

**THE CORPORATION OF THE DISTRICT OF PEACHLAND**

**Regular Council Meeting Minutes  
Held Tuesday, March 26<sup>th</sup>, 2002 at 7:00 p.m.  
In the Council Chambers, Peachland Community Centre**

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**PRESENT:** Mayor Waldo, Councillors Dionne, Fraser, Gough, Nielsen and Whitelegg  
  
Administrator Peter Jmaeff  
Deputy Clerk/Administrative Assistant Betty Briggs  
  
Members of the Public  
Members of the Media

**ABSENT:** Councillor Papineau

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

**AMENDMENTS TO AGENDA** The following items were added to the Agenda:  
8-D Offer to Purchase and Agreement of Sale – Hwy. 97 & Beach Avenue  
8-E Hiring of Director of Operations  
7-A Hwy. 97 4-Laning Improvement Summerland to Peachland Committee – Resolution to OMMA  
2-D Huber O.C.P. and Zoning Amendments – EBA Engineering Addendum Report

**PUBLIC HEARING** Mayor Waldo reconvened the Public Hearing for Official Community Plan Bylaw Number 1600 Amendment Bylaw Number 1634, 2002 and Zoning Bylaw Number 1375 Amendment Bylaw Number 1635, 2002 at 7:01 p.m.

The Public Hearing was closed at 8:25 p.m.

**PRESENTATIONS AND DELEGATIONS**

**PARROT ISLAND SANCTUARY** Mr. Ray Parkes and parrot Melitta invited everyone to the grand opening of Parrot Island Sanctuary on Saturday from noon to 4:00 p.m. An Easter egg hunt will be held. Memberships are \$10, and \$35 adopts a parrot. Parrot Island is home to approximately 80 parrots.

**WELLNESS CENTRE** Diane Geddes, Wellness Centre Coordinator, introduced two members of the Youth Team. Mr. Stewart Hartzig advised Council of movie nights and group gatherings, and explained that the Youth Team assisted with Christmas Light-up and the Lions Christmas dinner. Mr. BJ Stapleton told Council that the Youth Team sent a survey to Glenrosa Middle School grade 7 students and the results showed that the majority want a skateboard park facility. Most have little interest in community volunteerism. A homework night will be held April 10<sup>th</sup>, where older, honour roll students will tutor younger students.

Ms. Geddes then advised Council that the Centre is applying for funding through the RCMP Foundation, and great community support has been received towards this application. Ideally the use of Fourth Street Place on a gratis basis would assist with movie nights.

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**FRIENDS OF THE** Mr. Chris Scowen addressed Council representing the volunteers of the Friends

**LIBRARY**

of the Peachland Library. He advised that circulation increased 22% in 2001, as well as for the drop-in story time and the summer reading club. Peachland Library is one of four libraries chosen for the pilot self check out program. The Friends of the Library recognize the dedication of Library staff Wendy Clark and Diane Green, and acknowledge the support of Councillor Jean Fraser on the Library Board. On May 4<sup>th</sup> from 9:00 am to 4:00 pm, the largest fund-raiser of the year, the Book Sale, will occur at Fourth Street Place. Donations of books will be gladly accepted at the Community Policing Station and the Library.

**COUNCIL COMMITTEE REPORTS****HWY. 97 IMPROVEMENT COMMITTEE**

Councillor Nielsen advised of a request for support for a resolution to OMMA from the Highway 97 Improvement Summerland to Peachland Committee.

MOVED by Councillor Nielsen, SECONDED by Councillor Whitelegg:

THAT Council support the following, to be submitted to the Okanagan Mainline Municipal Association:

WHEREAS:

- throughout the Okanagan Mainline Municipal Association (OMMA), highway infrastructure improvements are needed for reasons of safety, capacity, sustainability, regional economic opportunity and productivity growth
- residents living within OMMA member jurisdiction are the only residents of British Columbia subject to a toll for use on one of their primary arterial highways
- the Government has announced both that it has limited financial resources to address highway infrastructure needs and that it is considering sale of the Coquihalla Highway, including its current user fee revenue stream
- In 1984 user fees were announced to be placed on the Coquihalla Highway to pay for the cost of accelerating its construction between Nicolum Creek and the City of Merritt, which cost was identified by the McKay Commission as \$52 million
- The \$44 million in user fees now collected annually at the Coquihalla Highway Toll Plaza no longer adheres to fundamental principles of user pay
- The Government has announced it intends to partner with regions through Regional Transportation Committees and Regional Transportation Authorities to develop highway infrastructure improvements;

THEREFORE BE IT RESOLVED THAT the Provincial Government be requested to consider and approve the following points:

1. The user fees now collected at the Coquihalla Highway Toll Plaza in all respects adhere to the fundamental principles of user pay.
2. All user fees collected at the Coquihalla Highway Toll Plaza be paid into a highway infrastructure trust fund to be administered by a Regional Transportation Authority, to be established, that encompasses the boundaries of the OMMA.
3. The Coquihalla Highway Toll user fees be paid to the Regional Transportation Authority effective thirty (30) days after the date upon which the Province's budget is announced to be balanced or in surplus.

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**HWY. 97 IMPROVEMENT COMMITTEE (CONT.)** 4. Initial appointment of Directors to govern the Regional Transportation Authority be made by the Province, following consultation with members of the OMMA.

5. The Regional Transportation Authority be charged, *inter alia*, with the responsibility to make recommendations to the Provincial Government respecting highway infrastructure needs, to apply financial resources from the Province to address those recommendations and to apply all user fees collected from the Coquihalla Highway Toll according to the priorities established by the Regional Transportation Authority within its boundaries.

**CARRIED.****MAYOR AND COUNCILLOR'S REPORTS****COUNCILLOR  
WHITELEGG**

Councillor Whitelegg advised that he has attended, with Mayor Waldo, three transportation meetings in Kelowna. The three Regional Districts represented must join together to develop priorities, or the Provincial Government will not listen.

**MAYOR WALDO** Mayor Waldo reported that the Central Okanagan Regional District is proposing a Regional District watershed study, from Trepanier Creek north, and to include dams, outlets, inlets, storage, etc. The cost will be approximately \$50,000, shared by the Province.

Mayor Waldo advised that region-wide smoking regulations are being considered.

**STAFF REPORTS****IN CAMERA MEETING  
ACTIONS**

The Administrator presented a report regarding actions from recent In Camera Meetings of Council:

1. February 12, 2002: resolution to not proceed with the purchase of property located at 4421 3<sup>rd</sup> Street.
2. February 26, 2002: received a report regarding the promotion of Mrs. Heidi Simkins from the position of Planning Secretary to Planning Technician.

**2002 CELEBRATE  
CANADA FUNDING**

The Administrator presented a report requesting authorization for the funding request to 2002 Celebrate Canada for the District's Canada Day celebrations.

MOVED by Councillor Dionne, SECONDED by Councillor Fraser:

THAT Council authorizes the Celebrate Canada funding request for the District's 2002 Canada Day celebrations.

**CARRIED.****MUNICIPAL RESERVE  
DEPOSITS**

The Administrator presented a verbal report regarding Municipal reserve deposits at Valley First Credit Union. The Credit Union guarantees \$100,000, while most banks only guarantee \$60,000. The Treasurer and Auditor will present the 2001 Financial Statements at the April 9<sup>th</sup> Council Meeting. The District is in good financial shape.

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DEPOSITS (CONT.)**

MOVED by Councillor Whitelegg, SECONDED by Councillor Fraser:

THAT Valley First Credit Union be retained as the District's banker for the 2002 year.

**CARRIED.****LAND PURCHASE  
HWY. 97 & BEACH**

The Administrator presented a report regarding the proposal to purchase a piece of property from the Province at Highway 97 and Beach Avenue. Water and sewer lines are located in the area.

MOVED by Councillor Dionne, SECONDED by Councillor Fraser:

THAT Council authorizes the Administrator to proceed with the Agreement of Sale for the portion of Highway 97 and Beach Avenue adjacent to Water Lot 1205, ODYD, in the amount of \$9500.

**CARRIED.**

**DIRECTOR OF OPERATIONS**

The Administrator presented a report requesting Council's authorization to offer employment as Director of Operations to Mr. Joe Mocilac.

MOVED by Councillor Nielsen, SECONDED by Councillor Dionne:

THAT Council confirms the results of a telephone survey of Council directing the Administrator to make an offer of employment to Mr. Joe Mocilac for the Director of Operations position.

**CARRIED.**

The Administrator confirmed that Mr. Mocilac will undergo an assessment in Vancouver this week.

**OTHER BUSINESS****IN CAMERA MEETING**

MOVED by Councillor Fraser, SECONDED by Councillor Dionne:

THAT an In Camera Meeting be held Tuesday, April 9<sup>th</sup>, 2002 at 10:00 a.m. pursuant to Section 242.2 of the *Local Government Act*.

**CARRIED.**

**BYLAWS AND BYLAW REPORTS****Bylaw for First, Second and Third Readings:**

**#1638**

The Deputy Clerk/Administrative Assistant presented a report outlining the amendments to the Council Procedure Bylaw, which mainly addressed Public Hearing procedures.

MOVED by Councillor Nielsen, SECONDED by Councillor Fraser:

THAT Council Procedure Bylaw Number 1599 Amendment Bylaw Number 1638, 2002 be read a First, Second and Third Time.

**CARRIED.**

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**Bylaws for Second and Third Readings:**

**#1634 & #1635**

MOVED by Councillor Dionne, SECONDED by Councillor Gough:

THAT Official Community Plan Bylaw Number 1600 Amendment Bylaw Number 1634, 2002 and Zoning Bylaw Number 1375 Amendment Bylaw Number 1635, 2002 be read a Second and Third Time.

**DEFEATED.**

Councillors Gough, Dionne and Whitelegg IN FAVOUR.  
Mayor Waldo, Councillors Fraser and Nielsen OPPOSED.

Discussion included:

Councillor Dionne spoke in favour: land use only being considered; adjacent property is A-1; with modern agricultural practices, no increased risks; unusual to request down-zoning.

Councillor Gough spoke in favour: some concerns were changes to original proposal and reduced taxes; tax loss will be off-set by employment opportunities; unusual to down-zone; wineries and vineyards are beautiful; 30 to 1 in favour of people he has talked to; water problem already existed and problems are being worked on; the District's engineer was not here, the applicant's was.

Councillor Fraser noted that the Administrator's report pointed out that the Golder report states water problems are not adequately addressed, and the owners will not put piping in lower down. Not in favour.

Councillor Whitelegg noted every report was received last minute; water problem was there, but guarantees in writing are needed to protect property owners lower down; terracing will reduce run-off, but heavy rain could take out terraces.

Mayor Waldo stated he would vote in the event of a tie. Wineries do not create significant employment. Water issues need to be addressed by the Municipality. Sewering would help marginally. Council needs to look at highest and best use of property, technical items come later. Peachland is not an agricultural community and there isn't land to burn.

**QUESTION AND ANSWER PERIOD**

**W. ALTON**

Mr. Alton asked how Council will deal with one parcel having two zones; part is A-1 and the other part is R-1.

Mayor Waldo offered to respond by letter.

**A. SIM**

Mr. Sim advised that in 1992 Mr. Huber tried to subdivide into residential lots and the community said no; now he can't farm the land. What is he supposed to do with it?

**ADJOURN**

MOVED by Councillor Nielsen, SECONDED by Councillor Gough:

THAT the Regular Council Meeting adjourn at 9:41 p.m.

**CARRIED.**

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(Originals signed by Mayor and Clerk)

**Certified Correct.**

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**Mayor**

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**Municipal Clerk**

Dated at Peachland, B.C.  
This day of \_\_\_\_\_, 2002.