

THE CORPORATION OF THE DISTRICT OF PEACHLAND

**Regular Council Meeting Minutes
Held Tuesday, August 8, 2006 at 7:00 p.m.
In the Council Chambers, Peachland Community Centre**

PRESENT: Mayor Reid, Councillors Condon, Fraser, Hallberg, Nielsen, Thorne & Moritz (7:01 p.m.)

Corporate Officer Betty Briggs
Contract Planner Ken Cossey (part of meeting)
Deputy Treasurer Linda Rich (recorder)
Recreation Director Pelma Haffenden (part of meeting)

Members of the Public
Members of the Media

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

AMENDMENTS TO THE AGENDA Removed from the Agenda: 10-A: UBCM Seniors Housing Conference
Moved to 8:00 p.m.: 4-B: Seniors Housing Needs Assessment

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

THAT the Agenda be approved as amended.

CARRIED.

PRESENTATIONS & DELEGATIONS

LIFESAVING SOCIETY

Mr. Dale Miller, Executive Director, BC & Yukon Branch, Life Saving Society, and Recreation Director Pelma Haffenden, presented to Mayor and Council a flag and plaque honouring 50 years of lifeguarding in Peachland, with sincere congratulations on providing the service for drowning prevention.

ADOPTION OF THE MINUTES

ADOPT MINUTES MOVED by Councillor Thorne, SECONDED by Councillor Hallberg:

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

CARRIED.

MOVED by Councillor Moritz, SECONDED by Councillor Fraser:

THAT the Minutes of the Public Hearing held July 11, 2006 for:

- Zoning Bylaw No. 1375 Amendment Bylaw Number 1813, 2006;
 - Zoning Bylaw No. 1375 Amendment Bylaw Number 1814, 2006; and
 - Zoning Bylaw No. 1375 Amendment Bylaw Number 1815, 2006
- be adopted as circulated.

CARRIED.

COMMITTEE & STAFF REPORTS

Committee Reports:

**PUBLIC SAFETY &
SECURITY**

Committee Chair Councillor Fraser noted the July 17th meeting minutes are included in the Agenda package.

MOVED by Councillor Fraser, SECONDED by Councillor Thorne:

THAT Peachland Fire & Rescue Service Out of Area Responses Policy #PRO-195 be adopted.

CARRIED.

**ENVIRONMENT &
LAND USE**

Committee Chair Councillor Hallberg noted the July 31st meeting minutes are included in the Agenda package, with two items for Council's consideration on the Agenda, as well as the following item:

MOVED by Councillor Hallberg, SECONDED by Councillor Condon:

**VACATION RENTAL
HOMES POLICY**

THAT the Contract Planner be authorized to provide a policy on vacation rental homes for further consideration by the Environment & Land Use Committee.

CARRIED.

Mayor Reid welcomed those who will view the meeting on Shaw Cable; the camera operator was delayed in traffic, resulting in a late start to taping the meeting.

**SECONDARY
SUITES COVENANT**

Contract Planner Ken Cossey presented information regarding the secondary suites zones restrictive covenant, which mirrors wording contained in the Zoning Bylaw.

MOVED by Councillor Hallberg, SECONDED by Councillor Fraser:

THAT Secondary Suites Zones – Restrictive Covenant Requirement Policy #DEV-187 be adopted.

CARRIED.

Councillor Moritz OPPOSED.

**ADVISORY PLANNING
COMMITTEE**

Contract Planner Ken Cossey presented a report from the CAO advising that the ELUC Committee recommends Council establish an Advisory Planning Committee by policy, rather than an Advisory Planning Commission by bylaw. A draft policy was attached.

MOVED by Councillor Hallberg, SECONDED by Councillor Thorne:

THAT Advisory Planning Committee Policy #DEV-020 be adopted.

CARRIED.

Regular Council Meeting Minutes
August 8, 2006
Page 3

Staff Reports:

Planning & Development:

ZONING BYLAW 1815 MOVED by Councillor Hallberg, SECONDED by Councillor Thorne:

3440/3460 DROUGHT

A-1 TO RR-1 RYDER

THAT Zoning Bylaw No. 1375 Amendment Bylaw Number 1815, 2006 be read a Third Time.

CARRIED.

DVP#06/10,004
TRANSFER

Contract Planner Ken Cossey presented a report recommending transfer of Development Variance Permit #06/10,004 from Mr. Dan Brama to Ronald and Doug Strachan, with all conditions of the Permit still to apply.

MOVED by Councillor Moritz, SECONDED by Councillor Fraser:

THAT Council authorizes the transfer of Development Variance Permit #06/10,004 from Mr. Dan Brama to Ronald and Doug Strachan, effective the completion date of the subject property sale, which will be on or about August 31, 2006;

AND THAT all conditions of the Development Variance Permit continue to apply to the new owners.

CARRIED.

ZONING BYLAW 1816
3641 WALKER RD.
RR-1 TO R-1S

Contract Planner Ken Cossey presented a report regarding a rezoning application for 3641 Walker Road, owners James & Julia Cole, from RR-1 Rural Residential 0.4 ha zone to R-1S Single Family Residential Secondary Suite zone. This rezoning will allow for a legal secondary rental suite to be constructed attached to an existing single family residence.

MOVED by Councillor Hallberg, SECONDED by Councillor Moritz:

THAT Council authorizes staff to prepare the required zoning amendment bylaw;

AND THAT Zoning Bylaw No. 1375 Amendment Bylaw Number 1816, 2006 be read First and Second Times;

AND THAT Council authorizes staff to set a Public Hearing date.

CARRIED.

PINCUSHION RIDGE
AREA PLAN

Contract Planner Ken Cossey presented a report with terms of reference for preparation of the Pincushion Ridge Area Structure Plan, with changes underlined in red.

MOVED by Councillor Nielsen, SECONDED by Councillor Hallberg:

THAT Council endorses the terms of reference to prepare the Pincushion Ridge Area Structure Plan;

Regular Council Meeting Minutes
August 8, 2006
Page 4

PINCUSHION ASP
(CONT.)

AND THAT Council authorizes the Corporate Officer to sign the Memorandum of Understanding.

CARRIED.

LOWER PRINCETON
AREA PLAN

Contract Planner Ken Cossey presented a report recommending the development of an Area Structure Plan for the Lower Princeton area. The ELUC Committee has reviewed this item at two meetings, and the Ministry of Transportation definitely wants this plan in place. MOT approval is required for any development within 800 meters of Highway 97. The Lower Princeton ASP would affect approximately 41 properties, with 4 current development applications. None of the 4 current applications have proceeded to Public Hearing stage, and all 4 applicants have been advised of this proposal.

Council members discussed the Lower Princeton ASP recommendation. Concern was expressed regarding the four applications currently in process.

MOVED by Councillor Hallberg, SECONDED by Councillor Nielsen:

THAT Council direct staff to proceed with the development of an Area Structure Plan (ASP) for the Lower Princeton area;

AND THAT staff prepare the terms of reference for the ASP, to be referred to the Environment and Land Use Committee for review and comment;

AND THAT the four current development applications identified in the Lower Princeton Area Structure Plan, and any new applications, be temporarily suspended until an Area Structure Plan has been completed.

CARRIED.

Councillor Moritz OPPOSED.

DVP#06/10,007
6447 RENFREW RD.
BARRY

Contract Planner Ken Cossey presented a report regarding Development Variance Permit application for 6447 Renfrew Road, Gilbert & Jean Barry, to vary the front yard setback for construction of a single family dwelling. He noted that a geotechnical report was received, which supports the variance.

MOVED by Councillor Fraser, SECONDED by Councillor Hallberg:

THAT Council authorizes staff to prepare the required Development Variance Permit;

AND THAT Council approves Development Variance Permit #DVP06/10,007, to vary the front yard setback of the R-1 Single Family Residential zone from 6.0 meters (20 feet) to 3.0 meters (10 feet) to allow for the construction of a single family dwelling at 6447 Renfrew Road, Lot 3, Plan 16991, DL 221, Gilbert & Jean Barry.

Regular Council Meeting Minutes
August 8, 2006
Page 5

DVP#06/10,007
(CONT.)

Further discussion on the motion took place, with concerns expressed regarding the distance of the property line from the paved portion of road.

MOVED by Councillor Condon, SECONDED by Councillor Hallberg:

THAT the resolution approving Development Variance Permit #06/10,007 be tabled pending receipt of further information, including:

- confirmation of lot line in relation to paved portion of Renfrew Road;
and
- distribution to Council of the geotechnical report received.

CARRIED.

DP#04/10,008
TRANSFER

Contract Planner Ken Cossey presented a report recommending transfer of Development Permit #04/10,008 from Willowbrook Investments Ltd. (Garry Tomporowski, Agent) to 074113 B.C. Ltd. dba Streamline Inc.

MOVED by Councillor Hallberg, SECONDED by Councillor Thorne:

THAT Council authorizes the transfer of Development Permit #04/10,008 from Willowbrook Investments Ltd. (Garry Tomporowski, Agent) to 074113 B.C. Ltd. dba Streamline Inc. effective August 8, 2006;

AND THAT all conditions of the Development Permit continue to apply to the new owners.

CARRIED.

In response to a concern raised regarding additional administrative fees for these types of transfers, Mayor Reid advised that a report will come back to Council only if the CAO feels it is necessary to include additional charges.

MAYOR & COUNCILLORS' REPORTS

COUNCILLOR
HALLBERG

Councillor Hallberg attended the Arts Council's festivities over the past weekend.

COUNCILLOR
THORNE

Councillor Thorne congratulated Michael Henderson and Arts Council volunteers for the past weekend's events, which showcased the arts community in Peachland.

MAYOR REID

Mayor Reid advised that information regarding Highway 97 will be coming towards the end of August. At the Regional District, there is nothing to report that impacts Peachland at present.

NOTICE OF MOTION

COUNCILLOR

Councillor Hallberg will bring forward two resolutions at the September

HALLBERG

12th Council meeting: (1) implement 30 km/hr speed limit for the entire length of Beach Avenue; (2) review Traffic Bylaw regarding overnight parking of recreational vehicles.

Regular Council Meeting Minutes

August 8, 2006

Page 6

PRESENTATIONS (CONT.)

SENIORS' HOUSING NEEDS ASSESS. MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT the presentation time limit be extended to 1 hour for the Seniors' Housing Needs Assessment presentation.

CARRIED.

A five minute recess was called at 7:55 p.m. Contract Planner Ken Cossey left the meeting.

The meeting reconvened at 8:00 p.m.

Dr. Maryanne Murphy, UBC-O, introduced the study team, which includes the Mayor's Task Force on Seniors Housing, the Seniors Housing Steering Committee, and the Peachland Wellness Centre, as well as colleagues from UBC-O and CitySpaces Consulting.

Dr. Murphy used a power point presentation to detail the Study Purposes, Study Methods, Literature Review for Aging in Place; Mapping, Exit Interviews and Public Survey. She noted that the study will provide strong support to approach the Province for a possible pilot project seniors housing development in Peachland.

Ms. Linda Allen, CitySpaces Consulting, continued the power point presentation with a summary of key threads, projected 90% population growth in Peachland by 2020, strong unmet demand for congregate units, market study of Westside and Central Okanagan regions, steady growth rates, CORD seniors population, housing prices, seniors housing by delivery models, options available, estimated demand by 2020 of 192 private pay and 112 non profit units required.

Ms. Allen noted that in moving forward, there is a strong demand in Peachland for seniors housing, but the demand is being met in other communities; seniors are having to leave Peachland to find suitable accommodation. Items to think about are: non-profit housing society, competition in Westside, sponsors, best tenure & type of housing, best construction methods, co-locations.

Mayor Reid thanked the presenters, and noted that colour copies of the full report will be available tomorrow at the District Office.

The presenters responded to questions from Council members.

Dr. Murphy continued the presentation, noting that 1 in 4 seniors over 65 years leave the community. She advised Council to consider assets in a community context: transportation is a major issue, more seniors housing options, mobile home parks, seniors' falls, volunteers, projecting into the future. Tentative recommendations include: consider Peachland as a

pilot project site, create a non-profit housing society, shore up existing seniors apartments (Alexandra & Sutherland Courts,) develop an aging in place strategy, use community engagement in planning, develop

Regular Council Meeting Minutes
August 8, 2006
Page 7

SENIORS' HOUSING (CONT.) health promotion strategies, consider other community-driven innovations (ie. Beacon Hill Village,) consumer education (ie. ambulance calls,) maximize community resources, technology transfers, adopt theme "A Community For All Ages."

Dr. Murphy thanked the 3 sponsoring organizations for their invaluable assistance with this research.

Mayor Reid noted that the public survey will be hand-delivered at random to 350 households; this survey will provide the finishing touches and validation to the research done. Mayor Reid thanked Keith and Olive Fielding for all their assistance. He noted that Council looks forward to the final report.

CORRESPONDENCE

For Information:

MOVED by Councillor Hallberg, SECONDED by Councillor Thorne:

THAT the correspondence listed for information be received.

CARRIED.

OTHER BUSINESS

IN CAMERA MTG. MOVED by Councillor Fraser, SECONDED by Councillor Hallberg:

THAT an In Camera Meeting be held at 1:00 p.m. September 12, 2006, pursuant to Sec. 90(1)(e) [land] of the *Community Charter*.

CARRIED.

QUESTION PERIOD

None.

ADJOURNMENT MOVED by Councillor Nielsen:

THAT the Regular Council Meeting adjourn at 9:05 p.m.

CARRIED.

(Original signed by Mayor & Corporate Officer)

Certified Correct.

Mayor

Corporate Officer

Dated at Peachland, B.C.
This 13th day of September, 2006.