

THE CORPORATION OF THE DISTRICT OF PEACHLAND

**Regular Council Meeting Minutes
Held Tuesday, October 14, 2003 at 7:00 p.m.
In the Council Chambers, Peachland Community Centre**

PRESENT: Mayor Harriman, Councillors Fraser, Hallberg, Henderson, Hurd, Reid & Moritz (7:02 p.m.)

Administrator Peter Jmaeff
Deputy Clerk Betty Briggs
Treasurer Doug Pryde
Director of Planning & Development Services Chris Prosser

Members of the Public
Members of the Media

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

AMENDMENTS TO THE AGENDA Added to the Agenda: 10-A-1: Construction of On/Off Ramp
Deleted from the Agenda: 9-A: Building Inspection, and 10-J: Chamber of Commerce/Visitor Information Centre Relocation.

APPROVAL OF THE AGENDA MOVED by Councillor Fraser, SECONDED by Councillor Hallberg:

THAT the Agenda be approved as amended.

CARRIED.

ADOPTION OF THE MINUTES

ADOPT MINUTES MOVED by Councillor Hurd, SECONDED by Councillor Reid:

THAT the Minutes of the Special Open Council Meeting held September 18th, 2003 be adopted as circulated.

CARRIED.

PUBLIC HEARING

PUBLIC HEARING The Mayor opened the Public Hearing for Zoning Amendment Bylaw Number 1693, 2003 at 7:03 p.m.

The Public Hearing closed at 7:52 p.m.

DELEGATIONS AND PRESENTATIONS

ARTS & CULTURAL DESTINATION Mr. Chris Scowen noted that Council, at its April 8, 2003 Regular Meeting, endorsed and provided funding for a study on Peachland as an arts and cultural destination, a concept whose time has come. The first step will be Council's endorsement of a blueprint for a phased program to enhance the cultural lives of all Peachland residents.

Ms. Louise Lambert conducted the study of 7 cultural tourism municipalities, including Haliburton School of the Arts in Ontario, the Okanagan School of the Arts in Penticton, the Old Schoolhouse in Qualicum Beach, the Summerland Arts Centre, the MacLean Arts Centre

**ARTS & CULTURAL
DESTINATION**

in Barrie, Ontario, the City of Nelson's revitalization, and the Niagara on the Lake, Ontario. A four-phased approach is recommended in developing a plan for Peachland: Phase 1 is the initial process and is seasonal; Phase 2 is year-round; Phase 3 is revitalization of the downtown core; and Phase 4 is the development of an art & cultural center as an international destination. Strong leadership and a committed group are required to develop this plan, which will benefit business, the tax base and the community.

Mr. Doug Armitage noted that Peachland has the attributes required to make it happen, and asked for Council's support of the conclusions of the report and pursuit of the goal.

Mayor Harriman thanked Mr. Scowen, Ms. Lambert and Mr. Armitage for the excellent report.

**CENTRAL OK.
FOUNDATION**

Ms. Janice Henry provided a brief outline of the COF's 26 year history, noting that the COF now has 185 endowment funds totaling \$6.4 million. In the last 3 years, the COF has been working with flow-through funds as well, including the Vancouver Foundation, the District of Peachland, and most recently the Okanagan Mountain Park Fire Relief Fund. The Peachland Community Fund started a few years ago with COF putting up \$2,500 to get it started. Two years later, the District contributed \$10,000 in the endowment fund and \$2,000 per year in flow through fund to Peachland charities. The \$10,000 per year builds up the Community Fund. It takes time, but is perpetual and could be considered as a savings account.

Ms. Henry noted that COF has a youth committee, COFFY, for 14 to 20 year olds, and would welcome a representative from Peachland. For applications for funding, she invited applicants to come and visit her.

Mayor Harriman thanked Ms. Henry for her presentation.

**ROTARY CLUB
ORGAN REGISTRY**

Mr. Allan Hall, Rotary Club of Peachland, addressed Council regarding the importance of registering as an organ donor. The Rotary Club has taken on the challenge of increasing organ donor registry in Peachland. A poster and registration information was provided for display at the District Office. Retired Dr. Warren Cunningham of Kelowna will attend a public session at the PDRS building October 30th at 1:00 p.m. for anyone who has questions.

Mayor Harriman thanked Mr. Hall and the Rotary Club for taking on this project.

MAYOR AND COUNCILLOR'S REPORTS

MAYOR HARRIMAN

Mayor Harriman reported 195 hours on Mayor business in September, including attendance at the UBCM Convention in Vancouver Sept. 22 to 26. The Mayor extended a bouquet to Meghan Moshansky and Ryan Cooper, Peachland's new Ambassadors, as well as all the candidates and Ricki Morin and helpers. He extended a bouquet to Linda Karius,

Regular Council Meeting Minutes
October 14, 2003
Page 3

- MAYOR HARRIMAN (CONT.)** Operations Clerk, on the superb job of revising the municipality's website, at www.peachland.ca. Mayor Harriman commended Councillor Hallberg, Chairman, Communities In Bloom Committee, the Committee volunteers, staff, businesses and residents on the 4 Bloom award in the Provincial competition. Mayor Harriman reported that the Ministry of Transportation has agreed to the elimination of left turns to and from Todd Road for increased safety. He reported that Telus has donated \$2,000 to the Fire Relief Fund on behalf of the District in thanks for the quick approval given to Telus for an emergency cell tower during the fire. Mayor Harriman urged everyone to honour our vets by wearing a Legion poppy, on sale at the end of October.
- COUNCILLOR REID** Councillor Reid reported on attending the following meetings: 2 Corporate Services Committee, 1 Development Services Committee, Bylaw Review Committee, Executive and Board of the EDC, Special Open Council Meeting, 2 meetings with the Treasurer, and several with citizens. Yesterday Councillor Reid and Mrs. Reid, as well as the Mayor and Mrs. Harriman, attended the parade and Celebrate Kelowna events in honour of those who provided services during the Okanagan Mountain Park fire, and in particular, the Peachland firefighters who assisted. On Oct. 4th, Councillor Reid attended the Brenda Mine tour, and suggested that the Mayor send a letter of thanks to the President and CEO of Noranda on behalf of the 39 participants.
- COUNCILLOR HALLBERG** Councillor Hallberg reported on attending the following meetings: Operational Services, the Mayor and Administrator, Christmas Celebration, Corporate Services, tender opening on Sept. 30th, Chamber of Commerce Oct. 9th, UBCM Convention, and the Brenda Mine tour.
- COUNCILLOR HENDERSON** Councillor Henderson reported on attending the following meetings: Operational Services, Development Services, Economic Development Committee, Special Open Council Meeting, UBCM Convention, Little Schoolhouse Society, tender opening, Development Services, and Senior Citizens Housing Society this morning.
- COUNCILLOR FRASER** Councillor Fraser attended the Okanagan Regional Library Board meeting on September 17th, at which the draft budget for 2004 was reviewed. Councillor Fraser expressed disappointment at not having Council's permission to attend the UBCM Convention. She met with the PDRS Board of Directors and volunteer staff several times as Council's representative for seniors. Councillor Fraser attended a Community Public Facilities Committee meeting at the Peachland Riding Club, an Operational Services Committee meeting, the last Corporate Services Committee meeting, and a Bylaw Review Committee meeting.
- COUNCILLOR MORITZ** Councillor Moritz extended kudos to the Wellness Centre for hosting Thanksgiving dinner on Oct. 11th. He attended a Primary School Building Committee on Oct. 9th, Community Public Facilities Committee, Corporate Services, and has prepared a UBCM report, which will be available at the Library with Councillors Hallberg and Henderson's.

Regular Council Meeting Minutes
October 14, 2003
Page 4

MAYOR HARRIMAN Mayor Harriman noted that at the UBCM Convention, sessions started at 6:45 a.m. and went to 4:30-5:00 p.m., as well as evening get togethers. The Council resolution regarding limiting attendance at conventions is fiscally responsible. He also noted that next year, UBCM will be held in Kelowna.

COMMITTEE REPORTS

DEVELOPMENT SERVICES Councillor Henderson noted the minutes of the Sept. 16th meeting are attached. Topics discussed included: significant tree designation request, ALR exclusion request, skateboard park, and major road network plan.

CORPORATE SERVICES Councillor Reid noted the minutes of two meetings are attached. Both meetings were fact-finding for tax exemption requests. The tax exemption bylaw must be adopted by the end of October. He noted that Council will be requested, later on this Agenda, to appoint a sub-committee to work with PDRS on a new arrangement for the Seniors Activity Centre operation.

OPERATIONAL SERVICES Councillor Hallberg noted that minutes of the Sept. 15th meeting are attached. Topics discussed included the Christmas celebration being moved to the Community Centre, new lights and decorations, the Pashniak house, and the Director of Operation's presentation on occupancy sensors savings.

PARKS SKATEBOARD PARK Councillor Hurd introduced his 20 minute power point presentation regarding development of a skateboard park in Peachland. The Mayor thanked Councillor Hurd for the first class presentation.

MOVED by Councillor Henderson, SECONDED by Councillor Hallberg:

THAT Council consider funding for skateboard park construction in the 2004 budget deliberations;

AND THAT approval be granted immediately to the skateboard park group to commence fund-raising.

CARRIED.

Discussion took place regarding the preferred location for construction of a skateboard park.

Councillor Moritz requested that the skateboard park group's Board members be listed for Council's information at the next Regular Meeting.

MOVED by Councillor Reid, SECONDED by Councillor Fraser:

THAT the location for development of a skateboard park be established as the north-east corner of Cousins Park, south of the PDRS building.

**PARKS
SKATEBOARD PARK
(CONT.)**

MOVED by Councillor Moritz, SECONDED by Councillor Hurd:

THAT the resolution regarding the location of a skateboard park be tabled to the October 28, 2003 Regular Council Meeting.

CARRIED.

UNFINISHED BUSINESS

**WATER STUDY &
CONSERVATION**

MOVED by Councillor Reid, SECONDED by Councillor Henderson:

WHEREAS there is considerable concern in Peachland and in the Okanagan Basin about the availability of future water supplies and the conservation of existing supplies;

BE IT RESOLVED:

- i) THAT the District of Peachland undertake a study of water quantity, availability and cost of delivery to Peachland residents, including a review of existing studies and coordination with the Regional District's Trepanier Landscape Unit Water Management Plan study currently underway;
- ii) THAT staff report to Council on the feasibility and cost of requiring ultra low flush toilets in all new construction and renovations in the District of Peachland;
- iii) THAT staff report to Council on the feasibility and cost of installation and servicing of water meters for:
 - a) all new construction; and
 - b) retrofitting of existing structures.

CARRIED.

The Administrator advised that the 2003 budget includes \$25,000 towards a water study, and a \$10,000 provincial grant has been approved.

COMMITTEE REPORTS (CONT.)

**PRIMARY SCHOOL
BUILDING COM.**

Councillor Moritz reported that the Committee, consisting of himself, Mr. Gordon Harris and Mr. Jack Crerar, have met and feel that an assessment of the building is required prior to any alternatives being explored by the Committee.

MOVED by Councillor Moritz, SECONDED by Councillor Hurd:

THAT Council approves the allocation of funds for an assessment of the Peachland Primary School building.

CARRIED.

Councillor Moritz advised that an estimate provided by the Administrator for a preliminary assessment is \$2,000 to \$2,500.

UNFINISHED BUSINESS (CONT.)

SERVICES OUTSIDE DISTRICT BOUNDARY MOVED by Councillor Reid, SECONDED by Councillor Fraser:

THAT Council develop a public process under which any proposed permanent provision of District of Peachland services to properties outside the District could be publicly discussed at an early stage with anyone who considers themselves affected;

AND THAT Council consider enshrining the process in the Council Procedure Bylaw.

CARRIED.

Councillor Reid noted the need to create transparency, and that such issues should not be discussed at In Camera Meetings. If Council considers including such a process in the Council Procedure Bylaw, it would then take a bylaw amendment to change the process, not just a policy amendment.

RECESS

A five minutes recess was called at 9:45 p.m.

RECONVENE

The Meeting reconvened at 9:52 p.m.

EXTEND MEETING

MOVED by Councillor Reid, SECONDED by Councillor Hurd:

THAT the Meeting be extended past 10:00 p.m.

CARRIED.

**WELLNESS CENTRE
2 YEAR BUSINESS
PLAN**

The Treasurer presented a report advising that the Peachland Wellness Centre submitted a two year business plan on September 15, 2003, as requested by Council at its August 26, 2003 meeting, in order to satisfy the terms of the May 13, 2003 Council resolution relating to matching basis funding to the Wellness Centre. The business plan includes a projected loss in the first year of \$11,473 and \$184 in the second year.

Councillor Hallberg noted a discrepancy between exhibits '6' and '7,' in-kind donations. Councillor Reid noted that Council's resolution required the business plan to be 'acceptable to Council.'

MOVED by Councillor Hallberg, SECONDED by Councillor Moritz:

THAT the Wellness Centre Two Year Business Plan be tabled to the next Regular Council Meeting.

CARRIED.

STAFF REPORTS

**CHRISTMAS
LIGHTS FUNDING**

The Administrator presented a report regarding a recommendation from the Operational Services Committee for funding for new Christmas lights and decorations.

Regular Council Meeting Minutes
October 14, 2003
Page 7

**CHRISTMAS
LIGHTS FUNDING**

MOVED by Councillor Fraser, SECONDED by Councillor Hallberg:

THAT during the 2004 budget deliberations, Council consider funding \$5,000 per year for the next three years in to a reserve account towards the purchase of new Christmas lights and decorations.

CARRIED.

**ON/OFF RAMP
COQ. CONNECTOR**

The Administrator presented a report outlining the history and funding for construction of the on/off ramp from the Coquihalla Connector to Trepanier Bench Road. Due to time constraints to begin construction, Council was asked to amend the Purchasing Policy for this one project only so that select tenders could be obtained.

Councillors spoke in favour of following the Purchasing Policy, as the project is large, is outside the District boundaries, and involves an outside agency, being the Central Okanagan Regional District.

The Mayor noted that this project will be a significant benefit to Peachland, providing another exit should Drought Hill be closed, and reducing truck traffic on Trepanier.

MOVED by Councillor Moritz, SECONDED by Councillor Reid:

THAT a representative from the Central Okanagan Regional District be present at tender openings for the on/off ramp construction project.

CARRIED.

**VALLEY MUSIC
FESTIVAL**

The Administrator presented a report with requests from the organizers of the Valley Music Festival for next year, including complimentary or reduced rental fees for the Community Centre and Cousins Park for August 5, 6, 7 and 8, 2004, permission to control access and parking at 6th and 8th Streets during the 4 days, assistance with power to the site, and permission to control parking in front of Cousins Park.

Councillor Hallberg noted that at a meeting with the organizers, they were advised that no reduction in rental fees would be granted for August 6 & 7 as alcohol will be served at the event.

MOVED by Councillor Reid, SECONDED by Councillor Moritz:

THAT the requests from the organizers of the Valley Music Festival be tabled to the next Regular Council Meeting.

CARRIED.

**SUB-COMMITTEE
PDRS**

The Administrator presented a report with a recommendation from the Corporate Services Committee to appoint a sub-committee to negotiate with PDRS for the Seniors Activity Centre building.

MOVED by Councillor Henderson, SECONDED by Councillor Hallberg:

THAT Council creates a committee to work with the Peachland District Retirement Society for operation of the Seniors Activity Centre;

Regular Council Meeting Minutes
October 14, 2003
Page 8

SUB-COMMITTEE
PDRS (CONT.)

AND THAT Council appoints to the Committee Councillors Fraser and Hallberg, the Administrator and the Deputy Clerk.

CARRIED.

MGMT. STAFF
COST OF LIVING

The Administrator presented a report regarding cost of living increase for Management staff.

MOVED by Councillor Hallberg, SECONDED by Councillor Fraser:

THAT Council approves a 2.6% cost of living increase for all management staff;

AND THAT the total increase not exceed \$8,110.48;

AND THAT a policy be drafted for Council consideration which will adjust management staff wages for cost of living annually at June 11th.

CARRIED.

BYLAW ENFORCE-
MENT POLICY

The Director of Planning and Development Services presented a report regarding a change of wording to the Bylaw Enforcement Policy #DEV-070.

MOVED by Councillor Reid, SECONDED by Councillor Fraser:

THAT Council adopts amended Bylaw Enforcement Policy #DEV-070: "...enforcing of the Municipal Bylaws shall be on the basis of proactive observation by the Bylaw Enforcement Officer, by written complaints, and if he or she is made aware of infractions of the District's Bylaws."

CARRIED.

MAYOR HARRIMAN

Mayor Harriman announced that Council would now deal with items 13-B and 13-F, with the remaining items moved to next Tuesday night.

MOVED by Councillor Hallberg, SECONDED by Councillor Reid:

THAT a Special Open Council Meeting be held at 7:00 p.m. Tuesday, October 21st, 2003 to deal with the remaining items on this Agenda.

CARRIED.

Councillor Moritz OPPOSED.

BYLAWS

Bylaw for First, Second and Third Readings:

#1694 TAX
EXEMPTION 2004

The Treasurer presented a detailed and lengthy report regarding information gathered at two fact-finding Corporate Services Committee meetings, and outlined each tax exemption request and the amount of tax exemption.

Regular Council Meeting Minutes
October 14, 2003
Page 9

**#1694 TAX
EXEMPTION 2004
(CONT.)**

MOVED by Councillor Reid, SECONDED by Councillor Moritz:

THAT Council deal with each tax exemption request separately.

CARRIED.

CHURCHES

MOVED by Councillor Reid, SECONDED by Councillor Moritz:

THAT pursuant to Section 339 of the *Local Government Act*, Council exempts from property taxation for 2004 the Peachland United Church, St. Margaret's Anglican Church and the Peachland Baptist Church.

CARRIED.

WELLNESS CENTRE

Councillor Moritz asked that the outstanding utility bills for the Wellness Centre be considered prior to considering tax exemption, as the Centre is not in good standing with the District. The June 10, 2003 Council resolution to pay the utility bills did not contain a retroactive payment clause.

Mayor Harriman stated that the intent was to pay all the utility bills, including the outstanding ones. The Administrator confirmed that intent.

MOVED by Councillor Moritz, SECONDED by Councillor Hallberg:

THAT to clarify the June 10, 2003 resolution regarding payment of utility bills for the Wellness Centre, the intent was to include payment of the outstanding amount of \$926.77.

CARRIED.

Councillor Moritz OPPOSED.

MOVED by Councillor Hallberg, SECONDED by Councillor Fraser:

THAT pursuant to Section 341.2(n) of the *Local Government Act*, Council exempts from property taxation for 2004 the Peachland Wellness Centre.

CARRIED.

RIDING CLUB

MOVED by Councillor Fraser, SECONDED by Councillor Moritz:

THAT Council exempts from property taxation for 2004, 2.01 acres (24% of the land area) used by the Peachland Riding Club.

CARRIED.

Councillors Hallberg and Reid OPPOSED.

Councillors Hallberg and Reid expressed opposition to this exemption, as the Riding Club could raise the \$1900 to pay the property taxes.

**COMMUNITY POLICE
OFFICE**

MOVED by Councillor Reid, SECONDED by Councillor Fraser:

THAT Council exempts from property taxation for 2004 the Community Police Office.

CARRIED.

Regular Council Meeting Minutes
October 14, 2003
Page 10

C.P.O. (CONT.) Councillor Reid noted that for next year, the Community Police Office use of the building will be regularized.

CHAMBER OF COMMERCE/VISITOR INFO CENTRE/EDC MOVED by Councillor Hallberg, SECONDED by Councillor Reid:
THAT Council grants 72% exemption from property taxes for 2004 to the Chamber of Commerce/Visitor Information Centre/Economic Development Committee.

DEFEATED.

Mayor Harriman, Councillors Hallberg, Henderson & Moritz OPPOSED.

Discussion took place regarding the percentage of the building used for Visitor Information Centre versus Chamber of Commerce office and EDC use.

MOVED BY Councillor Henderson, SECONDED by Councillor Fraser:

THAT the tax exemption for the Chamber of Commerce/Visitor Information Centre/EDC be tabled to October 21, 2003 Special Open Council Meeting.

WITHDRAWN.

MOVED by Councillor Moritz, SECONDED by Councillor Hallberg:

THAT Council grants property tax exemption for 2004 for the Chamber of Commerce/Visitor Information Centre/Economic Development Committee.

CARRIED.

Councillors Hurd and Reid OPPOSED.

Councillor Reid stated that taxes should be paid for the 'business' portion of the building, being the Chamber of Commerce office, in order that Council is not subsidizing businesses.

PDRS MOVED by Councillor Reid, SECONDED by Councillor Fraser:

THAT Council grants property tax exemption for 2004 for the Peachland District Retirement Society/Seniors Activity Centre.

CARRIED.

MAPLE SPRINGS BIBLE CAMP MOVED by Councillor Reid, SECONDED by Councillor Hallberg:

THAT Council grants property tax exemption for 2004 for the Maple Springs Bible Camp, excluding the ¼ acre residential assessment.

CARRIED.

COUNCILLOR HENDERSON Councillor Henderson withdrew from Council Chambers at 11:00 p.m. upon stating that he is Vice President of the Senior Citizens' Housing Society, to be considered next.

**SENIOR CITIZENS'
HOUSING SOCIETY**

MOVED by Councillor Hallberg, SECONDED by Councillor Reid:

THAT Council not grant property tax exemption for 2004 to the Senior Citizens' Housing Society for Alexandra Court and Sutherland Court.

CARRIED.

Councillor Henderson returned to Council Chambers at 11:06 p.m.

Bylaw for Final Reconsideration and Adoption:

**#1656 ZONING
AMENDMENT
BRAEMAR**

The Director of Planning & Development Services presented a report detailing the Braemar development, at 3996 Beach Avenue, which confirms to the objectives of Beach Avenue Neighbour Plan and corresponding guidelines, as well as zoning requirements. The project will be constructed in 3 phases; Phase 1 will have 42 units, Phase 2 will have 26 units, and Phase 3 will have 32 units. A landscaping plan has been submitted, and an estimate of property taxes was provided.

MOVED by Councillor Reid, SECONDED by Councillor Moritz:

THAT Zoning Bylaw Number 1375 Amendment Bylaw Number 1656, 2002 be finally reconsidered and adopted.

CARRIED.

MOVED by Councillor Reid, SECONDED by Councillor Hallberg:

THAT Council approves Development Permit No. DP02-10,004, Lots 1 and 2, Plan KAP53591, DL 220, ODYD, located at 3996 Beach Avenue, to permit the construction of a 101 unit multiple family residential development, which will require:

1. the location of buildings and structures to be situated on the land in accordance with Schedule 'A' attached to the permit;
2. the form and character of buildings and structures to be situated on the land shall be in accordance with Schedule 'B' attached to the permit;
3. exterior materials and colours to be used for the buildings are to be in accordance with Schedule 'B-1' attached to the permit;
4. landscaping plan to be completed in accordance to Schedule 'C' attached to the permit;
5. engineered fire flows are required for this project;

AND THAT issuance of the Development Permit be held until such time as the applicant has provided the bonding required for landscaping, off-site services as per the Subdivision Development Servicing Bylaw Number 1230, and entered into an agreement for provision of off-site services.

CARRIED.

QUESTION AND ANSWER PERIOD

None.

ADJOURNMENT

MOVED by Councillor Moritz, SECONDED by Councillor Reid:

THAT the Regular Council Meeting be adjourned at 11:11 p.m.

CARRIED.

(Original signed by Mayor & Clerk)

Certified Correct.

Mayor

Municipal Clerk

Dated at Peachland, B.C.
This 22nd day of October, 2003.