

THE CORPORATION OF THE DISTRICT OF PEACHLAND

**Regular Council Meeting Minutes
Held Tuesday, May 13, 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 & Development Services David Smith
Planning Administrator Heidi Simkins
Director of Operations Doug Allin (part of meeting)
Corporate Officer (incumbent) Polly Palmer

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 Thorne, SECONDED by Councillor Hallberg:

THAT the Agenda be approved as circulated.

CARRIED.

PRESENTATIONS & DELEGATIONS

**SPIRIT OF BC
UPDATE**

Darlene Harford presented an update from the Spirit of BC Summit meeting April 18th -19th, 2008. Spirit of BC representatives from throughout the province met to discuss upcoming opportunities leading to the 2010 Olympics. Topics discussed were as follows:

- Route of the Olympic Torch, The Okanagan Torch Relay Task Team is very optimistic the Torch will follow Highway 97 through the Okanagan Valley. The chosen route will be disclosed November 2008.
- Two Torch Relays: Olympic and Paralympic
- Information packages regarding the opportunities for communities to become a part of the Olympian history will be available at the Peachland Visitor Centre.
- Media workshop Fall 2008 sponsored by VANOC
- Other opportunities for Peachland include:
 - youth 16 to 18 years can qualify for a youth leadership workshop in Squamish October 3-5, 2008.
- Auditions for opening ceremonies of the 2009 Indigenous Games and 2010 are open to everyone.
- Anyone over the age of 19 can volunteer to work at the Winter Olympics through volweb.ca.
- Peachland Spirit of BC will consider a countdown activity with neighbouring communities during the 100 days leading up to Feb. 12, 2010.

ADOPTION OF THE MINUTES

**ADOPTION OF
MINUTES**

MOVED by Councillor Moritz, SECONDED by Councillor Hallberg:

THAT the minutes of the Regular Council meeting held April 22, 2008 be adopted as circulated.

CARRIED.

UNFINISHED BUSINESS

**PROHIBITION OF
GLASS CONTAINERS
ON PUBLIC
BEACHES**

CAO Elsie Lemke presented information regarding prohibition of glass containers on public beaches in the District of Peachland.

MOVED by Councillor Moritz, SECONDED by Councillor Condon:

THAT information regarding prohibition of glass containers on public beaches, be referred to Parks, Recreation and Culture Committee for further discussion.

CARRIED.

COMMITTEE & STAFF REPORTS

ELUC

Environment & Land Use Committee minutes of May 6, 2008 were attached for information.

Councillor Hallberg (Chair) reviewed information in the ELUC minutes including recreational lease lots rezoning referred from CORD.

MOVED by Councillor Hallberg, SECONDED by Councillor Moritz:

THAT staff be directed to reiterate Council's November 2007 comments regarding recreational lease lots rezoning referred from CORD.

CARRIED.

**BUSINESS
DEVELOPMENT
COMMITTEE**

Councillor Thorne (Chair) reviewed topics covered in the Business Development Committee Meeting on May 5th, 2008 including proposed new brand for Peachland. Councillor Hallberg will continue to be the Chamber of Commerce Liaison for 2008.

MOVED by Councillor Thorne, SECONDED by Councillor Hallberg:

THAT Council adopt the new Peachland brand as presented in the Peachland Brand Completions Document from Twist Marketing, dated May, 2008.

CARRIED.

Councillor Fraser OPPOSED

Staff:

**DEPARTMENTS
MONTHLY
REPORTS**

MOVED by Councillor Condon, SECONDED by Councillor Fraser:

THAT the following Department Reports for April, 2008, be received:

- i) Peachland Fire and Rescue Service
- ii) Corporate Services and Recreation
- iii) Operations and Public Works
- iv) Building Permits
- v) Planning and Development

CARRIED.

**MUTUAL AID
AGREEMENT**

CAO Elsie Lemke presented Mutual Aid Agreement from the Regional Fire Technical Advisory Committee. A renewal for three years of the existing Agreement, which allows for emergency resources to be provided outside the boundaries of the party requesting emergency resources, and provides for cost recoveries for equipment and manpower.

MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT Council authorizes the Mayor and Corporate Officer to sign the Emergency Mutual Aid Agreement for a three year term.

CARRIED.

**TAX RATES AND
PARCEL TAX
BYLAWS**

MOVED by Councillor Thorne, SECONDED by Councillor Moritz:

THAT the following Bylaws be given final reconsideration and adoption:

- 2008 Tax Rates Bylaw Number 1871, 2008
- Solid Waste Collection & Disposal Parcel Tax Bylaw Number 1872, 2008
- Downtown Revitalization Parcel Tax Number 1873, 2008
- Waste System No. 3 Parcel Tax Bylaw Number 1874, 2008
- Water System No. 2 Parcel Tax Bylaw Number 1875, 2008
- Water Capital Improvements Parcel Tax Bylaw Number 1876, 2008
- Sewage Transmission Parcel Tax Bylaw Number 1877, 2008
- Regional District Central Okanagan Westside Regional Sewer System Parcel Tax Bylaw Number 1878, 2008
- Beach Avenue Sewage Collection Specified Area Parcel Tax Bylaw Number 1879, 2008
- Beach Avenue Sewage Collection Specified Area Acreage Parcel Tax Bylaw Number 1880, 2008
- Phase 1-D and Phase 2 Sewer Collection Specified Areas Parcel Tax Bylaw Number 1881, 2008

CARRIED.

**DEVELOPMENT
PERMIT
DP08/10,007**

Director of Planning and Development Services David Smith presented a report in regards to Peachland Centennial waterfront project. Because the project will take place within the Foreshore Development Permit Area as designated in the Official Community Plan, a Development Permit is required. Improvements will include an updated Beach Avenue Walkway from First to Fifth Street, two spirit squares, one at Heritage Park and one at 13th Street and Beach Avenue, the washroom update at the museum and Swim Bay improvements.

MOVED by Councillor Hallberg SECONDED by Councillor Condon:

THAT Council approve Development Permit No. 08/10,007 respecting waterfront improvements pertaining to the Peachland Centennial project 2008-2009; and

THAT the Project Manager for the waterfront Centennial projects (Urban Systems Ltd.), manage the completion of works in the Foreshore Development Permit Area, ensuring “best management practices for the environment” are followed and are monitored by the Qualified Environmental Professional.

CARRIED.

**BYLAW # 1882
ZONING AMEND**

Director of Planning and Development David Smith presented a report recommending that Bylaw Number 1882, an amendment to Zoning Bylaw No. 1375 be given first and second readings. The applicant (Ice Developments) proposes to rezone subject properties on Columbia Avenue and Princeton Avenue, from partly R1-Single Family Residential Zone and partly R5-Special Care Housing Zone to the proposed R3- Multiple Family Residential – Low Density Residential Zone in order to construct 20 Multiple Dwelling Units located on a 1.34 acre site (0.544 ha in size).

Discussion ensued and it was confirmed that present motion is about proposed zoning amendment and not aesthetics of the building. Form and Character will be addressed at a later opportunity.

MOVED by Councillor Hallberg, SECONDED by Councillor Fraser:

THAT Council give first and second readings to Zoning Bylaw No. 1375 Amendment Bylaw Number 1882, 2008; and

THAT the applicant be advised that the following conditions be met before a Public Hearing is held:

- A design brief and costs for engineering services
- Fire Flow Analysis
- A Storm-water Management Plan
- A Traffic Impact Analysis
- A Geotechnical report including slope analysis and hydro-technical evaluation
- A Concept Landscape Plan

CARRIED.

**TREPANIER BENCH
ROAD COMMUNITY/
BUSINESS SIGN**

Director of Planning and Development David Smith presented a report recommending that Council support the Letter of Understanding between the District of Peachland and Trepanier Manor Corporation. The letter of Understanding delineates the responsibilities of both the District of Peachland and Trepanier Manor Corporation in relation to the placement of a community/business sign at the bottom of Tepanier Bench Road close to where it intersects with Highway 97.

MOVED by Councillor Condon, SECONDED by Councillor Thorne:

THAT Council authorize the CAO to sign the Letter of Understanding between the District of Peachland and Trepanier Manor Corporation with respect to Community /Business Gateway Sign at the intersection of Trepanier Bench Road and Highway 97.

CARRIED.

**DEVELOPMENT
VARIANCE PERMIT
DVP08/10,005**

Planning Administrator Heidi Simkins presented a report that recommends approval of Development Variance Permit Application DVP08/10,005. Ms. Simkins outlined the proposed changes.

Staff received 11 letters with strong but conditional support for the DVP, but requesting the builder provides additional letters of credit.

- Mike Polvers, President, Strata Corporation KAS 2700 Okanagan Island View Villas
- Bob Sugden
By Proxy: Max & Monique Nemni,
Doris Haas
- Jan & Anneli Myrberg
- Mary E. Trueman
- Ruth & Walter Baumer
- Brian & Lori Evanger
- Richard & Roseanne Hussy
- Robert & Louise Tarrant
- Dennis J. Capstick
- Tom Gordon
- Audrey & Philip McEwen

Staff advised this application only deals with lot B – final 8 units. The District currently holds \$39,000.00 security for maintenance and is requesting an additional \$55,000.00 for landscape security.

Mayor Reid confirmed the current and requested additional bonding is all the District can legally require.

MOVED by Councillor Hallberg, SECONDED by Councillor Condon:

THAT Council approve Development Variance Permit Application No. DVP08/10,005 for Lot B, Plan KAP78945, DL 449, ODYD, located at 5165 Trepanier Bench Road to enhance the exterior façade of the eight (8) detached homes;

AND THAT the permit contains the following conditions:

1. The location of buildings and structures shall be unchanged.
2. The footprint of homes shall be unchanged.
3. The Landscaping Plan shall be unchanged. (As per February 7, 2007 plans provided by Site 360 Consulting Inc.)
4. The exterior stucco colours and trim shall be unchanged.
5. That exterior treatment of the eight detached units will be altered in accordance with drawings submitted by Stewart Design Group dated April 4, 2008 as attached to the Development Permit application as Schedule "A-1 and A-2". The front land side exterior elevation windows will be altered and rock facing added. The roof pitch to be lowered from 6/12 to 3/12 and 4/12 pitch, no steps from garage to house. The rear and side exterior elevation windows will be altered, rear columns added for vertical lines, with roofed deck and belly band for visual separation.
6. Each of the 8 detached units will be required to provide a detailed geotechnical report and on-site monitoring during the building permit process to ensure safe building sites.
7. The developer will ensure the construction site access plan, on site work schedules, specified parking for subcontractors and on site monitoring plans are adhere to.
8. The developer will provide bonding in the amount of \$55,000.00 to ensure the completion and repair to the retaining wall, visitor parking stalls, pullouts, common area parking stall, road and curb as a result of construction work on Lot B, Plan KAP78945, DL 449 are rectified to the District staff approval.

CARRIED.

**TEMPORARY
PORTABLE
COMMERCIAL
OFFICE STRUCTURE**

Director of Planning and Development David Smith presented report recommending a one year extension to allow a Temporary Portable Commercial Office structure for TNI The Network Inc., at 4422 1st Street.

MOVED by Councillor Condon, SECONDED by Councillor Fraser:

THAT a Temporary one year extension to allow a Temporary Portable Commercial Office structure be granted for TNI The Network Inc., at 4422 1st Street until May 31, 2009; and

THAT the original conditions as provided in the Building Permit of 2003 continue to apply to this building.

CARRIED.

Peachland Fire and Rescue Service

**FIRST RESPONDER
AGREEMENT**

CAO Elsie Lemke presented a report regarding First Responder Agreement – Emergency & Health Services Commission and Peachland Fire & Rescue Service. Peachland Fire & Rescue Service responds to First Medical Responder call outs. The First Responder Agreement formalizes the practice and indemnifies Peachland Fire & Rescue Services members for providing the service.

MOVED by Councillor Hallberg, SECONDED by Councillor Thorne:

THAT Council authorizes the Mayor and Corporate Officer to sign First Responder Agreement (FR058).

CARRIED.

CORRESPONDENCE

MOVED by Councillor Fraser, SECONDED by Councillor Condon:

THAT the following correspondence be received for information:

- Proposed Outdoor Covered Display Area Peachland Museum Site
- Okanagan Basin Water Board, Water Conservation and Quality Improvement Grant.
- New Green Requirements in the BC Building Code
- District of Summerland, Leased Lots on Reservoir Lakes

CARRIED.

MAYOR & COUNCILOR'S REPORTS

**COUNCILLOR
THORNE**

Attended Hwy 97 Task Force meeting.

MAYOR REID

Mayor Reid attended Hwy 97 Task Force meeting with MLA Rick Thorpe. The Task Force is receiving good advice from local politicians as how to influence public policy.

**COUNCILLOR
MORITZ**

Spoke to downtown businessman regarding the beachfront construction project currently underway; the businessman stressed the positive benefits to the community upon completion of the project.

OTHER BUSINESS:

MOVED by Councillor Thorne, SECONDED by Councillor Fraser:

THAT an In Camera meeting be held May 27, 2008 at 1:00 p.m. pursuant to Sec. 90 (1)(E) [Land] of the *Community Charter*.

CARRIED.

QUESTIONS

E. KERBES

6211 Thompson Place

Is it common practice for work to commence before Development Permits are issued? Mayor Reid replied, no.

Why has the waterfront construction started just prior to the 11th year of World of Wheels car show? Why was commencement of the work not held for 1 or 11/2 weeks?

CAO Elsie Lemke replied: The Peachland waterfront project is a large million dollar project with time needed to complete construction by summer. Parks, Recreation & Culture committee advised World of Wheels representatives at a meeting in February 2008, that the waterfront project construction could impact the car show, requiring development of a plan B, which all involved are working to accommodate World of Wheels.

ADJOURNMENT

MOVED by Councillor Fraser:

THAT the Regular Council Meeting adjourn at 8:05 pm

CARRIED.

(original signed by the Mayor and Corporate Officer)

Certified Correct.

Mayor

Corporate Officer

Dated at Peachland, B.C.
This 27th day of May, 2008 .