



THE CORPORATION OF THE DISTRICT OF PEACHLAND

Council Meeting Highlights

November 25, 2025

COMMITTEE OF THE WHOLE

Development Cost Charges Workshop

Council took part in a second workshop to update the District's Development Cost Charge (DCC) Bylaw and develop an Amenity Cost Charge (ACC) Bylaw to ensure the District's development finance tools effectively and sustainably fund essential amenities needed to support growth. At the Oct 7th, 2025 Committee of the Whole meeting, Council was presented with the first draft of the DCC and ACC project lists and rates were presented and reviewed. Council provided direction to staff to make changes to the project lists. Today, Council debated the best approach and agreed to revisit the conversation in January 2026. Councillors emphasized their concerns that changes to DCCs and the new ACC bylaw not unfairly burden Peachland's existing taxpayers with increased costs due to growth.

Asset Management and Climate Change Planning Workshop

Council received and discussed a report on the plan to update the District's Asset Management Investment Plan. The District received a UBCM Asset Management Planning Grant of \$25,000 towards the report. The project will inform infrastructure decision-making and strengthen financial capacity for the renewal, operation, and maintenance of existing assets. It will ensure continued service delivery and effectively identify and manage risks, including those related to climate change. While undertaking this project, Peachland will continue with its asset management approach, which includes:

- Regularly update asset information related to condition, cost, service and risk;
- Continually update and refine the budgeting process to integrate asset management considerations by evaluating trade-offs and making good decisions including prioritizing projects;
- Determine annual funding requirements to address the municipal contribution gap in part by potentially updating user fees/rates/taxation in 2026;
- Conduct periodic reviews of revenue generation potential (grants, financing, rate/tax adjustments);
- Regularly assess asset management practices and asset information, including occasional updates to the policy and strategy;
- Continue to inform the public about service delivery including the basics of Peachland's infrastructure and the value received by ratepayers; and
- Incorporate climate change adaptation strategies.

Council will take part in another discussion regarding the project in January 2026.

REGULAR COUNCIL MEETING

Mail Ballot Procedure Amended

Council gave first three readings to an amendment to the District's Mail Ballot Procedure bylaw. The proposed amendment removes outdated eligibility criteria and aligns the District's mail ballot procedure with current provincial legislation which allows any eligible elector to request and receive a mail ballot.

Zoning Bylaw Amendments

Council agreed to direct staff to prepare a zoning amendment bylaw for Council's consideration that establishes underlying zoning in the existing R1 and RM2 (Multi-Unit Infill Residential) zones within the District of Peachland Zoning Bylaw to enable the use of party wall agreements to facilitate the subdivision and ownership of duplex dwellings without the need to form a strata corporation. Further, Council directed that a new "shelf ready" small lot residential zone be developed that supports a broader range of attainable housing options. The rationale for the move is that Peachland's former R2 (Two Unit Residential) Zone was integrated into the R1 (Low Density Residential) Zone through the Small-Scale Multi-Unit Housing (SSMUH) amendment in June 2024. The former R2 Zone provided opportunities for smaller residential lots and supported a broader range of attainable housing options, but duplex dwellings often require the creation of a strata corporation, contingency reserve fund, and collection of strata reserve fees resulting in additional administrative complexity and long-term challenges for both homeowners and developers.

Council Appointments

Council made changes to its committee appointments due to vacancies left by the death of Councillor and Deputy Mayor Keith Thom on November 6. The following appointments were confirmed:

- Peachland Senior's Support Society – Alternate Councillor Terry Condon
- RDCO Committees – Alternates: Councillor Alena Glasman and Councillor Rick Ingram
- Peachland Chamber of Commerce – Councillor Alena Glasman
- Okanagan Folk School – Councillor Dave Collins

Appointment of a Deputy Mayor was deferred to the December 9, 2025 Regular Council Meeting.

Next Council Meeting

The next Regular Council Meeting is scheduled for Tuesday, December 9, 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.