

**THE CORPORATION OF THE DISTRICT OF PEACHLAND**

**Public Hearing Minutes  
Held Tuesday November 13, 2008, at 7:00 p.m.  
In the Peachland Community Center  
For  
Amendment Bylaw Number 1891, 2008**

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

CAO Elsie Lemke  
Corporate Officer Polly Palmer  
Director of Planning & Development Services David Smith  
Planning Administrator Heidi Simkins  
Director of Operations Doug Allin  
Fire Chief Grant Topham  
Planning Technician Paul Dupuis

**GUEST:** Keith Funk, New Town Planning  
Grant Maddock, Protech Consultants

Members of the Public  
Members of the Media

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**OPEN PUBLIC  
HEARING**

Mayor Reid opened the Public Hearing at 7:00 p.m. and explained the process to be followed for the Hearing. He made it clear that the issues are restricted to the items within the proposed Bylaw.

Director of Planning David Smith presented background information for proposed Official Community Plan Amendment: Ponderosa/Pincushion Ridge Area Sector Plan. The intent of an Area Sector Plan (ASP) is to address site or neighbourhood specific land use issues and formulate a planning framework to guide long-term development within a geographic area. ASP's are generally undertaken for large areas of the community. When adopted as a bylaw amendment, they become part of the Official Community Plan (OCP). ASP's include developed and undeveloped areas.

Proposed is a future development concept which will involve a Bylaw amendment to the OCP. The area covered by the proposal is shown as 53.4 ha (132 acres).

Included in the concept design are:

- An upgraded Golf Course design
- Hillside cluster housing .....70 units
- Medium Density MFR.....656 units
- Low Density MFR.....112 units
- Single Family Residential.....111 units
- Urban Village Residential.....832 units
- Vineyard Residential.....70 units
- **Total Residential Units.....1851 units**
  
- Tourist Resort Accommodation.....208 units

**Total Residential Units Plus  
Resort Accommodation.....2059 units**

Technical Studies Provided:

- ASP document - New Town Planning
- Geo-technical – Cascade Geotechnical Ltd.
- Hydro-geotechnical – Summit Environmental Consultants Ltd., Cascadia Natural Resource Consultants.
- Traffic Impact Analysis – Ward Consulting Group
- Archaeological – Golder Associates
- Engineering (water service and sanitary and storm sewer service) – Protech Consultants Inc.

All technical reports were prepared as requested in the Terms of Reference which were approved by Council in 2006.

Planning Administrator Heidi Simkins presented late referral comments:

- Ministry of Transportation – they had not had much opportunity to comment, so these are preliminary comments and do not reflect a comprehensive technical review by all staff.
  - Additional signals on Highway 97 are not encouraged
  - Site traffic generation needs some clarification
- Central Okanagan School District No. 23
  - Student yield rate in Peachland is .24 students per single family household and .09 students per multi-family household.
  - Student projections will remain relatively flat with Elementary School enrolments estimated within a range of 195 – 215 students over the next 10 years
  - School capacities appear adequate
  - Transportation requirements – Pincushion development does not appear to be eligible for school bus transportation as the development is too close to Peachland Elementary.
- Ministry of Agriculture and Lands
  - Formal applications will be required to be submitted for proposed residential or commercial uses on Crown Lands
  - This area as deer winter range has been a significant factor in past decisions by the Province

No response from Ministry of Environment, District of Westside, or Regional District of Central Okanagan.

Other referral comments received were from:

Director of Operations and Public Works:

- Follow Water Master Plan guidelines
- Suggest irrigation water from Trepanier intake with improved storage
- Water service from the Ponderosa system is not feasible
- Sanitary sewer must benefit more of the community and follow the routes as identified in the Sewer Phasing Plan
- Stormwater should have a defined route at this stage

- The Traffic Impact Analysis report and addendum and the ASP document needs to determine traffic routes and general nature of upgrading to be undertaken.

Peachland Fire and Rescue Service:

- Wildfire Protection Plans to be completed on the entire property by a Registered Professional Forester. The recommendations and prescriptions for treatment to be carried out on the entire property.
- Special attention to be given to Pine Beetle attack and future attack as well as future maintenance of the forest areas.
- Environmental Sensitive areas (ESA) must also have wildfire protection Treatments implemented and buffer zones around ESA. Recommendations and prescriptions on these ESA's will differ from non ESA areas, but still need to be done for forest wildfire safety and a healthy forest area.
- All dead end roads less than 12.5% grade must be constructed with adequate turn around areas.
- Adequate access to multi storey buildings. Access and set up areas for Ladder Truck Firefighting equipment room will be required in large multi-storey buildings.

**WRITTEN  
SUBMISSIONS  
RECEIVED**

133 signatories and letters – 114 total signatures support; 14 total signatures opposed; 5 expressed concerns.

**PRESENTATION  
FROM PROPONENT**

Keith Funk of New Town Planning thanked everyone for attending, and presented a power point presentation of the Ponderosa/Pincushion Area Sector Plan:

- Twenty year guide of evolution
- Professional Planning Team
- Peachland's Official Community Plan
- Advancing the Community's Vision
- One step at a time
- Guided by Peachlanders' Past, Present & Future
- Environmentally Sensitive Areas
- Comprehensive Deer Study
- Archaeological Overview Assessment
- Geotechnical Site Assessment
- Refining the OCP
- Principals for Smart Growth
- Protecting Liveability for Future Generations
  - Earth Trust, a detailed planning tool for sustainability
- Generalized Future Land Uses
  - Housing, Recreation, Tourism, Commercial
- Generalized Future Land Use Map
- Smart Growth
- Community Plan Amendment

- Creating Green Settlement
- A Neighbourhood for Everyone
- Affordable Housing
- Site Servicing Strategy
- Traffic Management
- Major Road Connections
- Water Services
  - Ultimate Water Service with Upgraded Main
- Sanitary Sewer Management
- Views to the Urban Village
- Effective Development Management
- Wildfire Management
  
- Radon Gas Management
- Peachland Benefits – Annual Tax Payments
- New Recreation Facilities
- Enhancing Prosperity

Councillor Thorne – Concerned that there are ground water issues not addressed in the Summit Environmental Consultants report. Findings in the Dobson Report to the District last year indicated that loss of pine tree cover will impact run off and make more areas susceptible to flooding, especially when land clearing for this project is added.

Keith Funk – We did speak about this at first reading. Primary drainage is in an existing creek, and collection of storm water is in detention ponds around the golf course. The conditions in the Mission after the Okanagan Mountain Park fire are representative, and did not indicate we will be experiencing catastrophic losses.

Grant Maddock (Protech Consultants) - We want to retain runoff on site as much as possible to use for irrigation and feature ponds on the golf course. Any discharge in emergencies can use the existing natural watercourses and the existing drainage pipes.

Councillor Condon – What is the potential for uranium deposits on site and are they a hazard?

Keith Funk – Don't know the subsurface mineral content of the area. Uranium is everywhere in BC, so its likely here also. In producing radon gas, it dissipates very quickly in the atmosphere. The Building Code deals with preventing radon gas risks in buildings. Outdoors there is minimal risk from radon gas.

Councillor Fraser – Traffic lights, who would be installing and paying for them?

Keith Funk – 100% of costs of infrastructure on site or adjacent to the site are paid for by the developer.

Councillor Hallberg – Affordable Housing - Is there plans for entry level pricing?

Keith Funk – Yes there will be entry level priced housing and the price is protected for 10 years from being re-sold at a higher price. Going taller helps keep them more affordable due to lesser land costs.

Councillor Hallberg – Indicated she is asking because of some unsatisfactory results with entry level housing in the past.

Keith Funk – The area is very family oriented, and will be ideal for family housing.

Councillor Moritz – Indicated he has 10 people ready to sign up for a 10 year guarantee of below market housing purchase opportunities.

Keith Funk – Feels we are in a market adjustment phase, and 'property flippers' are not flipping anymore. He is forecasting 5 years or more of non-investment sales.

Councillor Moritz – Community corridor – what provision have the developer group made for a collector road along the ridge line over towards the Coquihalla Connector?

Keith Funk – It is possible to create a collector road but its not practical – this development area is not big enough to support such a large transportation project It would isolate this part of the community from the rest. Highway 97 is still the primary arterial road.

Councillor Thorne – In the revised traffic impact assessment, the report assumes Highway 97 will be four- laned. What if there's a hi-line bypass?

Keith Funk – His understanding is the MOTI's (Ministry of Transportation and Infrastructure) preferred option is four-laning through Peachland, so the traffic engineers have to use that position. Our true goal is to have a separate new highway access. This would be a good solution for the community.

Councillor Thorne – Having a traffic light at 13<sup>th</sup> Street is a priority for me.

Keith Funk – the hi-line highway is proposed behind Pincushion Mountain. Other options could be considered if the hi-line highway does eventually go through. MOTI wants approval of the ASP before they accept an application for a new highway access.

Councillor Condon – ILMB (Integrated Land Management Bureau) and acquisition of Crown Land, density and number of housing units, and road access, design and capacity – are these not critical to the ASP to be sorted out before going any further?

Keith Funk – Yes, they are all critical, and they have been working closely with WFN (Westbank First Nations) and negotiated agreements with them that will work well. Crown also says don't come to us until you have a plan, so they are trying to "line up their ducks". This ASP will create a strategy for future development. If the ASP is successful, we have confidence in acquiring Crown Lands and final agreement with WFN.

Mayor Reid – If we were to approve the ASP conditionally on these matters, that would not create any difficulties for your principles?

Keith Funk – No, that would work.

Councillor Thorne – There was a previous reference to regional parks and the Regional District of Central Okanagan that was deleted from the ASP. Why?

Keith – The Regional District was not ready to commit resources to the degree they needed to in order to confirm the regional park in their plans. We have to see what ultimately shakes out on these Crown Land areas.

Mayor Reid – Park land acquisition strategies are handled in-camera at the Regional District.

Mayor Reid announced a 10 minutes break.

**PUBLIC  
COMMENTS**

Ed Sadler - 121 – 5300 Huston Rd.

- Economic stimulation for Peachland
- Creation of direct jobs – 200 +
- Spinoff spending by visitors and new residents is huge economic upgrade
- Commercial tax base will help reduce Peachland's dependence on residential taxes
- Raising Peachland's profile and quality of new golf course and market exposure has spinoff benefits for merchants
- Keeping jobs local helps new families and children to stay in Peachland.

Burt Putt – 5176 McNeil Court

- Complimented New Town Planning on the ASP document.
- A good golf course is a tremendous economic asset as follows:.
- Vital and lasting green-space for the community.
- Employment and desirable affordable housing
- Enhance local economies through tax revenues and tourism
- Provides many ecological benefits, e.g. filter air pollutants, creates fresh oxygen, excellent groundwater recharge sites, critical wildlife sanctuaries
- Golf can be played by people of all ages and has good health benefits
- Good sports outlet for young people

Morrie Sebool – 6290 Whinton Cres.

- Lived in Peachland since 1995 - supports the ASP
- Used to be lots of septic tanks, then Council finally put in sewer services – its progress.
- Thrilled by this presentation.

Jim Wood - 110, 4630 Ponderosa Drive

- Resident of Pincushion area - supports the ASP and would like to see it incorporated into the OCP
- Benefits are to all age groups including new public recreational facilities such as swimming pool, tennis park, golf course and walking trail system.
- Development of these facilities should lead to better community bus service
- Urban Village and bus service could help senior residents remain and "Age in Place"
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- Two important points for future Councils to consider – the development of the Urban Village must be in tandem with gradual development of housing units and creation of a new noise control bylaw and strict controls and monitoring of construction time limits.

Allan Cattley – 207 – 4630 Ponderosa Drive

- Present OCP took lots of time and money to prepare.
- OCP is being updated continually
- Present OCP is reviewed every 5 years to allow the community to have input into any changes
- OCP's cost \$150,000 – there is nothing wrong with the present OCP, or with the ASP presented.

Marion Irving – 6216 Sanderson Ave.

- Has heard the presentation 3 times.
- Has questions on numerous things – traffic and pedestrian problems during construction.
- How do you expect this or the new Council to make a decision when not all the information is in?
- Why can't they confirm how the affordable housing will be built?

Ken Davis – 4030 San Clemente Ave.

- Peachland is becoming a golf destination and retirement area for Canada.
- This development would add to Peachland – would be a good addition over a number of years, for the Okanagan.

Frank Warburton – 5092 Ehlers Rd.

- Concept is great in many aspects, but too many questions have not been answered
- Commented on the time period between public meetings
- Asked what is the rush to get this thing completed when Crown land has not yet been obtained
- If the golf course is improved to Predator Ridge standards, it will be unaffordable to most Peachlanders
- Steep slope development is spoiling Peachland – good example is his house at Victoria Street area, and nothing is being done about uranium issues.
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Mayor Reid – please address this ASP.

Frank Warburton continues:

- We are working with old data from the 1970's – get some new data and you're sure to get acceptance to a certain degree.
- The height of 8 stories is too high – you don't have fire equipment to deal with it.

Trisha Darby - 4607 Ponderosa Drive

- Need to be more progressive thinking, we can't have all the answers at once.
- If this doesn't go through, our house will be up for sale.
- People can come and live where they choose and the gates should never be close.
- Support the project.

Frank Darby, 4607 Ponderosa Drive

- completely support the ASP

Murray Holmes – 3905 Dryden Rd.

- New comer to the community, 5 yrs ago.
- Avid hiker Pincushion is the most beautiful piece of property.
- We have a rare opportunity to be part of a world class project.
- The property will be developed if not now, then later.
- Fully endorse the project.

Scott Wilshaw – 6168 Davies Cr.

- Good projects, too many questions.
- Need more input from the business community and from New Town Planning
- What impact will this have on Trepanier?
- If its passed, how do you check each section for conformity to the ASP?
- What's being done for families who will live in the affordable housing?
- What guarantees do we have that this will come to fruition?

Mayor Reid invited Keith Funk to address the questions posed by the speakers.

Keith Funk

- How will affordable housing be implemented? The component of the affordable housing will be done by housing agreement and paid for by developer. Projects that can't provide affordable housing (e.g. like the Hotel) will provide cash in lieu or other acceptable alternatives.
- What guarantees that this grand plan will come together? Council of the day reviews proposals that come forward to ensure each application is consistent with the OCP. Public consultation will be part of it. The grand plan is implemented through future approvals. On and off site costs are bonded for by the developer. Staff will ensure all Servicing Agreements for future approvals.
- What's being done for children? Liveability, trails, transportation opportunities, safe environments, diverse active and passive play areas.
- Uranium - any recent information around uranium deposit? There was a map just shown to him. This gives good incentives to get people off of wells. Managing any rock disturbance must be done. Building code ensures safety in enclosed spaces..

Peter Spackman - 4242 Princeton Ave



- Read out letter addressed to Dave Smith:
- Re: Conflict of Interest
- District is “out of order” for acceptance of “Treegroup” proposals of use and purchase of District Lots 1000 and 2897, as Peachland has a prior commitment to support “Peachland Heights Properties Ltd.” (PHP) on their earlier application for the same property.
- Settlement between District of PHP in 2000 required this letter of consent.
- Letter from Neil MacLennan, Crown Land Adjudication, proposed a possible remedy to avoid a “conflict of interest”
- New Town Planning’s response was “not interested”
- PHP have found adequate water supply and can provide all services to DL 1000
- Positive responses have been received from the Chamber of Commerce, petitions, and government representatives.
- District Council must deal with this “conflict of interest”.

Chris Muendel – 5650 Gladstone Rd

- The overall Structure Plan is ambitious.
- Decision to initiate the plan came from lobbyists, who enticed Council to participate, for the benefit of the owners of the golf course.
- New Town had a tendency to be deceptive at its public information meetings – examples – telling public reports would be available, then recanting; stonewalling on providing requested information; not providing recorded meeting notes; slanting their survey questions.
- There are errors in the ASP, some dealing with slope stability and placing cluster housing on unstable slopes.
- Confusion is created in various appendices which shows natural areas and cluster housing, and cluster housing in conflict with areas of highest interest for further archaeological investigation.
- Glaring errors and confusion
- No deer movement corridors have been mapped out
- Concern about the 10% affordable housing target – sounds like a cop out – we may or may not build it.
- Objectives reveal there is no definite will to safe-guard ESA-1 areas
- Deer corridors “may” be established – it does not state “will” be established
- Green buildings and sustainability need to be solidified by District bylaws.
- Urban Wildland Interface – no map is provided – what land will be expropriated for this interface?
- Hillside Development Permit areas need to include the steep slope stability study that is underway
- Economic sustainability does not address the long term costs of infrastructure maintenance.
- Questions the moral imperative of two non-resident council members to make decisions for Peachlanders, although he understands Councillor Nielsen has recently resigned.
- Review of the process needs to be done by the next Council, or a referendum held on this ASP
- Can a new Council rescind the ASP if this Council were to accept it? If not, why not?

Mayor Reid invited Keith Funk to address the questions posed by the speakers.

Keith Funk

- They are hoping their strategy for application for Crown Lands will work, in conjunction with Westbank First Nation (WFN).
- Sustainable cluster housing – they are obligated to do very detailed geotechnical analysis. Working at a very broad level, which can appear to be out of perspective.
- Deer habitat and corridors – their consultant will have a strategy at zoning to implement
- Affordable housing – will clearly be laid out in agreements
- Wildfire Management – primary component to protect people and property. They will employ best management practises to reduce fuels, pine beetle management, protect endangered species, etc.
- Hillside development – sets new standards at the very highest level. They will work with the best available standards from elsewhere until Peachland has adopted their own.
- The rush? There is none. This Council has worked on this project for over 2 years, and its simply at completion. It is a huge undertaking for a new Council to get up to speed. In the future, another Council can change the OCP as they wish.
- Doing this under a referendum is not how to deal with it.

Stephanie Muendel – 5650 Gladstone Road

- Prior to the last meeting she requested a copy of the report. She was advised it was not available until it was released to the public.
- Thinks this is being rushed through.
- You are making a lot of promises.
- The WFN negotiations is new information – Crown lands and housing on the fairways – will this all be included in the report?
- She does not appreciate her property being identified in the plan, when she is being left out of the consultation.
- Uranium questions are not being answered clearly – why is it not addressed in the ASP?
- Asked to defer any irreversible decisions to the next Council
- Need more time to properly review New Town's proposal
- Should also wait for binding responses from government agencies
- The goal of a “integrated planning unit, by establishing a coordinated vision for the future development of the broader area, rather than encouraging piecemeal development” has not yet been achieved.
- What if Crown Lands cannot be obtained for the development of the golf course?
- What if certain building heights are approved, and then later on during development processes, it turns out that it is not safe to build certain structures in certain areas?
- We could end up with another rock slide like on the highway to Summerland.
- What if a school will eventually become necessary – where will it be built, and who will pay for it?

- The plan is not responsive to the interests of individual property owners
- Still too many questions, and not enough time to review the ASP and recent changes
- Request Council defer any decision to the next Council.

Bud Day – 106 – 4460 Ponderosa Drive

- Impressed with the concerns expressed by residents.
- Planning department has said some issues are not fully resolved
- All of our staff is top flight, so if there are issues not resolved, we should put this on hold
- Consideration of a new highway access – is New Town Planning prepared to change the ASP to “shall” build a new highway access?

Mary Norden – 4214 Pincushion Place

- What will the upgrades to Ponderosa Drive be?
- How will you handle trucks, noise, pollution?
- Council should wait on this.
- We are building an elite town, so all residents should have free golfing.

Terry Mains – 3822 Desert Pines

- What are the fees going to be once the golf course is upgraded? What kind of break will the residents of Peachland going to get?

Keith Funk

- There is no obligation for any individual to change their land uses.
- Uranium – the BC building code addresses how to mitigate impacts on habitable spaces.
- The new access road to the highway is their #1 priority, and is to be used for construction traffic. It has been offered as a phase 1 condition.
- Some of the arrows shifted upwards, so the slides were somewhat confusing
- Fees for golfers – don’t know what the fees or the reduction for locals will be. It will not be purely a championship course.

Tom Nickerson – 106 – 4450 Ponderosa

- Significant recreational benefits. Sees an affordable golf course
- Provides opportunities for junior golf program, driving range, swimming pool, tennis centre, hiking trails are opportunities for activities for young people and people of all ages..

Ted Cave - 4324 Beach Ave

- 54,000 sq ft of Commercial Space. This is a town centre and it competes with our downtown centre.

- It is contrary to the objectives in our OCP
- Page 2 – degree of certainty and community values
- Page 7 – economic development to concentrate majority of retail uses in downtown core
- Page 22 – land use strategy to concentrate multi family residential in the fan area
- Page 23 – commercial development to concentrate in existing downtown area
- Page 27 – housing – protection of rural areas from sprawl
- Page 31 – transportation – reinforce direction of growth and densification of fan area
- Page 35 – commercial policies – enhance downtown core as hub of commercial activity
- Plan is to be responsive to the objectives and policies of the OCP.
- Asks that Council ensure the OCP is respected.

Judy Berg - #131 – 4350 Ponderosa Drive

- Presentation excellent. ASP has good environmental consciousness, and agrees with the lifestyle we are looking for.
- It's a concept plan only, but it's the kind of place she wants to live
- Affordable housing – we are talking about getting young professionals here – teachers, nurses, police, to be able to afford to live here.
- Most exciting thing – any community would be excited by this.
- It's a 20 year plan – how much more do you want to slow this down?
- Support this amazing plan.

Alec Sim – 6109 Lipsett

- The original owners of this property were told that they would have to put in a watermain and raise Peachland Lake dam for water.
- Someone new bought it, and the last owners had an agreement with Council for a phased development over time.
- This stopped sprawl – they couldn't go on to the next phase before the previous one was done.

Dora Stuart - 5851 Sommerset Ave

- Would like more study
- Thinks the ASP is being rushed because the current council is almost done.
- Urged Council to reject the plan at their vote on November 18th or 25<sup>th</sup>.

Bill Teed – 6417 Bulyea Ave.

- In future if this is approved and it comes to zoning, at that time could the current council be able to reduce the density or lower heights?

Keith Funk

- Yes future council can make decisions on the land use and heights.
- Town Centre isn't taking business away from Downtown - it is promoting sustainability so that people don't have to drive to amenities. Town Centre is 56,000 square feet divided among a winery, golf club house, hotel and the shops. Sustainability requires mixed use. This is more convenience commercial.
- The ASP is reflective of the OCP – particularly on the policies on sustainability. We are trying to focus the development to step forward, not backward.

Raf DeGaevara - 1760 Eagle Court, Westbank

- WFN has 9,000 non-natives, and have an advisory council for non-members.
- Engaged in the treaty process, and have self government
- Aboriginal rights give them entitlement consultation and accommodation on crown lands disposition.
- This area of Peachland falls into their traditional lands – in the area of negotiation for WFN.
- Any crown land applications have a duty to consult and accommodate WFN. This application has archaeological, water, environmental and deer winter range concerns.
- Commitment has been received from the Treegroup to respect their concerns.
- To date, they are very satisfied with their openness and sharing of information.
- They fully support this initiative to date.

Carol Smithson – 6243 Miller Road

- Not against ASP, would like clarity.
- A lot of questions are not answered.
- Asked that the Council keep the public hearing open
- Province has said they won't go ahead until there is agreement
- What are the written agreements with the Band?
- Has the Ministry signed off on the mule deer habitat study?
- New access to Highway, but MOTI may not be in favour – expressed concerns about another road to the highway.
- Let's get clarification on density
- She has concerns about another Town Centre for our community
- Hopes Council looks at operating costs for the pool.
- Affordable housing is a huge can of worms.
- Is there any formal agreement about when they will start with the development?

Susan Teed – 6417 Bulyea Ave.

- Disappointed with the presentation.
- Wants some guarantee to ask the Minister of Mines have a study done on radiation.
- Wants to see a model of the development

Tilman Hainle – 5266 Coldham Rd.

- He's of two minds
- Lots of good work, planning and vision in the project
- Questions that are unanswered are an issue, and some significant parties have to be on board, like MOTI
- If he was looking at this as a Councillor, he would say good work so far, but it needs completion
- Defining the word 'sustainability' is difficult
- ASP document has one paragraph on sustainability elements, but will the applicant amend the ASP to guarantee a certain amount of green sustainability elements in this project?

Keith Funk

- Certainty of outcomes are based on obtaining approval for zoning and development permits
- Many studies have been done, and are available.
- They have a very solid recommendation on environmental issues
- The new access road to Highway 97 will be done in Phase 1
- The Village centre has a very small commercial component
- Costs to maintain the pool – operating will be municipality's responsibility, but capital costs will be paid for by developer, as an amenity contribution
- There is not yet a final written agreement with WFN
- Access and approvals from provincial Ministries may take a very long time. The ASP can exist as we await other approvals.
- Uranium – we know enough on how to deal with it through BC Building Code, and to not use wells – ground water in red zone areas.
- Model – the first one was burned in the clubhouse fire. Another one got underway, but then it changed when the Greg Norman group came on board. They may develop a model, but it is not available right now. A virtual tour is available on a computer at their offices.
- Details on buildings cannot be done during an ASP – that happens at zoning and development applications

Mayor Reid called for a 5 minute break.

Laura Baker – 124 - 5300 Huston Road

- Commends the work involved in developing this ASP
- Sees many positives
- Many issues not sufficiently resolved and needing clarification
- Sanitary sewer route, water supply issues, geotech and hydrotech concerns, traffic concerns.
- Many ministry decisions cannot be made at this time, so how can this plan go further at this time?
- Mr. Funk is saying "trust us" - That is not good enough to enter into any kind of agreement at this time

Norm Porter, Surrey, BC – Owner of Ponderosa Golf Club

- Been developing for 28 years.
- For the last several years, ASPs have been used for these higher level planning tools
- It is important to Ponderosa owners that this Council deals with this ASP
- The ASP is a broad document and needs enough research to move this forward
- Future steps will get down to further details
- These all cost a lot more money
- Council should be able to move ahead with the level of detail now available
- We can't keep spending more money on, for example, buying the land without the ASP in place
- There's economic reasons – this Council set out the terms of reference and this Council now owes the proponent an answer – yes or no - on the ASP.

Del Lee – #4 Brenda Mines Rd.

- Lived here for 25 years
- Can't go ahead with things until studies are done – you have to have a process
- These people feel strongly about their project – don't make them wait any longer
- Thanked Mayor and Council for all their hard work, and thanked the District for helping the value of his property to go up.

Marion Irving – 6216 Sanderson Ave.

- Taxes lowered is not possible. In the near future, as we are going to need new firehall, police etc.
- Affordable Housing Agreements don't work. Intermingling affordable housing and high end housing – she has a problem with that.
- Is the golf course going to be connected to ownership of the real estate?
- If you want to become a member do you have to buy real estate. When the grandfather clause comes off are they able to raise the fees? Are you looking for your money to come from tourists or regular people?

Norm Porter – Owner – Ponderosa Golf Club

- You do not have to buy real estate to become a member.
- There are currently 300 members – they have a guarantee that no membership entrance fee will have to be paid to the new course
- This golf course is an amenity for the community
- There will be a resident's fee that will be drastically different from what others pay

Bud Day – 106 – 4460 Ponderosa Drive

- Mr. Porter alluded to his company paying for planning, and suggested Council owed him.
- He thinks Council should be free from that kind of pressure.

Norm Porter – Owner – Ponderosa Golf Club

- He meant Council owes the process to be followed through, and also said he knew they could vote either yes or no.

Mayor Reid asked a first, second and third time if there was anyone who wanted to make representations with respect to this Area Structure Plan, and then invited questions from Council

Councillor Moritz – Ted Cave mentioned there may be some contradictions in the OCP to ASP. How is our planning department addressing these conflicts?

Dave Smith – our understanding is the downtown area is still the primary commercial area. The OCP is a futuristic document that changes from time to time.

Councillor Thorne – Section 6.5 Riparian management strategies – How does a stream go from ESA 1 and end up ESA 4?

Keith Funk – their intent is to improve the ecology around the creek – going to take the ESA4 area and bring it up to a higher standard.

Councillor Moritz – Mr. Peter Spackman had some questions.

Mayor Reid – We'll have some analysis on that for the 18<sup>th</sup> meeting.

Councillor Moritz – Is there any public disclosure of the owners or the partners of this development? Someone else wanted to know this answer, so he is just asking for her.

Norm Porter – Will provide this information to Councillor Moritz.

Councillor Moritz – If we are considering this increase in population, where in this area if the police, fire and ambulance services being planned?

Dave Smith – Fire Needs Assessment indicated need for a new firehall, which is planned for 13<sup>th</sup> Street. No satellite hall was suggested. The Terms of Reference also did not require these to be dealt with in this ASP.

Mayor Reid – the Regional District is undertaking a study of possible fire protection services for the Trepanier Valley area which may have some bearing on this area.

Councillor Condon – When will we get the discrepancy on the housing units resolved?

Dave Smith – The calculations of development units was based on a different set of assumptions between internal planning staff and others.

Mayor Reid – we will have an agreed to set of assumptions for the meeting on the 18<sup>th</sup>.

Keith Funk – The OCP interpretation missed the flat areas of the existing golf course lands. It won't be difficult to have clarification for the 18<sup>th</sup>.

Mayor Reid – asked CAO if it would be possible to have some technical response in this regard for the 18<sup>th</sup>.



CAO Elsie Lemke responded yes, it will be available.

Councillor Moritz – The original overheads on page 2 spoke about affordable housing, but he still doesn't understand how it works.

Keith Funk – Explained the guiding principles are under Section 943 of the Land Title Act. To ensure affordable housing stays affordable, a covenant is placed on title for 10 years, which limits the amount the house can be sold for during that time.

Councillor Moritz – Really, really, really long term plans, when we continue to grow, what provisions have been made within this ASP for that level population growth to travel vertically but to dedicate a ribbon of land to get people off the highway and to the Connector?

Dave Smith – Road Network Plans need to be reviewed in the next few years. The area we are talking about has some very general comments. Longer vision – OCP is a 20 year maximum document with reviews every 5 years, so it can be amended for that longer term vision.

Councillor Moritz – Stated he cannot understand the relevance to the 2004 Road Network Plan.

Mayor Reid – Density was accounted for in that plan.

Councillor Moritz – But this is a substantial increase. As the planner, how do you deal with moving people laterally instead of up and down?

Dave Smith – When I started, the ASP terms of reference had already been established, and this question was not included in it.

Councillor Condon – Question on process – can we discuss the traffic impact analysis further on the 18<sup>th</sup>?

Mayor Reid – Yes. Also, Highway 97 Task Force has been working on our community issues and the Minister is aware of their work. Planner has to work within existing policy until they are told otherwise.

Mayor Reid asked a first, second and third time if there was anyone who wanted to make representations with respect to this Area Structure Plan.

**CLOSE  
PUBLIC  
HEARING**

Moved by Councillor Condon, seconded by Councillor Fraser  
Mayor Reid declared the Public Hearing for Bylaw Number 1891 closed at 12:17 a.m.

**Certified Correct**

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

\_\_\_\_\_  
**Corporate Officer**

Dated at Peachland, B.C.  
This day of , 2008.