

**THE CORPORATION OF THE DISTRICT OF PEACHLAND**

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

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

Acting Administrator Doug Pryde  
Corporate Officer Betty Briggs  
Director of Planning & Development Services Chris Prosser

Members of the Public  
Members of the Media

**ABSENT:** Mayor Harriman

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

**AMENDMENTS TO THE AGENDA** Removed from the Agenda: 8-A: Unfinished Business: Weight Restrictions on Trepanier Bench Road.

**APPROVAL OF THE AGENDA** MOVED by Councillor Henderson, SECONDED by Councillor Moritz:

THAT the Agenda be approved as amended.

**CARRIED,**

**ADOPTION OF THE MINUTES**

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

THAT the Minutes of the Regular Council Meeting held October 26, 2004 be adopted as circulated.

**CARRIED.**

MOVED by Councillor Fraser, SECONDED by Councillor Hurd:

THAT the Minutes of the Committee of the Whole Meeting held November 2, 2004 be adopted as circulated.

**CARRIED.**

**DELEGATIONS AND PRESENTATIONS**

None.

**MAYOR AND COUNCILLORS' REPORTS**

**COUNCILLOR REID** Councillor Reid has attended a number of meetings, including a CORD EDC meeting on October 28<sup>th</sup>, held at the Kelowna International Airport. He also attended: inaugural Peachland Spirit of British Columbia Community Committee meeting, and has been invited to attend a 2010 meeting in Vancouver November 24<sup>th</sup>; UBC Okanagan where he was appointed to two subcommittees, People and Community & International;

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**COUNCILLOR REID (CONT.)** Development Services and Water Committees; Committee of the Whole, and In Camera meeting.

**COUNCILLOR FRASER** Councillor Fraser attended the In Camera meeting and a CAO Search Committee meeting. She reported on developing plans for the Community Christmas Celebration to be held December 3<sup>rd</sup>, which include a foot parade from the Community Centre to Heritage Park. The next Committee meeting is November 15<sup>th</sup>.

**COUNCILLOR HENDERSON** Councillor Henderson reported that the Communications Society is working on resolving an interference problem with CHBC, caused by BC Hydro moving lines during the highway 4-laning project. He noted that at the Trade Show, 181 people signed a petition supporting and arts and cultural center in Peachland. He recognized Brad Lazar for his efforts in starting a boxing club for youth. The Rotary Pavilion project is underway.

**COUNCILLOR MORITZ** Councillor Moritz attended the Water & Development Services Committee meeting, Committee of the Whole, and In Camera.

**COUNCILLOR HALLBERG** Councillor Hallberg attended two Community Christmas Celebrations meetings, 2010 meeting, 2 Boxing Club meetings and the open house, Development Services, Water and Committee of the Whole meetings, St. Margaret's Church Angel Bazaar, and an In Camera meeting today. She reminded everyone of Remembrance Day services starting at 10:30 am Thursday at the Community Centre.

**COMMITTEE REPORTS**

**DEVELOPMENT SERVICES & WATER** Councillor Reid reported on the joint Development Services and Water Committees meeting regarding the Development Permit application for 116 units on Ponderosa Drive. The zoning is in place; the issues discussed were the pathway/parkland dedication, and water supply for the development.

**DEV. PER. #04/10,010 PONDEROSA** MOVED by Councillor Reid, SECONDED by Councillor Moritz:

THAT Council approves Development Permit application No. 04/10,010, Lot 2, Plan KAP76240, DL 220, located at Ponderosa Drive, to permit the construction of 116 units comprised of five buildings containing 20 residential units each, one building with 14 units, and an amenity building containing 2 residential units on the upper floor;

AND THAT the permit will require:

1. The location of buildings and structures to be situated on the land are to be in accordance with Schedule 'A' attached to the permit;
2. The form and character of buildings and structures to be situated on the land are to 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;

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**DEV. PERMIT #04/  
10,010 PONDEROSA**

4. Landscaping Plan to be completed in accordance to Schedule 'C' attached to the permit (Dave Lange Landscape Architect dated July 2, 2004);
5. An on-site storm water management plan and engineered fire flows are required for this project;
6. Extension and connection to the District's sanitary sewer collection system is required;
7. Environmental Impact Assessment and Remediation recommendations to be applied as per Schedule 'D' attached to the permit (Makonis Consulting Ltd./IC Ramsay & Associates June 14, 2004);
8. Wildland Interface Assessment recommendations to be applied as per Schedule 'E' attached to the permit (Swanson Forestry Service Ltd. dated May 7, 2004);
9. Geotechnical Investigation recommendations to be applied as per Schedule 'F' attached to the permit (Beacon Geotechnical Ltd. dated June 24, 2004);
10. Construction and dedication of a 1.5 meter public right-of-way for a pedestrian pathway;
11. The developer is to proceed with the development of a new well to supply additional water to the Ponderosa system to the satisfaction of Council;
12. No issuance of a building permit until the property is connected to the sanitary sewer system and all required water improvements have been completed to the satisfaction of Council;
13. Registration of restrictive covenants prohibiting the issuance of a building permit on the property pending the completion of water system upgrades to accommodate the proposed development;
14. Developer to enter into a development agreement with the Municipality specifying the required infrastructure improvements;
15. Developer to fence the development site to prevent any impacts on the adjacent down slope properties during the construction of the proposed development.

**CARRIED.**

MOVED by Councillor Reid, SECONDED by Councillor Fraser:

THAT Council directs staff to pursue the interlinking of pathways to establish a pathway network plan for future development by way of voluntary consent of affected property owners.

**CARRIED.**

MOVED by Councillor Reid, SECONDED by Councillor Hurd:

THAT discussions regarding the funding grant application for water systems upgrades be forwarded to the next Council strategic planning session.

**CARRIED.**

**WATER COM.**

Councillor Reid reported on the Water Committee meeting; minutes are attached in the Agenda package. Urban Systems Ltd. engineer and the Director of Operations attended the meeting, and clarified that the

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**WATER (CONT.)**

interconnection of water systems 1 and 3, estimated at \$350,000, must proceed regardless of other upgrades later.

MOVED by Councillor Reid, SECONDED by Councillor Henderson:

THAT Council authorizes early budget approval of \$350,000 from the Water DCC account for the engineering and construction of the interconnection between Water Systems 1 and 3;

AND THAT Council authorizes staff to begin engineering and design work with Urban Systems Ltd.

**CARRIED.**

**STAFF REPORTS**

**DEV. PERMIT**  
**CURLING CLUB**

The Director of Planning & Development Services advised that a legal survey confirmed that the curling rink building will fit on the proposed location.

MOVED by Councillor Moritz, SECONDED by Councillor Fraser:

THAT Council approves Development Permit No. 2001/10,003, Lot B, Plan 40525, DL 490, located at 4450 6<sup>th</sup> Street, to permit the construction of the Peachland Curling Club rink;

AND THAT the permit will require:

1. The location of buildings and structures to be situated on the land are to be in accordance with Schedule 'A' attached to the permit;
2. The form and character of buildings and structures to be situated on the land are to be in accordance with Schedule 'B' attached to the permit;
3. Exterior materials and colours to be used for the building 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. An on site storm water management plan and engineered fire flows are required for this project;
6. Developer is to enter into a long-term lease with the District of Peachland;

AND THAT Council initiate the Alternative Approval Process to gain consent of the electors to enter into a 25 year lease (or longer) for the land with the Peachland Curling Club;

AND THAT Council initiate the Road Closure Process to close that portion of 6<sup>th</sup> Street from the Town Lane to Highway 97.

**CARRIED.**

**CORRESPONDENCE**

**For Information:**

- Interior Health Authority re: Peachland Water Systems
- Caro Environmental Services re: Peachland Water Testing
- Interior Health Authority re: Falls Prevention Strategies
- City of Port Moody re: Youth Sports Resolution
- UBCM re: Community Wildfire Protection Planning Grant

**OTHER BUSINESS**

**IN CAMERA MTG.** MOVED by Councillor Reid, SECONDED by Councillor Moritz:

THAT an In Camera Meeting be held at 1:00 p.m. Tuesday, November 23, 2004 pursuant to Sec. 90(1)(l) of the *Community Charter*.

**CARRIED.**

**BYLAWS**

**Bylaws for First and Second Readings:**

**#1741 OCP &  
#1742 ZONING  
TURNER AVE. -  
PENICH**

The Director of Planning & Development Services presented a report regarding Official Community Plan and Zoning amendment bylaws for 6072 Turner Avenue, Penich, to permit subdivision for 28 single family residential lots.

MOVED by Councillor Moritz, SECONDED by Councillor Henderson:

THAT Official Community Plan Bylaw No. 1600 Amendment Bylaw Number 1741, 2004 and Zoning Bylaw No. 1375 Amendment Bylaw Number 1742, 2004 be read First and Second Times;

AND THAT a Public Hearing be scheduled for 7:00 p.m. Tuesday, November 30, 2004.

**CARRIED.**

**Bylaw for Third Reading:**

**#1734 ZONING  
ZONING –  
PRINCETON/SOMER-  
SET –  
WOODSMITH**

MOVED by Councillor Henderson, SECONDED by Councillor Reid:

THAT Zoning Bylaw No. 1375 Amendment Bylaw number 1734, 2004 be read a Third Time;

AND THAT a restrictive covenant be registered on the property title limiting density to 21 units;

AND THAT the cost and design alterations to the Somerset/Princeton intersection are satisfactory to Council.

Discussion took place regarding the proposed motion:

- the costs and engineered design for intersection improvements have not yet been received

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**#1734 ZONING**  
**(CONT.)**

- access to the development is contingent upon improved intersection
- Third Reading allows developer to commence marketing, etc.
- previous Report noted that access/egress to property is acceptable and viable with the proposed density
- the Somerset/Princeton intersection needs fixing regardless
- the proposed access was the best engineered solution
- traffic volume of 21 units has marginal impact on intersection
- would prefer full Council to vote on this

MOVED by Councillor Moritz, SECONDED by Councillor Hurd:

THAT the motion for Third Reading of Zoning Amendment Bylaw Number 1734, 2004, with attached conditions, be tabled.

**DEFEATED.**

Councillors Fraser, Henderson and Reid OPPOSED.  
Deputy Mayor Hallberg, Councillors Hurd and Moritz IN FAVOUR.

Councillor Reid noted that he has voted against this Bylaw since it was presented due to concerns with the intersection and the grade up to Minto Street.

**MAIN MOTION**

THAT Zoning Bylaw No. 1375 Amendment Bylaw Number 1734, 2004 be read a Third Time;

AND THAT a restrictive covenant be registered on the property title limiting density to 21 units;

AND THAT the cost and design alterations to the Somerset/Princeton intersection are satisfactory to Council.

**DEFEATED.**

Deputy Mayor Hallberg, Councillors Hurd and Moritz OPPOSED.  
Councillors Fraser, Henderson and Reid IN FAVOUR.

**Bylaw for Third Reading and Final Reconsideration & Adoption:**

**#1738 ZONING**  
**HWY. 97 S. -**  
**WILLOWBROOK**

MOVED by Councillor Fraser, SECONDED by Councillor Moritz:

THAT Zoning Bylaw No. 1375 Amendment Bylaw Number 1738, 2004 be read a Third Time;

AND THAT Zoning Bylaw No. 1375 Amendment Bylaw Number 1738, 2004 be finally reconsidered and adopted.

**CARRIED.**

**QUESTION PERIOD**

**F. O'KEEFFE**

5815 MacGregor Road:

- if the Ponderosa development will drill new water wells, will that drain water from Okanagan Lake
- Councillor Reid replied that the hydrological engineers will determine that.

- will the OCP be revised soon

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**F. O'KEEFFE (CONT.)** Deputy Mayor Hallberg advised that due to the time involved, and the cost, to review the OCP, it would be best left to the next Council to look after  
- regarding the Woodsmith development, the cost of upgrading the road should be known first.  
Councillor Reid advised that the Bylaw did not receive Third Reading tonight.  
- can the 21 units be changed to 35 again  
Councillor Moritz noted that the developer volunteered to reduce density to 21 units based on public input; the developer pays DCCs for much of the improvements, along with other developments; 21 units does not have significant impact on the intersection; Council will look at the design and costs when received.  
Councillor Henderson noted that the intention was for the project to go ahead, but with design and costs of intersection improvements received and reviewed first.  
Councillor Reid stated that there is a difference between traffic flows and the access to the property and the intersection. His concern is with the intersection and the grade to Minto.

**ADJOURNMENT**

MOVED by Councillor Fraser, SECONDED by Councillor Moritz:

THAT the Regular Council Meeting adjourn at 7:55 p.m.

**CARRIED.**

(Original signed by Mayor and Corporate Officer)

**Certified Correct.**

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Corporate Officer**

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