



# THE CORPORATION OF THE DISTRICT OF PEACHLAND

## Regular Council Meeting Minutes

June 25, 2024

6:00 pm

Council Chambers – 4450 6th Street, Peachland

Councillors Present: Mayor Patrick Van Minsel  
Councillor Randey Brophy  
Councillor David Collins (via videoconference)  
Councillor Terry Condon  
Councillor Alena Glasman  
Councillor Keith Thom

Councillors Absent: Councillor Rick Ingram

Admin Present: CAO Joe Creron  
Corporate Officer Jennifer Sawatzky  
Director of Finance Garry Filafilo  
Director of Planning and Development Services Darin Schaal  
Planning Manager Brittany Nichols  
Director of Engineering Jason Sandberg  
Director of Community Services Cory Labrecque  
Fire Chief Ian Cummings  
Deputy Fire Chief Wes Aigro  
Legislative Administrator Karen Babin

Guests Present: Danielle Hubbard, Okanagan Regional Library  
Raphael, Okanagan Regional Library  
Stewart Fraser, Cantiro  
Daniel Sturgeon, Urban Systems

### 1. **CALL TO ORDER**

Mayor Van Minsel called the June 25, 2024 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-24/06/25-001**

**Moved By** Councillor Thom

**Seconded By** Councillor Glasman

THAT Council approve the June 25, 2024 Regular Council Meeting agenda with the following amendment:

Addition:

8.3 - Outdoor Pickleball Courts

**CARRIED**

**3. CONFIRMATION OF MINUTES**

3.1 Approval of June 11, 2024 Regular Council Meeting Minutes

Councillor David Collins joined the meeting at 5:56 pm.

**RC-24/06/25-002**

**Moved By** Councillor Condon

**Seconded By** Councillor Glasman

THAT Council adopt the June 11, 2024 Regular Council Meeting Minutes as presented.

**CARRIED**

**4. PRESENTATIONS & DELEGATIONS**

4.1 Okanagan Regional Library - Delegation

Danielle Hubbard, CEO of the Okanagan Regional Library, and Raphael, Peachland's Community Librarian, provided Council with an overview of the regional library system and the services that are provided.

**RC-24/06/25-003**

**Moved By** Councillor Condon

**Seconded By** Councillor Brophy

THAT Council receive the presentation from the Okanagan Regional Library for information.

**CARRIED**

**5. COUNCIL COMMITTEE REPORTS**

None

**6. BYLAWS**

6.1 PLANNING RELATED BYLAWS

6.1.1 Z23-03 - Zoning Amendment Bylaw - 1+2+3 R - Council Report

Brittany Nichols, Planning Manager, presented Zoning Amendment Bylaw No. 2401 to Council. This is an application to re-zone 6137 & 6147 Lipsett Avenue from RR1 Rural Residential to RM4 Multi-Use Residential - Medium Density.

Discussion ensued with regard to:

- opposition to first, second and third readings with a single application
- setbacks, building heights, sightlines, and roof top patios
- traffic concerns, location of entrance, and emergency access
- lack of parks and green space

Stewart Fraser, with the developer Cantiro, also responded to questions from Council.

Ms. Nichols reminded Council that the application before them is only for re-zoning and their specific development concerns will be addressed at the Form and Character stage of the application.

Zoning Amendment Bylaw No. 2401 will come back in two weeks for third reading.

**RC-24/06/25-004**

**Moved By** Councillor Thom

**Seconded By** Councillor Glasman

THAT Council give first, second and third readings to District of Peachland Zoning Amendment Bylaw No. 2401, 2024; and

FURTHER THAT Council direct staff to schedule the bylaw for adoption following:

1. Approval of the Bylaw by the Ministry of Transportation and Infrastructure.
2. Registration of section 219 covenant(s) that:
  - a. Requires a minimum of 6.0m (19.7ft) setback for buildings from the front lot line.
  - b. Requires buildings fronting Lipsett Avenue to have a maximum height of 12.0m (39.4ft) as measured from natural grade in accordance with Zoning Bylaw No. 2400.
  - c. Restricts the number of units to 34.
  - d. Requires a minimum of 10% of the units to include flex units.

- e. Execution of a Works and Services agreement prior to any disturbance of the site and to the satisfaction of the District's Engineering & Infrastructure Department for all required off-site improvements, including but not limited to:
  - i. Removal of brush and installation of intersection ahead sign on Princeton Avenue as identified in Traffic Review and Road Assessment by CTQ Consultants dated 2023-06-30.
  - ii. Installation of signage and applicable improvements for a 3-way stop at the Lipsett Avenue and Aitkens Road intersection.
  - iii. Construction of bus stop upgrades at the Princeton Avenue/Lipsett Avenue bus stop.
- 3. Consolidation of the subject properties.
- 4. Registration of Community Amenity Contribution (CAC) covenant that requires remittance of CAC amount payable at the time of building permit issuance.

**DEFEATED**

Opposed: Councillor Condon, Councillor Glasman, Councillor Brophy

**RC-24/06/25-005**

**Moved By** Councillor Condon

**Seconded By** Councillor Glasman

THAT Council give first and second readings to District of Peachland Zoning Amendment Bylaw No. 2401, 2024; and

FURTHER THAT Council direct staff to schedule the bylaw for adoption following:

- 1. Approval of the Bylaw by the Ministry of Transportation and Infrastructure.
- 2. Registration of section 219 covenant(s) that:
  - a. Requires a minimum of 6.0m (19.7ft) setback for buildings from the front lot line.
  - b. Requires buildings fronting Lipsett Avenue to have a maximum height of 12.0m (39.4ft) as measured from natural grade in accordance with Zoning Bylaw No. 2400.

- c. Restricts the number of units to 34.
- d. Requires a minimum of 10% of the units to include flex units.
- e. Execution of a Works and Services agreement prior to any disturbance of the site and to the satisfaction of the District's Engineering & Infrastructure Department for all required off-site improvements, including but not limited to:
  - i. Removal of brush and installation of intersection ahead sign on Princeton Avenue as identified in Traffic Review and Road Assessment by CTQ Consultants dated 2023-06-30.
  - ii. Installation of signage and applicable improvements for a 3-way stop at the Lipsett Avenue and Aitkens Road intersection.
  - iii. Construction of bus stop upgrades at the Princeton Avenue/Lipsett Avenue bus stop.
- 3. Consolidation of the subject properties.
- 4. Registration of Community Amenity Contribution (CAC) covenant that requires remittance of CAC amount payable at the time of building permit issuance.

**CARRIED**

Council recessed at 7:04PM

Council returned at 7:13PM

**RC-24/06/25-006**

**Moved By** Councillor Glasman

**Seconded By** Councillor Thom

THAT Council rescind resolution RC-24/06/25-004.

**CARRIED**

Opposed: Councillor Condon, Councillor Brophy

6.1.2 Z23-01 - Zoning Amendment Bylaw - 1+2+3 R - Council Report

Darin Schaal, Director of Planning, presented Zoning Amendment Bylaw No. 2419 to Council. This application seeks to re-zone 6446 Renfrew Road from RR1 Rural Residential to RM3 Multi-unit Residential - Low Density. Several important off-site improvements will be conditions of this application.

Chief Cummings discussed the importance of securing the Stuart Crescent North and South connection, emphasizing the critical need for this secondary access for emergency and neighbourhood vehicles.

Enhancements to Renfrew Road Park, Elizabeth Warrendorf Trail and Renfrew Road will also be secured through an off-site improvement condition.

Jason Sandberg, Director of Engineering, provided additional clarification to Council regarding the design for the trail crossing.

Councillors Condon and Brophy voiced their opposition to first, second and third readings being conducted with a single application.

**RC-24/06/24-007**

**Moved By** Councillor Glasman

**Seconded By** Councillor Thom

THAT Council give first, second and third readings to District of Peachland Zoning Amendment Bylaw No. 2419, 2024; and

FURTHER THAT Council direct staff to schedule the bylaw for adoption following:

1. Dedication of lands identified for the 18m-wide road extension connecting Stuart Crescent North and Stuart Crescent South through the subject property to the District of Peachland.
2. Registration of a Community Amenity Contribution (CAC) covenant that requires remittance of the CAC amount payable at the time of building permit issuance.
3. Registration of section 219 covenant(s) that requires off-site improvements to be completed at the time of development including, but not limited to:
  - a. Trail enhancement works within Renfrew Road Park, including a staircase to gain elevation to Stuart Crescent from the east to west, raised crosswalk for trail crossing at Stuart Crescent and signage as per traffic engineer's recommendations.
  - b. Renfrew Road frontage improvements to SD-R4 standard modified with a rollover curb and replacement of existing ditch with storm inlet.
  - c. Road works to provide a complete connection of Stuart Crescent North and Stuart Crescent South through the dedicated road width and extending into public lands as necessary.

- d. Execution of a Works and Services Agreement, prior to any land disturbance, to the satisfaction of the District's Engineering and Infrastructure Department, guaranteeing the installation of the above-mentioned off-site improvements.
- 4. Registration of a Statutory Right-of-Way for sanitary and storm main extensions from Stuart Crescent to Renfrew Road.

**CARRIED**

Opposed: Councillor Condon

- 6.1.3 Provincial Housing Legislation\_Small-scale, Multi-unit Housing (SSMUH)\_Adoption

**RC-24/06/24-008**

**Moved By** Councillor Condon

**Seconded By** Councillor Glasman

THAT Council adopt Zoning Amendment Bylaw No. 2422, 2024.

**CARRIED**

6.2 OTHER BYLAWS (NON-PLANNING RELATED)

None

7. UNFINISHED BUSINESS

None

8. ITEMS FROM ADMINISTRATION

8.1 Funding Application 2024 Community Resiliency Investment Program

Deputy Fire Chief Aigro sought Council's support to apply for the 2024 Community Resiliency Investment program. This funding is intended to help reduce the risk of wildfires and mitigate their impacts on communities by providing FireSmart programming and supports.

**RC-24/06/24-009**

**Moved By** Councillor Condon

**Seconded By** Councillor Glasman

THAT Council support the application for up to \$200,000 in funding from the 2024 Community Resiliency Investment Program; and,

FURTHER THAT staff be directed to provide overall grant management specific to Union of British Columbia Municipalities funding under the 2024 Community Resiliency Investment Program.

**CARRIED**

8.2 Draft 2023 Annual Report

**RC-24/06/24-010**

**Moved By** Councillor Glasman

**Seconded By** Councillor Thom

THAT Council approve the 2023 Annual Report; and

FURTHER THAT Council approve the 2023 Statement of Financial Information.

**CARRIED**

8.3 Outdoor Pickleball Courts

Council previously allocated \$200,000 for outdoor courts with the requirement that the Pickleball Society raise matching funds. However, recognizing the growing demand for additional courts, this requirement is being removed, although the Society will still have financial obligations to meet. A public open house and an application to MOTI will be required prior to going to RFP.

Questions and discussion included:

- Noise attenuation
- Statistics on pickleball generally and in Peachland specifically
- Parking

**RC-24/06/25-011**

**Moved By** Councillor Brophy

**Seconded By** Councillor Thom

THAT Council confirm the Two Hundred thousand (\$200,00) dollar budget contribution for Outdoor Pickleball Courts and remove the requirement for the Peachland Pickleball Society to raise matching funds; and

FURTHER THAT Council encourage the Pickleball Society to continue fund raising as they will be responsible for contributing to the costs for four (4) courts, noise attenuation and any other costs; and

FURTHER THAT Council direct Administration to hold a public open house as soon as possible to seek input from the community on the proposed Pickleball Courts; and

FURTHER THAT Council direct Administration to apply for approval from the Ministry of Transportation for the Pickleball Courts at Lambly Park; and



FURTHER THAT Council direct Administration to bring the matter back to Council for final approval prior to posting an RFP for the project.

**CARRIED**

**9. URGENT BUSINESS**

None

**10. MAYOR & COUNCIL BUSINESS**

**10.1 MAYOR AND COUNCIL REPORTS**

Mayor Van Minsel recently attended the Federation of Canadian Municipalities (FCM) Conference in Calgary, Alberta. It was the largest to date with over 3,100 participants. A new municipal growth framework was presented, which offers an alternative to relying solely on property taxes. This information has been distributed to Council to review and will be the subject of a future workshop.

The Mayor also highlighted the FCM-managed Green Canopy Fund, a \$291 Million initiative to encourage local climate action, and mentioned the availability of various other grants that Administration will explore. Discussions with other mayors revealed that all municipalities are facing similar infrastructure challenges, leading to a collective effort to lobby the federal government for additional funds. Mayor Van Minsel emphasized the ongoing efforts to meet with Ministers and senior staff to secure more funding for the District.

Councillor Glasman also attended the FCM conference. A multitude of sessions and keynote speakers were featured, including NDP leader Jagmeet Singh, Green Party's Elizabeth May, and Prime Minister Justin Trudeau. Councillor Glasman highlighted the opportunity to vote on resolutions being sent to the federal government. The conference also included an incredible trade show, showcasing a variety of vendors and opening access to new suppliers, funding streams, and connections with people offering solutions to similar issues faced here.

Councillor Collins highlighted that one of their election promises was to engage with federal and provincial government in new ways, including attending conferences, to find opportunities and resources for our community.

**10.2 QUESTIONS BETWEEN COUNCIL MEMBERS/COUNCIL STATEMENTS**

Councillor Condon expressed his dissatisfaction with BC Hydro's Integrated Resource Plan, highlighting the ongoing issues with power outages and lack of a redundant line between West Kelowna and Summerland. He encouraged his fellow Councillors to share their concerns with Raj Sharma of BC Hydro.

**10.3 NOTICES OF MOTION**

10.3.1 Mayor Van Minsel - Bylaw Amendments - Garden Suites and Secondary Suites

**RC-24/06/25-012**

**Moved By** Councillor Thom

**Seconded By** Councillor Glasman

THAT Council direct Administration to bring forward proposed bylaw amendments permitting both garden suites and secondary suites on the same property to be used for short-term or long-term rentals, provided the property is owner occupied.

**CARRIED**

Opposed: Councillor Condon

10.4 QUESTION PERIOD

None

11. CORRESPONDENCE

11.1 Letter from Minister Kahlon - Ref 68598 14Jun2024

**RC-24/06/25-013**

**Moved By** Councillor Thom

**Seconded By** Councillor Glasman

THAT Council receive the June 14, 2024 letter from Minister Kahlon - Ref 68598 for information.

**CARRIED**

11.2 RDCO Board Report - June 13

**RC-24/06/25-014**

**Moved By** Councillor Condon

**Seconded By** Councillor Glasman

THAT Council receive the June 13 RDCO Board Report for information.

**CARRIED**

11.3 Letter from OBWB to Minister Cullen Re: Growing the Watershed Security Fund 27May2024

**RC-24/06/25-015**

**Moved By** Councillor Thom

**Seconded By** Councillor Glasman

THAT Council receive the May 27, 2024 letter from the OBWB to Minister Cullen  
Re: Growing the Watershed Security Fund for information.

**CARRIED**

11.4 Letter from Central Okanagan Bursary and Scholarship Society Re: 2024 Recipient

**RC-24/06/25-016**

**Moved By** Councillor Condon

**Seconded By** Councillor Glasman

THAT Council receive the May letter from the Central Okanagan Bursary and  
Scholarship Society for information.

**CARRIED**

**12. IN CAMERA**

None

**13. ADJOURNMENT**

Mayor Van Minsel adjourned the June 25, 2024 Regular Council Meeting at 8:37PM.

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Corporate Officer

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Mayor