

THE CORPORATION OF THE DISTRICT OF PEACHLAND

**Special Open Council Meeting Minutes
Held Tuesday, October 21, 2003 at 7:00 p.m.
In the Council Chambers, Peachland Community Centre**

PRESENT: Mayor Harriman, Councillors Fraser, Hallberg, Henderson, Hurd, Moritz & Reid

Administrator Peter Jmaeff
Deputy Clerk Betty Briggs
Treasurer Doug Pryde
Director of Operations Joe Mocilac
Director of Planning & Development Services Chris Prosser
Fire Chief Grant Topham

Members of the Public
Members of the Media

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

ADOPTION OF THE MINUTES

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

THAT the Minutes of the Regular Council Meeting held October 14, 2003 be adopted as circulated.

CARRIED.

MOVED by Councillor Reid, SECONDED by Councillor Hallberg:

THAT the Minutes of the Public Hearing held October 14, 2003 for Zoning Bylaw No. 1375 Amendment Bylaw Number 1693, 2003 be adopted as circulated.

CARRIED.

UNFINISHED BUSINESS

**BUILDING
INSPECTION**

The Director of Operations presented a report outlining items to be considered should Council wish to pursue providing building inspection services, including costs, staff, office space.

MOVED by Councillor Fraser, SECONDED by Councillor Moritz:

THAT the District continue with the current contract with Central Okanagan Regional District for building inspection services;

AND THAT the matter be re-visited as needed.

The Administrator advised that the Central Okanagan Regional District is self-insured, which leaves the District of Peachland exposed to liability in building claims. He is currently negotiating with CORD to obtain a separate insurance policy for building inspections, and should have a resolution to this matter within the next 2 weeks.

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**BUILDING
INSPECTION (CONT.)**

MOVED by Councillor Reid, SECONDED by Councillor Hallberg:

THAT the motion regarding building inspection services be tabled to the November 12, 2003 Regular Council Meeting.

CARRIED.

STAFF REPORTS

**BOUNDARY
EXTENSION – YATES**

The Director of Planning & Development Services presented a report outlining costs associated with a boundary expansion to include the Yates property on MacKinnon Road in the District, and recommending that Council not proceed with the boundary expansion. The Director also recommended that Council proceed with three readings of the water service establishment bylaw to provide water service to this property.

Councillors discussed road servicing costs, the possibility of entering into an agreement with the Regional District for this water service, water problems on Trepanier Creek, and the payment of water rates.

MOVED by Councillor Hurd, SECONDED by Mayor Harriman:

THAT due to the financial impacts on the District of Peachland, Council not initiate the boundary extension process to include the property located at 4713 MacKinnon Road;

AND THAT the District give three readings to Bylaw No. 1695, 2003, to permit the provision of two water services to Mr. Yates' property located at 4713 MacKinnon Road.

Further discussion included: the only problem with Trepanier Creek water is the lack of storage above, the *Local Government Act* allows for an agreement with the Regional District for provision of service outside boundaries at no cost to the District's taxpayers, water problems identified by Mr. Secord, the issue of setting a precedent by approving this bylaw, alternatives are available should the bylaw be defeated.

Councillor Reid called a point of order regarding the Mayor disclosing legal advice received at an In Camera Meeting.

Regarding Council's previous resolution, which is still intact, to provide water immediately and enter into an yearly agreement with Mr. Yates, the Administrator advised that the required restrictive covenant prohibiting further subdivision has not been signed. The Administrator will obtain an answer on agreement in principal from CORD by the October 28th Regular Council Meeting.

MOVED by Councillor Henderson, SECONDED by Councillor Fraser:

THAT the Yates boundary extension and water service issue be tabled to October 28, 2003 Regular Council Meeting.

CARRIED.

Councillors Hurd, Moritz and Reid OPPOSED.

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**AGRICULTURAL
ADVISORY COM.**

The Director of Planning & Development Services presented a report regarding a request for Council to appoint a member to sit on the Agricultural Advisory Committee. The first meeting will be held sometime in November.

Mayor Harriman noted that recently Councillor Hurd was appointed to Peachland's Agriculture Committee, and he would be a good candidate.

MOVED by Councillor Fraser, SECONDED by Councillor Moritz:

THAT Councillor Hurd be appointed as Peachland's representative on the Valley-wide Agricultural Advisory Committee.

CARRIED.

**SIGNIFICANT TREE
REQUEST**

The Director of Planning & Development Services presented a report advising of a request to designate a pine tree on road allowance between the former Peachland Trailer Inn and Todd's RV & Camping properties as a significant tree. A certified arborist has provided his opinion that the tree poses a danger within one and one-half tree lengths due to its co-dominant top. Corporate Services Committee has recommended that Council not designate this tree as significant.

MOVED by Councillor Hallberg, SECONDED by Councillor Reid:

THAT Council accepts the recommendation of the Corporate Services Committee to not designate as 'significant' the pine tree located on road allowance adjacent to the former Peachland Trailer Inn and Todd's RV & Camping properties.

CARRIED.

MOVED by Councillor Reid, SECONDED by Councillor Hallberg:

THAT Council directs staff to monitor the pine tree and should it appear dangerous or as soon as building is within one and one-half tree lengths of the tree, the information be reported to Council, and/or the tree be removed immediately.

CARRIED.

**PHASE 2 SEWER
HARDY & RENFREW**

The Director of Operations presented an information report regarding the award of the Hardy Street & Renfrew Road Lift Stations contract to the low bidder, Intercoast Utilities Ltd. for the tendered amount of \$518,308.00 including GST.

**CHAMBER OF
COMMERCE/VIC
RELOCATION**

The Director of Operations presented a report regarding the relocation of the Chamber of Commerce/Visitor Information Centre. Two options were included: (1) purchase of a new (modular) building and locating it at the South Boat Launch site; and (2) purchase and relocate an existing home located on Buchanan Road and moving it to the South Boat Launch site. Estimated costs of option 1 are \$120,000 plus \$20,000 for utilities, and option 2 are \$75,000 plus \$20,000 for utilities. Yearly project cost based on a five year term are \$28,000 for option 1, and \$19,000 for option 2.

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**CHAMBER OF
COMMERCE/VIC
RELOCATION (CONT.)**

Placing a building in this location will result in 5 regular parking spaces and 3 RV parking spaces, with no boat launch parking. The Director of Operations noted a letter received from Marion Irving voicing opposition to the South Boat Launch site and requesting Council's consideration of relocating the Chamber/VIC to the vacant space in Peachland Village Mall.

Council members discussed several issues, including: lack of parking due to building placement 15 meters from high water mark and setback from highway, only a 5 year license for the land which creates a short amortization period, Ministry of Transportation will relocate any building in 5 years if needed due to highway reconstruction, the possibility of extending the building over the water on pilings.

Further discussion included: fish and habitat studies could take up to a year, Mr. Pashniak is leaving this Sunday and needs to be contacted as soon as possible regarding the house, enlisting the assistance of the MLA, difficulties encountered recently with MOT regarding turning lanes not meeting their standards and their request that District of Peachland accept liabilities.

Mayor Harriman spoke in favour of the Peachland Village Mall location. The cost is estimated at \$152,000 over 5 years, at \$2600/month.

MOVED by Councillor Henderson, SECONDED by Councillor Hallberg:

THAT Council directs staff to proceed with investigation of Option 2, the purchase and relocation of an existing house from Buchanan Road to the South Boat Launch site;

AND THAT if Option 2 is not possible, then staff proceed with investigation of Option 1, the purchase of a new building to be located at the South Boat Launch site;

AND THAT aid be enlisted from the Chamber of Commerce to investigate the placing of a building (house or modular) in a position over the lake on pilings, including environmental and fisheries permits, as well as other regulating authorities.

CARRIED.

Mayor Harriman OPPOSED.

**PFRS CAR 23
REPLACEMENT**

Fire Chief Topham presented a report regarding the need to replace Car 23, and prices obtained for a new vehicle or a used vehicle, including financing options.

MOVED by Councillor Henderson, SECONDED by Councillor Reid:

THAT the Fire Chief be authorized to purchase the used vehicle immediately with cash payment in the amount of \$44,500 plus taxes.

CARRIED.

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PFRS NEW TRUCK Fire Chief Wilson reported that he and Fire Chief Topham will be traveling to Abbotsford to conduct the final inspection on the new fire truck, which will be delivered to Peachland next Tuesday. An extensive training period will take place, with the unit expected to be in full service by the end of November.

MFA LEASING The Treasurer presented a report requesting authorization to enter into future leases with Municipal Finance Authority Leasing Corporation.

MOVED by Councillor Reid, SECONDED by Councillor Fraser:

THAT Council authorizes staff to arrange future Municipal Finance Authority leases with MFA Leasing Corporation.

CARRIED.

NOTICE OF MOTION

COUNCILLOR HENDERSON Councillor Henderson proposed a motion directing the Administrator to work with the Chamber of Commerce regarding their need for more office space.

The Mayor advised that meetings have been on-going. Council's representatives to the Chamber of Commerce will be included in future meetings.

OTHER BUSINESS

IN CAMERA MTG. MOVED by Councillor Hallberg, SECONDED by Councillor Fraser:

THAT an In Camera Meeting be held October 28, 2003 at 1:00 p.m., pursuant to Section 242.1(h) of the *Local Government Act*.

CARRIED.

REGIONAL TRANSIT SURVEY Mayor Harriman presented a request for the District to participate in the Regional Transit Survey. Peachland currently is not involved in this study.

MOVED by Councillor Fraser, SECONDED by Councillor Moritz:

THAT the District of Peachland participate in the Regional Transit Survey at a cost of \$2843.

CARRIED.

The Administrator noted that this funding is not in the 2003 Financial Plan, and will have to come from the operating budget.

BYLAWS

Bylaw for Second and Third Readings:

**#1693 ZONING
RENFREW ROAD
UNEARTH ENT.**

MOVED by Councillor Reid, SECONDED by Councillor Hallberg:

THAT Zoning Bylaw No. 1375 Amendment Bylaw Number 1693, 2003 be read a second and third time.

CARRIED.

The Director of Planning and Development Services noted that questions raised at the Public Hearing have been addressed, including density, parcel sizes, traffic, storm water, parkland dedication, and the rezoning is consistent with the policies in the Official Community Plan. He advised that final adoption will be held until sewer installation commences in the area.

Bylaw for First, Second and Third Readings:

**#1694 TAX
EXEMPTION**

The Treasurer presented a report regarding changes to the 2004 Tax Exemption Bylaw.

MOVED by Councillor Fraser, SECONDED by Councillor Hallberg:

THAT 2004 Tax Exemption Bylaw Number 1694, 2003 be read a first, second and third time.

CARRIED.

**#1695 WATER
SERVICE ESTAB.**

This item has been tabled to the October 28, 2003 Regular Council Meeting.

Bylaw for Final Reconsideration and Adoption:

**#1696 COQUIHALLA/
TREPANIER ON-OFF
RAMP**

MOVED by Councillor Moritz, SECONDED by Councillor Hallberg:

THAT Coquihalla Connector Hwy. 97C/Trepanier Bench Road On/Off Ramp Service Establishment Bylaw Number 1696, 2003 be finally reconsidered and adopted.

CARRIED.

ADJOURNMENT

MOVED by Councillor Moritz, SECONDED by Councillor Hallberg:

THAT the Special Open Council Meeting adjourn at 8:56 p.m.

CARRIED.

(Original signed by Mayor & Clerk)

Certified Correct.

Mayor

Municipal Clerk

Dated at Peachland, B.C.
This 29th day of October, 2003.

