

**THE CORPORATION OF THE DISTRICT OF PEACHLAND**

**Regular Council Meeting Minutes  
Held Tuesday, October 26, 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 Doug Pryde  
Corporate Officer Betty Briggs  
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 Regular Council Meeting to order at 7:00 p.m.

**AMENDMENTS TO  
THE AGENDA** None.

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

THAT the Agenda be approved.

**CARRIED.**

**ADOPTION OF THE MINUTES**

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

THAT the Minutes of the Regular Council Meeting held October 12, 2004 be adopted as circulated.

**CARRIED.**

MOVED by Councillor Fraser, SECONDED by Councillor Hallberg:

THAT the Minutes of the Public Hearing held October 19, 2004 for Zoning Amendment Bylaws Number 1734 and 1738, 2004 be adopted as circulated.

**CARRIED.**

**PRESENTATIONS AND DELEGATIONS**

**AMBASSADORS**

Mrs. Ricki Morin thanked the community for its support for the Peachland Ambassadorial program, and introduced the new Peachland Ambassadors: Vanessa Wittel, Boomer Dermody, Josiah Bates, Ayla Fortin, Stephanie Fisher, and Courtney Colbin. Each Ambassador thanked the community, Council and sponsors for their support. Mayor and Councillors wished the Ambassadors a successful year.

**Regular Council Meeting Minutes**  
**October 26, 2004**  
**Page 2**

**OKANAGAN REGIONAL LIBRARY** Mr. Don Nettleton updated Council on the Regional Library Board's progress through 2004, and plans for 2005. Peachland Branch will have additional open hours in 2005. A full report was included in the Agenda package.

**MAYOR AND COUNCILLORS' REPORTS**

**MAYOR HARRIMAN** Mayor Harriman announced appointments to the Spirit of B.C. Community Committee, chaired by Councillor Reid: Vice Chair Councillor Henderson, alternate Vice Chair Councillor Hallberg, Gary Geiger, Darlene Hartford, Don Jacques, Maryanne Smirle and Greg Smith.

Mayor Harriman spoke regarding the headline in last week's Peachland Signal, 'Drinking Water Problems.' He advised that following allegations received by a former water department employee, meetings were held with the employee, District staff, and Interior Health Authority. The allegations have been investigated and the conclusion is that they are not substantiated. The Mayor read the duties of the water mechanics, which include numerous checks of the water systems and tests of the water. He read a letter from Greg Baytalan, Senior Health Officer, Interior Health Authority, stating that Peachland's systems provide water of better quality than many Okanagan municipalities, and stating that the allegations appear to be a human resources issue rather than an issue associated with a 'threat' to users. The Mayor also read a letter from Caro Environmental Services outlining the water testing services provided to the District, and which conveyed the due diligence of Peachland's water quality monitoring program. The Mayor advised that everything possible has been done to investigate the allegations, none of which have been substantiated.

MOVED by Mayor Harriman, SECONDED by Councillor Reid:

THAT the District provide a half page article to the Peachland Signal, and a complete mail-out to residents, advising of the water systems operations, sampling and testing requirements, and copies of the letters from Caro Environmental Services and Interior Health Authority.

**CARRIED.**

**COUNCILLOR MORITZ** Councillor Moritz reported that Mr. Richard Smith has replaced Mr. Gordon Harris on the Peachland Primary School Committee.

**COUNCILLOR HALLBERG** Councillor Hallberg attended an In Camera Meeting, Public Hearing, Community Christmas Celebrations Committee meeting and the Peachland Trade Show.

**COUNCILLOR HURD** Councillor Hurd is pursuing his interest in green energy and wind power. He and Fire Chief Topham traveled to Logan Lake last Friday to review works undertaken with that community's Wildfire Safety Plan. The District of Peachland has received \$15,000 UBCM funding which will go towards a similar project. Councillor Hurd has expressed his concern to staff that public hearing presentations need to be more visual. He has also

**Regular Council Meeting Minutes**  
**October 26, 2004**  
**Page 3**

**COUNCILLOR HURD (CONT.)** expressed concern to staff regarding beetle killed trees in Trepanier Heights Park.

**COUNCILLOR HENDERSON** Councillor Henderson noted that Council is not allowed to debate issues at a Public Hearing, but is there to listen. The seven democratically elected Council members take every decision seriously, and carefully consider every piece of information. Councillor Henderson reported that he had a water meter installed in his home 4 ½ months ago, and the first reading of 563.85 cu.m. would result in \$50.66 per month water charges for his irrigation system only.

**COUNCILLOR FRASER** Councillor Fraser attended the In Camera meeting and Public Hearing, and the CAO Search Committee meeting this morning. She reported on planning for the Community Christmas Celebrations and will keep Council updated. She also attended the Trade Show.

**COUNCILLOR REID** Councillor Reid chaired the CAO Search Committee meeting this morning, attended the Trade Show, and attended the UBCO President's Community Advisory Council announcement of funding from Irving K. Barber towards a School of Arts and Science, as well as a government endowment of \$15 million for students coming to UBCO from community colleges.

**COMMITTEE REPORTS**

**EDC** Councillor Reid presented a power point presentation showing results of the Regional District Economic Development Commission 'Study of Retail Attitudes Among Peachland Residents.' The full report was included in the Agenda packages, and copies are available at the District Office. The recommendations from the study include: promote Peachland as the place to eat and drink; seek new retail opportunities through the ICSC; and demographic data will assist the Economic Development Commission in seeking investors for Peachland.

Mayor Harriman thanked Councillor Reid for the excellent and interesting report.

**UNFINISHED BUSINESS**

**RDCO VALLEY TRANSPORTATION CORRIDOR STUDY** The Director of Planning & Development Services noted that the Corridor Study recommends local governments ensure planning documents are in place to preserve the highway corridor, while MOT itself is inconsistent in this regard. As well, no Peachland priorities are in the listed top 10 projects, including Highway 97 four-laning.

**CURLING CLUB** MOVED by Councillor Reid, SECONDED by Councillor Fraser:

THAT an extension for Development Permit application be granted to the Peachland Curling Club to November 12, 2004.

**CARRIED.**

**STAFF REPORTS**

**MOBILE HOME PARK REDEVELOPMENT** The Director of Planning & Development Services presented a report recommending adoption of Mobile Home Park Redevelopment Policy #DEV-160 in order to protect owners of mobile homes in existing parks. Mobile homes provide an affordable housing option for many residents.

MOVED by Councillor Hallberg, SECONDED by Councillor Henderson:

THAT Council adopts Mobile Home Park Redevelopment Policy #DEV-160, with the amendment in Article 4 of 10 days changed to 25 calendar days.

**CARRIED.**

**ALR EXCLUSION  
COUSINS ROAD**

The Director of Planning & Development Services presented a report advising that Council is requested to re-ratify its August 24, 2004 resolution supporting the ALR exclusion of 5104 and 5050 Cousins Road, as the applicant failed to undertake the required advertising and notification. Since the required advertising and notification have been done, the District has received numerous letters and a petition.

Council discussion included:

- petition from Morrison Crescent residents – frustrating
- ‘affordable’ should state ‘level-entry’ housing
- one letter states that new residents will ‘have both parents employed, leaving unsupervised children, which leads to problems’
- empathy for reasons given in opposition
- contrary to principles of ALR, ALC and OCP
- contrary to rational use of available water; development should be encouraged south of Princeton where sewer system is extended
- contrary to the wishes of the community
- development would enhance population base, keeping the elementary school, build business economy and tax base
- efficient system for water would be less consumptive than agriculture
- lands are Class 5
- contiguous lands are residential
- traffic will always be a problem
- dismayed at ‘NIMBY’ attitude expressed in letters
- ‘affordable’ does not mean ‘subsidized’
- this is only to support removal from ALR

MOVED by Councillor Hurd, SECONDED by Councillor Moritz:

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

**CARRIED.**

Councillors Fraser, Hallberg and Reid OPPOSED.

**DVP #04/10,011  
4615 PONDEROSA**

The Director of Planning & Development Services presented a report regarding Development Variance Permit application #04/10,011, for front yard setback relaxation at 4615 Ponderosa Drive.

**Regular Council Meeting Minutes**  
**October 26, 2004**  
**Page 5**

**DVP #04/10,011**  
**(CONT.)**

MOVED by Councillor Fraser, SECONDED by Councillor Hallberg:

THAT Council approves Development Variance Permit Application #04/10,011 to reduce the front yard setback of the R-1 Single Family Residential zone from 6.0 meters (20 feet) to 4.5 meters (14.8 feet) at Lot 6, Plan 41082, DL 902, 4615 Ponderosa Drive, in order to allow for compliance with building regulations in the construction of a new single family home.

**CARRIED.**

**DP #04/10,010**  
**PONDEROSA DR.**

The Director of Planning & Development Services presented a report regarding Development Permit Application #04/10,010, for a 116 unit residential development on Ponderosa Drive, Lot 2, DL 220, DOYD, Plan KAP76240. The first phase will include 40 units and an amenity building with 2 units. The property is approximately 11 acres, which will be 50% developed at total build-out. A number of specific conditions are included on the permit. The applicant has provided a written undertaking to provide funding for water system upgrades. Options for this are a third well in a location away from the existing two, or an expansion to the reservoir.

Council members discussed several items regarding this application:

- will a new well be from an aquifer or the lake
- has contact with existing stratas been made regarding sewer extension
- can water from Deep Creek be brought over
- is the dedication of parkland in the form of a pathway the required 5%
- for interface fire, is there access/egress
- conditions of Development Permit need to be stated in the resolution; will these 13 conditions be binding

MOVED by Councillor Reid, SECONDED by Councillor Moritz:

THAT Development Permit Application #04/10,010, Lot 2, DL 220, ODYD, Plan KAP76240 be referred to Development Services Committee for particular attention to water servicing and parkland access/dedication.

**AMEND MOTION**

MOVED by Councillor Fraser, SECONDED by Councillor Reid:

THAT the main motion be amended to include 'joint meeting of Development Services **and Water** Committees.'

**CARRIED.**

**MAIN MOTION AS**  
**AMENDED**

THAT Development Permit Application #04/10,010, Lot 2, DL 220, ODYD, Plan KAP76240 be referred to a joint meeting of Development Services and Water Committees for particular attention to water servicing and parkland access/dedication.

**CARRIED.**

**Regular Council Meeting Minutes**  
**October 26, 2004**  
**Page 6**

A Development Services and Water Committee meeting will be held Tuesday, November 2, 2004 at 8:30 a.m. in the Council Chambers.

**JEPP GRANT  
APPLICATION**

The Fire Chief presented a report requesting Council's support for an application for JEPP grant funding for updating emergency pre-incident plans, in the amount of \$33,000. The District's 50% share of approximately \$16,500 will be included in 2005 budget deliberations.

MOVED by Councillor Hallberg, SECONDED by Councillor Henderson:

THAT Council supports and approves a JEPP Grant application in the amount of \$33,000.

**CARRIED.**

**TREE REMOVAL  
MUSEUM**

The Director of Operations presented a report advising that the two Lombardy trees in front of the Museum property are hazardous and require removal. BC Hydro has offered to cut the trees down, with the District responsible to remove the debris. An approximate cost to remove trees of this size is \$2,000 per tree.

MOVED by Councillor Henderson, SECONDED by Councillor Fraser:

THAT Council receives for information the tree hazard assessment provided by BC Hydro regarding two Lombardy trees in front of the Museum;

AND THAT Council authorizes staff to organize the removal of the two trees as recommended in the tree hazard assessment.

**AMEND MOTION**

MOVED by Councillor Fraser, SECONDED by Councillor Moritz:

THAT the main motion be amended by including, 'AND THAT staff be directed to replace the two removed trees with a type of tree recommended by the Public Works Department staff.'

**CARRIED.**

**MAIN MOTION AS  
AMENDED**

THAT Council receives for information the tree hazard assessment provided by BC Hydro regarding two Lombardy trees in front of the Museum;

AND THAT Council authorizes staff to organize the removal of the two trees as recommended in the tree hazard assessment;

AND THAT staff be directed to replace the two removed trees with a type of tree recommended by the Public Works Department staff.

**CARRIED.**

Council members expressed reluctance to approve the removal of the two large trees, but noted that safety has to come first.

**EARLY BUDGET  
APPROVAL WATER  
SYSTEMS 1 & 3**

The Director of Operations presented a report requesting Council's early budget approval for the interconnection of Water Systems 1 and 3. The project involves connecting the 2 water systems by pushing a new waterline across Hwy. 97, installing new watermains along Arthur Street, 1<sup>st</sup> Avenue land, and installing a pressure reducing valve, along with abandonment of the old Columbia Street reservoir. The budget to complete engineering, design and construction is estimated at \$350,000. This interconnection has been identified for a number of years, and it would provide water for development for 10 to 15 years.

A second option for Council's consideration is a \$1.2 million water interconnection that would deal with long-term water supply demands (ie. 25 years +.)

Council members discussed at length the two options, funding, DCCs, lack of complete understanding.

MOVED by Councillor Reid, SECONDED by Councillor Henderson:

THAT the Interconnection of Water Systems 1 and 3 be referred to the Water Committee for discussions with staff and engineers.

**CARRIED.**

Councillors Hallberg and Moritz OPPOSED.

A Water Committee Meeting will be held Tuesday, November 2, 2004 at 10:30 a.m. in the Council Chambers.

**CORRESPONDENCE**

**For Information:**

- UBCM Request for support for Regional District Action Plan
- Council of Tourism Associations of BC – request for letter of acknowledgement to the Premier for increased tourism funding
- Mt. Boucherie Expansion Society – request for 2005 budget funding of \$15,000 to the operation costs at Mount Boucherie Community Centre
- Pitch-in BC request to purchase membership
- City of Port Moody – Two Year Welfare Limit

**NOTICE OF MOTION**

**COUNCILLOR HURD** Councillor Hurd will bring forward a motion at the next Regular Council Meeting to place weight restrictions on Trepanier Bench Road.

**OTHER BUSINESS**

**IN CAMERA MTG.** MOVED by Councillor Fraser, SECONDED by Councillor Henderson:

THAT an In Camera meeting be held Tuesday, November 9, 2004 at 1:00 p.m. pursuant to Sec. 90(1)(e) (land) of the *Community Charter*.

**CARRIED.**

**BYLAWS**

**Bylaw for Final Reconsideration and Adoption:**

**#1735 TAX  
EXEMPTION**

MOVED by Councillor Moritz, SECONDED by Councillor Hallberg:

THAT 2005 Tax Exemption Bylaw Number 1735, 2004 be finally reconsidered and adopted.

**CARRIED.**

**QUESTION PERIOD**

**F. O'KEEFFE**

5815 MacGregor Road:

- read the OCP again today at the Library
- OCP recommends next revision in 2005
- Council should take more time to consider OCP recommendations
- OCP contains discrepancies, including geotechnical and aesthetic issues should be addressed prior to zoning amendments being passed
- frustrated with process for public to ask questions

Director of Planning & Development Services requested concerns in writing so that a detailed response could be written. He noted that a Public Hearing deals with land use and densities only; details are addressed at time of Development Permit, through either Development Services Committee or open Council.

Council members advised Mr. O'Keeffe to write a letter for the Correspondence section of the Agenda, or come to Council as a Presentation.

**ADJOURNMENT**

MOVED by Councillor Moritz, SECONDED by Councillor Fraser:

THAT the Regular Council Meeting adjourn at 9:30 p.m.

**CARRIED.**

(Original signed by Mayor and Corporate Officer)

**Certified Correct.**

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

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

Dated at Peachland, B.C.  
This 10<sup>th</sup> day of November, 2004.