



THE CORPORATION OF THE DISTRICT OF PEACHLAND

Council Meeting Highlights

November 4, 2025

COMMITTEE OF THE WHOLE

Official Community Plan Workshop

Council continued its minor review of the Official Community Plan (OCP) with the first of two planned workshops to improve the clarity of the OCP, adopted in 2018. This first workshop informed Council on the key themes that emerged from public consultation and how they relate to the existing OCP and growth management strategy. Public engagement was conducted in summer 2025. The consultation resulted in these key findings:

- Housing - need for affordable and diverse housing; support for gentle densification, while preserving Peachland's small-town character; preference for low rise buildings.
- Downtown Revitalization - preserve Peachland's existing character and limit building heights; thoughtful design guidelines and beautification efforts; support for local business and more attractions, events and amenities.
- Jobs and Economic Development - increased supports and incentives for local businesses; establishment of more tourism year round; more local business and shops, increase employment opportunities and attract new employers.
- Transportation - improved public transit; safe, well-connected pedestrian and cycling infrastructure; concerns about traffic congestion and parking.
- Environment - protection of the watershed, prioritize sewer upgrades, wildfire mitigation and sustainable development; cleaner waterfronts, expanded green spaces and improved waste management.

After a thorough technical review of the current OCP, consultant Urban Systems indicated the following findings:

- The OCP is not well organized and lacks clarity for a common audience.
- Information is unclear on where to direct desired land use mix and density.
- Design guidelines lack clear visual aids and do not differentiate by development type or location.
- There is duplication and scattering of policies and objectives.
- Land use designations lack distinct characterizations and descriptions.
- The population projection is unrealistically high.

Peachland's population has grown by a total of 38% since 2001, representing an annual growth of 1.89% - the projected growth in the OCP is 3.6%. The current growth management strategy will be updated to more clearly link population and housing growth with current land use designations, and better link policy direction to housing need, fiscal responsibility, and Council's strategic plan objectives. Peachland's updated growth management strategy will reflect more recent housing need projections, in alignment with the recently completed *2024 Interim Housing Needs Report*.

Council will take part in a second workshop on November 12, 2025, discussing existing land use designations and providing direction for revisions.

REGULAR COUNCIL MEETING

Rise & Report – Ponderosa Developments

Mayor Patrick Van Minsel rose and reported that Council passed the following resolution at its October 30, 2025 In Camera meeting:

THAT the Beech Westgard submission for the North Golf Course Area must include a nine-hole golf course.

THAT in reference to the CD7 (Ponderosa Community) zoned lands referred to as Golf Course Area South (ie: Romspen):

- Council will enforce the terms of the existing covenant;
- The outstanding landscaping issues at The Trails (4000 Ponderosa Place) must be completed;
- No further extensions for the golf course completion and the Road B “Ponderosa-Somerset” connection will be granted;
- AND THAT Council direct staff to apply the monthly penalty of \$100,000 established in s. 24(c) of the Romspen Development Agreement Covenant CB1591818 (for failure to complete the golf course by November 1, 2025) and continue to apply the monthly penalty until such time that the golf course is complete or the upset limit is reached.

Zoning Amendment 5971 Princess St. & 5968 Highway 97

Council gave a one-year extension for a proposed Zoning Amendment Bylaw for two Lower Princeton area properties, 5971 Princess Street, which currently has a single-family home, and 5968 Highway 97, which is vacant. The properties are proposed to be rezoned from R1 – Low Density Residential and C5 – Resort Commercial to RM4 – Multi-Unit Residential – Medium Density to facilitate the construction of a ground-oriented townhouse development. Both properties are designated as Medium Density Residential in the Official Community Plan. Council has previously expressed concerns with this application related to “land flipping” as the properties were listed for sale shortly after receiving third reading. Should the applicant fail to follow through with the development permit requirements, the zoning amendment application will lapse and the existing zoning for each parcel will remain in place.

Notice of Motion – Traffic Surveillance Cameras

Council directed staff to bring a report to Council about the implementation of traffic surveillance cameras at the two main entry points to downtown Peachland, the intersection of 13th Street and Beach Avenue and the intersection of Princeton Street and Beach Avenue. Council requested the cameras operate 24 hours a day recording vehicles entering and leaving the downtown core. Recorded footage should be retained for a maximum of 28 days, consistent with current Peachland policy, after which it shall be securely purged with access to the recorded footage be restricted to CAO, Corporate Officer and RCMP consistent with current Peachland policy. Councillor Randey Brophy raised the notice of motion on the matter at a previous council meeting.

2025 Citizens Survey

Council agreed to the distribution plan for the *2025 Citizens Survey* which will be launched Friday, November 7 and run until Friday, December 5. All Peachland residents can take the survey online or pick up a paper copy at Municipal Hall or the Peachland Community Centre. Find the survey at peachland.ca/citizenssurvey.

Council Meeting Schedule

Council approved the following council meeting schedule for 2026:

January 13 & 27	April 14 & 28	July 7	October 6
February 10 & 24	May 12 & 26	August 25	November 3 & 24
March 10 & 24	June 9 & 23	September 8 & 22	December 8

The Local Government Election is October 17, 2026.

Next Council Meeting

The next Regular Council Meeting is scheduled for Tuesday, November 25, 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. Find webcasts of past meetings at 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.