

**THE CORPORATION OF THE DISTRICT OF PEACHLAND**

**Regular Council Meeting Minutes  
Held Tuesday, March 27, 2007 at 7:00 p.m.  
In the Council Chambers, Peachland Community Centre**

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**PRESENT:** Deputy Mayor Hallberg, Councillors Condon, Fraser, Nielsen, Thorne and Moritz (7:02 p.m.)

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

Members of the Public  
Members of the Media

**ABSENT:** Mayor Reid  
Shaw Cable

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**CALL TO ORDER:** Deputy Mayor Hallberg called the Regular Council Meeting to order at 7:00 p.m.

**AMENDMENTS TO THE AGENDA** Added to the Agenda:  
7-E: Water Capital Improvements Parcel Tax Review Panel  
7-F: Towns for Tomorrow Grant Application  
7-G: UBCM Seniors Housing & Support Initiative

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

THAT the Agenda be approved as amended.

**CARRIED.**

**PRESENTATIONS & DELEGATIONS**

**PRIMARY SCHOOL MULTI-USE COM.** Mr. Don Wilson advised Council that a recently formed 'Peachland Primary School Multi-Use Committee' is working on gathering information towards restoration and preservation of the Primary School building. Mr. Richard Smith noted that the building should be renovated for its centennial in 2008, or the District's centennial in 2009. He reported that two representatives of the Kelowna Museum Society toured the building on March 20<sup>th</sup> and recommend it be preserved, as the building is sound and well maintained. Mr. Chris Byrd noted that a survey in 2004 had 64% of respondents in favour of preserving the building; a recent two week survey conducted by the Committee of clubs and organizations had 99% in favour. He listed the organizations in favour.

Deputy Mayor Hallberg thanked the representatives for their presentation.

MOVED by Councillor Thorne, SECONDED by Councillor Condon:

THAT the presentation be received.

**CARRIED.**

**ADOPTION OF THE MINUTES**

**ADOPT MINUTES**

MOVED by Councillor Fraser, SECONDED by Councillor Nielsen:

THAT the Minutes of the Regular Council Meeting and the Committee of the Whole Meeting, both held March 13, 2007, be adopted as circulated.

**CARRIED.**

**UNFINISHED BUSINESS**

**OPEN HOUSE  
COMMENTS**

Deputy Mayor Hallberg advised that the Open House comments regarding the Water Master Plan will be provided to Council at the April 10<sup>th</sup> meeting.

MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT the Open House Comments Summary be received.

**CARRIED.**

**WESTSIDE SEWER  
TREATMENT  
PLANT**

MOVED by Councillor Thorne, SECONDED by Councillor Moritz:

THAT the letter from the Minister of Community Services confirming that the Westside Regional Wastewater Treatment Facility will remain a Regional District function be received.

**CARRIED.**

**BOARD FOR LIFE**

MOVED by Councillor Moritz, SECONDED by Councillor Fraser:

THAT the Board for Life Society – Peachland Skate Park Business Plan and Re-design be received.

**CARRIED.**

**COMMITTEE & STAFF REPORTS**

**Committee Reports:**

**ELUC**

Chair Councillor Condon noted the minutes of the March 6, 2007 meeting are attached. The Committee reviewed a proposed townhouse project next to Burdekin Lane, discussed the Advisory Planning Committee's role and mandate, and reviewed the Official Community Plan Work Program.

MOVED by Councillor Condon, SECONDED by Councillor Nielsen:

THAT Council endorses the Official Community Plan Update and Consolidation Work Program.

**CARRIED.**

**CURLING CLUB  
LEASE**

CAO Elsie Lemke provided background information regarding the Curling Club lease agreement, attached. The main points in the lease are: 25 year term with 5 year renewal clause (Curling Club requested 35

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**CURLING CLUB**  
**(CONT.)**

year term with 2 five year renewals); 10 parking spaces allotted (Curling Club requested all parking spaces, but this has been retracted); rent of \$1.00 per year for the term; commencement of construction by September 27, 2007; completion of construction by September 27, 2008.

Mrs. Shirley Geiger, representing the Curling Club, noted:

- 35 years with 2 five year renewals was agreed by previous Council; doesn't know why this has changed; 35 years works better for financing;
- Curling Club is asking for 4 years to have the building completed
- need to raise \$1.5 million
- agree to 10 parking spaces
- understand that Council can only grant tax exemption on a yearly basis

Council members discussed several items in detail, and in particular, noted concern with the commencement and completion dates and the term and renewal.

MOVED by Councillor Moritz, SECONDED by Deputy Mayor Hallberg:

THAT the Curling Club lease agreement be amended as follows:

1. Term 35 years;
2. commencement of construction 2 years from date of signing.

**DEFEATED.**

Councillors Condon, Fraser, Nielsen & Thorne OPPOSED.

MOVED by Councillor Nielsen, SECONDED by Councillor Condon:

THAT the Curling Club lease agreement be referred back to the CAO and Curling Club representatives until such time as an agreed-to, negotiated lease agreement can be brought back to Council.

**CARRIED.**

Councillor Moritz OPPOSED.

MOVED by Deputy Mayor Hallberg, SECONDED by Councillor Thorne:

THAT Council supports the Curling Club's Live Sites grant application.

**CARRIED.**

**TREPANIER MANOR**  
**SEWER OPTIONS**

Director of Operations Dave Golden presented a detailed report regarding options for sewer servicing to the Trepanier Manor development. Three options with estimated costs were explained, with staff recommending option #3, which would require benefiting property owners (Desert Pines, Coldham and MacKinnon areas) contributing the excess costs over normal routing costs, which will be paid by the developer.

The CAO and Director of Operations answered questions from Council members regarding local service areas, latecomer agreements, and the need for a majority of affected property owners to support the project. It was clarified that previous sewer projects in the District had 2/3

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**TREPANIER MANOR SEWER (CONT.)** infrastructure grant funding; in this proposal, the developer will pay the 2/3. It was also noted that the Desert Pines area has failing septic systems.

MOVED by Councillor Condon, SECONDED by Councillor Moritz:

THAT Council supports the Option 3 route for a sanitary sewer service main for the Trepanier Manor project, running westerly from Williams Street, crossing Highway 97, servicing the Desert Pines neighbourhood and upwards on Coldham Road, to the Trepanier Manor project, as shown on the map provided;

AND THAT the developer and District staff proceed to schedule a public information meeting with all affected property owners, which front on the proposed sanitary sewer routing;

AND THAT if significant favourable response is determined from the public meeting, the District's engineers be engaged to complete a more detailed engineering assessment, estimated to cost \$19,454 + G.S.T., to be funded from the sanitary sewer reserve for future expenditures.

**CARRIED.**

Councillor Nielsen OPPOSED.

**BYLAW #1718**

Fire Chief Grant Topham presented the new Fire & Life Safety and Smoke Control Regulatory Bylaw Number 1718, 2007, and at Council's request, reviewed the key issues contained within the Bylaw that differ from the previous Fire & Life Safety Bylaw. The Fire Chief answered questions from Council throughout his presentation of the Bylaw.

The following amendments, identified by Council members, are required:

- add definition of Local Assistant to the Fire Commissioner
- add definition of Peace Officer
- add details for house numbering: size (4",) contrasting colour to background

MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT Fire & Life Safety and Smoke Control Regulatory Bylaw Number 1718, 2007 be read a First Time.

**CARRIED.**

Deputy Mayor Hallberg OPPOSED.

**PARCEL TAX REVIEW PANEL**

Deputy Mayor Hallberg advised of a change to proposed dates in this report.

MOVED by Councillor Nielsen, SECONDED by Councillor Condon:

THAT Council sets the date for the sitting of the Water Capital Improvements Parcel Tax Review Panel as 10:00 a.m. April 25, 2007.

**CARRIED.**

**TOWNS FOR  
TOMORROW GRANT**

CAO Elsie Lemke presented a report requesting Council's support for the District's application to the Towns for Tomorrow grant program. This program is for municipalities with less than 5,000 population, and is for 80% funding.

MOVED by Councillor Condon, SECONDED by Councillor Moritz:

THAT Council supports the grant application for the Towns for Tomorrow program, for Water Conservation – Agricultural and Commercial, for a total estimated project cost of \$305,847.

**CARRIED.**

**UBCM SENIORS'  
HOUSING**

CAO Elsie Lemke presented a report requesting Council's support for the District's grant application to the UBCM's Seniors Housing and Support Initiative.

MOVED by Deputy Mayor Hallberg, SECONDED by Councillor Fraser:

THAT Council supports the proposal entitled "Building a Seniors' Friendly Community: An Aging-in-place Pilot Project" as presented, and forward to the UBCM for the Seniors' Housing and Support Initiative.

**CARRIED.**

**MAYOR & COUNCILLORS' REPORTS**

**COUNCILLOR  
THORNE**

Councillor Thorne invited everyone to attend the Spirit of Peachland Awards on Saturday, March 31<sup>st</sup>.

**CORRESPONDENCE**

**TILMA**

CAO Elsie Lemke advised that UBCM has formed a committee to review the agreement, on behalf of all BC municipalities.

MOVED by Councillor Fraser, SECONDED by Councillor Thorne:

THAT the information regarding Trade, Investment and Mobility Agreement be received.

**CARRIED.**

**OTHER BUSINESS**

**IN CAMERA MTG.**

MOVED by Councillor Nielsen, SECONDED by Councillor Thorne:

THAT an In Camera meeting be held at 1:00 p.m. April 10, 2007, pursuant to Sec. 90(1)(c) [labour relations] of the *Community Charter*.

**CARRIED.**

**QUESTION PERIOD**

None.

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**ADJOURNMENT**

MOVED by Councillor Nielsen:

THAT the Regular Council Meeting adjourn at 8:30 p.m.

**CARRIED.**

(Original signed by Mayor & Corporate Officer)

**Certified Correct.**

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

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**Corporate Officer**

Dated at Peachland, B.C.  
This 11<sup>th</sup> day of April, 2007.