

THE CORPORATION OF THE DISTRICT OF PEACHLAND

**Regular Council Meeting Minutes
Held Tuesday, December 11, 2007 at 7:00 p.m.
In the Council Chambers, Peachland Community Centre**

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

CAO Elsie Lemke
Corporate Officer Betty Briggs
Director of Finance Doug Pryde
Director of Planning David Smith
Fire Chief Grant Topham

Members of the Public
Members of the Media

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

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

THAT the Agenda be approved as circulated.

CARRIED.

PRESENTATIONS & DELEGATIONS

None.

ADOPTION OF THE MINUTES

ADOPT MINUTES MOVED by Councillor , SECONDED by Councillor :

THAT the following Minutes be adopted as circulated:

- Public Hearing held November 26, 2007 for Bylaws 1823, 1824, 1847 & 1848, 2007;
- Committee of the Whole meeting held November 27, 2007;
- Regular Council Meeting held November 27, 2007.

CARRIED.

UNFINISHED BUSINESS

**TRAFFIC ANALYSIS
ICE DEVELOPMENTS** Director of Planning & Development Services David Smith presented a briefing which clarified the methodology used for the Traffic Impact Analysis in regards to the Ice Developments application for Princeton and Columbia Avenues, noting the format used is acceptable for trip generation figures.

In response to a question from Council, Mr. Smith advised that Planning & Development Department did not look at traffic load for development in the surrounding area, as further R-4 development cannot be assumed.

**BYLAW #1823
OCP AMEND.
ICE DEVELOPMENTS** Mayor Reid provided an opportunity for Council members to comment on the Bylaws for Third Reading.

Councillor Thorne:

- understands need for return on investment and more tax dollars

Regular Council Meeting Minutes
December 11, 2007
Page 2

BYLAW #1823
(CONT.)

Councillor Thorne (cont.):

- supports manageable and sustainable growth
- surrounding properties are R-1, R-2, R-3 and A-1
- will impact traffic with additional 40 vehicles
- Columbia and Vicary Roads have only one access to Princeton
- not in favour

Councillor Condon:

- feels that guidance from staff should prevail
- this is a transition area; low density to R-4 is too much
- smart growth guidelines favour gradual transition
- pending plans for redevelopment of lower Princeton

Councillor Nielsen:

- architecture is professional
- existing structure and area is looking for change
- Director of Planning would support R-3 rather than R-4 as more suitable
- believes R-3 is more suitable

Councillor Moritz:

- attended Committee meetings, discussed with staff, read Public Hearing minutes, received comments
- likes densification within walking proximity to downtown
- difficulty supporting R-4 density at this site; R-3 is preferable
- could set perceived or real precedent

Councillor Fraser:

- OCP has area as single family residential
- would support R-3 density, if any multiple family

Mayor Reid:

- noted that R-3 zoning would still require an OCP amendment

MOVED by Councillor Hallberg, SECONDED by Councillor Thorne:

THAT Official Community Plan Bylaw No. 1600 Amendment Bylaw Number 1823, 2007 be read a Third Time.

CARRIED.
Councillor Fraser OPPOSED.

BYLAW #1824
ZONING AMEND.
ICE DEVELOPMENTS

MOVED by Councillor Thorne, SECONDED by Councillor Condon:

THAT Zoning Bylaw No. 1375 Amendment Bylaw Number 1824, 2007 be read a Third Time.

DEFEATED.
Unanimous.

BYLAW #1847
OCP AMENDMENT
REFLECTIONS ON
THE LAKE

Councillor Thorne:

- extensive developer and staff time on application
- need responsible development: environmental, aesthetic, safe, fit in OCP
- concerns regarding height
- concrete construction, but fuels loads contained within

Regular Council Meeting Minutes
December 11, 2007
Page 3

BYLAW #1847 (CONT.)Councillor Thorne (cont.):

- fire department needs assessment noted 65' height requires 25 firefighter personnel; PFRS cannot meet that
- 2 accesses to mobile home park will be compromised
- not in favour

Councillor Nielsen:

- application has been before staff and Council for a number of years in some form
- proponent has responded to concerns of Council and Planning Department, noted on original application and at Public Hearing
- proponent has responded in positive way
- south end of Peachland has historically been neglected
- should development proceed, benefits to Peachland and south end are positive
- architect has responded positively and professionally to criticisms
- let project get underway

Councillor Condon:

- supports land use change from Highway Commercial to Medium Density Residential
- has concerns regarding building itself; to be addressed later

Mayor Reid:

- Council has seen development through long process
- positive changes regarding density and land use
- amenities provided at developer's cost include protected 'T' intersection
- fire department needs assessment are guidelines only
- in favour of rezoning

Councillor Moritz:

- started with previous Council
- pleased with changes
- surprised that increased Highway safety has been met
- dirt end of Renfrew Road is not to standard; opportunity to enhance
- overall community benefits
- height is difficult

MOVED by Councillor Hallberg, SECONDED by Councillor Fraser:

THAT Official Community Plan Bylaw No. 1600 Amendment Bylaw Number 1847, 2007 be read a Third Time.

CARRIED.

Councillor Thorne OPPOSED.

BYLAW #1848
ZONING AMEND.
REFLECTIONS ON
THE LAKE

Councillor Hallberg:

- resident of south end; has wrestled with this
- after accidents on weekend, feels protected 'T' intersection will slow down traffic
- could staff research closing off Renfrew for emergency access only

Regular Council Meeting Minutes
December 11, 2007
Page 4

BYLAW #1848 (CONT.)Councillor Condon

- appropriate development at south end
- has watched development proposal mature; now suitable
- steep incline behind to Renfrew
- design keeps major portion of building at reasonable level
- doesn't stick out, except for 32' tower
- design is safer with built-in, fire safe construction
- community benefits include protected 'T' intersection, safer access to mobile home park and restaurant

Councillor Thorne:

- Highway 97 Task Force is working to have Highway 97 up hill
- hate to see south end become 'Miami'

MOVED by Councillor Moritz, SECONDED by Councillor Fraser:

THAT Zoning Bylaw No. 1375 Amendment Bylaw Number 1848, 2007 be read a Third Time.

CARRIED.

Councillor Thorne OPPOSED.

CORD SEWER RATES Mayor Reid advised that the Regional District's Director of Engineering is looking into the issue of smaller versus larger restaurants relating to sewer billing.

MOVED by Councillor Moritz, SECONDED by Councillor Fraser:

THAT the District of Peachland send a letter to the Central Okanagan Regional District indicating concerns with sewer billings for smaller versus larger restaurants, and requesting CORD staff research the perceived discrepancies.

CARRIED.

COMMITTEE & STAFF REPORTS

Committees:

ELUC

Chair Councillor Fraser noted minutes of November 13 & 27 committee meetings are included for information.

Staff:

**DEPARTMENT
NOVEMBER
REPORTS**

MOVED by Councillor Hallberg, SECONDED by Councillor Thorne:

THAT the following Department Reports for November be received:

- i) Building Permits
- ii) Planning & Development Services
- iii) Corporate Services & Recreation
- iv) Peachland Fire & Rescue Service.

CARRIED.

**BYLAW #1857
MOBILE BUS.
LICENSE**

MOVED by Councillor Nielsen, SECONDED by Councillor Condon:

THAT Mobile Business License Bylaw Number 1857, 2007 be finally reconsidered and adopted.

CARRIED.

Regular Council Meeting Minutes
December 11, 2007
Page 5

**CENTENNIAL
COORDINATOR**

CAO Elsie Lemke presented a report requesting an extension to the Centennial Coordinator contract for 2008. No changes are recommended.

MOVED by Councillor Thorne, SECONDED by Councillor Condon:

THAT Council authorizes the Mayor and Corporate Officer to sign an agreement for Centennial Coordinator services with Mr. Chris Scowen for the term of January 1 to December 31, 2008.

CARRIED.

**AUTOMATED
COLLECTION**

CAO Elsie Lemke presented a report regarding automated garbage, yard waste and recycling collection services, and noted information provided in a presentation to Committee of the Whole.

MOVED by Councillor Hallberg, SECONDED by Councillor Moritz:

THAT Council authorizes the Mayor and Corporate Officer to enter into an extension agreement with OK Environmental Waste Systems Ltd. with an expiry date of January 31, 2009, plus three months' of optional extensions to April 30, 2009, for a cost of 10% above our current contract price, with all other terms and conditions remaining the same;

AND THAT the Central Okanagan Regional District be advised that the District of Peachland wishes to be included in the RFP for Automated Garbage, Yard Waste and Recycling Collection Service.

CARRIED.

**BYLAW #1859
FINANCIAL PLAN
AMENDMENT**

Director of Finance Doug Pryde answered Council questions regarding the amendments to the 2007 Financial Plan.

MOVED by Councillor Nielsen, SECONDED by Councillor Condon:

THAT 2007 Financial Plan Amendment Bylaw Number 1859, 2007 be read First, Second and Third Times.

CARRIED.

**SEPT. QUARTERLY
REPORT**

MOVED by Councillor Hallberg, SECONDED by Councillor Fraser:

THAT the September 30, 2007 Quarterly Report be received for information.

CARRIED.

**BYLAW #1858
FIRE & LIFE AMEND.**

MOVED by Councillor Thorne, SECONDED by Councillor Condon:

THAT Fire & Life Safety and Smoke Control Regulations Bylaw No. 1718 Amendment Bylaw Number 1858, 2007 be finally reconsidered and adopted.

CARRIED.

MAYOR & COUNCILLORS' REPORTS

**COUNCILLOR
HALLBERG**

Councillor Hallberg attended the Westside Inaugural Council Meeting. She feels Public Works staff have been unjustifiably criticized in the newspaper regarding snow clearing. She wished everyone a Merry Christmas.

Regular Council Meeting Minutes
December 11, 2007
Page 6

COUNCILLOR MORITZ Councillor Moritz wished everyone a safe Christmas.

COUNCILLOR THORNE Councillor Thorne wished everyone a Merry Christmas.

COUNCILLOR FRASER Councillor Fraser attended the Westside Inaugural Council Meeting, and wished everyone a Merry Christmas.

COUNCILLOR NIELSEN Councillor Nielsen wished everyone a Merry Christmas.

MAYOR REID Mayor Reid attended the Regional District's Inaugural Meeting last night, and has been elected Vice Chair of the Board for 2008. He wished everyone a Merry Christmas.

CORRESPONDENCE

FOR INFO MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT the following correspondence be received for information:

- 2008 Seniors' Housing & Support Initiative – Expression of Interest
- Minister Responsible for Housing re: seniors' housing
- Ombudsman re: Drinking Water Safety Investigation.

CARRIED.

SCHOOL DIST. 23 BOUNDARY REVIEW Mayor Reid advised that a public meeting will be held in Peachland on January 9th, 2008, and that Council should state its position regarding School District Electoral Boundary Review.

MOVED by Councillor Moritz, SECONDED by Councillor Thorne:

THAT the following be appointed as a committee to review School District No. 23 Electoral Boundary Review information and provide Council with reports by e-mail:

Councillors Condon, Hallberg, Fraser and Thorne.

CARRIED.

OTHER BUSINESS

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

THAT an In Camera Meeting be held on January 8, 2008, pursuant to Sec. 90(1)(e) [land] of the *Community Charter*.

CARRIED.

QUESTION PERIOD

W. VALENTE Mr. Walter Valente, 5806 Vicary Road:
- questioned the number of properties that will not be accessible for automated garbage collection

Regular Council Meeting Minutes
December 11, 2007
Page 7

W. VALENTE (CONT.) Mayor Reid advised that the Regional District's study has estimated 95% of properties will be accessible. Mr. Valente disagreed with that information.

F. O'KEEFFE Mr. Frank O'Keeffe, 5815 MacGregor Road:
- asked how heights of towers on buildings are addressed; seems ignored in tonight's example

Director of Planning & Development David Smith advised that height is defined in the Zoning Bylaw, and that stairwells, elevator shafts, chimneys, etc. are exempt.

Mr. O'Keeffe:
- asked why minutes of a previous Council meeting were not corrected, where a figure was given, and the correct answer was not recorded
- this was an error or omission

Mayor Reid and CAO Elsie Lemke explained that verbatim minutes are not kept, and that most municipalities only record Council's resolutions.

Mr. O'Keeffe:
- reiterated that an incorrect figure was given, and correct figure provided was not recorded

ADJOURNMENT MOVED by Councillor Nielsen:

THAT the Regular Council Meeting adjourn at 8:16 p.m.

CARRIED.

(Original signed by Mayor & Corporate Officer)

Certified Correct.

Mayor

Corporate Officer

Dated at Peachland, B.C.
This 9th day of January, 2008.