



THE CORPORATION OF THE DISTRICT OF PEACHLAND

Committee of the Whole

November 25, 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: Deputy CAO & Director of Community Services Cory Labrecque
Corporate Officer Jennifer Sawatzky
Director of Finance Garry Filafilo
Director of Engineering Jason Sandberg
Director of Planning and Development Services Darin Schaal
Legislative Administrator Karen Babin

Guests Present: Daniel Sturgeon, Consultant, Urban Systems
Jenn Waite, Consultant, Urban Systems
Joel Short, Consultant, Urban Systems
Scott Shepherd, Consultant, Urban Systems

1. CALL TO ORDER

Mayor Van Minsel called the November 25, 2025 Committee of the Whole Meeting to order at 10:00 AM.

2. CONFIRMATION OF AGENDA

COTW-25/11/25-001

Moved By Councillor Glasman

THAT the Committee of the Whole approve the November 25, 2025 Committee of the Whole Meeting agenda as presented.

CARRIED

3. CONFIRMATION OF MINUTES

None

4. PRESENTATIONS & DELEGATIONS

4.1 2026 Development Cost Charges Council Workshop II

Joel Short and Jenn Waite from Urban Systems provided an update to Council on the DCC and ACC Bylaw review project, including the changes made after the October 7th COTW meeting. The main goal is to receive Council support to move to the public engagement step. Discussion ensued relative to:

- The District remains near the top in community comparisons. Concerns were raised about how the numbers were derived, suggesting the modelling may be incomplete.
- These are the priority projects identified by Council at the October 7th COTW meeting.
- Questions were raised about assist charges, cost allocations and the proposed assist factor, with a need for greater accuracy and balance in the approach.
- Higher development costs may push developers elsewhere; developers will be included in the engagement phase.
- Building in a hillside community is more expensive; development should be directed to areas with existing infrastructure.
- Growth targets need to align with appropriate DCC rates to maintain development viability; however, current residents should not fund future development.
- Water expansion costs should be borne by those triggering expansion while fire-related costs could be reasonably shared.
- DCCs can be structured by zones but managing separate funds is complex and benefits often extend beyond zone boundaries.
- The assist can be any number between 1-33%. The assist factor on the firehall is good but there was some concern on it related to the water projects.

Council requested that Urban Systems come back in January after they have had time to further consider potential changes. Interest was expressed in exploring two separate rates - one for the flats and one for the hillside areas.

COTW-25/11/25-002

Moved By Councillor Condon

THAT Council receive the Development Cost Charges Workshop report for information.

CARRIED

Council recessed at 11:19 AM

Council reconvened at 11:30 AM

4.2 Asset Management and Climate Change Planning Council Workshop

Scott Shepherd from Urban Systems provided an update to Council on the Asset Management and Climate Change Planning reports. This project is required by the Province; the District received a \$25,000 UBCM grant towards completion of the report.

- The updated Asset Management Plan includes localized climate change predictions and risk assessments, the resulting impacts to assets and services, and adaptation strategies to minimize impacts.
- The Asset Registry was updated and costs reviewed, including climate change risks and their potential impacts on infrastructure. Forecasts addressed replacement values, infrastructure deficits and recommended annual investments to maintain current service and risk levels.
- Includes a draft capital planning process to support affordable long term financial planning.

Climate Change Assessment

- Natural capital is not included in the plan.
- The climate change risk assessment identified no extreme risks, a few high risks and mostly medium-level risk. This will inform the adaptation strategy. Staff reviewed the risk register and discussed approaches to address identified impacts.
- Most climate risks affect natural capital; key mitigation strategies were reviewed. Proactive adaptation and maintenance will be crucial to extend service life of assets.
- Councillor Ingram noted that this plan will be important to the Climate Action Plan that the Climate Action Task Force is currently drafting.

Asset Renewal Update

- The condition, service life of assets and risks of the District's assets were reviewed. While the average remaining life is 56%, the infrastructure deficit is approximately \$22M, with many assets approaching or exceeding their design life.
- Replacement values have increased, due primarily to rising construction costs. Long-term forecasts indicate significant investment will be needed over the next 20 years to maintain service levels and manage risk.
- The ideal annual life-cycle investment is \$7.7M, compared with current investment of about \$1M.

- Will need to strategize ways to close this gap, including adjusting service levels, deferring projects, taking on calculated risk and increasing revenues.
- The importance of maintaining borrowing capacity for unforeseen failures was recognized.
- Next steps include making strategic decisions to close the funding gap, increase revenues and prioritize projects realistically to achieve sustainable infrastructure management.

Council will take time to review the information and return in January with recommendations.

COTW-25/11/25-003

Moved By Councillor Ingram

THAT Council receive the Asset Management and Climate Change Planning report for information.

CARRIED

5. ITEMS FOR DISCUSSION

None

6. IN CAMERA

None

7. ADJOURNMENT

COTW-25/11/25-004

Moved By Councillor Condon

THAT the Committee of the Whole adjourned the November 25, 2025 Committee of the Whole Meeting at 12:22 PM.

CARRIED

Corporate Officer

Mayor