



# THE CORPORATION OF THE DISTRICT OF PEACHLAND

## Committee of the Whole

November 12, 2025

10:00 am

Council Chambers – 4450 6th Street, Peachland

Councillors Present: Mayor Patrick Van Minsel  
Councillor Randey Brophy  
Councillor David Collins  
Councillor Terry Condon  
Councillor Alena Glasman  
Councillor Rick Ingram

Admin Present: CAO Joe Creron  
Corporate Officer Jennifer Sawatzky  
Deputy CAO & Director of Community Services Cory Labrecque  
Director of Planning and Development Services Darin Schaal  
Planning Manager Jared Kassel

Guests Present: Daniel Sturgeon, Consultant, Urban Systems  
Alex Labuda, Consultant, Urban Systems

### 1. CALL TO ORDER

Mayor Van Minsel called the November 12, 2025 Committee of the Whole Meeting to order at 10:00AM.

### 2. CONFIRMATION OF AGENDA

**COTW-25/11/12-001**

**Moved By** Councillor Glasman

THAT the Committee of the Whole approve the November 12, 2025 Committee of the Whole Meeting agenda as presented.

**CARRIED**

### 3. CONFIRMATION OF MINUTES

3.1 Adoption of November 4, 2025 Committee of the Whole Meeting Minutes

**COTW-25/11/12-002**

**Moved By** Councillor Collins

THAT the Committee of the Whole approve the November 4, 2025 Committee of the Whole Meeting minutes as presented.

**CARRIED**

**4. PRESENTATIONS & DELEGATIONS**

None

**5. ITEMS FOR DISCUSSION**

5.1 Minor Official Community Plan (OCP) Review – Council Workshop

Daniel Sturgeon and Alex Labuda from Urban Systems provided an update to Council on the Minor Official Community Plan (OCP) Review. Discussion ensued relative to:

- current framework categories need clearer policy direction and improved Land Use Designation descriptions in the OCP
- challenges with using a density-based model were highlighted given the community's topography
- existing density ranges: Low (15-25), Intensive (33), and Medium (60)
- need to clarify land use intent and descriptions; define form, type and scale; align with existing growth strategy; support diverse housing options; and provide room for interpretation and flexibility
- revised Land Use Designations should include policy statements to support interpretation and guide future re-zoning process. Design guidelines will guide form and character.

Discussions highlighted the following:

- challenges with the current collection of neighbourhoods and associated designations in OCP
- while CD zoning provides adaptability, it still requires an OCP designation
- neighbourhood-specific policies can be incorporated into the MDRs with tailored policy statements for each area
- a complete overhaul of the Land Use map is outside the project scope and using the existing map requires additional community engagement

Council recessed at 11:00AM

Council reconvened at 11:11AM

- when considering transition between different land uses, the OCP is one piece of a framework along with Form and Character guidelines

- variances provide flexibility but not with land use

Council's vision for the future of the Beach Avenue/MX (mixed use) Area includes:

- support for residential-focused development from 13th Street southward, with limited commercial uses concentrated between 11th and 13th Streets
- interest in townhouses, apartments and mixed-used buildings in select areas, especially closer to the highway
- recognize that some portions of the area remain primarily single-family
- opportunity for multi-unit residential where the area can support it
- densification will likely occur first along 13th Street with potential for additional growth near the future firehall
- preference for a flexible "corridor" approach rather than rigid boundaries, with consideration of transitioning MX to MDR; explore appropriate building heights near the highway

Next steps were outlined:

- OCP revisions begin
- continue to refine the LUDs
- updated draft in early 2026
- public engagement

**COTW-25/11/12-003**

**Moved By** Councillor Glasman

THAT the Committee of the Whole recommend to Council to direct staff to proceed with preparation of a draft revised Official Community Plan, containing the attached Land Use Designations, as part of the Minor Official Community Plan (OCP) Review Project.

AND THAT the Committee of the Whole recommend to Council to direct staff to Report Back with a draft OCP prior to further community engagement.

**CARRIED**

**6. IN CAMERA**

None

**7. ADJOURNMENT**

Mayor Van Minsel adjourned the November 12, 2025 Committee of the Whole Meeting at 11:53AM.

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Corporate Officer

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Mayor