



THE CORPORATION OF THE DISTRICT OF PEACHLAND

Regular Council Meeting Minutes

April 18, 2023

6:00 pm

Council Chambers – 4450 6th Street, Peachland

Councillors Present: Mayor Patrick Van Minsel
Councillor Randey Brophy
Councillor David Collins
Councillor Alena Glasman
Councillor Rick Ingram
Councillor Keith Thom (Via Video Conferencing)

Councillors Absent: Councillor Terry Condon

Admin Present: CAO Joe Creron
Corporate Officer Jennifer Sawatzky
Director of Finance Garry Filafilo
Director of Planning and Development Services Darin Schaal
Director of Engineering Jason Sandberg
Fire Chief Dennis Craig
Director Community Services Cory Labrecque
Planning Manager Lor Pellegrino
Manager of Finance Pam Smith
Legislative Clerk Philippa Harding
Communications Coordinator Kirsten Jones

Guests Present: Shannon Tartaglia, Tartaglia Planning
Rachael Sansom, Romspen
Geoff Trafford, Peachland Wellness Centre Society

1. **CALL TO ORDER**

Mayor Van Minsel called the April 18, 2023 Regular Council Meeting to order at 6:00PM.

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan People.

2. **CONFIRMATION OF AGENDA**

RC-23/04/18-001

Moved By Councillor Brophy

Seconded By Councillor Glasman

THAT Council approve the April 18, 2023 Regular Council Meeting agenda as presented.

CARRIED

3. CONFIRMATION OF MINUTES

3.1 April 4, 2023 Regular Council Meeting Minutes

3.2 April 6, 2023 Public Hearing Minutes

RC-23/04/18-002

Moved By Councillor Glasman

Seconded By Councillor Collins

THAT Council approve the April 4, 2023 Regular Council Meeting minutes and the April 6, 2023 Public Hearing minutes as presented.

CARRIED

4. PRESENTATIONS & DELEGATIONS

4.1 Peachland Wellness Centre Society

Geoff Trafford extended an invitation for Council to join the Peachland Wellness Centre Society on the Walk For Wellness.

Highlights of the presentation include:

- Walk For Wellness is a fundraising event to engage the community with its leaders.
- The financial goal is to ultimately raise \$20,000 for the Wellness Centre to become financially self-sustaining.
- The Wellness Centre Society invites Council to join and participate in the walk.
- Public are invited to "Walk and Talk" - meet one on one with the leadership of Peachland.

The discussion following:

- The Society has handmade badges for people who participate.
- Teams can now register on the website with the walk going through till June 15.

5. COUNCIL COMMITTEE REPORTS

6. BYLAWS

6.1 PLANNING RELATED BYLAWS

Councillor Ingram declared a conflict of interest due to financial investments in the company being discussed and left the meeting at 6:12PM.

6.1.1 OCP and Zoning Amendment Bylaws, Ponderosa

Director of Planning and Development Services Darin Schaal introduced the consultants present and gave Council a brief update on the District led Bylaw amendment.

Shannon Tartaglia, Tartaglia Planning Consultants representing the District of Peachland, presented OCP Amendment Bylaw No 2391 and Zoning Amendment Bylaw No 2392.

Rachael Sansom, Romspen presented information about the proposed development to Council.

Highlights of the presentation include:

- Romspen acquired the subject property in 2016 and is proposing a family friendly neighbourhood.
- The gold course will be a challenging, high quality 9-hole facility with the ability to add another 9 holes to the north.
- A multi-use trail will connect Somerset Avenue to Ponderosa Drive.
- An affordable housing fund will be created and include \$5,000 per home with a \$345,000 lump sum to make up for those already constructed.
- Existing works will be repaired, and new installations will have a dedicated right of way to give the District access.
- Letters have been sent to 300 neighbours so far and a website and email has been set up for public engagement.
- A Public Open House is to be held on May 6, 2023.
- Concerns from the public are already being reviewed by the developer.
- Climate change is being addressed with ICF insulated concrete form construction and native plantings with low irrigation needs.

The discussion following discussion:

- The goal is to have the gold course completed by the fall of 2025.
- Another intersection with the highway is not being consider.
- The standard practice, and legislated process, is that the District will work with development to ensure access for roads and services to lands beyond.

RC-23/04/18-003

Moved By Councillor Collins

Seconded By Councillor Thom

THAT Council give first reading to Official Community Plan Amendment Bylaw No. 2391; and

THAT Council give first reading to Zoning Amendment Bylaw No. 2392; and

FURTHER THAT Council direct staff to schedule the amendment bylaws for Public Hearing upon completion of an applicant-led Public Information Meeting.

CARRIED

Councillor Ingram returned to the meeting at 6:59PM.

6.1.2 Zoning Bylaw Amendment, 5948 Highway 97 - Lilly Street

Planning Manager Lor Pellegrino presented Zoning Amendment Bylaw No 2366, 2022 - 5948 Highway 97 (Lilly Street) for third reading.

RC-23/04/18-004

Moved By Councillor Collins

Seconded By Councillor Thom

THAT Council give third reading to Zoning Bylaw No. 2100, Amendment Bylaw No. 2366, 2022; and

THAT Council direct staff to schedule the Bylaw for adoption upon:

1. Approval of the Bylaw by the Ministry of Transportation and Infrastructure;
2. Receipt of the Community Amenity Contribution in the amount required by CAC Policy DEV-100;
3. Registration of a covenant stating:
 - a. Short-term vacation rentals are prohibited on this lot (this statement shall also be inserted into strata bylaws, if any);
 - b. Prior to any land disturbance - execution of a Works and Services Agreement to the satisfaction of the Operations Department securing the installation of the following required off-site improvements, complete with MOTI approval as necessary and detailed civil engineering drawings and a cost estimate:
 - i. right in/right out access at the intersection of Lilly Street and Highway 97 to MoTI's satisfaction.

- ii. a multi-use pathway within the Highway 97 right-of-way for the length of the Highway 97 frontage;
 - iii. full width construction of Lilly Street from Highway 97 to Sani MH SMH-0420 including sidewalk/curb/gutter, a turn-around for vehicles and no-parking signs.
 - iv. a pedestrian path (staircase) connecting the Lilly Street sidewalk to Princess Street, located within the Lilly Street right-of-way;
 - v. a sidewalk/curb/gutter for the length of the Princess Street frontage within the Princess Street right-of-way, sidewalk to be located on the west side of Princess Street);
 - vi. improvements to Lilly Street services (fire, water, sewer, storm) in compliance with the District and/or Ministry of Transportation and Infrastructure requirements;
- c. Prior to issue of any Development Permit -
- i. submission of floor plans depicting at least one Residential Flex Unit as defined in the Zoning Bylaw, as well as the results of the investigation of the potential for more flex units;
 - ii. submission of the results of the investigation with BC Transit regarding a potential Route #70 Kelowna-Penticton bus stop in the area;
 - iii. submission of an analysis with Canada Post regarding the potential to relocate the community mailbox from Lilly Street to another location in the area; and
 - iii. submission of the results of the archeological investigation.

CARRIED

6.1.3 Zoning Amendment Bylaw, 2373 and 4641 Princeton Avenue

Planning Manager Lor Pellegrino presented Zoning Amendment Bylaw No 2373 located at 4641 Princeton Avenue for third reading.

RC-23/04/18-005

Moved By Councillor Brophy

Seconded By Councillor Ingram

THAT Council give third reading to Zoning Bylaw No. 2100, Amendment Bylaw No. 2373; and

THAT Council direct staff to schedule the Bylaw for adoption upon:

1. Approval of the Bylaw by the Ministry of Transportation and Infrastructure.
2. Receipt of the Community Amenity Contribution for 46 dwelling units, which contribution is non-refundable but adjustable based on the number of units finally built.
3. Receipt of a cash contribution to be applied to a reserve fund for active transportation, roads and transit improvements in an amount equal to the Community Amenity Contribution, which contribution is non-refundable but adjustable based on the number of units finally built.
4. Receipt of a cash contribution in the amount of \$4,000 for transit improvements, specifically the upgrading of the surrounding 4 bus stops within 200m of the property.
5. Registration of a covenant committing to:
 - a. provide at least 10% of the total units proposed as residential flex units (long-term rental units) in compliance with all applicable Peachland requirements.
 - b. a maximum 11 meter height for all buildings within 60m of the Princeton Avenue property line.
 - c. create at least three asphalted connection points along the south boundary of 4641 Princeton to access the abutting lot to the south (4649 Princeton Avenue).
 - d. develop the lot as a non-gated community.
 - e. dedicate parkland, or some combination of cash-in-lieu and parkland dedication to be determined by the District, adjacent to Princeton Avenue and install benches and other pedestrian and cycling amenities;
 - f. complete all frontage and off-site improvements as required by the Operations Department including but not limited to Princeton Avenue upgrades to the mid-point of 4635 Princeton Avenue (at least 15m beyond the NW corner pin of 4641 Princeton), and upgrades to all water, sewer, storm drainage facilities, and street lighting.

CARRIED

6.1.4 OCP and Zoning Amendments Adoption, 6099 Jackson Crescent

Director of Planning and Development Darin Schaal presented OCP Amendment Bylaw No 2339, 2022 and Zoning Amendment Bylaw No 2338, 2022 6099 Jackson Crescent for adoption.

RC-23/04/18-006

Moved By Councillor Collins

Seconded By Councillor Glasman

THAT Council adopt District of Peachland Official Community Plan Amendment Bylaw No. 2339, 2022;

AND THAT Council adopt District of Peachland Zoning Amendment Bylaw No. 2338, 2022.

CARRIED

6.2 OTHER BYLAWS (NON-PLANNING RELATED)

6.2.1 2023 Parcel Tax Bylaws

Director of Finance Garry Filafillo presented the 2023 Parcel Tax Bylaws for first, second and third readings.

RC-23/04/18-007

Moved By Councillor Glasman

Seconded By Councillor Collins

THAT Council give first, second and third readings to the following 2023 Parcel Tax Bylaws:

- Downtown Revitalization Parcel Tax Bylaw No. 2380, 2023
- Turner Park Debt Service Parcel Tax Bylaw No. 2381, 2023
- Regional District of Central Okanagan Westside Regional Transfer Station Parcel Tax Bylaw No.2382, 2023
- Beach Avenue Sewage Collection Specified Area Acreage Parcel Tax Bylaw No. 2383, 2023
- Phase 1-D and Phase 2 Sewer Collection Specified Areas Parcel Tax Bylaw No 2384, 2023
- Sewage Transmission Parcel Tax Bylaw No. 2386, 2023
- Water Capital Improvements Parcel Tax Bylaw No. 2388, 2023
- Water Treatment Plant Debt Servicing Parcel Tax Bylaw No. 2389, 2023
- General Capital Asset Renewal Parcel Tax Bylaw No. 2379, 2023

- Sewer Capital Asset Renewal Parcel Tax Bylaw No. 2385, 2023
- Water Capital Asset Renewal Parcel Tax Bylaw No. 2387, 2023;
and

FURTHER THAT Council appoint three members of Councillor to sit on the Parcel Tax Review Panel, sitting at 4:30p.m. on Tuesday, May 9th, 2023.

CARRIED

Council appointed Councillor Collins, Councillor Ingram and Councillor Glasman to sit on the Parcel Tax Review Panel.

7. UNFINISHED BUSINESS

8. ITEMS FROM ADMINISTRATION

8.1 Council Code of Conduct

Director of Corporate Services Jennifer Sawatzky presented information on Council Code of Conduct.

RC-23/04/18-008

Moved By Councillor Ingram

Seconded By Councillor Brophy

THAT Council direct Administration to prepare a Council Code of Conduct Bylaw for Council’s consideration.

CARRIED

9. URGENT BUSINESS

10. MAYOR & COUNCIL BUSINESS

10.1 MAYOR AND COUNCIL REPORTS

10.2 QUESTIONS BETWEEN COUNCIL MEMBERS/COUNCIL STATEMENTS

10.3 NOTICES OF MOTION

10.3.1 Councillor Brophy - Allocation from BC Government Growing Communities Fund Grant to the Peachland HUB Project

Councillor Brophy presented the following Notice of Motion to be brought forward at the May 9, 2023 Regular Council Meeting:

WHEREAS the District of Peachland Council is tasked with allocating \$2,766,000 of provincial funding from a BC Government Growing Communities Fund grant to eligible and worthy municipal projects;

AND WHEREAS the Peachland HUB project is for the construction of two District owned buildings, being the main HUB building and the Food Bank building;

AND WHEREAS the District's contribution to the HUB project is limited to the provision of land;

AND WHEREAS Peachland's community service non-profit groups are fundraising for the entire construction project, including lobbying MLA Dan Ashton to identify and secure provincial funding of between \$2.5 million and \$4 million;

AND WHEREAS to date the only specific potential provincial funding identified is a \$250,000 BC Gaming Capital Grant;

AND WHEREAS the HUB project has tight funding deadlines, requiring all other funding for the Food Bank be in place prior to applying for the BC Gaming Capital Grant in July 2023, and requiring all funding for the main HUB building be in place by June/July 2024 in order to start the project in time for completion prior to the Green and Inclusive Community Buildings fund deadline of March 31, 2026;

AND WHEREAS an immediate fundraising success will create much needed momentum for the fundraising campaign;

NOTICE IS HEREBY GIVEN that the following motion will be brought forward at the May 9th, 2023 Regular Council Meeting:

THAT Council allocate \$750,000 from the BC Government Growing Communities Fund Grant to the Peachland HUB project.

10.4 QUESTION PERIOD

Moira Goodman, 6550 Sherburn Road

- Enquired about the recently rezoned property located behind the school and expressed concern regarding the spending of District resources.

11. CORRESPONDENCE

11.1 Regional District of Central Okanagan

RC-23/04/18-009

Moved By Councillor Glasman

Seconded By Councillor Collins

THAT Council receive the Regional District of Central Okanagan Board Report dated March 30, 2023 for information.

CARRIED

12. IN CAMERA

12.1 In Camera April 18, 2023

RC-23/04/18-010

Moved By Councillor Glasman

Seconded By Councillor Brophy

THAT Council hold an In Camera meeting on April 18, 2023 immediately following the Regular Council meeting, pursuant to the Community Charter:

- Section 90(1)(b) {personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity}

CARRIED

13. ADJOURNMENT

Mayor Van Minsel adjourned the April 18, 2023 Regular Council Meeting at 7:58PM.

Corporate Officer

Mayor