



2022-2026 Strategic Plan

PROGRESS REPORT – October 2025



MISSION:

Our Mission is to provide our taxpayers, residents, and businesses with affordable quality services and to keep them apprised and engaged in the District affairs by conducting ourselves in a transparent way.

VALUES:

- Respectful dialogue
- Fiscal responsibility
- Meaningful engagement
- Collaboration, partnerships, relationships, and advocacy
- Good governance
- Transparency
- Engagement and communication with residents
- Plan for climate change and recognize responsibility to future generations
- Think long term and beyond the current term of council

OUR VISION:

Peachland's celebration of people and place attracts a diversity of residents and visitors to a collection of healthy, sustainable neighbourhoods.

In 2040, Peachland is a diverse, healthy, sustainably-developed, inter-generational community with a quaint and lively downtown where people live, work and play. Peachland embraces its natural surroundings through recreation and preservation, attracting a diversity of residents and visitors. Citizens are engaged in protecting the beauty of the lake and beach, developing a safe community that embraces multi-modal transportation and responsible growth and development that maintains the small-town character and preserves the environment.



FISCAL RESPONSIBILITY

1. Add a staff resource to focus on grant writing and communications
2. Complete Comprehensive DCC Bylaw Review
3. Research and identify additional municipal revenue stream opportunities
4. Strategically lobby senior levels of government to advocate for funding opportunities for priority projects
5. Develop procedures and policies that lead to building District financial reserves
6. Continue to invest in asset management
7. Diversify municipal tax base to be more sustainable and less dependent on low density residential
8. Implement Municipal and Regional District Tax (MRDT) for short-term vacation rentals
9. Conduct a Transit Service 'Value for Money' Review



VIBRANT DOWNTOWN

1. Revise the Downtown Strategy with clear implementation actions, analysis and clarity for successful redevelopment
2. Streamline the development application process to facilitate downtown vitalization
3. Create an environment for a collaborative approach (partnerships) for downtown revitalization
4. Encourage mixed use developments to increase housing options and add vibrancy to the downtown
5. Consider incentives for the implementation of the Downtown Strategy
6. Complete a Transportation Demand Management Study
7. Connect the downtown to other neighbourhoods and adjacent communities through multipurpose trails



INFRASTRUCTURE IMPROVEMENTS

1. Sewer infrastructure expansion and improvements
2. Roads and sidewalks improvement
3. Complete Turner Park Phase 1 improvements
4. Complete a property acquisition and disposition strategy
5. Construct a new Fire Hall
6. Sanderson Park Improvements including Dog Park
7. Initiate planning for City Hall relocation
8. Continue to invest in asset management
9. Invest in multi-use transportation planning to be grant ready for capital improvements
10. Complete sports field improvement plan and develop plans for "grant/shovel ready" projects



GOOD GOVERNANCE

1. Actively engage the community by holding an annual Town Hall meeting
2. Fiscal responsibility
3. Develop partnerships with regional local governments, senior governments, First Nations, and non-government organizations
4. Take measures to protect our watersheds including consideration of expanding District boundaries
5. Review of Official Community Plan
6. Be environmental stewards and improve community resilience by preparing for climate change
7. Pursue grant funding to develop a Childcare Strategy
8. Partner with School District for expanded community use
9. Review the existing committee structure and transition to a task force structure



INCREASE HOUSING CHOICE

1. Update Housing Strategy
2. Undertake policy and bylaw amendments to update the short term rental policy
3. Increase opportunities for gentle density (i.e. plexes, garden suites, and secondary suites)
4. Consider pre-zoning and incorporating density bonus provisions as a means to facilitate the development of mixed-use and medium density housing downtown
5. Create a "housing fund" to facilitate affordable housing opportunities for Peachland's workforce
6. Consider land use amendments that increase opportunities for housing choice
7. Identify potential incentives for encouraging rental housing
8. Promote diverse housing options

Progress Overview

Fiscal Responsibility

	Initiative	Target Completion Date	Status	Progress
1	Add a Staff Resource to focus on grant writing and communications	2024	COMPLETED	Communications/Grant Writer Hired in 2023
2	Complete Comprehensive DCC Bylaw Review as well as annual inflationary cost adjustments to ensure rates reflect current projects, costs, and legislation	2025	ON TRACK	2024 Budget request for an additional \$50,000 to include expansion of DCC's to new categories such as community amenities was approved. Consultant has been engaged. - October 7th COTW complete, Next Steps – November 2025 COTW, Community Engagement, Provincial Submission, Council Adoption.
3	Research and identify additional municipal revenue stream opportunities	2024	ON GOING	- Focus has been on internal revenues. - Focusing on internal revenues has identified gaps in Utility billing and that has been staffs focus. Adding a staff person to focus in Water bill estimates for non-functioning meters increase water billing revenue by \$160,000 in 2024. Non-payments are now being followed up more diligently. Staff have discovered non-billing for sewer hookups and users are now being billed.
4	Strategically lobby senior levels of government to advocate for funding opportunities for priority projects.	2024	ON GOING	Over \$1.2million in combined Federal & Provincial grant funding approved for Westside Trail - project completed in 2025; \$12.3 million in Provincial Funding approved for new Peachland Childcare Centre and construction is underway.
5	Develop procedures and policies to support increasing the District's financial reserves.	2024	COMPLETED	- Council approved stepped reserve contributions beginning in 2024. The approval was for contributions of \$100,000 in 2024; \$200,000 in 2025; and \$300,000 per year thereafter. - After Provisional Budget approval, additional budget requests required the actual reserve contribution to be reduced at Final Budget to keep the tax rate in line with the amount approved at Provisional Budget. The result was a \$75,000 contribution in 2024 and \$150,000 contribution in 2025. The 2026 approved contribution of \$300,000 equates to a 3.75% increase in taxes.

Progress Overview

Fiscal Responsibility Continued . . .

Initiative		Target Completion Date	Status	Progress
6	Continue to invest in asset management and make decisions in consideration of life-cycling costing.	2026	ON TRACK	- This will tie into Master Plan results. 2025 Budget Request for an Infrastructure Asset Management Plan - Asset Management Plan update nearing completion. Presentation to Council in next 2 months.
7	Diversify the municipal tax base to be more sustainable and less dependent on low density residential.	2026	ONGOING	- The first phase of the provincially-mandated Small-scale, Multi-unit Housing (SSMUH) project was completed in 2024 and provided additional dwelling unit entitlements to over 1000 parcels. - The Minor OCP Review project is underway, and Council directed the project to include a tax revenue analysis as part the land use/neighbourhood analysis. - Staff have recommended against potential land use changes to the Peachland industrial/employment lands. - The Downtown Revitalization Implementation Strategy (DRIS) is now in the second phase and anticipates pre-zoning the downtown core.
8	Implement Municipal and Regional District Tax (MRDT) for short term vacation rentals.	2026	ON TRACK	- Director of Finance has explored the idea and is conducting research to gather more information. - Research into the program indicates that to qualify for the project significant effort must be undertaken to develop a framework of KPIs, including obtaining acceptance to participate by B&Bs. Once approved there is a requirement to track and annually report KPIs for the application of funds received . IE How much did on-line enquiries increase after application of funding? The cost of the set up and annual reporting will exceed benefits of the program.
9	Conduct a Transit Service "Value for Money" review.	2026	DELAYED	- Transit Service Review will begin in 2026. - No review has occurred – Defer or cancel?

Progress Overview

Vibrant Downtown

Initiative		Target Completion Date	Status	Progress
1	Revise the Downtown Strategy with clear implementation actions, analysis and clarity for successful redevelopment.	2026	DELAYED	- DRIS Task Force and Council holding charette on April 16, 2024. - DRIS Task Force to review and discuss draft at the November meeting. Additional Budget will be required as part of the 2025 Budget to complete design guidelines for buildings and streetscape. Concept plans are needed for the public. We also need to develop our CD zones for the downtown. - DRIS project has entered Phase 2 (concurrent with Minor OCP Review project) to seek public and Council feedback prior to drafting new downtown zoning regulations and Development Permit Guidelines. Note: Initial target completion date pushed back by Mayor and Council
2	Streamline the development application process to facilitate downtown vitalization.	2024	ON TRACK	- Department committed to continual process improvements and streamlining. Application submitted to UBCM Development Approvals Program 2024. - UBCM Development Approvals Program 2024 grant application successful. - DAPR funds (2024/25) used to facilitate Fees Bylaw Review project, which supported development fees increases to offset costs of additional staff. - The DRIS project, specifically pre-zoning and greater clarity with Development Permit Guidelines, will continue to support this priority (in conjunction with Minor OCP Review).
3	Create a collaborative environment that fosters partnerships and a common vision for downtown revitalization.	2024	ON TRACK	- Part of DRIS Project - The District continues to work with developers and prospective buyers of downtown land assembly, including District-owned lands.

Progress Overview

Vibrant Downtown Continued . . .

	Initiative	Target Completion Date	Status	Progress
4	Consider incentives for the implementation of the Downtown Strategy	2024	ON TRACK	- Part of DRIS Project - The DRIS project includes five "Big Moves"--the second of which proposes the District actively prioritize and invest in downtown re-development, including financial incentives such as development of revitalization tax incentive program, DCC waiver bylaw, and bonus density program.
5	Advance plans to connect the downtown to other neighborhoods and adjacent communities through multipurpose trails (walking and biking trails)	2025	ON TRACK	- Following completion of a new Active Transportation Network Plan, District staff are working with non-profit partners and the Provincial government on implementing the new Westside Trail, an economic development initiative which will connect Downtown Peachland to Goat's Peak Park and West Kelowna, safely accommodating pedestrians and cyclists along a scenic regional trail corridor. - MOTI highway permit has been issued, final design completed, private land acquired; RFP was posted, and proposals came in over budget. TBD by Council, but if funding is approved, trail can begin in 2024 and be completed in 2025. Request for funding in 2025 budget. - Construction of Westside Trail, a 2.7 multi-use trail for pedestrians and bicycles, was completed and opened to the public in 2025. This major Active Transportation connection provides safe and scenic access between Downtown Peachland and Goats Peak Park/West Kelowna.
6	Encourage mixed use developments to increase housing options and add vibrancy to the downtown.	2026	ON TRACK	Part of DRIS Project
7	Complete a Transportation Demand Management Study, recognizing that downtown is an attractive destination and that parking requirements impact development feasibility	2026	DELAYED	Needs Discussion . . . Is this still a priority?

Progress Overview

Infrastructure Improvements

Initiative		Target Completion Date	Status	Progress
1	Sewer infrastructure expansion and improvements	2024	COMPLETED	- The Sanitary Sewer Master Plan is in progress and expected to first be presented to Council for feedback by December 2024, completing the Master Plan by June 2025. - Master Plan complete and presented to Council. - Community Survey Completed
2	Roads and Sidewalks Improvement	2024	COMPLETED	- Operations - Staff are working with contractors and consultants to determine a scope of work for the 2024 paving project, primarily concentration on arterial and connector roads. During regular operational maintenance, Ops staff will also work towards completing the recommendations made within the recent Transportation Servicing Plan. - Several Recommendations within the Transportation Servicing Plan including signage and road painting improvements have been completed. - Preliminary assessment of the road network completed with paving contractor, waiting on unit prices to inform a tender package. - Princeton and Somerset Avenue Paved. \$1M

Progress Overview

Infrastructure Improvements Continued . . .

	Initiative	Target Completion Date	Status	Progress
3	Complete Turner Park Phase 1 improvements	2024	COMPLETED	- While the first phase of the improvements have been completed (irrigation, grading, seeding) - there remains further items such as further turf improvement to allow for competitive use, sewer service installation and accessibility improvements to existing washroom, playground installation, removal of the sports box asphalt / fencing and accessible pathway installations. - Turner Park underwent a season of additional turf care (including aeration, a battery of fertilization and topdressing for the purpose of soil amendment/improvement) and will continue in a similar manner moving forward. - The capital improvement project (sewer service install, playground installation, etc.) has been awarded to Superior Excavating out of Peachland. They have started mobilization to the site and plan to complete some works this fall (sewer install, grading, removals) and completion in the spring - tentatively ready for full opening on May 15, 2025.
4	Complete a property acquisition and disposition strategy	2024	DELAYED	- Project deferred due to other/new projects taking priority. This project has been deferred by other property-related projects, including the acquisition of 5180 Trepanier Bench Rd, the Tailyour Ln road closure, the Maranatha/Princeton road closure, the San Clemente (Protective Services Bldg.) road closure (not to mention other projects and priorities).
5	Sanderson Park Improvements Including Dog Park	2024	COMPLETED	- Fencing has been installed and includes two fenced areas: one for active dogs and one for less-active dogs. Staff are also working towards the procurement and installation of various parks furniture (benches, picnic tables, etc) and water line installation to supply a watering fountain. - Park furniture has been installed, and a contractor has been selected to install a water line and fountain before the end of the year. Signage is also on order - both for the site and for wayfinding from the base of Princeton. Trees will be ordered and planted in Spring 2025.

Progress Overview

Infrastructure Improvements Continued . . .

Initiative		Target Completion Date	Status	Progress
6	Upgrade Turner Park	2025	COMPLETED	- A concept design was completed for Turner Park, and Peachland's children were engaged on design options for new playground equipment. Detailed designs are nearing completion and construction completion is anticipated in May 2025. - Oct. 22 - Turner Park Phase II improvements are underway and on track for end-of-May 2025 completion, including all- new playground, shaded BBQ/picnic areas, accessible parking & trail, sanitary-sewer connection for washroom, public benches and landscaping. A full revitalization project worth \$1million was completed using the BC Growing Communities Fund. The project included all new playground equipment selected by Peachland Elementary students, shaded and accessible picnic areas, new accessible parking and trail, washroom upgrades, new viewing benches, and sports field upgrades.
7	Construct a New Fire Hall	2026	DELAYED	- Additional property has been acquired to support Protective Services Site that may include BC Ambulance, RCMP and Community Policing; a project management firm and architectural firm experienced in firehalls are currently developing conceptual building design options. - Building proformas are under development to test initial 2024 arch design options for financial feasibility, including P3 options. Professional cost estimates revealed that the original firehall envisioned would be 30% higher than the original cost during the referendum due to market cost escalations. Other options are being pursued, including Public-Private-Partnership (P3) options and a \$7million grant application to the Canada Building Community Fund.
8	Initiate Planning for City Hall Relocation	2026	DELAYED	Available locations and innovative financing options are being examined for a future municipal hall.
9	Continue to Invest in Asset Management	2026	ON TRACK	2025 Project will tie into Water, Sewer and Transportation Master Plans. Asset Management Plan to come to Council in 2025.

Progress Overview

Infrastructure Improvements Continued . . .

Initiative		Target Completion Date	Status	Progress
10	Invest in Multi-Use Transportation Planning to be Grant Ready for Capital Improvements	2026	COMPLETED	- Active Transportation Network Plan completed in 2023. 2024 and 2025 Budget Requests have started funding opportunities.
11	Complete Sports Field Improvement Plan and Develop Plans to be Prepared to Apply for Funding Opportunities for "Grant/Shovel Ready" projects.	2026	ON TRACK	- Community Services is collaborating on the DCC bylaw update, which includes a review of future park acquisition and sports field needs. Turner Park sports field is undergoing maintenance, and a successful Jays Care Foundation grant will result in upgraded baseball backstop, fencing, bleachers and player dugouts. - DCC review underway, Turner Park Phase 1 (Jays Care funded) improvements to baseball diamond and sports field improvements completed. - The Jays Care Foundation grant and BC Building Communities fund were utilized for a new upgraded baseball backstop, fencing, bleachers and player dugouts. 2024/2025 Turner Park sports field upgrades are complete, and the sports field is ready for public and league-based soccer and baseball games.

Progress Overview

Good Governance

Initiative		Target Completion Date	Status	Progress
1	Partner with the School District for expanded community use, such as evening childcare, via the development of a joint agreement.	2024	ON TRACK	With collaborative assistance from District staff, the Boys and Girls Club and United Way are operating part-time afterschool sport-based programming in the Peachland Elementary School gymnasium. Upcoming discussions with Peachland Elementary and School Board will include advocating for use of the school gym for public recreation programs and BGCO after-school care.
2	Review the existing committee structure to transition to a task force structure	2024	COMPLETED	- Council established several New Committees and Task Forces in 2023 that have either completed or are in the process of completing their assignments. Council may want to discuss or review the structure and effectiveness of the Committees moving forward.
3	Actively Engage the Community Holding an Annual Town Hall Meeting	2026	COMPLETED	- The Council Open House has been held annually since 2023 and has consistently been a successful event. The next Open House is scheduled for June 10, 2026. As the event continues to grow, Council may wish to consider exploring new formats or enhancements to keep the experience fresh and maintain strong community engagement.
4	Consider Fiscal Responsibility as a Key Value in our Decisions	2026	ONGOING	
5	Develop Partnerships with Regional Local Governments, Senior Governments, First Nations, and Non-Government Organizations.	2026	ONGOING	
6	Take Measures to protect our Watersheds Including Consideration of Expanding District Boundaries	2026	ONGOING	- Staff liaison with the PCSR. Continues to work with staff to monitor the watershed in the course of their duties as well as evaluate and respond to any stakeholder referrals. Will continue working towards the establishment of a local watershed technical advisory group and hold regular meetings. - Working with group from UBCO on their project to establish a new governance model for watersheds (presentation planned for next Council Meeting). Council engagement with Ministers at UBCM.

Progress Overview

Good Governance Continued . . .

Initiative		Target Completion Date	Status	Progress
7	Review Official Community Plan	2026	ON TRACK	- Scheduled for project in 2025 to align with provincial requirement to update in response to Housing Needs Assessment and SSMUH. - Project is underway as a Minor OCP Review, as directed by Council. The project is on track to be completed in Spring 2026.
8	Be Environmental Stewards and Improve Community Resilience by Preparing for Climate Change	2026	DELAYED	Council established the Peachland Climate Sustainability and Resiliency Task Force in 2023. The Task Force is working towards the development of a Plan for Council's approval. The deadline for the Committee to complete the Plan was extended to the end of 2025.
9	Pursue Grant Funding to Develop a Childcare Strategy	2026	COMPLETED	- Following Council's direction, Administration developed preliminary designs and cost estimates and applied for a Provincial grant through New Spaces BC for a new all-ages Childcare Centre including a daycare and afterschool care. - Provincial funding of \$12.3million for all-new 104 space Childcare Centre was approved. Design and tendering processes are complete, and project construction is underway. Engineering department is overseeing construction and anticipated completion is Spring 2027.

Progress Overview

Increase Housing Choice

Initiative		Target Completion Date	Status	Progress
1	Update Housing Strategy to Encourage Increased Housing Choices and Options		ONGOING	- The District does not have a formal "Housing Strategy." The housing policies in the OCP and housing needs identified in the Housing Needs Assessment are addressed as best as possible through development. - Current multiple-residential and mixed-use developments in stream for development permit include: 5631 Wild Goose St, 4th St, 4607 Princeton Ave, 4596 Princeton Ave, and 5976 Princess St. - Recent and in-stream subdivisions implementing SSMUH development include: Brigade Court, 5371 Coldham Rd, and 5950 Victoria St.
2	Undertake Policy and Bylaw Amendments to Update the Short-Term Rental Policy to Regulate Short Term Rentals (such as Airbnb and VRBO) to Require Owner Occupancy in Low Density Residential Zones.	2024	ONGOING	- The Mayor deferred consideration of a Notice of Motion on the matter until further consultation has occurred, e.g. Community BBQ in June. No work to commence on project unless new/revised direction from Council provided. - Bylaw and policy review of short-term rental regulations and the suites program commenced in 2025. However, this project is being conducted in house as a side-of-the-desk project, so there is no committed completion date.
3	Increase Opportunities for Sensitive Residential Infill or "gentle density" by Providing Low Density Infill Options Such as Garden Suites, Secondary Suites and Plexes Without Major Impacts on our Neighbourhoods.	2024	COMPLETED	- Small-scale, Multi-unit Housing (SSMUH) project underway with target deadline for new zones to be adopted by end of June 2024. - Oct. 22 - SSMUH Project completed; next steps include supporting bylaw amendments. - Note: the provincially-mandated SSMUH project (first steps) were completed in 2024. The SSMUH Next Steps (SSMUH-NS) project commenced in 2025 and includes two phases: (1) sundry amendments and (2) technical bylaws update, including additional legislative updates.

Progress Overview

Increase Housing Choice Continued . . .

Initiative			Status	Progress
4	Consider Pre-Zoning and Incorporating Density Bonus Provisions as a Means To Facilitate and Streamline the Development of Mixed-Use and Medium Density Housing Downtown.	2024	ON TRACK	- Work occurring as part of Downtown Revitalization Implementation Strategy (DRIS) project. - Pre-zoning downtown is a key outcome of DRIS. - Provincial Bill 16 requires the District to review and amend its density bonusing scheme by June 2025.
5	Create a "Housing Fund" to Facilitate Affordable Housing Opportunities for Peachland's Workforce	2026	ON TRACK	No Funding Source has been identified.
6	Consider Land Use Amendments that Increase Opportunities for Housing Choice.	2026	ONGOING	Land use amendments, including policy changes at the OCP level that support housing options, are key components of the ongoing Minor OCP Review and DRIS projects.
7	Identify Potential Incentives for Encouraging Rental Housing	2026	ONGOING	In addition to incentives provided to both PSSS projects, the District would like to investigate the development of a revitalization tax exemption program to encourage development of additional rental units throughout the community, Clements, Buchanan, etc.
8	Promote Diverse Housing Options, Including Housing That Supports Seniors to Age in Place.	2026	COMPLETED	- PSSS Phase II Seniors Project update - Lease & Housing Agreement Executed, Rezoning and Development Permit approved/issued. - PSSS Phases 1 and 2 provide diversified and affordable housing options for seniors (143 units). Phase 2 is anticipated to open in spring 2026.