

**THE CORPORATION OF THE DISTRICT OF PEACHLAND**

**Regular Council Meeting Minutes  
Held Tuesday, April 10, 2007 at 7:00 p.m.  
In the Council Chambers, Peachland Community Centre**

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

CAO Elsie Lemke  
Corporate Officer Betty Briggs  
Director of Finance Doug Pryde  
Director of Operations Dave Gold  
Director of Planning & Development Services David Smith  
Fire Chief Grant Topham

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. and held a minute of silence in honour of the 90<sup>th</sup> anniversary of Vimy Ridge and the Peachland residents who were lost in the battle.

**APPROVAL OF THE AGENDA** MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT the Agenda be approved as circulated.

**CARRIED.**

**PRESENTATIONS & DELEGATIONS**

**2006 FINANCIAL STATEMENTS**

Mr. Rob Collins, Grant Thornton Chartered Accountants, presented the Auditors' Report for the District's 2006 Financial Statements to December 31, 2006. He outlined the auditors' and the District's responsibilities, the standards used for the audit, and the auditors' clean and unqualified opinion.

MOVED by Councillor Moritz, SECONDED by Councillor Fraser:

THAT the Auditors' Report for the 2006 District of Peachland Financial Statements be received.

**CARRIED.**

**WATER MASTER PLAN**

Mr. Dan Huang, Urban Systems Ltd., presented the final Water Master for the District for the next 20 years. The Plan identifies improvements for water supply and distribution, and was developed through water audit, assessment, conceptual solutions, preferred solution selection, financial strategy and public input. The highlights of the Plan are:

- establish Peachland (Deep) Creek as the primary water source
- integrate water systems
- add reservoir capacity
- water conservation measures (25% reduction estimated)
- phased approach for financial viability
- priorities identified

**WATER MASTER  
PLAN (CONT.)**

Mr. Huang noted the Plan is \$55.4 million program, with the District's share \$18 million. To start funding the program, a \$135 parcel tax is recommended, which will escalate annually, and will fund the District's portion in 10 years. It is also recommended that DCCs be increased from \$2600 to \$3970, and a new water treatment DCC be implemented. Mr. Huang reviewed the exit surveys returned at the February 20<sup>th</sup> open house, and reviewed amendments to the Plan. These include:

- Sec. 3.4.3 Ponderosa wells
- Communications program
- Changes to Figure 10
- Inclusion of an Executive Summary with Dobson's 4 recommendations
- minor text and grammatical amendments.

Mr. Huang thanked Council for the opportunity of working with the District on this major project.

Mr. Huang and Mr. Buchholz responded to questions from Council members.

MOVED by Councillor Hallberg, SECONDED by Councillor Thorne:

THAT the Water Master Plan be adopted as amended.

**CARRIED.**

Mayor Reid thanked Mr. Huang and Mr. Buchholz for their work on this project.

**ADOPTION OF THE MINUTES**

**ADOPT MINUTES**

MOVED by Councillor Thorne, SECONDED by Councillor Fraser:

THAT the Minutes of the Regular Council Meeting held March 27, 2007 be adopted as circulated.

**CARRIED.**

**UNFINISHED BUSINESS**

**CURLING CLUB  
LEASE**

CAO Elsie Lemke presented a report noting changes incorporated in to the lease agreement with the Curling Club for District-owned land, which include a 35 year term with one 5 year renewal option, and changes to the commencement and completion dates.

MOVED by Councillor Hallberg, SECONDED by Councillor Condon:

THAT the Mayor and Corporate Officer be authorized to sign the Lease Agreement between the Peachland Curling Club and the District for District-owned land, as presented with amendments.

**CARRIED.**

**COMMITTEE & STAFF REPORTS**

**Committee Reports:**

**PUBLIC SAFETY &  
SECURITY**

MOVED by Councillor Hallberg, SECONDED by Councillor Thorne:

THAT the Minutes of the Public Safety & Security Committee meeting held March 20, 2007 be received for information.

**CARRIED.**

Staff were requested to respond to the letter from Keith Glover.

**ELUC**

MOVED by Councillor Condon, SECONDED by Councillor Fraser:

THAT the Minutes of the Environment & Land Use Committee meeting held April 3, 2007 be received for information.

**CARRIED.**

**Staff Reports:**

**MARCH DEPT.  
REPORTS**

MOVED by Councillor Hallberg, SECONDED by Councillor Thorne:

THAT the March Departmental Reports from Corporate Services & Recreation, Planning & Development Services, and Operations & Public Works be received for information.

**CARRIED.**

Director of Operations Dave Gold confirmed that street sweeping has commenced.

**ORCHARD CITY  
RADIO CLUB**

CAO Elsie Lemke presented a request from Orchard City Amateur Radio Club for free rent of Cousins Park and the Community Centre Main Room for June 23 & 24.

Council members discussed this at length and asked questions of Fire Chief Grant Topham regarding emergency communications. Also discussed was Council policy, civic grant procedures, lack of Fire Department budget to sponsor this exercise.

MOVED by Councillor Fraser, SECONDED by Councillor Condon:

THAT Council approve waiving of the rental fees for Cousins Park and the Community Centre Main Room for June 23 & 24 for Orchard City Amateur Radio Club.

**DEFEATED.**

Mayor Reid, Councillors Hallberg, Moritz and Nielsen OPPOSED.

**PEACHLAND  
COMMUNITY  
CHURCH**

CAO Elsie Lemke presented a request from Peachland Community Church for free rent of the Community Centre Main Room for Friday nights in April for fund-raising for the skateboard park.

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**COMMUNITY  
CHURCH (CONT.)**

MOVED by Councillor Nielsen, SECONDED by Councillor Condon:

THAT the request from Peachland Community Church for free rent of the Community Centre Main Room for Friday nights in April to fund-raise for the skateboard park be denied.

**CARRIED.**  
Councillors Fraser & Moritz OPPOSED.

**BYLAW #1825  
TICKET INFO.**

CAO Elsie Lemke presented a report outlining amendments to the Ticket Information Bylaw, which include recent changes to Beach Avenue parking and outdoor burning, as well as numerous house-keeping amendments.

MOVED by Councillor Hallberg, SECONDED by Councillor Condon:

THAT Ticket Information Utilization Amendment Bylaw Number 1825, 2007 be read First, Second and Third Times, with an amendment to Article d) Schedule 5 – Unauthorized entry to boundaries of an **area prescribed**.

**CARRIED.**

**BYLAW #1829  
2007 FINANCIAL  
PLAN**

Director of Finance Doug Pryde presented a detailed report and power point presentation on the 2007 Financial Plan Bylaw. The 2007 Financial Plan includes additional reserve fund contributions of \$554,000, a 3.6% tax decrease, and policing assessed provincially. A water parcel tax of \$135.00 will be implemented this year. He reviewed the general revenue fund 2007 budget reconciliation, the 5 year financial plan, 2007 civic grants, reserve fund contributions, and noted that the main capital project, the Water Master Plan, has already been presented by Urban Systems.

Mayor Reid explained that 10% the policing reserve fund will be used to soften the blow of policing costs, which will show as a separate line item on tax notices, and 10% of the remaining balance will be used each year. According to a letter from the Ministry of Public Safety, it is possible that Peachland's census figures may be reviewed later this year.

Mayor Reid asked if anyone present wished to provide input on the Financial Plan.

Mr. Eldon Kerbes, 6211 Thompson Place, requested clarification on the parcel tax; he noted a discrepancy between the information at the open house and the information provided tonight. Mayor Reid noted that DCCs were built in to the model, and Council has not dealt with DCCs yet.

Mayor Reid asked if there was further public comment. There was none.

MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT 2007 Financial Plan Bylaw Number 1829, 2007 be read First, Second and Third Times.

**CARRIED.**

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**WATER REVIEW  
PANEL**

Director of Finance Doug Pryde presented a report requesting the appointment of at least 3 Council members to sit on the Water Capital Improvements Parcel Tax Review Panel, to be held April 25<sup>th</sup> at 10:00 a.m. in Council Chambers.

MOVED by Councillor Nielsen, SECONDED by Councillor Hallberg:

THAT Councillors Condon, Moritz and Thorne be appointed as members of the Water Capital Improvements Parcel Tax Review Panel.

**CARRIED.**

**DVP #07/10,002  
5621 HARRINGTON**

Director of Planning & Development Services David Smith presented a report recommending approval of DVP #07,10,002 for the height of a building at 5621 Harrington Court from 5m (16.5 ft.) to 8.7m (28.5 ft.) Mr. Smith responded to questions from Council members regarding secondary suites, should/would this become community-wide variance, commercial activity – home occupation allowed, unique circumstance of this (and each) variance application.

MOVED by Councillor Fraser, SECONDED by Councillor Thorne:

THAT Council approves Development Variance Permit #DVP07/10,002, to vary Section G.2 of Zoning Bylaw 1375 by increasing the maximum height of buildings in the RR-1 Rural Residential zone from 5m (16.5 ft.) to 8.7m (28.5 ft.) to allow for the construction of a garage/workshop on Lot A, Plan KAP47266, DL 490, located at 5621 Harrington Court;

AND THAT the garage/workshop's roof-slope, construction materials and exterior finishes are the same as that of the principal building.

**CARRIED.**

**ZONING AMEND.  
BYLAW #1827  
5235 BUCHANAN**

Director of Planning & Development Services David Smith presented a report recommending approval of split zoning at 5235 Buchanan Road (R-1 and CD-6 Burdekin Road Cluster Residences), as approved by Environment & Land Use Committee.

Council members discussed this application and the Director responded to questions including access to property and Burdekin Lane, lot coverage of single family residence, joint driveway.

MOVED by Councillor Condon, SECONDED by Councillor Hallberg:

THAT Council gives First and Second Readings to Zoning Bylaw No. 1375 Amendment Bylaw Number 1827, 2007;

AND THAT the applicant be advised that the following will be required prior to a Public Hearing being held for this Bylaw:

- a complete design brief and costs for engineering services
- a storm-water management plan
- fire flow report and wildfire protection plan (if required by PFRS)
- a traffic impact study

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**BYLAW 1827**  
**(CONT.)**

- a geotechnical report including slope analysis and hydro-technical evaluation
- a concept landscape plan

AND THAT referrals will be requested from relevant agencies prior to Public Hearing.

**CARRIED.**

**SHORT TERM**  
**VACATION RENTALS**

Director of Planning & Development Services presented a report which provided information on a report from KWC Consulting regarding the Short Term Vacation Rental issue, and the background leading up to the report. Environment & Land Use Committee reviewed the KWC report and noted the considerable time and expense to investigate, create and write a short term vacation zone, resulting in the request for Council direction.

Council members discussed this issue, noting that secondary suites and affordable housing are more important issues to the District at this time.

MOVED by Councillor Hallberg, SECONDED by Councillor Moritz:

THAT the information on Short Term Vacation Rentals be received.

**CARRIED.**

**BYLAW #1718**  
**FIRE & LIFE SAFETY**

CAO Elsie Lemke presented a report outlining amendments made, as requested by Council at its March 27<sup>th</sup> meeting, to Fire & Life Safety and Smoke Control Regulatory Bylaw Number 1718.

MOVED by Councillor Fraser, SECONDED by Councillor Nielsen:

THAT Fire & Life Safety and Smoke Control Regulatory Bylaw Number 1718, 2007 be read a Second Time as amended;

AND THAT Bylaw 1718 be read a Third Time.

**CARRIED.**

Fire Chief Grant Topham explained a major change is the minimum 1 ha. or 2.5 acre size property required for outdoor burning. He noted that when BC Ambulance is on a call out of Peachland, there is no ambulance service in town; this is where PFRS first responders are helpful. As well, PFRS first responders are only called for code 3 (life threatening) calls.

**MAYOR & COUNCILLORS' REPORTS**

**MAYOR REID**

Mayor Reid read a media release, issued this afternoon, announcing that the District has signed a letter of intent with Renascence Development Corporation of Kelowna to sell the District-owned property in the block between 2<sup>nd</sup> and 3<sup>rd</sup> Streets and Beach Avenue and Highway 97 towards downtown redevelopment.

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- COUNCILLOR HALLBERG** Councillor Hallberg congratulated Councillor Thorne and the winners of municipal awards.
- COUNCILLOR THORNE** Councillor Thorne thanked Pelma Haffenden and Recreation staff, and Chamber of Commerce Manager Loretta Robinson and volunteers, for the very successful first Spirit of Peachland Awards.
- COUNCILLOR FRASER** Councillor Fraser attended Awards Night, the best ever.
- MAYOR REID** Mayor Reid thanked Councillor Hallberg for performing Deputy Mayor duties in March while he was on vacation.

**CORRESPONDENCE**

- INFORMATION** MOVED by Councillor Condon, SECONDED by Councillor Hallberg:
- THAT 3 items of correspondence for information be received:
- i) Ministry of Public Safety re: Municipal Police Services and 2006 Census;
  - ii) UBCM re: Opportunity to Comment on Changes to the Ultimate Limitation Period;
  - iii) UBCM re: Trade, Investment and Labour Mobility Agreement (TILMA.)
- CARRIED.**

**OTHER BUSINESS**

- IN CAMERA MTG.** MOVED by Councillor Fraser, SECONDED by Councillor Thorne:
- THAT an In Camera Meeting be held at 1:00 p.m. April 24, 2007, pursuant to Sec. 90(1)(e)[land] of the *Community Charter*.
- CARRIED.**

**QUESTION PERIOD**

- P. RYDER** Mrs. Patricia Ryder asked if Council has any information on the lack of a helicopter landing pad at KGH for emergency access. Mayor Reid noted there will be a landing pad on the top of the ambulatory care building, but funding has not yet been approved for this project. Fire Chief Grant Topham advised that helicopters land at the Kelowna Fire Hall and patients are transported to KGH by ambulance.
- J. RYDER** Mr. Jim Ryder asked if the new Westside Health Centre would have a helicopter landing pad. Mayor Reid advised that it is unlikely, based on the facility size and the fact that it will not be an acute care facility.

- ADJOURNMENT** MOVED by Councillor Nielsen:
- THAT the Regular Council Meeting adjourn at 9:32 p.m.
- CARRIED.**

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(Original signed by Mayor & Clerk)

**Certified Correct.**

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

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**Corporate Officer**

Dated at Peachland, B.C.  
This 25<sup>th</sup> day of April, 2007.