

THE CORPORATION OF THE DISTRICT OF PEACHLAND

**Regular Council Meeting Minutes
Held Tuesday, February 14, 2006 at 7:00 p.m.
In the Council Chambers, Peachland Community Centre**

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

Acting CAO Doug Pryde
Corporate Officer Betty Briggs
Planner Mark Koch
Director of Operations Dave Gold

Members of the Public
Members of the Media

ABSENT: Mayor Reid

CALL TO ORDER: Deputy Mayor Fraser called the Regular Meeting to order at 7:00 p.m. and wished everyone a Happy Valentine's Day.

AMENDMENTS TO THE AGENDA Removed from the Agenda: 9-G: DVP & Bylaw 1772 adoption - the applicant has withdrawn the application
Added to the Agenda: Committee Report – Seniors Housing Task Force – Councillor Hallberg

APPROVAL OF THE AGENDA MOVED by Councillor Hallberg, SECONDED by Councillor Condon:
THAT the Agenda be approved as amended.

CARRIED.

OATH OF OFFICE Corporate Officer Betty Briggs conducted the Oath of Office for Mr. Dave Gold, Director of Operations. Council welcomed Mr. Gold to the position.

PRESENTATIONS & DELEGATIONS

WORLD OF WHEELS Mr. Alan Wiebe asked Council's permission to hold the 9th annual World of Wheels on May 21st. He advised that one more block of Beach Avenue may be needed, to 5th Street, depending on the number of cars registered. A Special Events application will be completed prior to the event.

MOVED by Councillor Hallberg, SECONDED by Councillor Thorne:

THAT Council approves the 9th annual World of Wheels to be held downtown on May 21st, 2006, subject to satisfactory completion of a Special Events application by the proponent;

AND THAT the District will cover the rental cost for two portable toilets for the event.

CARRIED.

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**BOXING CLUB
RENTAL WAIVER**

Mr. Ernie Hurd, Director for the Peachland Boxing Club, requested Council's consideration to waive the rental fee for the Community Centre for a boxing card to be held March 25th. He confirmed there will be no alcohol at the event. The Acting CAO noted that a Special Events application will be required prior to the event.

MOVED by Councillor Nielsen, SECONDED by Councillor Thorne:

Council approves waiving of the rental fee for the Community Centre, for this one time, for the Peachland Boxing Club's boxing card to be held March 25, 2006.

CARRIED.

ADOPT MINUTES

ADOPT MINUTES

MOVED by Councillor Moritz, SECONDED by Councillor Thorne:

THAT the Minutes of the Regular Council Meeting held January 24, 2006 be adopted as circulated.

CARRIED.

MOVED by Councillor Condon, SECONDED by Councillor Hallberg:

THAT the Minutes of the Committee of the Whole Meeting held January 31, 2006 be adopted as circulated.

CARRIED.

SHORT TERM ACTION CHART

STAC

Not available.

COMMITTEE & STAFF REPORTS

Committee Reports:

**PUBLIC SAFETY &
SECURITY**

Committee Chair Councillor Thorne noted that the minutes of the meeting held January 25, 2006 are included in the Agenda.

MOVED by Councillor Thorne, SECONDED by Councillor Condon:

THAT Council approves the Terms of Reference for the Public Safety & Security Committee.

CARRIED.

BUSINESS DEV.

Committee Chair Deputy Mayor Fraser advised that the January 26, 2006 meeting minutes have been amended to show that Chamber of Commerce projects listed are intended to be funded through UBCM/Provincial funding sources.

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BUSINESS DEV.
(CONT.)

Councillor Hallberg reported on a CORD EDC meeting at which Executive Director Robert Fine presented the draft 2006 strategic plan.

PARKS, REC &
CULTURE

Committee Chair Councillor Nielsen noted that the February 7th meeting minutes are included in the Agenda.

MOVED by Councillor Nielsen, SECONDED by Councillor Thorne:

THAT Council approves the Terms of Reference for the Parks, Recreation & Culture Committee.

CARRIED.

ENVIRONMENT &
LAND USE

Committee Chair Councillor Condon noted that the February 7th meeting minutes are included in the Agenda.

MOVED by Councillor Condon, SECONDED by Councillor Hallberg:

THAT Council approves the Terms of Reference for the Environment & Land Use Committee.

CARRIED.

Councillor Condon noted that the Water Rates Amendment Bylaw was referred to Committee by Council, for review of the rates schedules. The Committee determined that only 3 items on the schedules are affected, single family, town house and condo, and the golf course. Due to staff challenges, the Committee's conclusion was to recommend that Council adopt the bylaw as submitted, with the proviso that a full staff report be prepared sometime this year, for Council's consideration before next year's water billings.

Council members expressed frustration that the billing disparities between the two water systems has not yet been addressed. The Acting CAO advised that the flat rate system cannot fix the billing inequity; only water metering can create fair billings.

MOVED by Councillor Condon, SECONDED by Councillor Hallberg:

THAT Water Rates Bylaw No. 1713 Amendment Bylaw Number 1776, 2006 be finally reconsidered and adopted.

CARRIED.

Councillor Moritz OPPOSED.

SENIORS HOUSING

Councillor Hallberg reported attending 2 meetings, with Mayor Reid and the Wellness Centre's Seniors' Housing Steering Committee, to meet the applicants for the Seniors Housing Needs Analysis project. The contract was awarded to CitySpaces, headed by Linda Allen and including UBCO faculty and students.

Staff Reports:

**OFFICE XMAS
CLOSURE**

Acting CAO Doug Pryde presented a report requesting Council's approval to close the District Office for 3 business days over the Christmas period, which is normally a very slow business time.

MOVED by Councillor Nielsen, SECONDED by Councillor Condon:

THAT Council approves the closure of the District Office for 3 business days, December 27, 28 & 29, 2006;

AND THAT payments received at the District Office to the end of business on January 2, 2007 will be back-dated to December 31, 2006.

CARRIED.

**DVP #05/10,015
6493 KEYES ROAD
JACOBSON**

Planner Mark Koch presented a report regarding a development variance application for a side yard setback at 6493 Keyes Road, applicant Jacobson.

MOVED by Councillor Nielsen, SECONDED by Councillor Moritz:

THAT Council approves Development Variance Permit application #DVP05/10,015, to vary the side yard setback of the A-1 Rural Agricultural zone, from 13.5 m (44 ft.) to 6m (19.6 ft.) to allow a reduced setback for the proposed house and workshop at 6493 Keyes Road, Lot 1, Plan 410, DL 2493, applicant Jacobson.

CARRIED.

**ZONING AMEND.
BYLAW #1777**

Planner Mark Koch presented a report regarding a zoning bylaw amendment to remove a clause from Part 17 of the R-3 zone regarding Floor Area Ratio requirements. This requirement in R-3 is inconsistent with the other zones' requirements. In response to a question from a Council member, the Planner advised that other mechanisms are included in the zoning bylaw to address building massing, including setbacks, height restrictions and site coverage. A Public Hearing for this bylaw is tentatively scheduled for March 14, 2006 at 6:00 p.m.

MOVED by Councillor Nielsen, SECONDED by Councillor Condon:

THAT Zoning Bylaw No. 1375 Amendment Bylaw Number 1777, 2006 be read First and Second Times;

AND THAT a Public Hearing be scheduled.

CARRIED.

Councillor Moritz OPPOSED.

**ZONING AMEND.
BYLAW #1778**

The Planner presented a report regarding a zoning bylaw amendment to include a new zone, being R2-A Townhouse Residential. The new zone intends to accommodate the development of a maximum of four dwelling units in the form of single-detached, semi-detached, duplexes,

BYLAW #1778 (CONT.) threeplex or fourplex housing located on sewerred urban lots with less than 30% slope. The Planner confirmed that a minimum sized lot of 700 sq.m. would not accommodate 4 units, as per density requirements.

MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT Zoning Bylaw No. 1375 Amendment Bylaw Number 1778, 2006 be read First and Second Times;

AND THAT a Public Hearing be scheduled.

CARRIED.

**DVP #65/10,001
6072 TURNER AVE.
PENICH**

Planner Mark Koch presented a report regarding rear and front yard setbacks at 6072 Turner Avenue, applicant Pilling & Associates for Penich, Sunview Estates. Staff support the variances due to the restrictive, hillside topography of the site. No letters of objection to this application have been received.

The Planner and applicant's agent, Mr. Rob Webster of D.E. Pilling & Associates, clarified the distances in the variance requests, and the caveat of a 6.0m setback from back of curb or sidewalk. The request balances priorities of sensitive development with length of vehicles. A previous application for 3.0m setback was refused by Council last November, and the developer has redesigned and now requests 4.5m setback. Mr. Webster noted that the road is already in place and won't be changed.

MOVED by Councillor Nielsen, SECONDED by Councillor Thorne:

THAT Council varies the required rear yard setbacks for proposed lots 3 to 11 at 6072 Turner Avenue from 7.5m to 4.5m, provided that a 6.0m setback exists from the back of curb or sidewalk;

AND THAT Council varies the required upslope front yard setbacks for the proposed lots 12 to 28 at 6072 Turner Avenue from 6.0m to 4.5m, provided that a 6.0m setback exists from the back of curb or sidewalk.

CARRIED.

MAYOR AND COUNCILLORS' REPORTS

**COUNCILLOR
THORNE**

Councillor Thorne reported on attendance at: the Heart & Stroke Foundation breakfast, several committee meetings, newly elected officials' seminar in Penticton. He reported on a fund-raiser for the Wellness Centre in which donations are being sought – 'Shorn Thorne.'

**COUNCILLOR
HALLBERG**

Councillor Hallberg reported on attendance at numerous meetings, and advised of the Heart Walk to be held February 25th.

**COUNCILLOR
MORITZ**

Councillor Moritz reported on attendance at numerous meetings, including a Peachland EDC meeting. He complimented volunteers who put on the Sportsmens' Association banquet last weekend.

**COUNCILLOR
FRASER**

Councillor Fraser attended several meetings as Deputy Mayor, and tomorrow will attend a day long Okanagan Regional Library Board meeting.

CORRESPONDENCE

For Information:

MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT the following items of correspondence be received for information:

- nominations call for the Order of British Columbia
- City of Port Coquitlam re: RCMP funding arrangements
- Central Okanagan Foundation – 2005 Peachland grants.

CARRIED.

Councillor Moritz noted the COF 2005 grants:

- Peachland Pipe Band \$1500
- Board for Life Society \$1177
- Peachland Wellness Centre \$3000
- Peachland Boxing Club \$2000

OTHER BUSINESS

IN CAMERA MTG.

MOVED by Councillor Condon, SECONDED by Councillor Hallberg:

THAT an In Camera Meeting be held at 1:00 p.m. February 28, 2006 pursuant to Sec. 90(1)(a)[personnel] of the *Community Charter*.

CARRIED.

QUESTION PERIOD

M. CARSON

Mrs. Margot Carson asked if there are plans in the near future to re-address the Community Plan. The Planner responded that several areas will be fine-tuned, ie. development permit areas, hillside development guidelines, riparian areas, but a full-scale review is not planned at this stage. Mrs. Carson expressed concern regarding rezoning notifications. Planner Mark Koch invited Mrs. Carson to visit him at the office for further discussion.

S. PENICH

Mr. Steve Penich thanked Council for supporting his Development Variance application for Sunview Estates.

ADJOURNMENT

MOVED by Councillor Nielsen, SECONDED by Councillor Moritz:

THAT the Regular Council Meeting adjourn at 8:22 p.m.

CARRIED.

(Original signed by Mayor & Corporate Officer)

Certified Correct.

Mayor

Corporate Officer

Dated at Peachland, B.C. this 1st day of March, 2006.