

THE CORPORATION OF THE DISTRICT OF PEACHLAND

**Regular Council Meeting Minutes
Held Tuesday, September 28, 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
Treasurer Doug Pryde
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.

AMENDMENTS TO THE AGENDA Added to the Agenda: 7-B: Peachland Primary School Committee.

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

THAT the Agenda be approved as amended.

CARRIED.

ADOPTION OF THE MINUTES

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

THAT the Minutes of the Regular Council Meeting held September 14, 2004, be adopted as circulated.

CARRIED.

MOVED by Councillor Reid, SECONDED by Councillor Hallberg:

THAT the Minutes of the Public Hearing held September 14, 2004 for Zoning Bylaw No. 1375 Amendment Bylaw Number 1737, 2004, be adopted as circulated.

CARRIED.

PRESENTATIONS AND DELEGATIONS

CHAMBER OF COMMERCE

Janice Hancharuk, Manager, and Teresa Green, President, provided an update on the Peachland Chamber of Commerce/Information Centre activities to date for 2004. Ms. Green, President, provided information on the Chamber itself, while Ms. Hancharuk, Manager, provided information and statistics on the Visitor Information Centre, Community Access Program, and Peachland Employment Centre. In January, 2005, the Chamber will apply to Tourism BC to upgrade from 'Booth' status to 'Level 2 – Associate' status. The Chamber membership currently is 144. The website has had 2200 hits since it was revised and updated. Task Forces have been formed with members appointed, and include: Membership, Events, Locations, Media & Promotions, Economic Development and Bylaws & Regulations.

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CHAMBER (CONT.) The Mayor thanked the Chamber representatives for the excellent presentation.

MAYOR AND COUNCILLOR'S REPORTS

MAYOR HARRIMAN Mayor Harriman expressed disappointment that no OUC survey responses were received from Peachland residents.

COUNCILLOR HENDERSON Councillor Henderson noted that the new playground in Heritage Park is popular with children. He attended the UBCM Convention in Kelowna on Tuesday, Wednesday and Thursday. The Peachland Economic Development Committee met last Tuesday, with Bert Put elected Chairman and Klaus Grieser elected Vice Chairman. Councillor Henderson attended the On/off Ramp ribbon cutting ceremony and congratulated all involved in the project.

COUNCILLOR FRASER Councillor Fraser attended an Okanagan Regional Library Board meeting on September 15th, the UBCM Convention, and the Chamber of Commerce quarterly membership meeting on September 27th.

COUNCILLOR REID Councillor Reid attended the UBCM Convention, and noted the announcement by the Premier that 100% of traffic fine revenue will be returned to municipalities, and the doubling of Tourism BC funding to \$50 million. The delegates passed a resolution to request the Federal Government to lift the offshore oil and gas exploration moratorium, and passed a resolution supporting the Safe Streets legislation. The Regional District EDC has completed the retail satisfaction survey in Peachland and Robert Fine will present a detailed report in October. Of note is the 90% satisfaction with local restaurants, the high rating for feeling safe on our streets, and the 13% of respondents with over \$100,000 annual family income.

COUNCILLOR HURD Councillor Hurd did not attend the UBCM Convention, except for two meetings, one with BC Hydro regarding Independent Power Producer project, with information to come from BC Hydro, and one on regional scale fire mapping, which only two Okanagan municipalities attended. He attended the on/off ramp ribbon cutting.

COUNCILLOR HALLBERG Councillor Hallberg attended the Chamber of Commerce Business After Hours at Canada Post on September 15th, Development Services Committee meeting on September 16th, volunteered at the Parrot Sanctuary garage sale, attended the UBCM Convention (full report is available at the Peachland Library and PVA,) the Peachland Ambassadors speech program on September 24 and final pageant on September 25, the on/off ramp ribbon cutting, and the Chamber of Commerce meeting last night.

COUNCILLOR MORITZ Councillor Moritz attended the Development Services Committee meeting, and the following sessions at the UBCM Convention: agricultural tour, BC Health Care seminar, medium sized communities forum, and building healthy communities. He attended the Ambassadors'

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**COUNCILLOR
MORITZ (CONT.)**

pageant, the Primary School Committee meeting, the on/off ramp ribbon cutting, and the Chamber of Commerce quarterly meeting.

COMMITTEE REPORTS

**DEVELOPMENT
SERVICES**

Councillor Moritz reported on the following items discussed at the September 16 Committee meeting:

- Curling Club – Committee recommends Council approve a long-term lease
- Woodsmith development – Committee recommends Council support the rezoning bylaw and send to Public Hearing
- Multi-family zoning options – to be discussed at next meeting.

Councillor Reid noted the Committee recommends Council supports the Curling Club's development permit subject to a legal survey of the property, and Council's deliberation and decision on the fitness room portable, which will be in the way.

PRIMARY SCHOOL

Councillor Moritz reported on the Committee meeting held Monday morning, at which the Director of Planning & Development Services was directed to proceed with costing renovations of the building for several different possible uses, as well as heritage status and grant funding. The Committee accepted the resignation of Mr. Gordon Harris, and invites applications from interested people to fill this vacancy.

UNFINISHED BUSINESS

WATER DEPT. TRUCK The Acting Administrator presented a report regarding purchase of a pick-up truck for the Water Department. The recommendation was to purchase from the lowest bidder, Skaha Ford Inc., with funding to come from the equipment reserve fund. Discussion took place regarding a fleet management plan, ensuring the truck fits the job it is being purchased for, the necessity of District vehicles being driven home at night, ensuring that an older vehicle is dropped from the fleet, and the fact that consumer reports indicate GMC has a better rating than Ford.

MOVED by Mayor Harriman, SECONDED by Councillor Reid:

THAT Council ratifies the purchase of a new pick-up truck for the Water Department from Skaha Ford Inc. for the sum of \$32,285.33 including taxes.

CARRIED.

CORRESPONDENCE

**B. LETENDRE –
HWY. 97**

Mayor Harriman contacted Mr. Letendre after meeting with Ministry of Transportation representatives at the UBCM Convention.

**RCMP D.A.R.E.
FUNDING**

The RCMP are to be advised to apply for a Civic Grant for this funding.

CORRESPONDENCE (CONT.)

**RDCO GELLATLY
BAY REFERRAL** No action was taken on this item.

OKANAGAN TOWING No action was taken on this item, although some Councillors expressed the desire to assist the company in finding property for a storage compound in Peachland.

BYLAWS

Bylaw for Third Reading:

**#1735 2005 TAX
EXEMPTION**

The Treasurer presented a report regarding a request for property tax exemption from Peachland Senior Citizens Housing Society for properties located at Alexandra and Sutherland Courts. The report explained that Alexandra Court rents are subsidized by the Provincial Rental Housing Corporation, and that Sutherland Court has received benefits from the District, such as a loan guarantee valued at approximately \$923,000, a civic grant in the amount of \$67,948 in 1999 for funding Development Cost Charges, land donations valued at \$106,562, and waiver of cash-in-lieu of parking. The Treasurer noted that the approved tax exemptions in the Bylaw, after Third Reading, are required to be posted in the local newspaper for two consecutive weeks.

MOVED by Councillor Reid, SECONDED by Councillor Hallberg:

THAT 2005 Tax Exemption Bylaw Number 1735, 2004, be read a Third Time.

CARRIED.

Bylaws for First and Second Readings:

**#1738 REZONING
WILLOWBROOK**

The Director of Planning and Development Services presented a report regarding a rezoning application submitted by Willowbrook at 6056 Highway 97 South, to rezone from RR-1 Rural Residential (.4ha/1 ac) to R-4 Multi-Family (Medium Density) Residential

MOVED by Councillor Hallberg, SECONDED by Councillor Henderson:

THAT Zoning Bylaw No. 1375 Amendment Bylaw Number 1738, 2004, to rezone Lot A, DL 1183, ODYD, Plan 16961, 6056 Highway 97 South, from RR-1 Rural Residential (.4ha/1 ac) to R-4 Multi-Family (Medium Density) Residential zone be read a First and Second Time;

AND THAT the Bylaw proceed to a Public Hearing.

CARRIED.

**#1734 REZONING
WOODSMITH**

The Director of Planning and Development Services presented a report regarding a rezoning application submitted by Woodsmith at 4596 Somerset Avenue, to rezone from RR-2 Rural Residential to R-3 Multi-Family (Low Density) Residential zone, which has been discussed

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#1734 REZONING
(CONT.)

previously by Council and deliberated at Development Services Committee. The applicant has listened to the community's concerns and has reduced the density to 21 units, and moved the access further up Somerset Avenue.

MOVED by Councillor Henderson, SECONDED by Councillor Hurd:

THAT Zoning Bylaw No. 1375 Amendment Bylaw Number 1734, 2004, to rezone Block 30, Plan 125, DL 490, 4596 Princeton Avenue, from RR-2 Rural Residential to R-3 Multi-Family (Low Density) Residential zone be read a First and Second Time;

AND THAT the Bylaw proceed to a Public Hearing.

CARRIED.

QUESTION PERIOD

D. STEWART

Mrs. Dora Stewart, 5851 Somerset, asked what this Council is up to. A bylaw given first reading tonight is adjacent to Highway 97; Provincial Government help for Highway 97 is a pipe dream; residents feel they have no control and traffic will be flying through Peachland; this is paving the way for high density development; heed the call of citizens and have open consultation; appealed to Council to hold applications until a complete Official Community Plan review is completed.

ADJOURN

MOVED by Councillor Reid, SECONDED by Councillor Moritz:

THAT the Regular Council Meeting adjourn at 8:24 p.m.

CARRIED.

(Original signed by Mayor & Corporate Officer)

Certified Correct.

Mayor

Corporate Officer

Dated at Peachland, B.C.
This 13th day of October, 2004.