

THE CORPORATION OF THE DISTRICT OF PEACHLAND

**REGULAR COUNCIL MEETING MINUTES
HELD TUESDAY, JUNE 26TH, 2001 AT 7:00 P.M.
IN THE COUNCIL CHAMBERS, PEACHLAND COMMUNITY CENTRE**

PRESENT: Mayor Waldo, Councillors Dionne, Fraser and Papineau

STAFF: Peter Jmaeff, Administrator
Betty Briggs, Deputy Clerk/Administrative Assistant

Members of the Media
Members of the Public

ABSENT: Councillors Gough, Nielsen and Whitelegg

CALL TO ORDER Mayor Waldo called the Regular Meeting to order at 7:00 p.m.

AMENDMENTS TO AGENDA Amendments to the Agenda were directed as follows:

- i) #7 Presentations & Delegations changed to #6
- ii) #6 Staff Reports changed to #7
 - 7(A) Municipal Parking Lot removed
 - add 7(D) Wellness Centre
- iii) add to 6 Presentations & Delegations: Bantam C Girls Team

ADOPTION OF THE MINUTES

ADOPT MINUTES MOVED by Councillor Fraser, SECONDED by Councillor Dionne:

THAT the Minutes of the Regular Council Meeting held June 12th, 2001 be adopted as circulated.

CARRIED.

DELEGATIONS AND PRESENTATIONS

BANTAM C GIRLS Casey Hurd introduced the coaches and Bantam C Girls Team which won the Zone tournament and now will travel to Prince George for the Provincial championships July 6 to 8.

MOVED by Councillor Dionne, SECONDED by Councillor Papineau:

THAT the Bantam C Girls Team be congratulated, wished success in Prince George, be provided with Peachland pins, and be provided with funding towards T-shirts.

CARRIED.

CRYSTAL MT. DEVELOPMENT Mayor Waldo introduced John Armstrong from Crystal Mountain and advised the proposed development is in the Regional District's area and this is not a public hearing. Council and several groups have concerns regarding the development.

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CRYSTAL MT.
(CONT.)

Mr. Armstrong introduced Jacqueline Folli, Golder Associates, Mike Morrin, GM Crystal Mountain, Bob Christie, Forestry Consultant, and Jenny Morin. The intention was to hand deliver copies of the Master Development Plan to Council tonight, however, the Provincial Government is not yet ready to release it and it will be a few more days. There will be an Open House at the Westbank Community Centre on July 19th. He thanked Council for the letter with specific questions, and encouraged anyone with concerns to please forward them in writing.

Ms. Folli advised that preliminary water supply assessment, including downgradient water users, shows adequate supply, however, detailed studies have not been done at this early stage.

Mr. Armstrong advised that septic fields will be used in the short term if an agreement is not reached with CORD for use of Westbank sewage treatment system. The development proposes 3,800 beds; in comparison, Big White currently has 6,000. The plan is a 10 to 20 year build-out. The proposal includes added ski lifts and recreation opportunities, accommodation and golf course.

This project is not in the ALR and zoning and subdivision will be through CORD.

Mayor Waldo asked if the water supply is on the Westbank side or Peachland side, as Peachland is concerned. This has not been determined yet.

Mr. Armstrong pointed out that the Master Development Plan is a general document; the specifics come later.

Mr. Darren Schlamp, Peachland Sportsman Association, pointed out that the Land & Resource Management Plan for the Okanagan Valley shows the area as mule deer winter range, and yet the map used by Crystal Mountain has a golf course and accommodation in the middle. He asked what protection will be incorporated for wildlife corridors between the proposed development and the Glenrosa area. Mr. Armstrong asked the PSA to submit concerns in writing.

Mr. Clive Gilbert, Telemark Cross Country Ski Club, advised that the main concern of the club is with the bottom half of the golf course, which will eliminate the race trails.

Mrs. Pat Ryder asked why spend so much money on studies, just drill some test wells.

The Administrator advised that he flew over the development site and the large part is on the Peachland side. He questioned measures for erosion, impurities, effluent affecting the Trepanier Creek water supply.

Mayor Waldo thanked the Crystal Mountain delegation for attending this meeting.

**TREPANIER CR.
MOBILE HOME PARK**

Ms. Christine Becker addressed Council as owner of the Trepanier Creek Mobile Home Park and concerns with the District's requirement that used mobile homes have sprinkler systems installed. Also, she was told that sewer billings would go directly to trailer owners, but they are coming to the land owner. One trailer would be moved in July 1st if not for the sprinkler requirement, and there are 3 empty pads because of the extra expense for sprinkler installation.

MOVED by Councillor Dionne, SECONDED by Councillor Papineau:

THAT the sewer issue be tabled so that the records can be researched and report brought back to Council.

CARRIED.

MOVED by Councillor Dionne, SECONDED by Councillor Fraser:

THAT Staff investigate whether or not the existing bylaw already exempts used mobile homes.

CARRIED.

MOVED by Councillor Fraser, SECONDED by Councillor Papineau:

THAT Staff investigate whether mobile homes can be exempted from the sprinkler bylaw.

CARRIED.

Mayor Waldo OPPOSED.

MOVED by Councillor Fraser, SECONDED by Councillor Papineau:

THAT Council hear the speaker who has requested to address Council.

CARRIED.

Mr. Ken Rogers advised Council that he is a member of the Economic Development Committee and his project is to inventory developable properties. The sprinkler requirement is a large negative for development and he will push for a major review of the bylaw. The bylaw relates to 'new construction,' not used mobile homes, in his opinion.

STAFF REPORTS

**LIPSETT AVE.
DRAINAGE**

The Administrator presented a report outlining the history of drainage problems at 6267 Lipsett Avenue and the numerous attempts to assist the property owner to solve the groundwater problems. The property owner, as well as neighbouring property owners, would not provide easements to transfer the water to alternative drainage channels. Mr. Ian Jones, a neighbour on Heighway Lane, has submitted a letter expressing concerns with water, as well. Engineering studies have been done which confirm the water is a natural discharge. The Administrator's report recommends that no further action be taken in this regard.

**LIPSETT AVE.
DRAINAGE (CONT.)**

Mrs. Ratfelder, property owner of 6267 Lipsett, advised Council that the irrigation system would be ruined if drainage was installed on the property. She asked that storm sewer be installed along Lipsett. She stated that the water problems started when the District cleaned out the ditch. She advised that a new neighbour is also experiencing problems, and he is agreeable to an easement on his property.

MOVED by Councillor Fraser, SECONDED by Councillor Papineau:

THAT the Local Government Act be researched to determine the District's responsibilities in regards to natural water discharge.

CARRIED.

BYLAW COURTS

The Deputy Clerk/Administrative Assistant presented a report requesting Council's support for the City of Colwood's resolution to UBCM regarding Bylaw Courts. The District's Bylaw Enforcement Officer supports this initiative.

MOVED by Councillor Papineau, SECONDED by Councillor Fraser:

THAT Council support the City of Colwood's resolution to UBCM, requesting UBCM to ask the Province to establish Bylaw Courts that will allow Bylaw Enforcement Officers to prosecute municipal tickets on behalf of municipalities before a Sitting Justice of the Peace.

CARRIED.

WELLNESS CENTRE

The Administrator presented a verbal report advising Council that the Wellness Centre experienced some delays due to electrical details and the building of the ramp. The Red Cross Loan Cupboard is now set up and the Daybreak program will be moving in. The volunteers are requesting an extension to the time when the Centre is responsible for some costs.

MOVED by Councillor Dionne, SECONDED by Councillor Papineau:

THAT the Wellness Centre rent and property taxes be absorbed by the District;

AND THAT the District assume the utility costs;

AND THAT Council review the rent and utilities structure in January, 2002.

CARRIED.

MAYOR AND COUNCILLORS' REPORTS

COUNCILOR DIONNE Councillor Dionne attended a Highway 97 Corridor meeting in Osoyoos on June 13th, and a full report will be submitted next month.

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**COUNCILLOR
PAPINEAU**

Councillor Papineau attended a Community Advisory Committee meeting at which a smoking cessation program aimed at youth was discussed.

Councillor Papineau attended a concert by the Lake Country Community Band on Saturday night at Heritage Park. She would like the District to consider constructing a bandstand or gazebo in the park.

MacLean's Magazine will be doing a follow-up report on 4th Street Place and the Little Schoolhouse.

The Friends of the Little Schoolhouse will be holding an open house on July 1st from 2:00 to 4:00 p.m.

MAYOR WALDO

Mayor Waldo advised of a car show tomorrow, of the British Car Show on July 7th, of the Mexican Clowns performing in Heritage Park on July 21st at 12 noon, of dinner honouring 50 years as a Lions Club member for Dave Trelford tomorrow night, and of several meetings held recently with entrepreneurs.

**COUNCILLOR
FRASER**

Councillor Fraser announced that the Public Works Superintendent has advised that the totem pole will be erected in Heritage Park within the next two weeks.

OTHER BUSINESS

**IN CAMERA
MEETING**

MOVED by Councillor Fraser, SECONDED by Councillor Dionne:

THAT an In Camera Meeting be held on Tuesday, July 24th, 2001 at 10:00 a.m. to discuss land, labour or legal issues.

CARRIED.

QUESTION AND ANSWER PERIOD

E. LEPAY

Mrs. Lepay, a resident of Trepanier Creek Mobile Home Park, asked Council to include the residents when discussing issues that affect them.

ADJOURN

MOVED by Councillor Dionne, SECONDED by Councillor Papineau:

THAT the Regular Council Meeting adjourn at 9:15 p.m.

CARRIED.

Certified Correct.

Mayor

Clerk/Administrator

Dated at Peachland, B.C.
This _____ day of _____, 2001.