

THE CORPORATION OF THE DISTRICT OF PEACHLAND

**Regular Council Meeting Minutes
Held Tuesday, August 24, 2004 at 7:00 p.m.
In the Council Chambers, Peachland Community Centre**

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

Acting Administrator Joe Mocilac
Corporate Officer Betty Briggs
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.

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

THAT the Agenda be approved as circulated.

CARRIED.

Councillor Moritz noted that the July 27th Council Minutes state that the Mildred Stewart water and sewer billing issue would be on the August 24th Agenda. The Acting Administrator advised that a response has just been received from Mrs. Stewart, and the District is currently obtaining a quote for installation of a water meter.

ADOPTION OF THE MINUTES

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

THAT the Minutes of the Regular Council Meeting held July 27, 2004 be adopted as circulated.

CARRIED.

DELEGATIONS AND PRESENTATIONS

T. JANES Ms. Janes was not in attendance.

MAYOR AND COUNCILLORS' REPORTS

MAYOR HARRIMAN Mayor Harriman reported 139 hours of Mayor's duties in July, the highlights of which were the Peachland Sportsmens' Association On-shore Fishing Derby and Canada Day celebrations. The Regional District Board has adopted the Trepanier Landscape Unit Water Management Plan, and actions will be started very soon. The Regional District Board passed a resolution to write to the Minister of Transportation to have the "Welcome to Okanagan-Similkameen" sign on Drought Hill moved to south of Peachland.

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MAYOR HARRIMAN (CONT.) MOVED by Mayor Harriman, SECONDED by Councillor Henderson:

THAT the Mayor write a letter to the Minister of Transportation and MLA Rick Thorpe requesting that the "Welcome to Okanagan-Similkameen" sign on Drought Hill be relocated to south of Peachland.

CARRIED.

Mayor Harriman has appointed a Committee to hire a new CAO, chaired by Councillor Reid, with members Councillors Fraser and Henderson. The Mayor congratulated Councillor Moritz and all participants in the Rattlesnake Island Swim.

COUNCILLOR REID Councillor Reid attended the August 3rd Woodsmith Developments open house, which settled into discussion of possible solutions. He attended an ad hoc Sculpture Committee meeting, Dog Daze, and the Valley Music Festival. He has received news that responsibility for 2010 Legacy funding has been transferred from the government to the 2010 Committee.

COUNCILLOR FRASER Councillor Fraser attended the ad hoc Sculpture Committee meeting and a joint Public Facilities and Volunteer Liaison Committee meeting to negotiate a lease with the Wellness Centre.

COUNCILLOR HENDERSON Councillor Henderson thanked those who have submitted their names to sit on the Economic Development Committee; a meeting will be held early in September. He attended a Sculpture Committee meeting and is pleased that Mr. Richard Smith is on the Committee. He congratulated the organizers of the Valley Music Festival and Dog Daze.

COUNCILLOR HURD Councillor Hurd attended the August 3rd Woodsmith Developments. He met with the writer of a letter to the editor regarding pedestrian safety along Beach Avenue.

MOVED by Councillor Hurd, SECONDED by Councillor Moritz:

THAT Council authorizes Councillor Hurd to pursue the formation of an ad hoc committee to commence planning and costing a pedestrian/cycling/in line skating walkway on the lake side of Beach Avenue.

WITHDRAWN.

Lengthy discussion took place, with some Councillors expressing the desire to follow the budgeting and planning process for projects such as a walkway along Beach Avenue. This item will be brought forward to budget discussions next month.

COUNCILLOR HALLBERG Councillor Hallberg attended the Wellness Centre lease meeting, Dog Daze, Woodsmith Developments open house, Recreation Committee meeting August 11, the Cops for Kids practise, Chamber of Commerce Business After Hours, and the In Camera meeting this morning.

**COUNCILLOR
MORITZ**

Councillor Moritz attended the Wellness Centre lease meeting and reported that work is 95% completed. One more meeting should finalize the details of the lease. He congratulated Bill Bennett, director of Charlotte's Web. He congratulated all participants in the Rattlesnake Island Swim.

COMMITTEE REPORTS

**DEVELOP. SERVICES
ALR EXCLUSION**

The Director of Planning & Development Services introduced the application for ALR exclusion submitted by A & G Rentals for property on Cousins Road. The Development Services Committee referred this to Council with no recommendation. Staff recommend that Council not support the application.

Mr. John McShane, agent for owner A & G Rentals, presented a power point presentation showing the history of the property and summarizing the soils report prepared by Mr. Pottinger. He noted that surrounding land uses are residential with some hobby farms, but no true agricultural use other than one vineyard.

MOVED by Councillor Moritz, SECONDED by Councillor Hallberg:

THAT Council authorizes an extension of three to four minutes for the presentation.

CARRIED.

Mr. McShane asked if this is really farmland. He showed the proposed layout for the small lots with entry level affordable housing, and highlighted the benefits of the proposal.

The Director of Planning & Development Services advised Council that there is no option to 'opt out' of the ALC process for applications for exclusions.

Councillors comments:

Councillor Reid: adjacent uses are agricultural; the nearby vineyard uses cannons and residential would object; dense residential would not fit in here; the supply of vacant lots is presently low, but is only waiting for subdivisions along the new sewer extension; Trepanier water supply doesn't support the proposed development without proven water supply and storage.

Councillor Hurd: the on/off ramp construction has changed use in this area; a sewer extension to this property would include Morrison Crescent and Cousins Road properties; instead of cannons, one vineyard is using falconry instead.

Councillor Henderson: asked if agricultural use takes ten times more water than residential: advice was that it takes more than twice the water; is this a water problem. The Acting Administrator noted that the

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**ALR EXCULSIONG
(CONT.)**

Trepanier system is nearing capacity without this subdivision and without connection to the other water system.

Councillor Hallberg: need for entry-level housing is desperate; if water system is connected at 6th Avenue, would that solve the water issues. She questioned the Director of Operations on the viability of connecting the Trepanier water system to 6th Avenue, which would be a solution for water supply to this development.

Councillor Moritz: this is not just about supply and storage of water, our residential usage is 2 times the provincial average; the way to moderate demand is water meters; is this a strata project. The applicant advised it will be fee simple. Councillor Moritz: has concern with declining enrollment at Peachland Elementary School; smaller, non lake-view lots will be affordable to more families.

Councillor Fraser: understands the ALR is to protect food producers, not hobby farms; the application is to remove from ALR, not subdivision or zoning; understands the District is close to amalgamating water systems; is in favour of affordable housing.

Mayor Harriman: supports the exclusion.

MOVED by Councillor Hurd, SECONDED by Councillor Hallberg:

THAT Council supports the application to exclude land from the Agricultural Land Reserve, Lots 5 & 6, DL 1174, Plan 1432, 5104 and 5050 Cousins Road, owner A & G Rentals Inc.

CARRIED.

Councillor Reid OPPOSED.

RECREATION COM.

Councillor Hallberg noted the minutes are attached from the August 11, 2004 Recreation Committee meeting. The next meeting will be held September 29 at 1:00 p.m.

STAFF REPORTS

**PRIORITY WORK
PROGRAM**

The Acting Administrator presented a report regarding the Priority Work Program developed at the June Strategic Planning session.

MOVED by Councillor Hallberg, SECONDED by Councillor Moritz:

THAT Council adopts the Priority Work Program.

CARRIED.

**STRATEGIC
SESSIONS**

The Acting Administrator presented a report recommending regular strategic planning sessions be scheduled.

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**STRATEGIC
SESSIONS (CONT.)**

MOVED by Councillor Hallberg, SECONDED by Councillor Fraser:

THAT Council schedules strategic planning sessions for 9:00 a.m. October 5 and November 23, 2004.

CARRIED.

**DECISION MAKING
GUIDELINES**

The Acting Administrator presented a report recommending adoption of the Decision Making Guidelines Policy #PRO-040.

MOVED by Councillor Henderson, SECONDED by Councillor Hallberg:

THAT Council adopts Decision Making Guidelines Policy #PRO-040;

AND THAT Council directs the Acting CAO to initiate the use of priority setting criteria within the Request for Decision format.

CARRIED.

**ROLES & RESPON-
SIBILITIES GUIDE-
LINES**

The Acting Administrator presented a report recommending that Council adopt the Roles & Responsibilities Guidelines Policy #PRO-245.

MOVED by Councillor Hallberg, SECONDED by Councillor Henderson:

THAT Council adopts Roles and Responsibilities Guidelines Policy #PRO-245;

AND THAT Council requests the new CAO to initiate regular Council/ CAO sessions to discuss organizational performance.

CARRIED.

WILDFIRE PLANS

The Acting Administrator presented a report on behalf of the Fire Chief requesting Council's support for application for Community Wildfire Protection Plan funding through UBCM.

MOVED by Councillor Fraser, SECONDED by Councillor Moritz:

THAT Council approves and supports the application for Community Wildfire Protection Plans funding from the Union of B.C. Municipalities.

CARRIED.

Council members noted that the \$15,000 is a drop in the bucket for wildfire protection. The Acting Administrator advised that this funding will allow a plan to be developed to identify areas to be worked on. He also advised that the Fire Chief is working on the emergency access/egress issues, which are capital cost items. Some work has taken place at the Somerset/Victoria emergency access, with a gate ordered today.

CORRESPONDENCE

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**SAFE STREETS
COALITION**

MOVED by Councillor Fraser, SECONDED by Councillor Hallberg:

THAT the District of Peachland join the Safe Streets Coalition.

CARRIED.

The Mayor noted reports of two incidents in Peachland over the weekend. Councillor Reid noted that this is a lobby group focused on aggressive panhandling and squeegee people.

OTHER BUSINESS

IN CAMERA MTG.

MOVED by Councillor Henderson, SECONDED by Councillor Hallberg:

THAT an In Camera Meeting be held at 1:00 p.m. September 14, 2004 pursuant to Section 90(1)(c) of the *Community Charter*.

CARRIED.

BYLAWS

Bylaw for First, Second and Third Readings:

**#1736 DEV. SERV.
DELEGATION**

The Director of Planning and Development Services presented the bylaw, which will authorize him to issue development permits under specific instances.

MOVED by Councillor Hallberg, SECONDED by Councillor Henderson:

THAT Development Services Delegation Bylaw Number 1736, 2004 be read a First, Second and Third Time.

CARRIED.

**#1737 ZONING
AMENDMENT B & B**

The Director of Planning and Development Services presented the bylaw, which amends the requirements in the Zoning Bylaw for bed and breakfast signs. Mrs. Darlene Hartford, President of Peachland on the Lake B & B Association, requested clarification on two points in the bylaw, and thanked the Director for bringing this to Council.

MOVED by Councillor Hallberg, SECONDED by Councillor Fraser:

THAT Zoning Bylaw No. 1375 Amendment Bylaw Number 1737, 2004 be read a First and Second Time;

AND THAT a Public Hearing be scheduled for 6:30 p.m. September 14, 2004.

CARRIED.

ADJOURNMENT

MOVED by Councillor Reid, SECONDED by Councillor Fraser:

THAT the Regular Council Meeting adjourn at 8:45 p.m.

CARRIED.

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(Original signed by Mayor and Corporate Officer)

Certified Correct.

Mayor

Corporate Officer

Dated at Peachland, B.C.
This 15th day of August, 2004.