

THE CORPORATION OF THE DISTRICT OF PEACHLAND

**Regular Council Meeting Minutes
Held Tuesday, January 22, 2008 at 7:00 p.m.
In the Council Chambers, Peachland Community Centre**

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

CAO Elsie Lemke
Corporate Officer Betty Briggs
Director of Finance Doug Pryde
Director of Planning David Smith
Director of Operations Doug Allin
Planning Technician Paul Dupuis

Members of the Public
Members of the Media

ABSENT: Councillor Nielsen

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

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

THAT the Agenda be approved as circulated.

CARRIED.

PRESENTATIONS & DELEGATIONS

STEEP SLOPES STUDY MOVED by Councillor Hallberg, SECONDED by Councillor Fraser:

THAT the presentation time limit of 10 minutes be waived.

CARRIED.

Mr. Remi Allard, Golder & Associates, presented an update on the study commissioned by the District, being called 'Initial Hillside Development Sensitivity Ranking.' He explained that the study has the following basic data layers: depth to ground water, soil type and slope. Using 'Google Earth' and a power point presentation, Mr. Allard presented the information gathered to date. Following is the status of the project:

- Basic interpretation – complete
- Geotechnical interpretation – underway
- Sustainability – underway
- General policy, bylaw wording, OCP – to come.

Mr. Allard advised Council that Peachland is at the forefront of municipalities with this kind of study, being the first to look at 3 components to come up with development guidelines. Mr. Allard and Director of Planning David Smith requested Council's permission to present the study at a national planning conference to be held in Winnipeg in July. Council agreed.

Mr. Allard answered questions from Council. Mayor Reid thanked him for the presentation.

ADOPTION OF THE MINUTES

ADOPT MINUTES MOVED by Councillor Thorne, SECONDED by Councillor Moritz:

THAT the Minutes of the Regular Council Meeting held January 8, 2008 be adopted as circulated.

CARRIED.

COMMITTEE & STAFF REPORTS

Committees:

ELUC Chair Councillor Condon noted the minutes of the January 8th meeting are included for information.

PARKS, REC & CULTURE Chair Councillor Thorne noted the minutes of the January 8th meeting are included for information. Two meetings with the Boys & Girls Club have been held, and a detailed report will come to the next Council meeting. Municipal Awards night will be held April 18th in the Community Centre. A request to name a boulevard garden was referred to Council.

MOVED by Councillor Thorne, SECONDED by Councillor Hallberg:

THAT staff process the request from Mr. & Mrs. Carson to name the Butler Place boulevard garden after Mr. & Mrs. Wilcox as per Park & Facility Naming Policy #PUB-175.

CARRIED.

Staff:

OBWB GRANT CAO Elsie Lemke presented a report requesting Council's support for a grant application to the Okanagan Basin Water Board.

MOVED by Councillor Hallberg, SECONDED by Councillor Fraser:

THAT Council supports the grant application for the Okanagan Basin Water Board – Water Conservation and Quality Improvement Program, in the amount of \$25,000 for Water Master Plan Phase 1 Components.

CARRIED.

STAFF INFO CAO Elsie Lemke presented a report for information regarding staffing:

- Director of Corporate Services Betty Briggs will retire at the end of May
- Positions of Director of Operations and Superintendent of Works have been combined, with Doug Allin appointed to the new position
- New position of Engineering Technician has been created and advertised
- Vic Loney has taken on the Parks and Public Works Leadhand position

BYLAWS #1862 & #1863 – WATER & SEWER RATES Director of Finance Doug Pryde presented a report regarding water and sewer rates for 2008.

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**BYLAWS #1862 &
#1863 (CONT.)**

MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT Water Rates Bylaw No. 1713 Amendment Bylaw Number 1862, 2008 be read First, Second and Third Times.

CARRIED.
Councillor Moritz OPPOSED.

MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT Sewer Rates Bylaw No. 1671 Amendment Bylaw Number 1863, 2008 be read First, Second and Third Times.

CARRIED.

**BYLAW #1864
REVENUE ANTICIP.
BORROWING**

MOVED by Councillor Hallberg, SECONDED by Councillor Moritz:

THAT Revenue Anticipation Borrowing Bylaw Number 1864, 2008 be read First, Second and Third Times.

CARRIED.

**DEC. REPORT
PLANNING**

The Planning & Development Services Department December Report was provided for information.

**DP#07/10,003
A & W RESTAURANT**

Director of Planning & Development Services David Smith presented a detailed report recommending approval of Development Permit with variances for hours of operation and sign size for an A & W Restaurant at the Peachland Village Mall. He provided a history of the application, including reviews by ELUC and Advisory Planning Committee.

Mr. Smith and Planning Technician Mr. Dupuis answered questions from Council. Mr. Fred Tremblant, A & W Head Office, was asked how A & W will reduce unwanted vehicle emissions from the drive-through, and he responded that A & W is working on a strategic corporate response which so far identifies the need to speed up service at drive-through windows.

MOVED by Councillor Hallberg, SECONDED by Councillor Fraser:

THAT Council approves Development Permit #DP07/10,003, A & W Restaurant at Peachland Village Mall, including a variance for hours of operation from 6:00 a.m. to 2:00 a.m. and a variance for the size of the sign not exceeding 61 square feet.

CARRIED.

**DP#06/10,003
5235 BUCHANAN RD.
& BYLAW #1827**

Director of Planning David Smith presented a report recommending approval of a Development Permit (as attached) for 5235 Buchanan Road for eight strata detached dwellings. He provided a history of the application and answered questions from Council members.

MOVED by Councillor Fraser, SECONDED by Councillor Condon:

THAT Zoning Bylaw No. 1375 Amendment Bylaw Number 1827, 2007 be finally reconsidered and adopted.

CARRIED.

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DP#06/10,003 & BYLAW #1827 (CONT.) MOVED by Councillor Thorne, SECONDED by Councillor Condon:

THAT Development Permit #06/10,003, for the Stonewater Development at 5235 Buchanan Road be approved.

CARRIED.

PONDEROSA WELLS REMEDIATION Director of Operations Doug Allin presented an information report regarding the Ponderosa wells remediation project, set to commence on February 18th. The project will determine whether the wells are past their life expectancy or if they can be rehabilitated. The wells will be shut down for 20 working days and traffic on Ponderosa Drive will be traffic-controlled single lane for the duration. A detailed notice will be sent to every resident affected by the project.

Mr. Remi Allard, Golder & Associates, explained the process that will be used to conduct the assessment on the Ponderosa wells. He noted that well #1 was developed in the mid-1970s, and well #2 in 1981.

Mayor Reid noted that for the first time, the Ponderosa area has an alternate water source, using the Eagleview pump station. He thanked Mr. Allard for the technical information provided.

CORRESPONDENCE

FOR INFO

Three items of correspondence were provided for information:

- MLA Rick Thorpe re: Mobile Business License Pilot Project
- Water Supply Association re: Okanagan Reservoir Lakes Lease Lots
- Peachland Chamber of Commerce advising that it won't participate in an amalgamated Awards Night this year.

MAYOR & COUNCILLORS' REPORTS

COUNCILLOR THORNE

Councillor Thorne reported that the Recreation Director applied for and has received a \$2,000 grant towards Active Communities initiatives.

COUNCILLOR CONDON

Councillor Condon attended an Okanagan Regional Library Board orientation day, as the District's new representative to the Board.

MAYOR REID

Mayor Reid reported on regional structure meetings, and advised that a presentation by the consultants is expected in the near future.

OTHER BUSINESS

IN CAMERA MTG.

MOVED by Councillor Moritz, SECONDED by Councillor Condon:

THAT an In Camera Meeting be held at 1:00 p.m. February 12, 2008, pursuant to Sec. 90(1)(g) [litigation or potential litigation] of the *Community Charter*.

CARRIED.

QUESTION PERIOD

None.

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ADJOURNMENT

MOVED by Councillor Condon:

THAT the Regular Council Meeting adjourn at 8:35 p.m.

CARRIED.

Certified Correct.

(Original signed by Mayor & Corporate Officer)

Mayor

Corporate Officer

Dated at Peachland, B.C.
This 13th day of February, 2008.