

**THE CORPORATION OF THE DISTRICT OF PEACHLAND**

**Regular Council Meeting Minutes  
Held Tuesday, March 9, 2004 at 7:00 p.m.  
In the Council Chambers, Peachland Community Centre**

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

Administrator Peter Jmaeff  
Corporate Officer Betty Briggs  
Treasurer Doug Pryde  
Director of Operations Joe Mocilac  
Director of Planning & Development Services Chris Prosser

Members of the Public  
Members of the Media

**ABSENT:** Councillor Hurd

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**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: 9-D: Waiving of Storm Sewer Levies

**APPROVAL OF THE AGENDA** MOVED by Councillor Reid, SECONDED by Councillor Henderson:  
THAT the Agenda be approved as amended.

**CARRIED.**

**ADOPTION OF THE MINUTES**

**ADOPT MINUTES** MOVED by Councillor Hallberg, SECONDED by Councillor Reid:

THAT the Minutes of the Regular Council Meeting held February 24, 2004 be adopted as circulated.

**CARRIED.**

**PRESENTATIONS AND DELEGATIONS**

None.

**MAYOR AND COUNCILLOR'S REPORTS**

**MAYOR HARRIMAN** Mayor Harriman reported 176 hours in February on Mayor duties, including numerous community and social events. In response to recent criticisms of the District in the newspaper regarding development in Peachland, the Mayor provided background on efforts by Council and staff with several developers over the past months. He noted that while it is easy to blame the District or private property owners, it is not fair to expect property to be sold at reduced prices to developers. He also noted that the District must follow rules and legislation and be accountable to the taxpayers. He provided a comparison of Development Cost Charges from other Valley communities, noting that Peachland's

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**MAYOR HARRIMAN (CONT.)** DCCs are competitive. He detailed a package available from the Planning Department for any developer with interest in Peachland, and concluded by stating that Peachland truly is the 'Jewel of the Okanagan,' and that Council has and is doing all it can to bring development to Peachland.

**COUNCILLOR REID** Councillor Reid expressed appreciation for the Mayor's comments, and as a past member of the Economic Development Committee, was involved in developing some of the brochures in the Planning Dept. package. He stated that development will come to Peachland, and will be welcomed by Council.

**COUNCILLOR HENDERSON** Councillor Henderson is developing a brochure of arts and cultural events scheduled for 2004; the brochure will be ready mid-April. He reported attending all meetings. Councillor Henderson is pleased with the Mayor's comments regarding development. The Arts and Cultural Committee is reviewing Museum operations and will be suggesting changes so that the Museum is open year-round.

**COUNCILLOR MORITZ** Councillor Moritz reported spending time reviewing water studies and pre-existing motions regarding water and metering, dating back to 1990. He detailed four different Council resolutions directing staff to investigate water metering, and the District still does not have metering. He expressed personal frustration on this item, and will bring forward a motion later in this meeting.

**COUNCILLOR HALLBERG** Councillor Hallberg attended the Chamber of Commerce Business After Hours at the Little Schoolhouse on February 25<sup>th</sup>.

**COMMITTEE REPORTS**

**RECREATION COM.** Councillor Hallberg noted a Council resolution from 1987 granting gratis use of the Community Centre to the Lions Club in recognition of their fund-raising efforts towards its construction.

MOVED by Councillor Hallberg, SECONDED by Councillor Reid:

THAT Council adopts the amended Community Recreation Policy #FIN-035, which includes article (I) under Fees & Charges, Programs and Services:

(I) The Peachland Lions Club will receive use of the Community Centre for its regular meetings at no charge, in recognition of its fundraising efforts towards the construction of the Community Centre; use is to be booked through the Recreation Department and will be arranged around Recreation Programs.

**CARRIED.**

Councillor Moritz OPPOSED.

Councillor Moritz stated opposition as this creates an exception to a just-adopted Policy, and the Lions Club should apply for recognition under the Capital Contributions Policy.

**UNFINISHED BUSINESS**

**WATER METERS**

Councillor Moritz noted numerous studies on water supply, and that shortcomings have existed for some time. Mr. Del Secord, last year, recommended that no further development be permitted until water issues are addressed. Councillor Moritz noted a March, 2001 "Final Report" in which the number one recommendation was to develop a universal water metering program in Peachland.

MOVED by Councillor Moritz:

THAT Council directs Administration to:

1. Deliver a report at the March 23, 2004 Council Meeting on which water metering system staff recommends be used throughout the District of Peachland, with a physical example of the specified meter or meters;
2. Deliver at the April 13, 2004 Council Meeting an implementation schedule for the District-wide water metering system, including phases for:
  - i) new developments
  - ii) commercial sites
  - iii) residential properties
  - iv) active agricultural enterprises.

**FAILED.**  
**DUE TO LACK OF SECONDER.**

**STAFF REPORTS**

**BAPTIST CHURCH  
PARKING REQUEST**

The Director of Operations presented a report regarding a request from Peachland Baptist Church for permission to use District-owned property (future Fire Hall site) for overflow parking. He noted the following requirements for the use: provision of insurance coverage naming the District additional insured, site preparation, maintenance, and a termination clause. There will be no cost to the District.

MOVED by Councillor Fraser, SECONDED by Councillor Henderson:

THAT Council authorizes staff to enter into a letter of understanding with the Peachland Baptist Church for parking on Lots 31 and 32, DL 220, Plan 9704.

**CARRIED.**

**WATER & SEWER  
EXTENSIONS -  
ROBINSON PL.**

The Director of Operations presented a detailed report regarding water and sewer service extensions at Robinson Place. A variance in driveway width from 6 m to 4 m would be required, and Council's commitment to extend the water and sewer mains to the end of the proposed driveway. Three property owners and the Ministry of Transportation will directly benefit. The cost to the District would be \$33,583.33, using sewer funding from the sewer infrastructure grant for 1/3 of the sewer cost.

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**WATER & SEWER EXTENSIONS (CONT.)** Should the work be postponed to a later date, MOT estimates the cost to the District at \$148,304.00. The three homeowners will pay for the driveway and sewer; currently, their water source is the lake, and they are on septic systems.

Councillor Reid noted philosophical issues with this request, including the benefit to taxpayers of the community. Initially, the homeowners to the north and the Ministry of Transportation benefit, however, taxpayers will benefit from increased fire protection. He also noted that the market values of these properties will increase once connected to water and sewer. He suggested further discussions with the owners.

Mayor Harriman noted that the property owners have previously agreed to contribute up to \$25,000 each. He advised that this could open up more property further to the north for development.

MOVED by Councillor Henderson, SECONDED by Councillor Reid:

THAT the water and sewer service extensions at Robinson Place be referred to the Operational Services Committee to meet with the property owners for further discussion.

**CARRIED.**

**DEV. VARIANCE**  
**#04/10,006**  
**5660 BEACH AVE.**

The Director of Planning and Development Services presented a report outlining the variance request to allow a new dwelling to be constructed facing Beach Avenue rather than 8<sup>th</sup> Street.

MOVED by Councillor Reid, SECONDED by Councillor Henderson:

THAT Council approves Development Variance Application #DVP04/10,006 to reduce the front yard setback regulations of the R-1 (Single Family Residential) zone from 6.0 meters (20 ft.) to 4.6 meters (15 ft.), and to reduce the rear yard setback from 7.5 meters (25 ft.) to 4.9 meters (16.02 ft.) in order to allow for compliance with building regulations for construction of a proposed new single family residence.

**CARRIED.**

**OTHER BUSINESS**

**IN CAMERA MTG.**

MOVED by Councillor Hallberg, SECONDED by Councillor Moritz:

THAT an In Camera Meeting be held at 1:00 p.m. March 23, 2004, pursuant to Section 90(1)(c) and (e) of the *Community Charter*.

**CARRIED.**

**STAFF REPORTS (CONT.)**

**WAIVING OF STORM**  
**SEWER LEVIES**  
**4200 BEACH AVE.**

The Director of Planning & Development Services presented a report requesting authorization to waive the storm sewer levies in the amount of \$23,800 at 4200 Beach Avenue, as the developer is constructing 5 drywells and catch basins along Beach Avenue, Lake Avenue and 13<sup>th</sup>

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**WAIVING OF STORM  
SEWER LEVIES  
(CONT.)**

Street. This will effectively assist the District in effectively managing the storm water on the corner of Beach Avenue and 13<sup>th</sup> Street.

MOVED by Councillor Reid, SECONDED by Councillor Hallberg:

WHEREAS a mixed use building is being developed at 4200 Beach Avenue which includes the construction of off-site storm sewer works to assist in managing storm water along Beach Avenue, Lake Avenue and 13<sup>th</sup> Street;

AND WHEREAS the developer is managing all on-site storm water through an outfall approved by the Ministry of Water, Land and Air Protection;

THAT Council waives the Storm Sewer Levies as required in the "Drainage Facility – Downstream Levy Policy #DEV-110" in the amount of \$23,800.

**CARRIED.**

**BYLAWS**

**Bylaws for Final Reconsideration and Adoption:**

**#1714 MACKINNON  
RD. EXTRA TERRI-  
TORIAL SERVICE  
CHARGE**

MOVED by Councillor Fraser, SECONDED by Councillor Hallberg:

THAT 4713 MacKinnon Road Water Service Extra Territorial Service Charge Bylaw Number 1714, 2004 be finally reconsidered and adopted.

**CARRIED.**

**#1715 MACKINNON  
RD. PROVISION &  
TERMINATION**

The Administrator presented a report outlining the amendments made to Bylaw 1715 prior to third reading as requested by Council and approved by the District's legal advisor.

MOVED by Councillor Reid, SECONDED by Councillor Henderson:

THAT 4713 MacKinnon Road Water Service Provision and Termination Criteria Bylaw Number 1715, 2004 be finally reconsidered and adopted.

**CARRIED.**

Councillor Moritz requested that the property owner be notified of the requirements of the Water Use Restrictions Bylaw relating to water sprinkling, and that the owner be advised that water sprinkling outside the set requirements would be considered 'excessive use' by the District.

**QUESTION PERIOD**

**COUNCILLOR REID**

Noting that Councillor Moritz's motion was not seconded because of the October 2003 resolution on the books, Councillor Reid stressed the importance of having a requirement for water meters in place before new subdivision and develop in the areas being sewered presently, and asked if this is possible.

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**COUNCILLOR REID (CONT.)** The Director of Operations advised that a meeting will be held soon with the newly-appointed Water Committee. He noted that industrial, commercial and institutional developments are required to install meters, and most are currently using Neptune brand meters.

**ERIC HALL** Mr. Hall, 6144 Turner Avenue, asked if the sidewalk will be extended up Princeton Avenue beyond Columbia, with the current sewer work. He had been told during the last phase of sewerage that this would happen. Mr. Hall was advised that funding would have to be investigated for sidewalk extension.

Mr. Hall asked if the District has any influence over the logging trucks using Princeton Avenue at 3:00 a.m. The Mayor advised that they will be finished by the end of the month, and that he has asked the RCMP to take action on traffic violations in Peachland.

**ADJOURNMENT** MOVED by Councillor Reid, SECONDED by Councillor Hallberg:

THAT the Regular Council Meeting adjourn at 8:06 p.m.

**CARRIED.**

(Original signed by Mayor & Corporate Officer)

**Certified Correct.**

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**Mayor**

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**Corporate Officer**

Dated at Peachland, B.C.  
This 24<sup>th</sup> day of March, 2004.