council discussion identified key issues, themes and priorities which will be incorporated into a new draft OCP. Public engagement is currently underway with a constant online presence throughout the lifespan of the project at [www.peachland.ca](http://www.peachland.ca) to provide regular updates and allow ongoing questions and answers, 'pop-up' events to raise awareness and information, a public survey to collect early feedback and an in-person 'open house' type event near the end of the process to present draft changes. Find the survey at [Peachland OCP Review and Downtown Revitalization](#) – it is open until July 11. An updated OCP is expected to be complete in early 2026.

#### REGULAR COUNCIL MEETING

##### Development Application and Licence Fees

Council gave first three readings to a Development Application and Licence Fees Bylaw Amendment to better reflect current costs of providing municipal services, the staff time required to facilitate reviews and approvals and to ensure fee alignment with regional municipalities. The current bylaw was adopted in October 2015. The District's fees were benchmarked against eight comparable municipalities within the region, Penticton, Summerland, West Kelowna, Kelowna, Lake Country and Vernon, and two from outside the region, Nelson and Kimberley. Peachland's fees were found to be lower than others, and do not adequately reflect project size or complexity, nor account for the level of staff involvement. Council requested adjustments to the recommended fees for short term rentals, which will be incorporated into the proposed bylaw for Council's consideration at an upcoming Council meeting.

### **4062 Beach Avenue Zoning Amendments**

Council adopted a Zoning Amendment Bylaw to rezone 4062 Beach Avenue from Multi-Unit Infill Residential to Beach Avenue Mixed Use, making it the first property with the CR3 zone in Peachland. Conditions that Council had placed after third reading of the bylaw have been met, including registration of a covenant restricting the development to a density of six units and a maximum height of 12 metres. The development will also include payment of \$11,262 for the Community Amenity Contribution.

### **Removal of Illegal Retaining Walls**

Council imposed a remedial action order on 5475 Pierce Street for the removal of retaining walls built in contravention of the Building Bylaw. The unpermitted retaining walls constitute a hazardous condition, as they were constructed using potentially toxic materials and without the benefit of a building permit. The order would direct the property owner to remove the structures, restore the slope under the supervision of a qualified professional, and provide confirmation that the site meets geotechnical safety standards. If the owner does not comply with this order within a specified time, the District will do the work required and recover the associated costs from the property owner.

### **Video Surveillance Update**

Council approved an update to its Video Surveillance policy allowing the installation of cameras near areas where increasing vandalism is being observed. Cameras will be installed outside of public washrooms at Swim Bay, the Peachland Museum and Todd Road lift station where acts of vandalism or property damage requiring cleanup, repairs and sometimes temporary closures has occurred. Bylaw Enforcement has also received multiple reports of people trying to access or inappropriately use these public facilities after hours. The District currently conducts video surveillance at Peachland Municipal Hall, the Public Works yard and the 50+ Centre (operated by Community Policing). The new cameras will be in addition to current security measures, like routine patrols, and are expected to act as a significant deterrent. Video surveillance, including the privacy implications, is managed through the District's *Video Surveillance Policy PRO-290*, and adheres to the *Freedom of Information and Protection of Privacy Act*. The policy allows surveillance footage to be provided to the RCMP for criminal investigations. Surveillance will be practically minimized and will not take place in areas considered confidential ie: change rooms/washrooms.

### **Strategic Priorities Fund Application - Firehall**

Council authorized the District's application for \$7 million from the Strategic Priorities Fund 2025 towards the building of the Peachland Protective Services Building. This opportunity opened in May through the Canada Community-Building Fund in BC (formerly known as the Gas Tax Fund) and is administered through the Union of BC Municipalities to fund capital construction projects, including firehalls. The application deadline is in September.

### **Next Council Meeting**

The next Regular Council Meeting is scheduled for Tuesday, August 26, 2025, beginning at 3 pm. Council meetings are open to the public and webcast live. Find the full schedule by visiting [www.peachland.ca/government/meetings](http://www.peachland.ca/government/meetings). Find webcasts of past meetings at [www.peachland.ca/government/meetings/archived-webcasts](http://www.peachland.ca/government/meetings/archived-webcasts). Keep informed; subscribe to get news and event information emailed directly to you at [www.peachland.ca/services/subscribe](http://www.peachland.ca/services/subscribe).