

**THE CORPORATION OF THE DISTRICT OF PEACHLAND**

**Regular Council Meeting Minutes  
Held Tuesday, April 25, 2006 at 7:00 p.m.  
In the Council Chambers, Peachland Community Centre**

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**PRESENT:** Mayor Reid, Councillors Condon, Fraser, Hallberg, Moritz & Thorne

CAO Elsie Lemke  
Corporate Officer Betty Briggs  
Treasurer Doug Pryde  
Director of Operations Dave Gold  
Planning Technician Heidi Simkins

Members of the Public  
Members of the Media

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

**AMENDMENTS TO  
THE AGENDA** None.

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

THAT the Agenda be approved as circulated.

**CARRIED.**

**PRESENTATIONS & DELEGATIONS**

**PEACHLAND ARTS  
COUNCIL** Peachland Community Arts Council representative Phyllis Papineau introduced executive members in attendance: Patricia Day, Bill Bennett, Wilma MacKinnon and Sharon McPhee. Ms. Papineau noted that April 23 to 29 is 'Arts & Culture Week,' and highlighted activities being held in Peachland, including a creative writing workshop on Saturday and a coffee house on Sunday at the Community Centre. A PCAC power point presentation was shown. Ms. Day invited all to the Saturday and Sunday activities.

**ADOPTION OF THE MINUTES**

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

THAT the Minutes of the Regular Council Meeting held April 11, 2006 be adopted as circulated.

**CARRIED.**

MOVED by Councillor Hallberg, SECONDED by Councillor Moritz:

THAT the Minutes of the following Committee of the Whole Meetings be adopted as circulated:

- April 11, 2006
- April 13, 2006.

**CARRIED.**

**COMMITTEE & STAFF REPORTS**

**Committee Reports:**

**PARKS, REC &  
CULTURE**

Committee Chair Councillor Nielsen noted that minutes of the recent Committee meeting are included in the Agenda package.

**Staff Reports:**

**REMOVAL OF  
MAPLE TREE**

CAO Elsie Lemke presented a report advising that the maple tree at the intersection of Princeton Avenue and Somerset will be removed, following receipt of two professional assessment reports which note extensive rot in the tree, creating a hazard to vehicle and pedestrian traffic. The Royal Canadian Legion will be consulted as to a suitable replacement location, as the original tree was planted in honour of those lost in World War 1.

MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT Council accepts the report from staff regarding removal of the maple tree at the intersection of Princeton Avenue and Somerset.

**CARRIED.**

**2006 FINANCIAL  
PLAN BYLAW #1790**

CAO Elsie Lemke introduced the 2006 Financial Plan Bylaw Number 1790, 2006, for three readings. The Bylaw contains a 1.9% tax increase for 2006, which is \$19.60 per average home assessed at \$296,000.

Treasurer Doug Pryde detailed the 2006 Financial Plan with a power point presentation, including the following information:

- projected tax increases:
  - 1.9% 2006
  - 12.2% 2007
  - 4.4% 2008
  - 2.9% 2009
  - 1.6% 2010
- projected water rate increases are 12% per year for the next 4 years
- the above projections include the following assumptions:
  - 3% annual growth rate
  - no grant funding
  - all capital projects will be completed
  - no surplus in 2006

The Treasurer reviewed in detail the general operating fund budget reconciliation, the general revenue fund for 2006, the general fund expenses for 2006, a summary of the 5 year financial plan, and reserve fund contributions.

Director of Operations Dave Gold highlighted the capital projects for 2006:

- 13<sup>th</sup> Street construction
- Bluewaters walkway

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**2006 FINANCIAL  
PLAN (CONT.)**

- tennis courts resurfacing (completed)
- water: downtown interconnect – Princeton Ave. PRV & upgrade
- water meter program
- SCADA (water system monitoring)

Mayor Reid thanked the Treasurer and Director of Operations for their presentations, and opened up the floor for public comments. The Mayor asked three times for public comment. There were none.

MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT 2006 Financial Plan Bylaw Number 1790, 2006 be read First, Second and Third Times.

**CARRIED.**

Mayor Reid noted that future tax implications, particularly in 2007 and 2008, are a concern, and are mainly due to policing costs. In the fall of this year, residents will be invited, through public consultation, to suggest solutions to making the budget increases more manageable.

**WATER QUALITY  
ADVISORY**

Director of Operations Dave Gold explained the water quality advisory now in place, due to higher turbidity levels in the water from spring run-off. According to IHA regulations, a water quality advisory recommends that infants, elderly and those with low or compromised immune systems boil water or use bottled water until turbidity levels drop.

**2006 TAX RATES  
BYLAW #1791**

MOVED by Councillor Hallberg, SECONDED by Councillor Moritz:

THAT 2006 Tax Rates Bylaw Number 1791, 2006 be read First, Second and Third Times.

**CARRIED.**

**PARCEL TAX  
BYLAWS #1792 –  
1800**

MOVED by Councillor Fraser, SECONDED by Councillor Thorne:

THAT the following Bylaws be read First, Second and Third Times:

- Solid Waste Collection & Disposal Parcel Tax Bylaw Number 1792, 2006
- Downtown Revitalization Parcel Tax Bylaw Number 1793, 2006
- Water System No. 3 Parcel Tax Bylaw Number 1794, 2006
- Water System No. 2 Parcel Tax Bylaw Number 1795, 2006
- Sewage Transmission Parcel Tax Bylaw Number 1796, 2006
- Regional District of Central Okanagan Westside Regional Sewer System Parcel Tax Bylaw Number 1797, 2006
- Beach Avenue Sewage Collection Specified Area Parcel Tax Bylaw Number 1798, 2006
- Beach Avenue Sewage Collection Specified Area Acreage Parcel Tax Bylaw Number 1799, 2006
- Phase 1-D and Phase 2 Sewer Collection Specified Areas Parcel Tax Bylaw Number 1800, 2006

**CARRIED.**

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**BYLAW #1777**  
**ZONING AMEND.**

MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT Zoning Bylaw No. 1375 Amendment Bylaw Number 1777, 2006 be finally reconsidered and adopted.

**CARRIED.**

Councillors Fraser, Hallberg & Moritz OPPOSED.

**DP#04-10,008**  
**WILLOWBROOK**  
**6056 HWY. 97 S.**

Planning Technician Heidi Simkins presented a request from Willowbrook Investments Ltd. to extend DP#04-10,008 for 6 months. The DP was approved by Council in May, 2005. Staff have no objection to the extension requested.

MOVED by Councillor Hallberg, SECONDED by Councillor Fraser:

THAT a six month extension be granted, to October 11, 2006, for Development Permit #04-10,008, 6056 Highway 97 S., Willowbrook Investments Ltd.

**CARRIED.**

**BYLAW #1801**  
**ZONING AMEND.**  
**6267 LIPSETT AVE.**

Planning Technician Heidi Simkins presented a report regarding an application to rezone 6267 Lipsett Avenue (owners Ratfelder) from RR-1 to R-1 in order to subdivide four new lots from the property for single family residential development. The proposed zoning conforms to the OCP. The following will be required: environmental assessment, geotechnical and hydro geotechnical reports, no build covenant registered abutting Highway Lane, upgrading the water service, an easement and extension of sanitary sewer service, and reciprocal driveway access for the 4 new lots to minimize disturbance on Lipsett Avenue.

MOVED by Councillor Hallberg, SECONDED by Councillor Condon:

THAT Zoning Bylaw No. 1375 Amendment Bylaw Number 1801, 2006, to change the zoning of Part of Lot 19, shown on plan B4133, DL 1184, ODYD, Plan 126, Except Plan KAP50786, 6267 Lipsett Avenue, be read First and Second Times;

AND THAT Council authorizes staff to schedule a public hearing date once all the technical issues have been satisfactorily resolved.

**CARRIED.**

**BYLAWS #1802 &**  
**1803 – OCP & ZONING**  
**5126 MACKINNON**  
**TREPANIER MANOR**

Planning Technician Heidi Simkins presented a lengthy report regarding Official Community Plan and Zoning amendment applications for 5126 MacKinnon Road, Trepanier Manor Developments, in order to develop a destination hotel complex containing 38 suites, 20 cottages and a caretakers' residence. The OCP amendment application is to change the designation from Rural to Resort Commercial, and to change the zoning from A-1 Rural Agricultural to Comprehensive Development Zone Trepanier Manor – CD-6. Three text amendments are required prior to First and Second Readings of the Zoning Amendment Bylaw:

1. D. Density Provisions: (a) change 92.9 sq.m. (1000 sq. ft.) to 130 sq.m. (1400 sq. ft.)

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**BYLAWS #1802 &  
1803 (CONT.)**

2. D. Density Provisions: (b) change 92.9 sq.m. (1000 sq. ft.) to 130 sq.m. (1400 sq. ft.)
3. F. Yards & Setbacks: change side yard from 7.5m. to 4.5m.

Mr. Scott Wilshaw, representing Trepanier Manor Developments, introduced architect Mr. John Spurrill, who explained the rationale for the approach to the development of this site. The 5.5% site coverage is very unusual; even agricultural use would allow 10%. He noted that the 3 clusters totalling 20 cottages will retain the natural environment; existing trail system will be incorporated for public use; site studies are completed, now work will commence on addressing staff's technical issues; water and sewer are needed; best management practices for wildfire will be used; buildings will have non-combustible exteriors and will be fully sprinkled.

MOVED by Councillor Hallberg, SECONDED by Councillor Moritz:

THAT Official Community Plan Bylaw No. 1600 Amendment Bylaw Number 1802, 2006, and Zoning Bylaw No. 1375 Amendment Bylaw Number 1803, 2006 be read First and Second Times;

AND THAT Council authorizes staff to schedule a public hearing subject to the applicant providing the following information prior:

1. A geotechnical report addressing the bearing capacity of the soils and the safe use of the site for the proposed use.
2. A traffic report addressing any potential off-site improvements is required. The report should address issues such as, but not limited to, access points, turn lines of traffic lights, and on-site details. (The current report only addresses volumes of traffic that would be generated.)
3. The development of a Fire Mitigation Plan.
4. The development of a Storm Water Management Plan.
5. Covenant in place to address items such as, but not limited to, a deer corridor, access to the trails, vegetation and tree removal, identification of the no development areas, and the use of Best Management Practices.
6. Servicing issues associated with sewage disposal and access to the District's waterline, addressed to the District's satisfaction.
7. That Council send OCP/Zoning amendment notices to the following agencies for comment, as outlined in Section 879 of the *Local Government Act*: Regional District of Central Okanagan, Ministry of Environment, Ministry of Transportation, School District No. 23 (and others as may be required by Council.)

**CARRIED.**

**MAYOR & COUNCILLORS REPORTS**

**COUNCILLOR  
FRASER**

Councillor Fraser, as an appointed member, attended the Parcel Tax Review Panel this morning.

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**COUNCILLOR THORNE** Councillor Thorne thanked everyone involved with the excellent Awards Night.

**COUNCILLOR MORITZ** Councillor Moritz extended congratulations to all Awards Night winners. He advised of the Rotary Starlight Fantasy Gala being held May 6<sup>th</sup>.

**COUNCILLOR HALLBERG** Councillor Hallberg attended a dinner at Okanagan College for international business students. On Thursday morning, she will attend the CORD EDC meeting. She attended Awards Night.

**MAYOR REID** Mayor Reid thanked Councillor Thorne, Recreation Director Pelma Haffenden and staff for arranging Awards Night. At the CORD Board meeting held last night, IHA gave a presentation on water regulations and turbidity levels. He noted that Peachland is currently under a water quality advisory, which is not a boil water advisory.

**COUNCILLOR HALLBERG** Councillor Hallberg noted the Lions Golf Tournament to be held this Sunday at Ponderosa Golf Course.

**CORRESPONDENCE**

**Requiring Action:**

**LEGION** MOVED by Councillor Nielsen, SECONDED by Councillor Hallberg:

THAT Royal Canadian Legion Branch #69 be granted relief from rental rates for tables and chairs for the beverage garden to be held in conjunction with the World of Wheels on May 21, 2006.

**CARRIED.**

Councillor Condon OPPOSED.

**OTHER BUSINESS**

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

THAT an In Camera Meeting be held at 1:00 p.m. May 9, 2006, pursuant to Sec. 90(1)(e)[personnel] of the *Community Charter*.

**CARRIED.**

**QUESTION PERIOD**

**K. GRIESER** Mr. Klaus Grieser, President, Peachland Economic Development Committee, requested permission to present personal invitations to Council members and staff to attend the Town Hall Forum/Visioning Session to be held May 12 & 13, 2006.

**D. PRESTON** Mr. Dave Preston requested clarification on the water quality advisory, whether it is for the Trepanier water system, or District-wide. The Mayor explained the difficulty in delineating precisely each water system's flow areas, resulting in the water quality advisory being District-wide.

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**ADJOURNMENT**

MOVED by Councillor Hallberg:

THAT the Regular Council Meeting adjourn at 8:46 p.m.

**CARRIED.**

**Certified Correct.**

(Original signed by Mayor and Corporate Officer)

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

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

Dated at Peachland, B.C.  
This 10<sup>th</sup> day of May, 2006.