

THE CORPORATION OF THE DISTRICT OF PEACHLAND

**Regular Council Meeting Minutes
Held Tuesday, May 23, 2006 at 7:00 p.m.
In the Council Chambers, Peachland Community Centre**

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

CAO Elsie Lemke
Treasurer Doug Pryde
Director of Operations Dave Gold
Planning Technician Heidi Simkins
Recreation Director Pelma Haffenden
Clerk Typist Cori Jecks

Members of the Public
Members of the Media

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 Moritz, SECONDED by Councillor Thorne:

THAT the Agenda be approved as circulated.

CARRIED.

PRESENTATIONS & DELEGATIONS

None.

ADOPTION OF THE MINUTES

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

THAT the Minutes of the Regular Council Meeting held May 9, 2006 be adopted as circulated.

CARRIED.

UNFINISHED BUSINESS

FALCONBRIDGE MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT the letter from Georges Guilleminot, Site Manager, Brenda Mines Division, advising that Falconbridge declines providing financial assistance to the resurfacing of the tennis courts be received.

CARRIED.

COMMITTEE & STAFF REPORTS

Committee Reports:

**PARKS, REC &
CULTURE**

Councillor Thorne, Chair, presented the minutes of the May 16, 2006 Committee Meeting, which were included in the Agenda package.

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**PARKS, REC &
CULTURE (CONT.)**

MOVED by Councillor Nielsen, SECONDED by Mayor Reid:

THAT the District take a one year hiatus from Municipal Awards Night;

AND THAT further review of the Awards Policy and possible alternatives to Awards Night be undertaken through the hiatus.

Council members discussed this item at length, noting the poor response for nominations for this year's Awards Night. Some Councillors, while in agreement with the need for more involvement and improvement to the Awards program, were reluctant to cancel Awards Night altogether.

MOVED by Councillor Hallberg, SECONDED by Councillor Fraser:

THAT the motion to take a one year hiatus from Municipal Awards Night be tabled in order that a full policy review may be undertaken by the Committee of the Whole.

CARRIED.

Staff Reports:

**OKANAGAN BASIN
WATER BOARD
GRANT – METERS**

CAO Elsie Lemke presented a report requesting Council's approval to submit an application to the Okanagan Basin Water Board for \$30,000 for the supply and installation of water meters throughout the District. The CAO advised that the balance of funding is contained in the current Financial Plan.

MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT Council supports the application to the Okanagan Basin Water Board for \$30,000 for the supply and installation of water meters throughout the District of Peachland, together with a Public Education program;

AND THAT the application be forwarded to the Regional District of Central Okanagan for its Board's support.

CARRIED.

PIPE BAND

CAO Elsie Lemke presented a report requesting a one year renewal for the Peachland Pipe Band's fee for service agreement.

MOVED by Councillor Hallberg, SECONDED by Councillor Fraser:

THAT Council authorizes the Mayor and Corporate Officer to sign the one year renewal for the Peachland Pipe Band's Fee for Service Agreement.

CARRIED.

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**SUBDIVISION FEES
& RENT – 5430
MCDOUGALD RD.**

CAO Elsie Lemke presented a report requesting approval to pay rent and absorb subdivision and registration fees for road right-of-way plan at Princeton Avenue, and reviewed the history of the property adjacent to the District's public works yard in the District's use of the land. The recent purchaser of the property has invoiced the District for \$2,000 per month for 3 months; the CAO is recommending rent of \$1,000 per month. She noted, in response to Council questions, that the District did not remove the salt shed and sand pile immediately upon receiving notification, as negotiations were underway to purchase approximately 1 acre of the private land. Those negotiations subsequently failed, and the shed and sand pile were then relocated on to District property.

MOVED by Councillor Nielsen, SECONDED by Councillor Condon:

THAT Council approves that the District absorbs the usual fees for subdivision and registration of a reference plan for road right-of-way at Princeton Avenue adjacent to 5430 McDougald Road;

AND THAT Council approves payment in the amount of \$1,000 plus G.S.T. for 3 months for use of private property to Mr. Don LeBlanc, with these payments funded from the 2006 capital budget for Public Works Yard Expansion.

CARRIED.

Councillors Hallberg & Moritz OPPOSED.

**BYLAW #1807
PHASE 1-D & 2
SEWER**

Treasurer Doug Pryde presented a report regarding the proposed amendment to Phase 1-D and Phase 2 Sewer Collection System Bylaw in order to include those properties under exempt status.

MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT Phase 1-D and Phase 2 Sewer Collection System Specified Area Loan Authorization Bylaw No. 1604 Amendment Bylaw Number 1807, 2006, be read First, Second and Third Times.

CARRIED.

**KELOWNA LADDER
TRUCK AGREEMENT**

Treasurer Doug Pryde presented a report regarding amended rates and term to the Kelowna Ladder Truck Agreement.

MOVED by Councillor Fraser, SECONDED by Councillor Condon:

THAT Council authorizes the Mayor and Corporate Officer to sign an amended Ladder Truck Agreement, for three years, between the District and the City of Kelowna, effective January 1, 2006.

CARRIED.

**PRESCHOOL
PARTNERSHIP**

Recreation Director Pelma Haffenden presented a report regarding the Preschoolers' Playhouse, a partnership with School District #23, and introduced Peachland Elementary School Principal Madhuri Pendharker.

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**PRESCHOOL
(CONT.)**

Ms. Pendharker spoke positively of the Preschoolers' Playhouse and advised that kindergarten enrolment has increased since the Playhouse became available at the Elementary School. She answered questions put forward by Council members.

MOVED by Councillor Hallberg, SECONDED by Councillor Thorne:

THAT Council approves the renewal for the Peachland Recreation Department to continue as operator for Preschool with School District No. 23 (Central Okanagan.)

CARRIED.

REC DEPT. SIGN

MOVED by Councillor Moritz, SECONDED by Councillor Hallberg:

THAT Council deal now with the Parks, Recreation & Culture Committee recommendation regarding the Recreation Department sign on Beach Avenue.

CARRIED.

Discussion took place regarding the Committee's recommendation to amend Recreation Fees & Charges Bylaw Number 1732 to include details and charges for use of the Recreation Department sign.

MOVED by Councillor Fraser, SECONDED by Councillor Thorne:

THAT Council directs that the Recreation Fees & Charges Bylaw be amended to include the following:

'Recreation Department Sign:

- A community-sponsored special event may be advertised on the sign one week prior to the special event, and must be removed 2 days after the special event, with the following rental:

- \$35.00 if Recreation Department staff set up and take down signage lettering;
- no charge if sponsors/volunteers set up and take down signage lettering.'

CARRIED.

Councillor Moritz OPPOSED.

**PINCUSHION RIDGE
AREA STRUCTURE**

Planning Technician Heidi Simkins presented a report regarding the proposed 'Pincushion Ridge Area Structure Plan.'

Lengthy discussion took place on this large project, including open houses required, land use, servicing, stakeholders, etc.

MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT Council endorses the preparation of the Pincushion Ridge Area Structure Plan;

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PINCUSHION RIDGE (CONT.) AND THAT Staff be authorized to work with the applicant on the development of the project's terms of reference;

AND THAT the Area Structure Plan boundaries identified on the attached Schedule 'A' be endorsed;

AND THAT the terms of reference be referred to the Environment & Land Use Committee for review.

CARRIED.

REFLECTIONS ON THE LAKE - BYLAW #1808 & 1809 (OCP & ZONING) Planning Technician Heidi Simkins presented a detailed report regarding OCP and Zoning amendment bylaws for 6633 Highway 97 South, Roy Stewart, the site of the current Peachland Lakeshore Inn. Ms. Simkins answered questions from Council.

Applicant Mr. Roy Stewart then addressed Council, providing the following: Highway access through a 'protected T' is designed to Ministry of Transportation's standards; first 2 stories of building are parkade, can only go down 2 meters to water table; all units (112) face the lake; elevator will service building.

MOVED by Councillor Nielsen, SECONDED by Councillor Moritz:

THAT Official Community Plan Bylaw No. 1600 Amendment Bylaw Number 1808, 2006, and Zoning Bylaw No. 1375 Amendment Bylaw Number 1809, 2006, be read First and Second Times;

AND THAT Council authorizes staff to set up a Public Hearing subject to the applicant providing the following information prior to the Public Hearing date:

- a) the development of a Fire Mitigation Plan and information addressing fire flows to the site;
- b) the development of a Storm Water Management Plan;
- c) covenant in place to address items identified in a report prepared by Interior Testing Services Limited, dated February 14, 2005, addressing both site preparation and the proposed tunnel issues;
- d) servicing issues associated with any possible upgrades to the sewage disposal system, storm water system, the District's water line and Renfrew Road must be addressed to the District's satisfaction;
- e) traffic impact information concerning access on and off Highway 97 be provided;

AND THAT the bylaw amendment notices be sent to the following agencies for comment:

- a) Regional District of Central Okanagan
- b) Ministry of Environment
- c) Ministry of Transportation
- d) School District No. 23 (Central Okanagan)
- e) Federal Fisheries & Oceans.

CARRIED.

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REFLECTIONS ON THE LAKE (CONT.) It was recommended that this project be reviewed by the Environment & Land Use Committee.

HANGINGSTONE BYLAW #1810 ZONING AMEND. HWY. 97 & PRINCESS Planning Technician Heidi Simkins presented a report regarding an application to rezone property on Princess Street and Highway 97 from R-1, RR-1 and C-3 to R-4, location 5976 Princess Street/6026 Highway 97 South, in order to construct a 4 building condominium development.

Council members questioned the change to process for this application. The Planning Technician advised that the applicant wished this to go to Council for preliminary approval prior to expending funds for technical reports required.

MOVED by Councillor Nielsen, SECONDED by Councillor Thorne:

THAT Zoning Bylaw No. 1375 Amendment Bylaw Number 1810, 2006, be read First and Second Times;

AND THAT Council authorizes staff to set up a Public Hearing subject to the applicant providing the following information prior to the Public Hearing date:

1. Traffic Impact Study – identifying volumes and potential upgrades required;
2. The development of a Fire Mitigation Plan, which will include identification of the fire flows required for the site;
3. Storm Water Management Report – identification of existing conditions, routes and potential impacts; this should include both a pre-and post-construction analysis;
4. A revised and updated landscape plan and costs;
5. Comments from the Ministry of Environment with respect to the natural spring issue;
6. An Environmental Impact Study;
7. A survey plan indicating that the two parcels will be consolidated into one parcel of land and the actual volume of land under consideration;
8. Comments from the Ministry of Transportation with respect to any potential road closures;
9. Servicing issues associated with any possible upgrades to the sewage disposal system or water system must be addressed to the District's satisfaction;
10. Parking analysis report, showing how the District's parking requirements have been met.

CARRIED.

MAYOR & COUNCILLORS' REPORTS

COUNCILLOR MORITZ

Councillor Moritz extended kudos to all involved with the World of Wheels event held on Sunday.

COUNCILLOR HALLBERG

Councillor Hallberg also attended the World of Wheels. She commended Michael Henderson for organizing the new painted street banners. She noted how successful the Farmers' Market is, and congratulated

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COUNCILLOR HALLBERG (CONT.) Councillor Condon for the preliminary work. Her report on attendance at the OMMA Convention in Revelstoke was included in the Agenda.

COUNCILLOR CONDON Councillor Condon noted that the real work was done by Karen Onrait-Casper, and the market is a remarkable success.

COUNCILLOR FRASER Councillor Fraser attended the 'Search for a Vision' Town Hall Forum sponsored by the Regional & Peachland EDCs. She attended the Chamber of Commerce AGM, where a new executive was elected, and expressed thanks to Darlene Hartford and Board members who have done an excellent job over the past year. Councillor Fraser also attended a lengthy Okanagan Regional Library Board meeting last Wednesday.

MAYOR REID Mayor Reid commented on the wonderful World of Wheels event. He discussed the Boil Water Order now in effect due to high turbidity levels.

NOTICE OF MOTION

MAYOR REID Mayor Reid put forward the following notice of motion for the next Council meeting:

"THAT Council consider the formation of an Advisory Planning Commission to advise Council and its committees on land use planning matters, similar in principle and function to that set out in the draft bylaw;

AND THAT Council refer this proposal to the Environment and Land Use Committee for detailed discussion and review."

CORRESPONDENCE

Requiring Action:

BC DRAGOONS MOVED by Councillor Hallberg, SECONDED by Councillor Fraser:

THAT a letter of recognition be provided to the British Columbia Dragoons Whizzbang Association, with mention of the Freedom of the Municipality bestowed in the early 1990s.

CARRIED.

For Information:

- Minister of Community Services re: Small Community Protection Grant Program
- Mayor, City of Trail re: request for support for Trail to be named 'Hockeyville'

QUESTION PERIOD

None.

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ADJOURNMENT

MOVED by Councillor Nielsen:

THAT the Regular Council Meeting adjourn at 9:20 p.m.

CARRIED.

(Original signed by Mayor & Corporate Officer)

Certified Correct.

Mayor

Corporate Officer

Dated at Peachland, B.C.
This 19th day of June, 2006.