



# District of Peachland

## Request for Decision

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**To:** Mayor and Council

**From:** Director of Operations Joe Mitchell

**Date:** February 15, 2019

**Subject:** District of Peachland Boundary Extension to Include Peachland Creek Water Treatment Facility

**Recommendation:** **THAT Council** support a District of Peachland Boundary Extension to include Lot 1 District Lot 1275 Osoyoos Division Yale District Plan 38197; PID 007-703-503 (Peachland Creek Water Intake location).

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### **Chief Administrative Officer's Comments:**

*I support the recommendation:* \_\_\_\_\_

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### **Implications of Recommendation:**

**General:** The existing District of Peachland Water Intake site on Peachland Creek is outside of the District of Peachland Boundary. As such, Building Permits are required through the Regional District of the Central Okanagan at significant cost and fire rescue services by the District of Peachland Fire Department require specific Agreements through the Regional District. A Boundary Extension would give Building Permit jurisdiction to the District of Peachland and eliminate the need for a fire rescue agreement with the Regional District.

**Organizational:** Upon completion of the Boundary Extension the subject property would be under the jurisdiction of the District of Peachland. As such, Building Permits for the site would be issued by the District of Peachland and fire services would be automatically undertaken by the Peachland Fire and Rescue Department.

**Financial:** The process of Boundary Extension would require electoral assent through the Alternate Approval Process, however the cost for this process is minimal. Upon completion of the Boundary Extension, Building Permit issuance through the District of Peachland would result in considerable savings to the Water Treatment Facility project. Depending on the timing of the approval of the Boundary Extension, the savings could be upwards of \$40,000.

**Policy:** N/A

**Strategic Plan:** Our Mission is to provide our taxpayers, residents and businesses with affordable quality services and to keep them apprised of and engaged in District affairs by conducting ourselves in a transparent way.

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## **Background:**

The current District of Peachland Water Intake Facility on Peachland Creek is situated on a parcel of land located outside of the District of Peachland Boundary. This has created challenges for the construction of the new Water Treatment Facility with regards to Building Permits and fire protection.

As the Water Treatment Facility parcel is under the jurisdiction of the Regional District of the Central Okanagan (RDCO), Building Permits must be issued through them as opposed to by the District of Peachland. Unfortunately, Building Permit fees are therefore required and add significant costs to the project. A Boundary Extension would eliminate the need for RDCO involvement and Building Permit fees paid to the RDCO could be refunded in a pro-rated manner to the District. A Building Permit issued by the District of Peachland could then be issued at significantly lower cost.

Similarly, with the Water Treatment Facility parcel being outside of the District Boundary, an agreement between the RDCO and District of Peachland Fire Department is required for service to the property. While this agreement is in the process of being completed on an initial 5 year term, the Boundary Extension would eliminate the need for any agreement moving forward.

The Boundary Extension process is fairly straight forward with the general process outlined below:

1. Peachland sends a proposal to the Province complete with maps, rationale, Council Resolution, support from the Regional District of the Central Okanagan and potentially support letters from local First Nations.
2. The Ministry will evaluate the proposal and prepare an administrative report for Peachland's consideration, highlighting any possible issues with road networks or recommended tweaks.
3. The Ministry does its own referrals to:
  - a. Local First Nations (in addition to any support letters the District of Peachland obtains)
  - b. The Ministry of Transportation and Infrastructure (to address any road network issues arising from the boundaries).
4. Once any issues have been addressed, the District would conduct the Alternative Approval Process (AAP) process and publish notice in the BC Gazette, as required by section 12(2)(b) of the Local Government Act.
5. If the AAP goes through, the Minister will recommend the extension to Cabinet for consideration.

As this process involves Cabinet consideration, timing of the application is crucial. Given that Cabinet takes a lengthy summer break from sitting, every effort is being made to make the spring sitting with this application. The Ministry is already starting to work on the First Nation referrals as this is the step in the process that could hold up the process given the required timing of referral responses. If the application does not make the spring sitting of Cabinet, it will likely not be heard until October.

This instance of Boundary Extension is fairly straight forward given it is for a single property, immediately adjacent to the District Boundary and is currently under lease by the District for a District utility. No additional property parcels are recommended for Boundary Extension at this time. More significant Boundary Extension applications require major studies, large budgets and significant staff and consultant resources.

**Report/Document:**    Attached: X    Available:    Nil:

Map of Project Location

- Options:**
1.    **COUNCIL MAY CHOOSE TO SUPPORT THE RECOMMENDATION**
  2.    **COUNCIL MAY CHOOSE TO REFER BACK TO STAFF FOR ADDITIONAL INFORMATION**
  3.    **COUNCIL CAN CHOOSE TO NOT SUPPORT THE RECOMMENDATION**