

## Agenda Public Hearing

Tuesday, November 5, 2024, 7:00 p.m.

Council Chambers/Video Conference

10150 Bottom Wood Lake Road

Lake Country, British Columbia V4V 2M1

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	<b>Pages</b>
1. Acknowledgement We acknowledge that we are conducting our business today on the unceded territory of squilx"/syilx (Okanagan) peoples. As a Council, we recognize the importance of doing our best to build respectful relationships that contribute to stewarding the land and waters in the community with integrity and consideration for future generations.	
2. Public Hearing Statement	
3. Zoning Amendment Bylaw 1245, 2024   Z0000268   11511 Turtle Bay Court	2
3.1 Letters received prior to posting of Agenda None.	
3.2 Letters received following posting of Agenda	
3.3 Public Comment	
4. Zoning Amendment Bylaw 1243, 2024   Z0000339   Strata Hotel / Motel Secondary Use To provide additional information prior to the Public Hearing	45
4.1 Letters received prior to posting of Agenda 33 letters were received prior to posting the Agenda.	63
4.2 Letters received following posting of Agenda 11 letters were received after posting the Agenda.	127
4.3 Public Comment	
5. Closure of Public Hearing	

## PUBLIC HEARING

## PUBLIC HEARING

**FILE #: Z0000268 | Zoning Amendment Bylaw 1245, 2024**

**FILE #: Z0000339 | Zoning Amendment Bylaw 1243, 2024**

Notice is hereby given pursuant to Sections 464(1) and 466 of the *Local Government Act (LGA)* that a Public Hearing will be held for the proposed Zoning Amendment (Z0000268) Bylaw 1245, 2024.

Notice is hereby given pursuant to Sections 464(1) and 466 of the *Local Government Act (LGA)* that a Public Hearing will be held for a proposed Zoning Amendment (Z0000339) Bylaw 1243, 2024

**WHAT:** Council has been asked to consider a Zoning Amendment application (Zoning Amendment Bylaw 1245, 2024) to rezone the property from RU1 - Small-Scale Multiple Housing to C9A - Tourist Commercial to facilitate the development of commercial units and a hotel.

**WHAT:** Council has been asked to consider a Zoning Amendment application (Zoning Amendment Bylaw 1243, 2024) to amend the DC3-Direct Control 3 zone (Lakestone) to add a Secondary Use as "Strata Hotel/Motel" "STRATA HOTEL/MOTEL means a strata-titled hotel or motel as defined in the Short-Term Rental Accommodations Regulation B.C. Reg.268/2023."

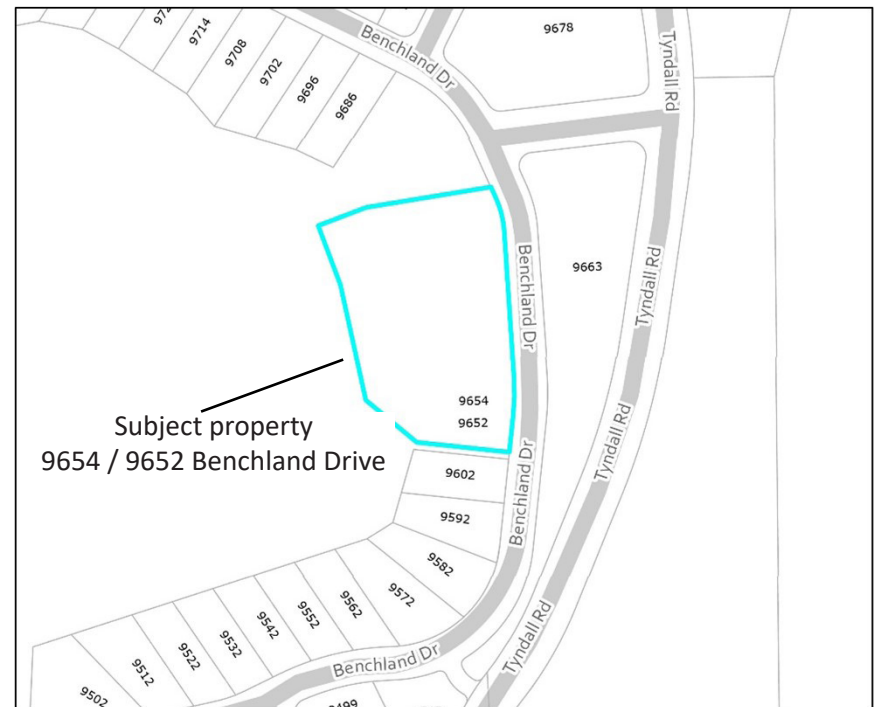
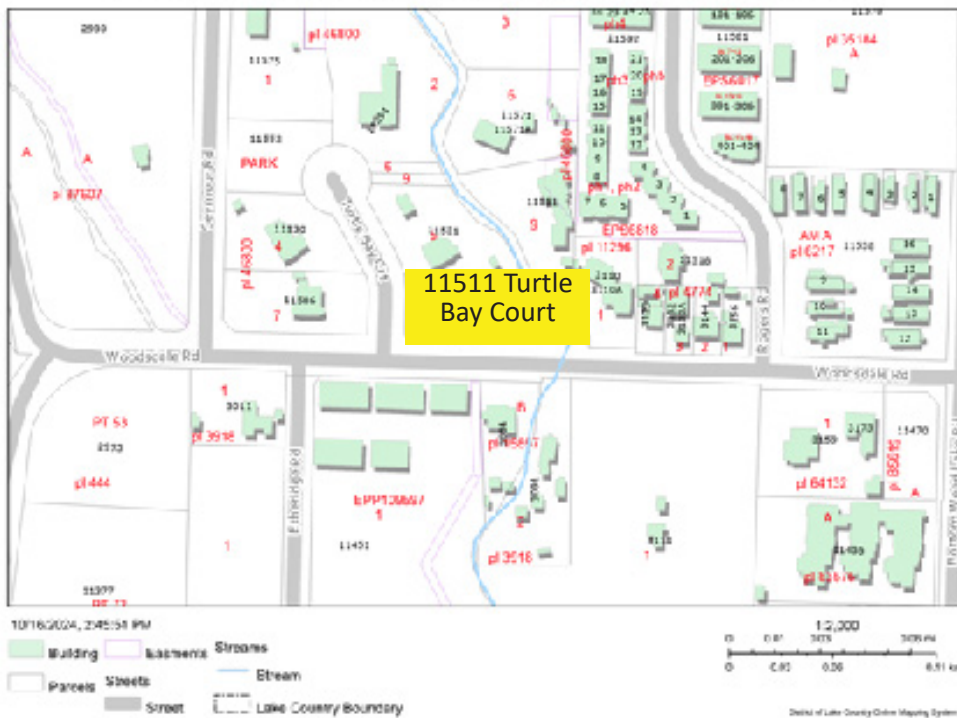
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 LOT 8 DISTRICT LOT 169 OSOYOOS DIVISION YALE  
 DISTRICT PLAN KAP46800

**PROPERTY:** Zara at Lakestone 9652 and 9654 Benchland Drive, Lake Country, BC, V4V 0A4 - LOT 94 Sec 9 Twp 20 ODYD Plan EPP74823

11511 Turtle Bay Court (Z0000268: Zoning Amendment Bylaw 1245, 2024)



**INFORMATION:** The proposed bylaw and relevant information are available at Municipal Hall, Monday through Friday, 8:30 a.m. to 4:30 p.m., excluding weekends and statutory holidays or by email request to [planning@lakecountry.bc.ca](mailto:planning@lakecountry.bc.ca). Any correspondence received in response to this Notice will be distributed to Council and may be included in the Council Agenda package and published on the District of Lake Country.

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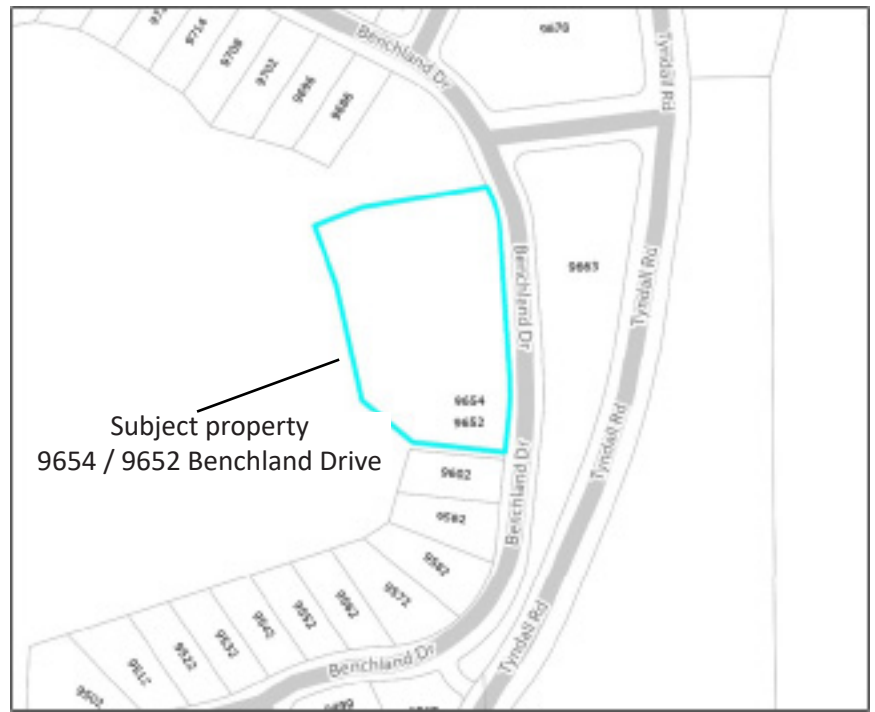
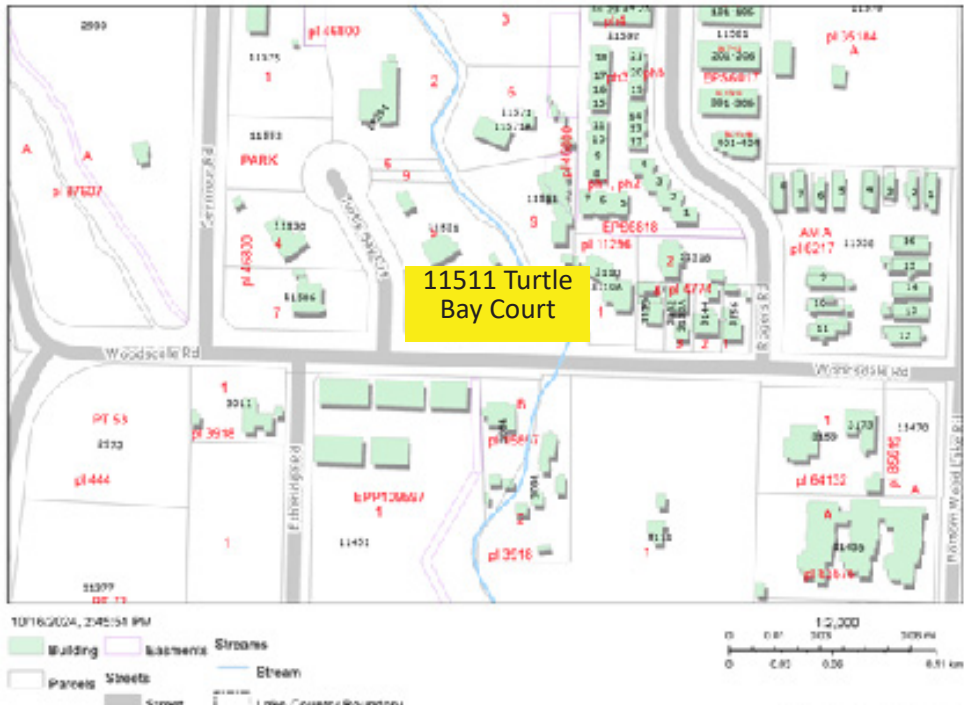
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**Municipal Hall**

10150 Bottom Wood Lake Road  
 Lake Country, BC V4V 2M1  
 Tel: 250-766-6674  
[planning@lakecountry.bc.ca](mailto:planning@lakecountry.bc.ca)

October 18, 2024

To whom it may concern:

**RE: Public Hearing | File #: Z0000268 | Zoning Amendment Bylaw 1245, 2024**

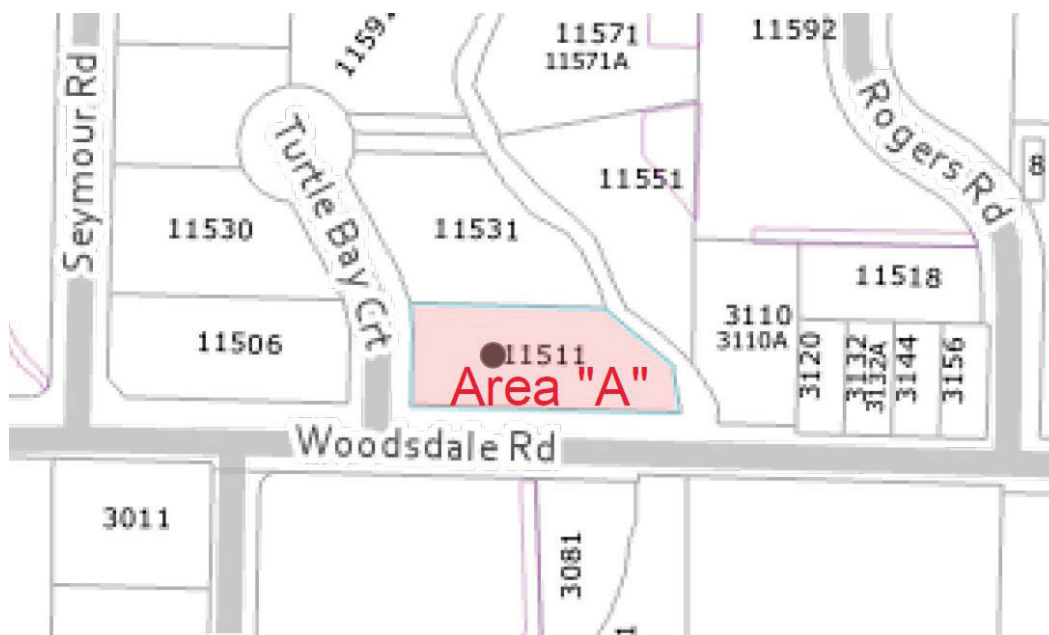
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 LEGAL: LOT 8 DISTRICT LOT 169 OSOYOOS DIVISION YALE DISTRICT PLAN KAP46800



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Questions can be directed to the Planning and Development Department at 250-766-5650 or email [planning@lakecountry.bc.ca](mailto:planning@lakecountry.bc.ca).

Respectfully,



**Jason T. Tran, MCIP, RPP**  
**Planner, Planning & Development Department**

cc:



# PUBLIC HEARING

**FILE #: Z0000268**

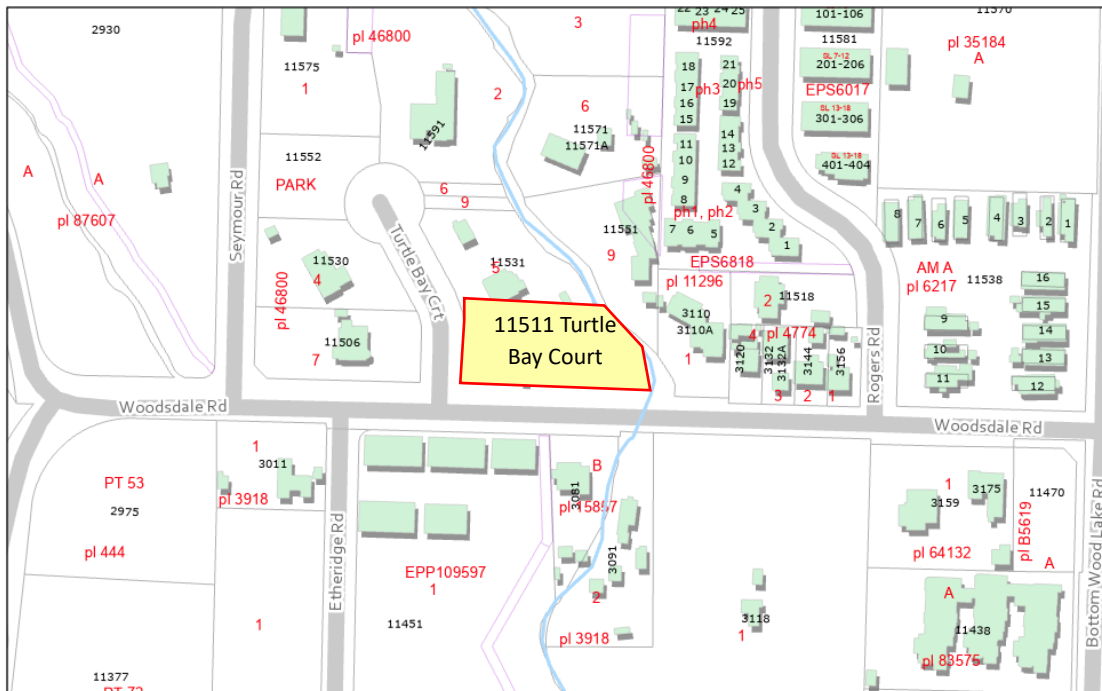
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11511 Turtle Bay Court (Z0000268: Zoning Amendment Bylaw 1245, 2024)



10/16/2024, 2:45:51 PM

Building	Easements	Streams
Parcels	Streets	Stream
Street	Lake Country Boundary	

1:2,000  
 0 0.01 0.03 0.06 0.11 km

District of Lake Country Online Mapping System  
 District of Lake Country

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Reyna Seabrook, Corporate Officer

ENTER DATE

Notice of Public Hearing Waived x Workbench - i:Create x +

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LAKE COUNTRY HOME LIVING IN OUR COMMUNITY WHAT TO DO BUSINESS INFORMATION LOCAL GOVERNMENT

### Publish Page

General Options

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Publish Date:

jan 25, 2024, 8:30 a.m.

Publish Immediately

Update Posted Date

Expiry Date:

Status: Changes Pending

Workflow(s)

Workflow: No workflow

Save changes

Publishing Options

Send Email Notification to Subscribers

**PUBLIC NOTICE: Public Hearing Waived**

**FILE #: Z2023-006**

**WHAT:** The Public Hearing for the proposed Zoning Amendment (Fencing Requirements) Bylaw 1211, 2023 is waived. To reduce injury and mortality to deer and other wildlife the amendment proposes to introduce fencing.

Path: div.fbg-row lmRow > div.fbg-col-xs-12 column lmColumn > div.ge-content ge-content-type-gndHTML > div.fbg-container-fluid lmLayoutComponent > div.fbg-row > div.fbg-col-xs-12 > div.iCreateDynaToken > h4 > strong

View Current Subscribers

Save changes

## Notice of Public Hearing Closure and Sale

Manage Layout

Hide Right Content  Hide Right Contact  Hide Feat

Manage Feature Image

**PUBLIC NOTICE: Public Hearing Waived**

**FILE #: Z2023-006**

**WHAT:** The Public Hearing for the proposed Zoning Amendment (Fencing Requirements) Bylaw 1211, 2023 is waived. To reduce injury and mortality to deer and other wildlife the amendment proposes to introduce fencing requirements that prohibit fence pickets and finials on all fences and restricts double horizontal top rails spaced less than 45 m apart.

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Notice to be in the news paper

Downstairs

Website.



**DISTRICT OF LAKE COUNTRY  
BYLAW 1245**

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**A BYLAW TO AMEND ZONING BYLAW 561, 2007**

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NOW THEREFORE, the Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. District of Lake Country Zoning Bylaw 561, 2007 is hereby amended by changing the zoning classification of:

1.1. Changing the zoning classification of:

Lot 8 District Lot 169 ODYD Plan KAP46800

**From:** RU1 - Small-Scale Multiple Housing  
**To:** C9A - Tourist Commercial

As shown on Schedule "A" as Area 'A' which is attached hereto.

2. This bylaw may be cited as "Zoning Amendment (Z0000268) Bylaw 1245, 2024".

READ A FIRST TIME this 15<sup>th</sup> day of October, 2024.

READ A SECOND TIME this 15<sup>th</sup> day of October, 2024.

ADVERTISED on the 24<sup>th</sup> day of October, 2024 and 31<sup>st</sup> day of October, 2024 that a Public Hearing be held pursuant to the provisions of Section 464 of the *Local Government Act* on the 5<sup>th</sup> day of November, 2024.

READ A THIRD TIME this \_\_ day of \_\_\_\_\_, 2024.

Certified correct at third reading.

\_\_\_\_\_  
Dated at Lake Country, B.C.

\_\_\_\_\_  
Corporate Officer

RECEIVED the approval of the Ministry of Transportation this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Ministry of Transportation and Infrastructure

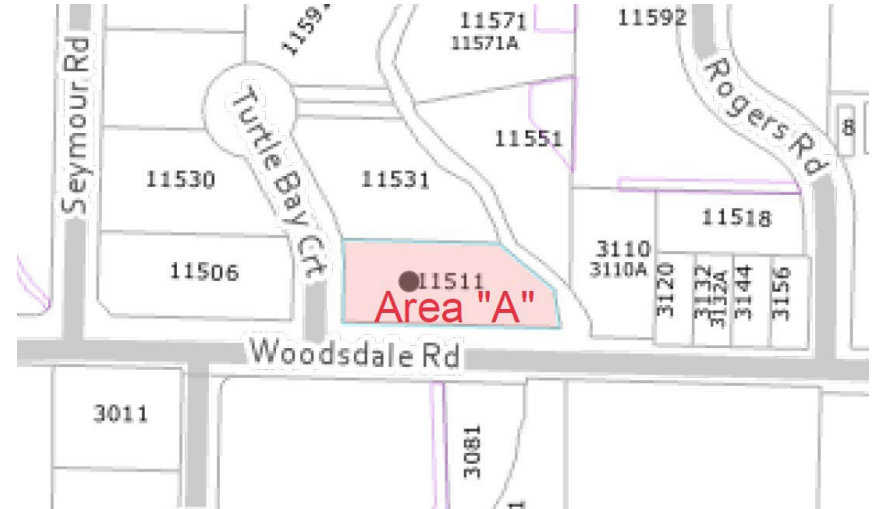
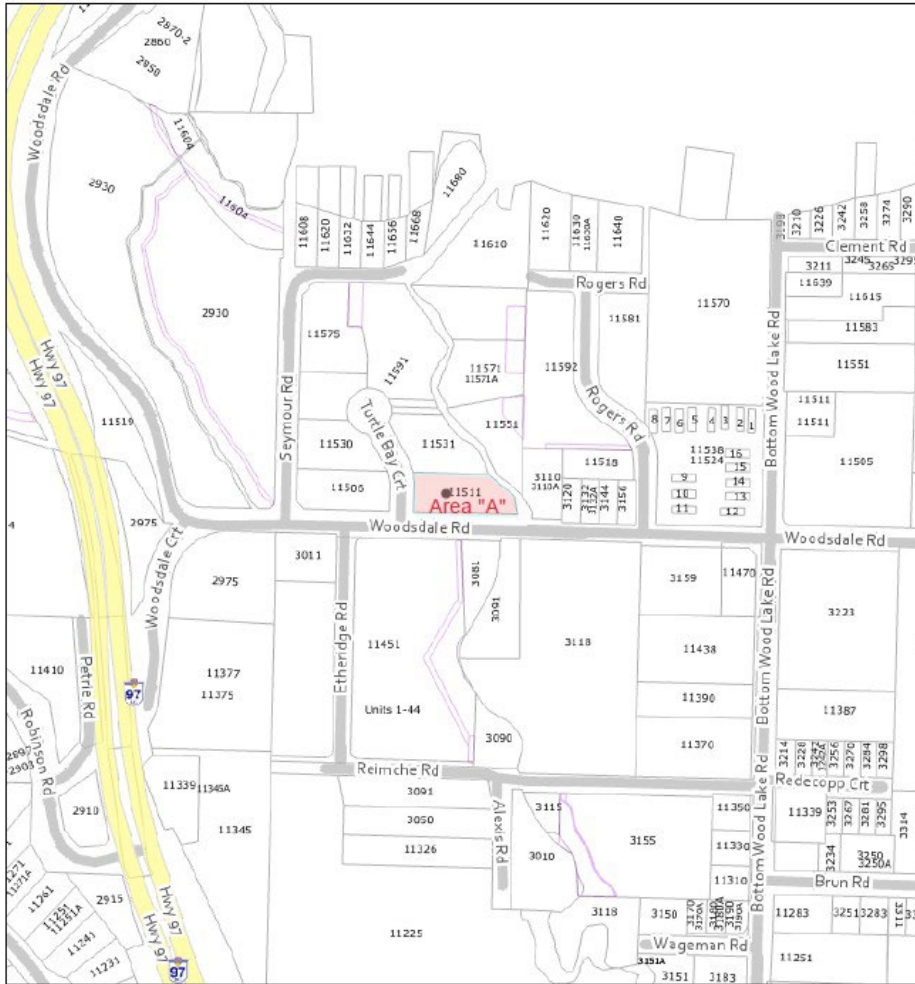
ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

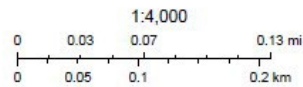
SCHEDULE A to Bylaw 1245, 2024 ZONING MAP

Schedule A - Bylaw 1245, 2024  
District of Lake Country Map



9/24/2024, 1:47:53 PM

- Parcels
- Highway
- Easements
- Lake Country Boundary
- Streets**
- Street





## Report to Council

District of Lake Country

**To:** Mayor and Council  
**From:** Paul Gipps, CAO  
**Prepared by:** Jason Tran, Planner

**Meeting Date:** October 15, 2024  
**Meeting Type:** Regular Council Meeting  
**Department:** Planning and Development

**Title:** Zoning Bylaw Amendment | Z0000268 | 11511 Turtle Bay Court  
**Description:** To rezone a property allowing future Tourist Commercial development

### RECOMMENDATION

THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024 be read a first and second time;  
 AND THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024 be forwarded to a public hearing.

### EXECUTIVE SUMMARY

A rezoning request has been submitted for 11511 Turtle Bay Court to allow Council to consider changing the zoning from RU1 – Small-Scale Multiple Housing to C9A – Tourist Commercial. The Official Community Plan (OCP) designates the property Tourist Commercial.

The applicant has proposed to develop the site with commercial units and a hotel. The requested zone would allow for a Floor Area Ratio (FAR) of 1.5 and a maximum 6 storey building. The concept design is for a 6 storey building with an FAR of 1.23 (52 units, plus 2 commercial spaces). Middle Vernon Creek would be protected with a substantial buffer.

The proposed rezoning is consistent with the OCP and staff support the proposed Zoning Bylaw Amendment.

### BACKGROUND

Property Information			
<b>Application Type:</b>	Zoning Bylaw Amendment	Application Date: Jun 10, 2021	
<b>Folio/Roll #:</b>	11606.210		
<b>PID &amp; Legal Description</b>	017-705-398; LOT 8 DISTRICT LOT 169 OSOYOOS DIVISION YALE DISTRICT PLAN KAP46800		
<b>Civic Address:</b>	11511 Turtle Bay Court		
<b>Applicant:</b>	Stephen Duke, Frontside Developments	Owner (s):	1169398 B.C. LTD., INC. NO. BC1169398 Ltd.
<b>OCP Designation:</b>	Tourist Commercial		
<b>Zoning Designation:</b>	RU1 – Small-Scale Multiple Housing		
<b>Land Use Contract</b>	NA		
<b>ALR:</b>	NA		
<b>Parcel Size:</b>	0.25 ha/0.63 ac		
<b>Development Permit Areas:</b>	Commercial, Natural Environment & Drainage Hazards		
<b>Water Supply:</b>	Municipal		
<b>Sewer:</b>	Municipal		

Site Summary:	Zoning:	Use:
<i>North:</i>	RU1 – Small-Scale Multiple Housing	Single Dwelling Housing

<i>East:</i>	P1 – Public Park and Open Space & RU1 – Small-Scale Multiple Housing	Vernon Creek Crown Land & Single Dwelling Housing
<i>South:</i>	RM5 – Medium Density Multiple Housing & RU1 – Small-Scale Multiple Housing	Residential & Multiple Dwelling Housing & Single Dwelling Housing
<i>West:</i>	C9A – Tourist Commercial	Single Dwelling Housing

### **DISCUSSION/ANALYSIS**

The applicant proposes to rezone the subject property from RU1 – Small-Scale Multiple Housing (RU1) to C9A – Tourist Commercial (C9A). The applicant’s development concept for the subject property is a hotel with associated ground floor commercial units.

#### Application Overview

A rezoning application is for the consideration of the land use associated with the zone requested. This application proposes to rezone the subject property from RU1 – Small-Scale Multiple Housing (RU1) to C9A – Tourist Commercial (C9A).

The applicant has provided preliminary designs of the proposal in order to demonstrate the viability of the project during the rezoning stage. The concept design includes a hotel (52 units) with associated ground floor commercial units (2 units). A variance for parking would also be necessary (10 space reduction). Middle Vernon Creek would be protected with a 16.3m streamside protection and enhancement area. Council will have the opportunity to consider development permit(s) and development variance permit(s) at a future Council meeting.

#### Official Community Plan

The OCP designates the future land use of the property as Tourist Commercial. The OCP notes that Tourism will continue to play a vital role in the District’s economic development, with growth potential in the market.

The subject property is located in the Woodsdale Neighbourhood. The vision for Woodsdale is outlined in the OCP’s goal: to develop a mixed use and walkable neighbourhood with higher densities to preserve the surrounding rural and agricultural areas (s.5.4.1). Further, the OCP encourages tourist commercial development in Woodsdale, in mid-rise, mixed-use developments (s.5.4.7).

#### Zoning Bylaw

The purpose of the C9A zone: to designate and preserve land for the orderly development of commercial facilities and services for visitors to the community, encouraging a mix of commercial developments in a walkable urban setting. The principal and secondary uses authorized in the C9A zone would support the growth of tourism in the District, and encourage limited tourism-related growth in the Woodsdale Neighbourhood. The proposed C9A zone would be consistent with the OCP’s Tourist Commercial destination.

The existing RU1 zone reflects the historic use (single family residential) on the subject property; however, the zone is not consistent with the Tourist Commercial designation of the OCP.

#### Environmental Considerations

The subject property is located within 220 m of Wood Lake and adjacent to Middle Vernon Creek. The parcel is identified within the Middle Vernon Creek Flood Hazard Study, and the future redevelopment of the lot would be subject to recommendations included in the report. The property sits outside the Wood Lake floodplain area identified by Okanagan Basin Water Board (OBWB).

Should Council support the proposed Zoning Bylaw amendment, the applicant would be required to apply for a Development Permit and a Building Permit to advance the development concept. The District would evaluate the proposed development against the Natural Environment Development Permit Area guidelines which require the applicant to identify any sensitive environmental habitat on the lot, and to mitigate any impacts of associated development. Through the Building Permit process, the staff would evaluate the proposed development against

the District's new stormwater management regulations, plans, and guidelines. Managing post-development stormwater generated from the site would be conditions of Permit approvals.

Additionally, the proposed development on the subject property would be subject to the provincial Riparian Areas Protection Regulation.

#### Existing Conditions

The existing single-family dwelling has private water and sanitary sewer services, and vehicle access off Turtle Bay Court. The District would require any proposed commercial development to connect to municipal water, sewer, and stormwater infrastructure. The District would limit vehicle access to the subject property off Turtle Bay Court.

Staff supports the proposed Zoning Bylaw amendment.

#### ZONING ANALYSIS

Development Regulations	RU1 – Small-Scale Multiple Housing	C9A – Tourist Commercial
<b>Principle Uses</b>	<ul style="list-style-type: none"> <li>Group homes, minor</li> <li>Single dwelling housing</li> <li>Small-scale multiple housing</li> </ul>	<ul style="list-style-type: none"> <li>Hotels / Motels</li> <li>Food / liquor primary establishment</li> <li>Breweries / distilleries</li> <li>Participant recreation services</li> <li>Spectator entertainment establishments</li> </ul>
<b>Site Coverage</b>	<ul style="list-style-type: none"> <li>40% - 60%</li> </ul>	<ul style="list-style-type: none"> <li>40%</li> </ul>
<b>Floor Area Ratio (FAR)</b>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>1.5</li> </ul>
<b>Height</b>	<ul style="list-style-type: none"> <li>9.5m or 2 ½ storeys – 11m or 3 storeys</li> </ul>	<ul style="list-style-type: none"> <li>12.4m or 3 storeys</li> <li>22.9m or 6 storeys (subject to amenity in compliance with the density bonusing provisions in S. 7.18)</li> </ul>
<b>Front Yard</b>	<ul style="list-style-type: none"> <li>4m - 6m</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>
<b>Side Yard</b>	<ul style="list-style-type: none"> <li>1.5m – 2m</li> </ul>	<ul style="list-style-type: none"> <li>3m</li> </ul>
<b>Side Yard (flanking)</b>	<ul style="list-style-type: none"> <li>4m – 6m</li> </ul>	<ul style="list-style-type: none"> <li>4.5m (flanking to Woodsdale)</li> </ul>
<b>Rear Yard</b>	<ul style="list-style-type: none"> <li>3m – 6m</li> </ul>	<ul style="list-style-type: none"> <li>4.5m</li> </ul>

#### FINANCIAL IMPLICATIONS

None       Budget Previously Approved       Other

#### COMMUNICATION

This application was referred to internal departments and comments were provided and shared with the applicant through the Comprehensive Letter. The Ministry of Transportation and Infrastructure reported that the proposal does not trigger a traffic impact study. Staff are required to forward the bylaw for Ministry signature following third reading.

Should Council support the proposed rezoning, staff would prepare the appropriate advertising and surrounding property owner letters. The Applicant would be required to post a development notice sign on the subject property for at least ten days prior to the public hearing.

---

**ALTERNATE RECOMMENDATION(S)**

- A. THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024, not be read a first and second time and the file be closed.
- B. THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024, be deferred pending receipt of additional information as identified by Council.
- C. THAT a public hearing for Zoning Amendment (Z0000268) Bylaw 1245, 2024 be waived;  
AND THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024 be brought back for consideration following the required notice.

Respectfully Submitted,  
**Jason Tran, Planner**

**Report Approval Details**

Document Title:	Zoning Bylaw Amendment - Z0000268 - 11511 Turtle Bay Court.docx
Attachments:	<ul style="list-style-type: none"> <li>- Attachment A - Z0000268 - Location.pdf</li> <li>- Attachment B - Z0000268 - Orthophoto.pdf</li> <li>- Attachment C - Z0000268 - Site Plan.pdf</li> <li>- Attachment D - Z0000268 - Drone View Photos.pdf</li> <li>- Attachment E - Z0000268 - C9A-Tourist Commercial.pdf</li> <li>- Attachment F - Z0000268 - Draft Zoning Amendment Bylaw 1245, 2024.pdf</li> </ul>
Final Approval Date:	Oct 8, 2024

This report and all of its attachments were approved and signed as outlined below:

**Brian Zurek, Manager of Planning - Oct 7, 2024 - 2:50 PM**

**Carie Liefke, Manager of Current Planning - Oct 7, 2024 - 2:52 PM**

**Steven Gubbels, Development Engineering Manager - Oct 7, 2024 - 3:23 PM**

**Matthew Salmon, Infrastructure & Development Engineering Director - Oct 7, 2024 - 3:28 PM**

**Jeremy Frick, Director of Planning & Development - Oct 7, 2024 - 6:56 PM**

**Reyna Seabrook, Director of Corporate Services - Oct 8, 2024 - 8:52 AM**

**Paul Gipps, Chief Administrative Officer - Oct 8, 2024 - 3:23 PM**



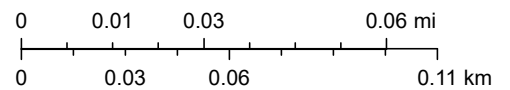


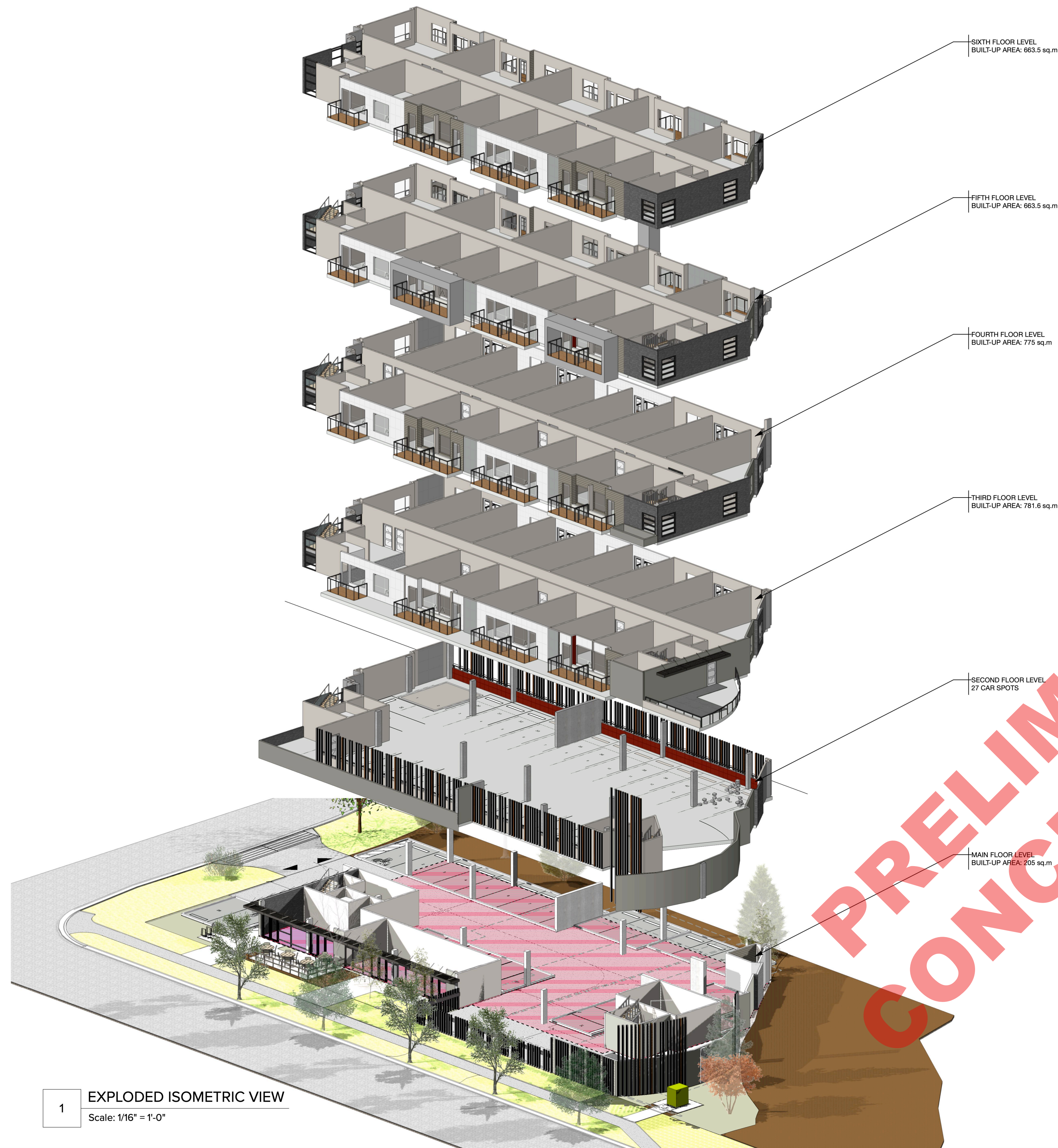


9/24/2024, 1:39:39 PM

1:2,000

- Building
- Easments
- Parcels (On Ortho)
- Streets
- Street
- Lake Country Boundary





**PROJECT DATA** (C9A ZONE)

AREA CALCULATION	PERMITTED	PROPOSED	C9 ZONE COMPLIANCE
BUILDING HEIGHT (STORIES)	6	6	<span style="background-color: green; color: white;">COMPLIANT</span>
TOTAL PROPOSED UNITS		52 UNITS	<span style="background-color: green; color: white;">COMPLIANT</span>
SITE		2539 sq m	<span style="background-color: green; color: white;">COMPLIANT</span>
TOTAL BUILT UP AREA		3134 sq m	<span style="background-color: green; color: white;">COMPLIANT</span>
F.A.R.	1.5	1.234	<span style="background-color: green; color: white;">COMPLIANT</span>
GROSS SITE AREA		2539 sq m	<span style="background-color: green; color: white;">COMPLIANT</span>
INDOOR AMENITY		184.2 sq m	<span style="background-color: green; color: white;">COMPLIANT</span>
OUTDOOR AMENITY		95 sq m	<span style="background-color: green; color: white;">COMPLIANT</span>
<b>SETBACKS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	
MINIMUM SETBACK PROVIDED			
NORTH (SIDE)	9'10 1/8" (3.0 m)	9'10 1/8" (3.0 m)	<span style="background-color: green; color: white;">COMPLIANT</span>
SOUTH (SIDE)	14'9 1/8" (4.5 m)	14'9 1/8" (4.5 m)	<span style="background-color: green; color: white;">COMPLIANT</span>
WEST (FRONT)	19'8 1/4" (6.0 m)	19'8 1/4" (6.0 m)	<span style="background-color: green; color: white;">COMPLIANT</span>
EAST (REAR)	(16.3m SPEA Setback)	53'5 3/4" (16.3m)	<span style="background-color: green; color: white;">COMPLIANT</span>
<b>PARKING</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	
BACHELOR UNITS (1 SPOT/UNIT)	24	23	<span style="background-color: red; color: white;">VARIANCE</span>
1-BEDROOM UNITS (1.25 SPOTS/UNIT)	20	19	<span style="background-color: red; color: white;">VARIANCE</span>
2-BEDROOM UNITS (1.5 SPOTS/UNIT)	18	11	<span style="background-color: red; color: white;">VARIANCE</span>
COMMERCIAL SPACE (2 spots/100m2)	1	1	<span style="background-color: green; color: white;">COMPLIANT</span>
LOADING SPACE	1	1	<span style="background-color: green; color: white;">COMPLIANT</span>
CAFE (1 SPOT/35 SQM)	1.5	1	<span style="background-color: red; color: white;">VARIANCE</span>
<b>TOTAL NUMBER OF PARKING SPOTS</b>	65.5	56 (Variance Requested)	<span style="background-color: red; color: white;">VARIANCE</span>

**PARKING REPORT**

	Num Spaces	Space Length	Space Width
REGULAR CAR	41	19'8 1/4" (6m)	2500'0"
SMALL CAR (40%)	13	16'4 7/8" (5m)	2500'0"
ACCESSIBLE SPACE (2%)	2		
LOADING SPACE	1		
BIKE PARKING	8		
<b>TOTAL</b>	<b>56</b>		

**NET FLOOR AREA CALCULATION (EXCLUDING PARKING)**

LEVEL	AREA
MAIN FLOOR LEVEL	205 sq m
SECOND FLOOR LEVEL	45.4 sq m
THIRD FLOOR LEVEL	781.6 sq m
FOURTH FLOOR LEVEL	775 sq m
FIFTH FLOOR LEVEL	663.5 sq m
SIXTH FLOOR LEVEL	663.5 sq m
<b>TOTAL</b>	<b>3134 sq m</b>

**UNIT AREA CALCULATION**

	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	PROPOSED UNIT AREA	TOTAL AREA
PROPOSED UNITS	Units					
Bachelor Unit A	16	4	4	4	30 sq m	480 sq m
Bachelor Unit B	8	2	2	2	31 sq m	248 sq m
1-Bedroom Unit	16	8			45 sq m	720 sq m
2-Bedroom Unit A	4	1	1	1	44 sq m	176 sq m
2-Bedroom Unit B	8		4	4	58 sq m	464 sq m
<b>TOTAL</b>	52	15	15	11		2088 sq m

1 EXPLODED ISOMETRIC VIEW  
Scale: 1/16" = 1'-0"



**ARCHITECTURE PANEL INC.**  
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN  
Unit 206, 1493 Foster St., White Rock, BC | 6047831450 | ruchi@architecturepanel.com  
These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

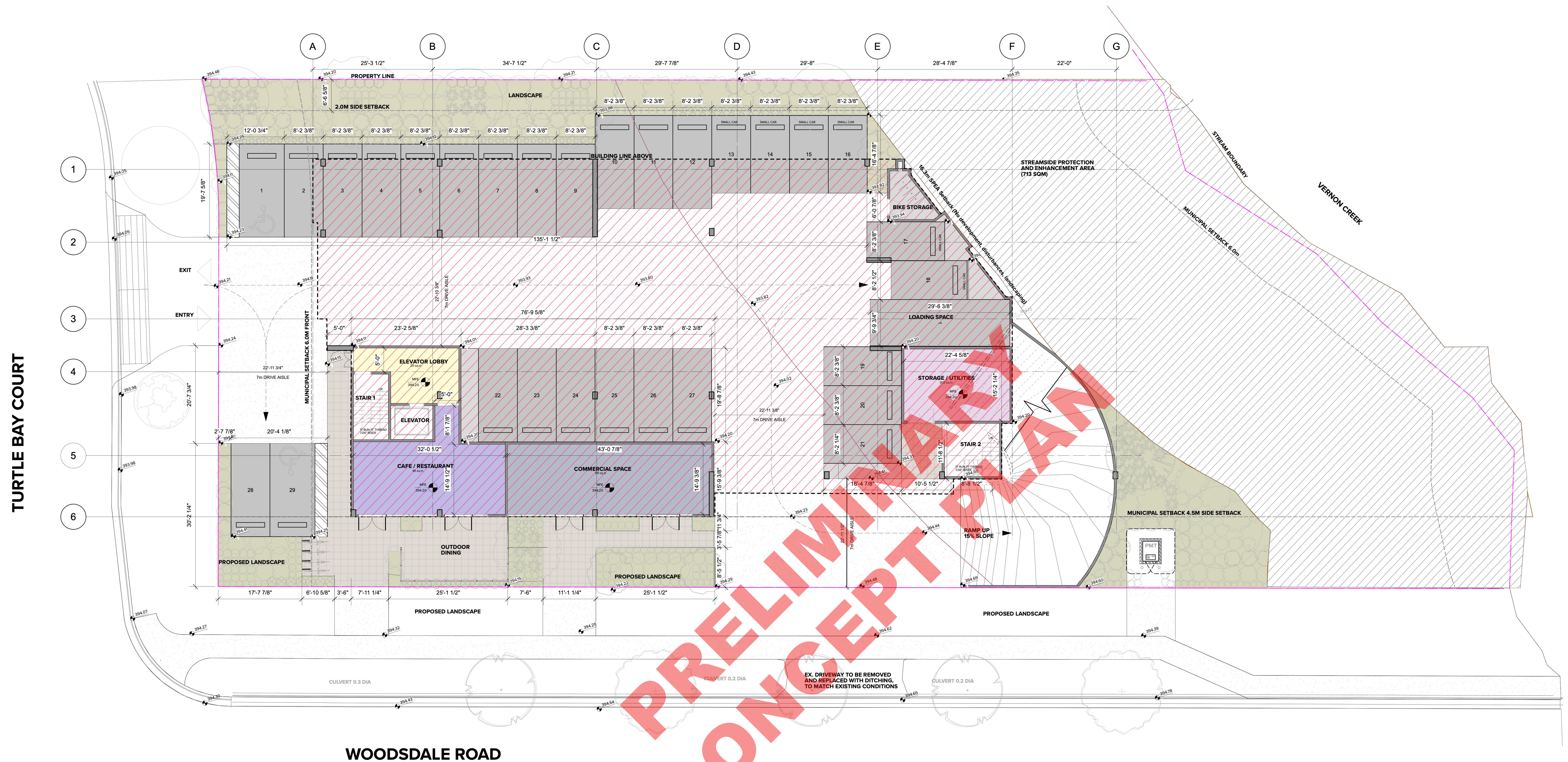
Project  
**PROPOSED HOTEL**  
Owner  
**1449778 BC Ltd**  
Sheet Title  
**PROJECT DATA**

Sheet No. <b>A1.01</b>	Total Sheets <b>23</b>	Contractors	Consultants <b>Architecture Panel Inc.</b>
Drawn By <b>MP</b>	Checked By <b>RD</b>	AHJ <b>DISTRICT OF LAKE COUNTRY</b>	Documents <b>DP APPLICATION</b>
Reviewed By <b>RD</b>	Status <b>DP APPLICATION</b>		

No	Date	Issue Notes
A	2024-08-19	Zoning Amendment

Scale

N



TURTLE BAY COURT

WOODSDALE ROAD

1 SITE PLAN  
Scale: 3/32" = 1'-0"

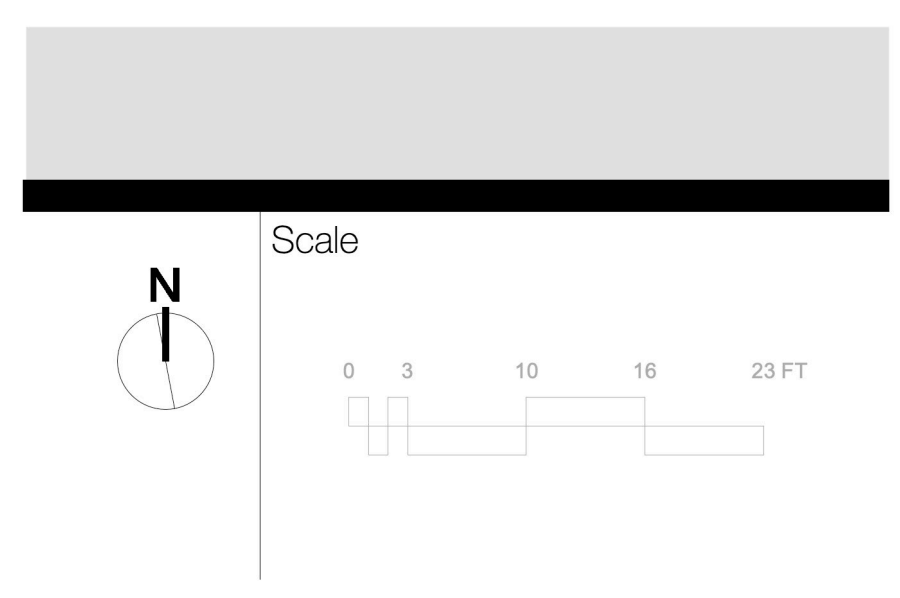


**ARCHITECTURE PANEL INC.**  
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN  
Unit 206, 1493 Foster St., White Rock, BC | 6047831450 | ruchi@architecturepanel.com  
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Project  
**PROPOSED HOTEL**  
Owner  
**1449778 BC Ltd**  
Sheet Title  
**SITE PLAN-MAINFLOOR**

Sheet No. <b>A2.01</b>	Total Sheets <b>23</b>	Contractors	Consultants <b>Architecture Panel Inc.</b>
Drawn By <b>MP</b>	Checked By <b>RD</b>	AHJ <b>DISTRICT OF LAKE COUNTRY</b>	Documents <b>DP APPLICATION</b>
Reviewed By <b>RD</b>	Status <b>DP APPLICATION</b>		

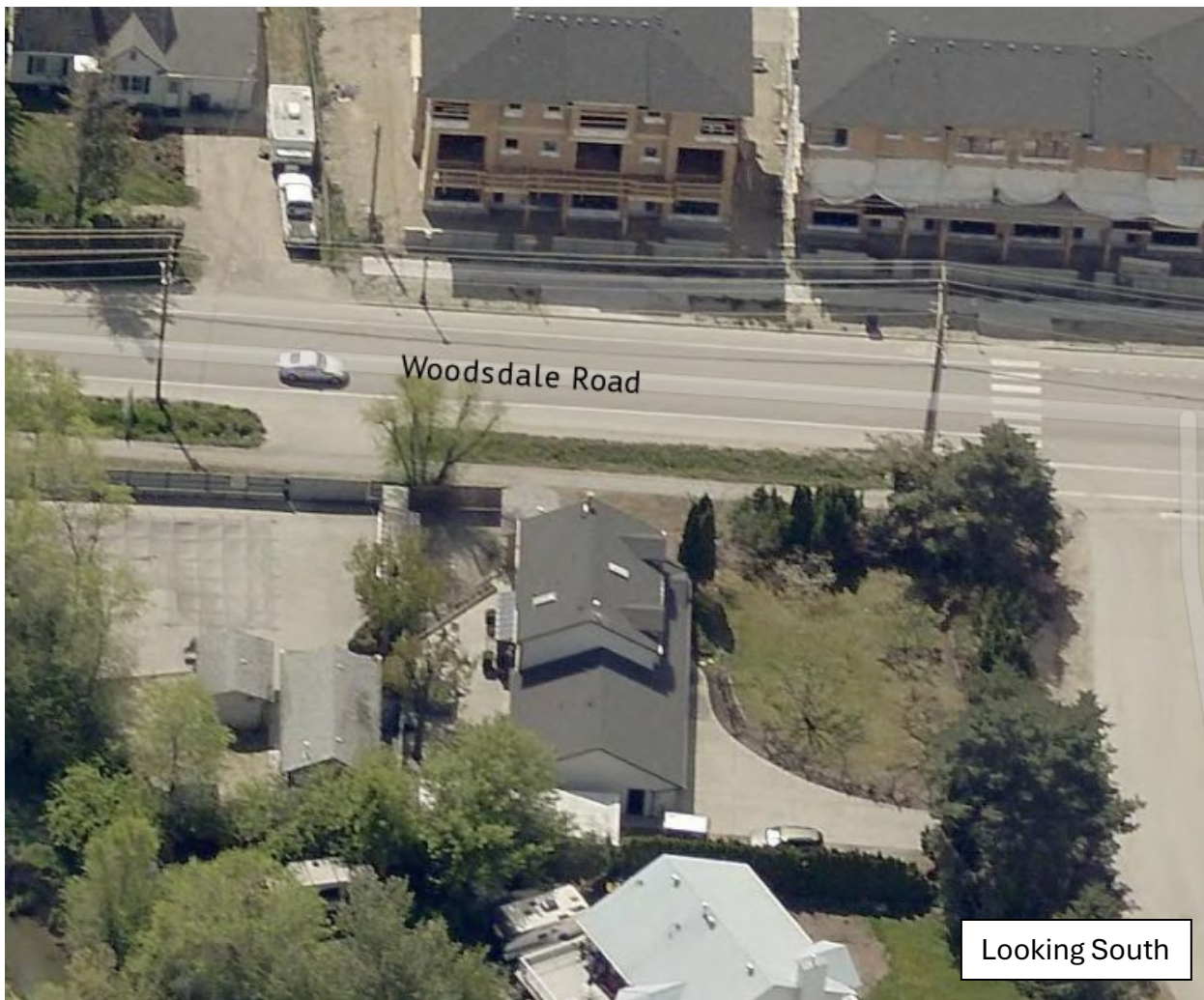
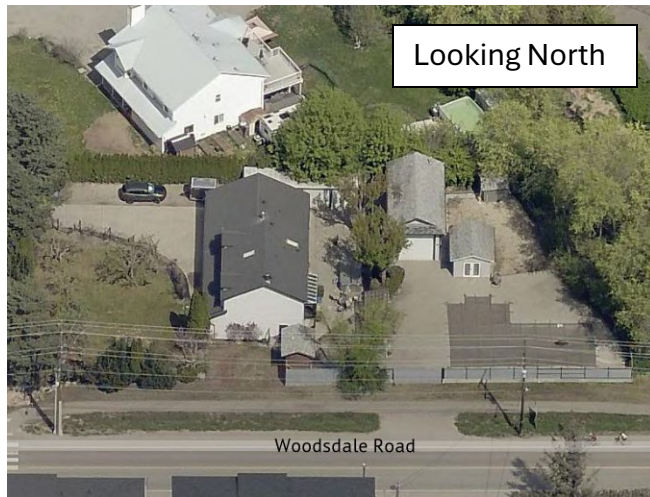
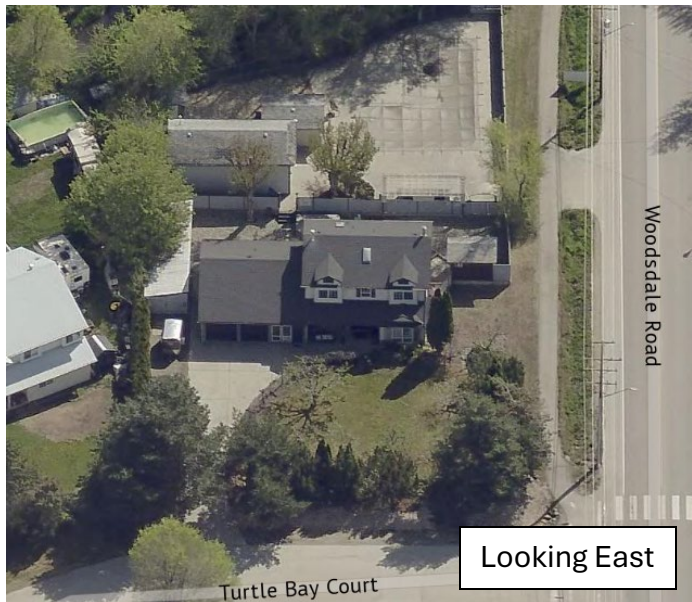
No	Date	Issue Notes
A	2024-08-19	Zoning Amendment



Attachment C-Z0000268-Report to Council and Attachments

Attachment D: Drone Views

Drone Views



## Attachment C-Z0000268-Report to Council and Attachments

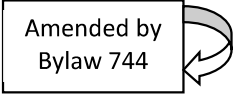
Zoning Bylaw 561, 2007 CONSOLIDATED 2024-07-16

The maximum density of campsite spaces for recreational tourist accommodation shall be 74 spaces per gross hectare (30 per gross acre).

## 16.3.6. Other Regulations

- (a) Go-kart tracks are allowed only on sites greater than 1.5 ha.
- (b) Offices are limited to those secondary to and serving the principal use.
- (c) Individual minor amusement arcades, offices, convenience retail sales, and licensee retail liquor stores shall not have a floor area greater than 90 m<sup>2</sup>.
- (d) Recreational tourist accommodation is allowed only on sites greater than 1.0 ha.
- (e) Hotels and motels are permitted only when connected to urban services.
- (f) Boat Storage use is only permitted on property that abuts or is within 100 m of a public or private boat launch facility. Structures or buildings used for the purpose of storing boats or other marine equipment are limited to one storey or 6 m and must meet the siting requirements for accessory buildings or structures. In no case are boats or marine equipment permitted to exceed a single tier of storage.
- (g) ADDITIONAL REGULATIONS

Amended by  
Bylaw 744



In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

*Added by Bylaw 1212, 2023*

**16.3A C9A – Tourist Commercial**

- 16.3A.1. Purpose  
The purpose is to designate and preserve land for the orderly development of commercial facilities and services for visitors to the community, encouraging a mix of commercial developments in a walkable urban setting.
- 16.3A.2 Principal Uses
- (a) breweries and distilleries, minor
  - (b) food primary establishment
  - (c) liquor primary establishment, minor
  - (d) hotels
  - (e) motels
  - (f) participant recreation services, indoor
  - (g) spectator entertainment establishments
- 16.3A.3 Secondary Uses
- (a) licensee retail liquor store

- (b) offices
- (c) personal service establishments
- (d) residential security operator unit
- (e) retail stores, convenience

16.3A.4 Subdivision Regulations

- (a) WIDTH  
The minimum lot width is 30.0 m.
- (b) DEPTH  
The minimum lot depth is 35.0 m.
- (c) AREA  
The minimum lot area is 1800 m<sup>2</sup>

16.3A.5 Development Regulations

- (a) FLOOR AREA RATIO  
The maximum floor area ratio is 1.5
- (b) SITE COVERAGE  
The maximum site coverage is 40%
- (c) HIEGHT  
(i) Hotels: 12.4m or 3 storeys, except when the developer has provided an amenity in compliance with the density bonusing provisions contained in section 7.18, the maximum height is the lesser of 22.0m or 6 storeys.  
(ii) Other Uses: the lesser of 12.4m or 3 storeys
- (d) FRONT YARD  
The minimum front yard is 6.0m
- (e) SIDE YARD  
The minimum side yard is 3.0m except that it is 4.5m on a flanking street.
- (f) REAR YARD  
The minimum rear yard is 4.5m.

16.3A.6 Other Regulations

- (a) Offices are limited to those secondary to and serving the principal use
- (b) A building incorporating hotel, motel and office uses shall locate other commercial uses with higher traffic on the first 1-2 storeys of development.
- (c) ADDITIONAL REGULATIONS  
In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, distance from water, etc.), the landscaping and fencing provisions of Section

Attachment C-Z0000268-Report to Council and Attachments

DISTRICT OF LAKE COUNTRY

BYLAW 1245

A BYLAW TO AMEND ZONING BYLAW 561, 2007

NOW THEREFORE, the Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. District of Lake Country Zoning Bylaw 561, 2007 is hereby amended by changing the zoning classification of:

1.1. Changing the zoning classification of:

Lot 8 District Lot 169 ODYD Plan KAP46800

From: RU1 - Small-Scale Multiple Housing

To: C9A - Tourist Commercial

As shown on Schedule "A" as Area 'A' which is attached hereto.

2. This bylaw may be cited as "Zoning Amendment (Z0000268) Bylaw 1245, 2024".

READ A FIRST TIME this \_\_\_\_ day of October, 2024.

READ A SECOND TIME this \_\_\_\_ day of October, 2024.

ADVERTISED on the \_\_\_\_ day of \_\_\_\_\_, 2024 and \_\_\_\_ day of \_\_\_\_\_, 2024 a Public Hearing held pursuant to the provisions of Section 464 of the Local Government Act on the \_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_ day of \_\_\_\_\_, 2024.

Certified correct at third reading.

\_\_\_\_\_  
Dated at Lake Country, B.C.

\_\_\_\_\_  
Corporate Officer

RECEIVED the approval of the Ministry of Transportation this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Ministry of Transportation and Infrastructure



Attachment C-Z0000268-Report to Council and Attachments

Bylaw 1245-2024

Page 2

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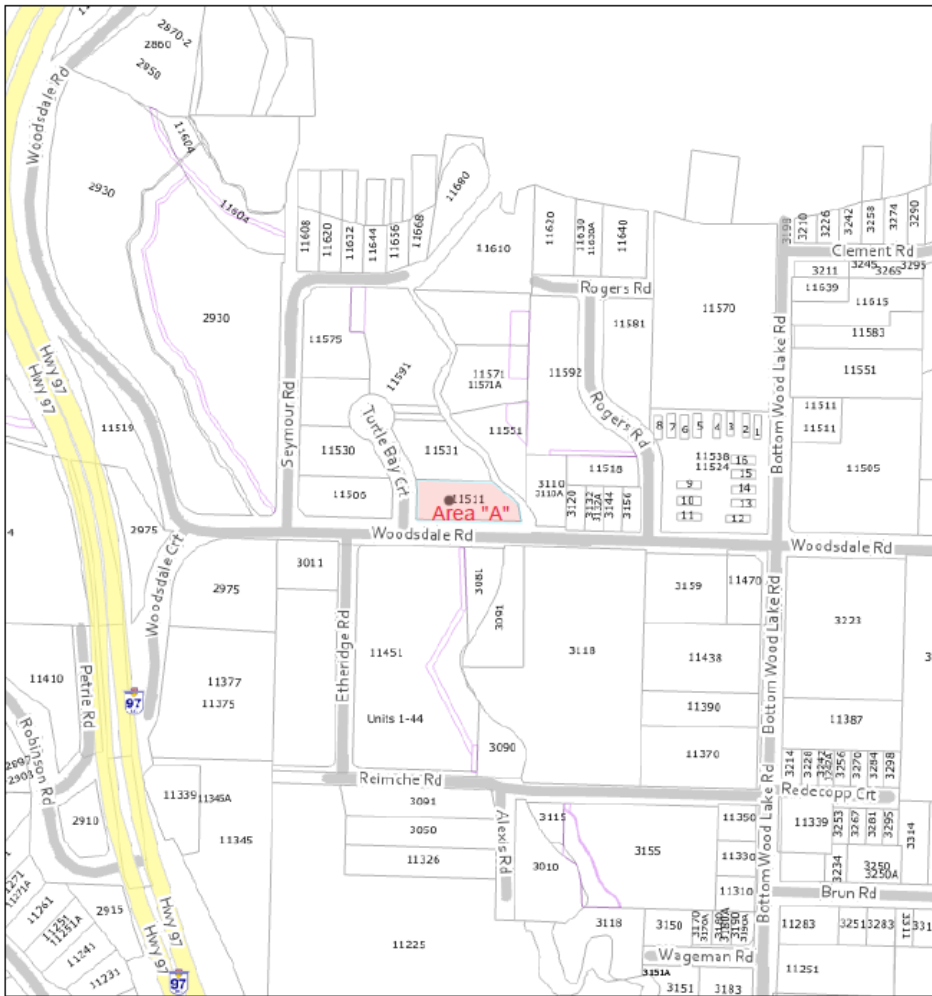
ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

SCHEDULE A to Bylaw 1245, 2024 ZONING MAP

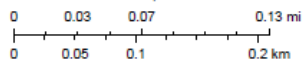
Schedule A - Bylaw 1245, 2024  
 District of Lake Country Map



9/24/2024, 1:47:53 PM

1:4,000

- Parcels
- Highway
- Easements
- Lake Country Boundary
- Streets**
- Street



A copy of the October events calendar was distributed which is available on the website:  
[Calendar | \(lscs.ca\)](https://lscs.ca)

## 7. Planning and Development Applications

### 7.1 Zoning Bylaw Amendment | Z0000268 | 11511 Turtle Bay Court

To rezone a property allowing future Tourist Commercial development

**2024-10-189 It was moved and seconded**

*THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024 be read a first and second time;*

*AND THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024 be forwarded to a public hearing.*

**Carried.**

### 7.2 Zoning Amendment (Backyard Chickens) Bylaw 1246, 2024

Proposed Zoning Bylaw Amendment to Authorize the Keeping of Backyard Chickens.

**2024-10-190 It was moved and seconded**

*THAT Zoning Amendment (Z0000341) Bylaw 1246, 2024 be amended by:*

- *deleting and replacing "1000m<sup>2</sup>" with "500m<sup>2</sup>" in section 10.16.1(a)*
- *deleting and replacing "4 Backyard Chickens" with "5 Backyard Chickens" in section 10.16.3(b);*

*AND THAT Zoning Amendment (Z0000341) Bylaw 1246, 2024 be read a first and second time;*

*AND THAT Zoning Amendment (Z0000341) Bylaw 1246, 2024 be forwarded to a public hearing.*

**Carried.**

*OPPOSED: Councillor Lewis*

### 7.3 Department Update

A department update as it relates to the backlog of files, work plan and upcoming projects.

*For Information*

## 8. Departmental Reports

### 8.1 BC Active Transportation Infrastructure Grant | Authorizing Resolution

Authorizing / Supporting Resolution for BC Active Transportation Infrastructure Grant Application

**2024-10-191 It was moved and seconded**



# Rezoning Application

**File Number:** Z0000278

**Civic Address:** 11511 Turtle Bay Court

**OCP:** Tourist Commercial

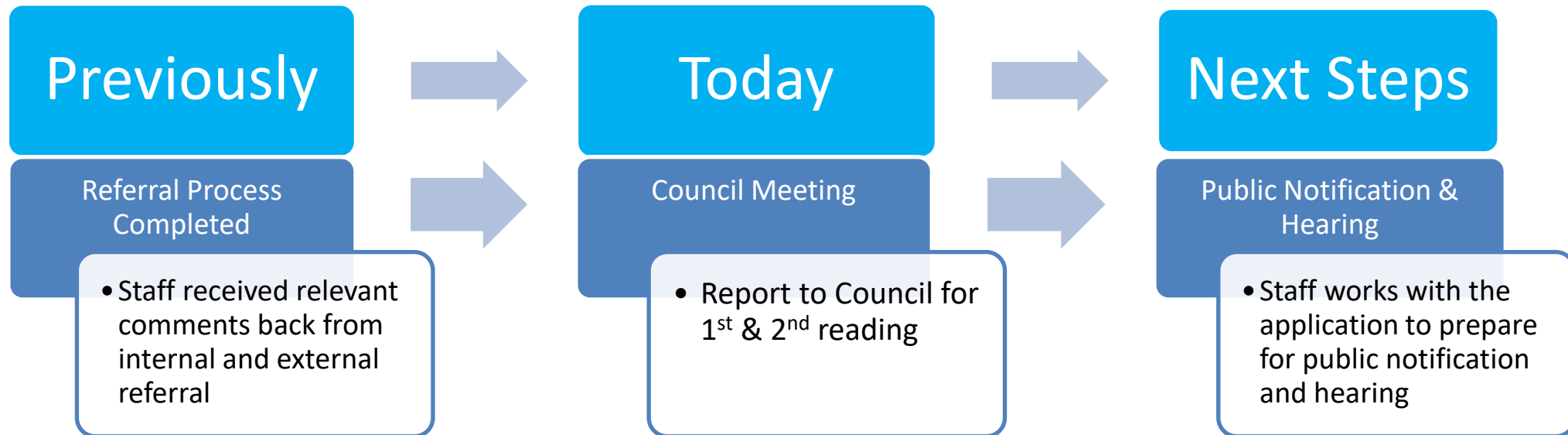
**Existing Zoning:** RU1 – Small-Scale Multiple Housing

**Proposed Zoning:** **C9A – Tourist Commercial**

**Meeting Date:** **October 15, 2024**

**Proposal:** Hotel with ground floor commercial units  
52 units – 6 Stories  
Parking – ground level 2<sup>nd</sup> floor

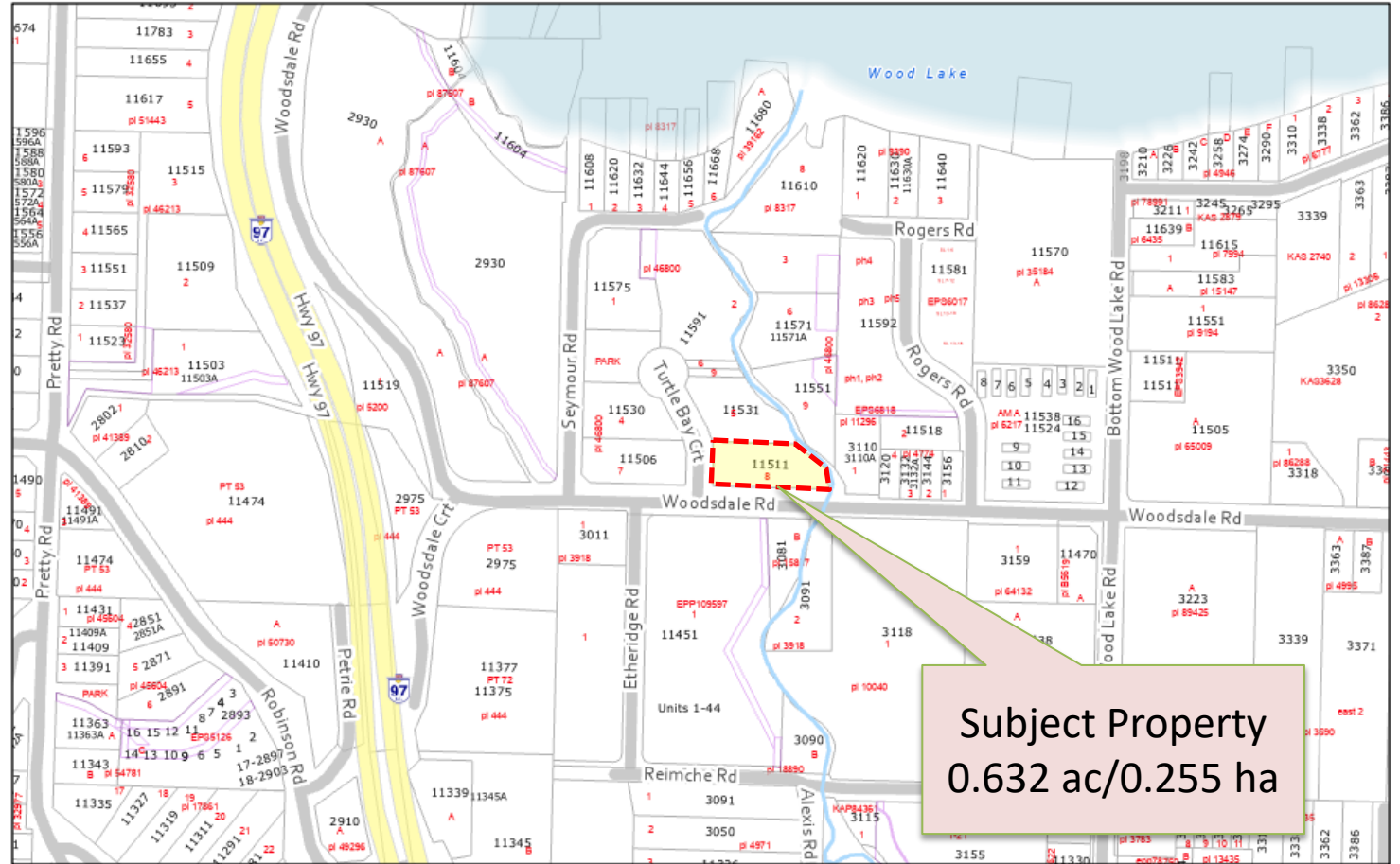
# Current Milestone





# Location

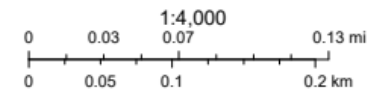
## 11511 Turtle Bay Court



**Subject Property**  
0.632 ac/0.255 ha

10/9/2024, 2:39:19 PM

- Parcels
- Streets
- Streams
- Easments
- Highway
- Lakes





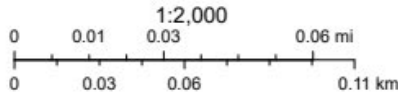
# Orthophoto

## 11511 Turtle Bay Court



10/9/2024, 2:43:57 PM

- Parcels (On Ortho)
- Easments
- Streams
- Parcels
- Streets
- Stream
- Lake Country Boundary





Location &  
Site  
Conditions

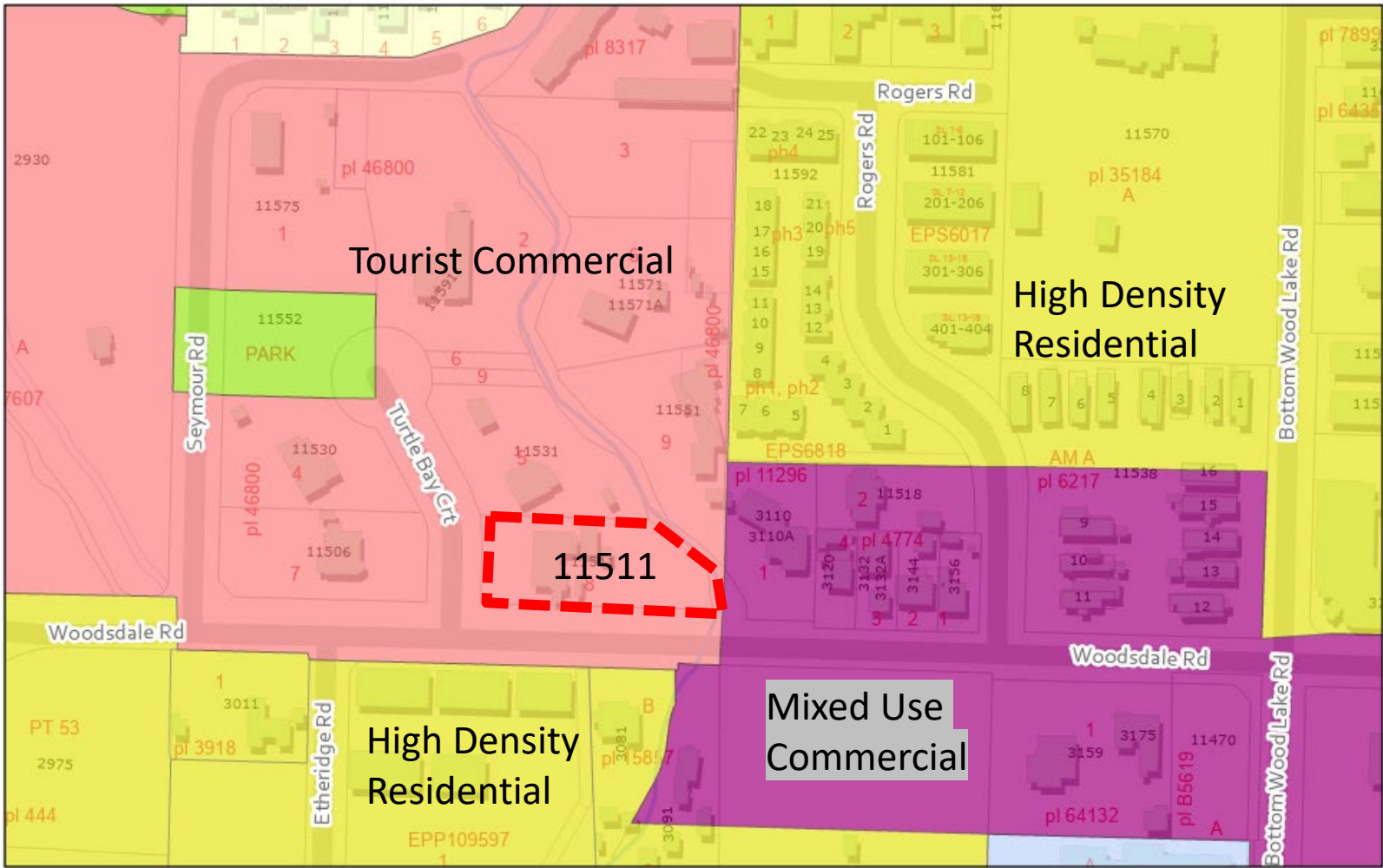






# OCP Land Use

11511 Turtle Bay Court



*Tourist Commercial Designation: supports the growth of the tourist industry in Lake Country*

10/9/2024, 2:57:06 PM

OCP Future Land Use Designation

Tourist Commercial	Mixed Use Commercial	Urban Residential	Easments
High Density Residential	Parkland and Conservation	Building	Streets
Institutional	Parcels	Street	

Scale: 1:2,000  
0 0.01 0.03 0.06 mi  
0 0.03 0.06 0.11 km



# OCP Information & Policy

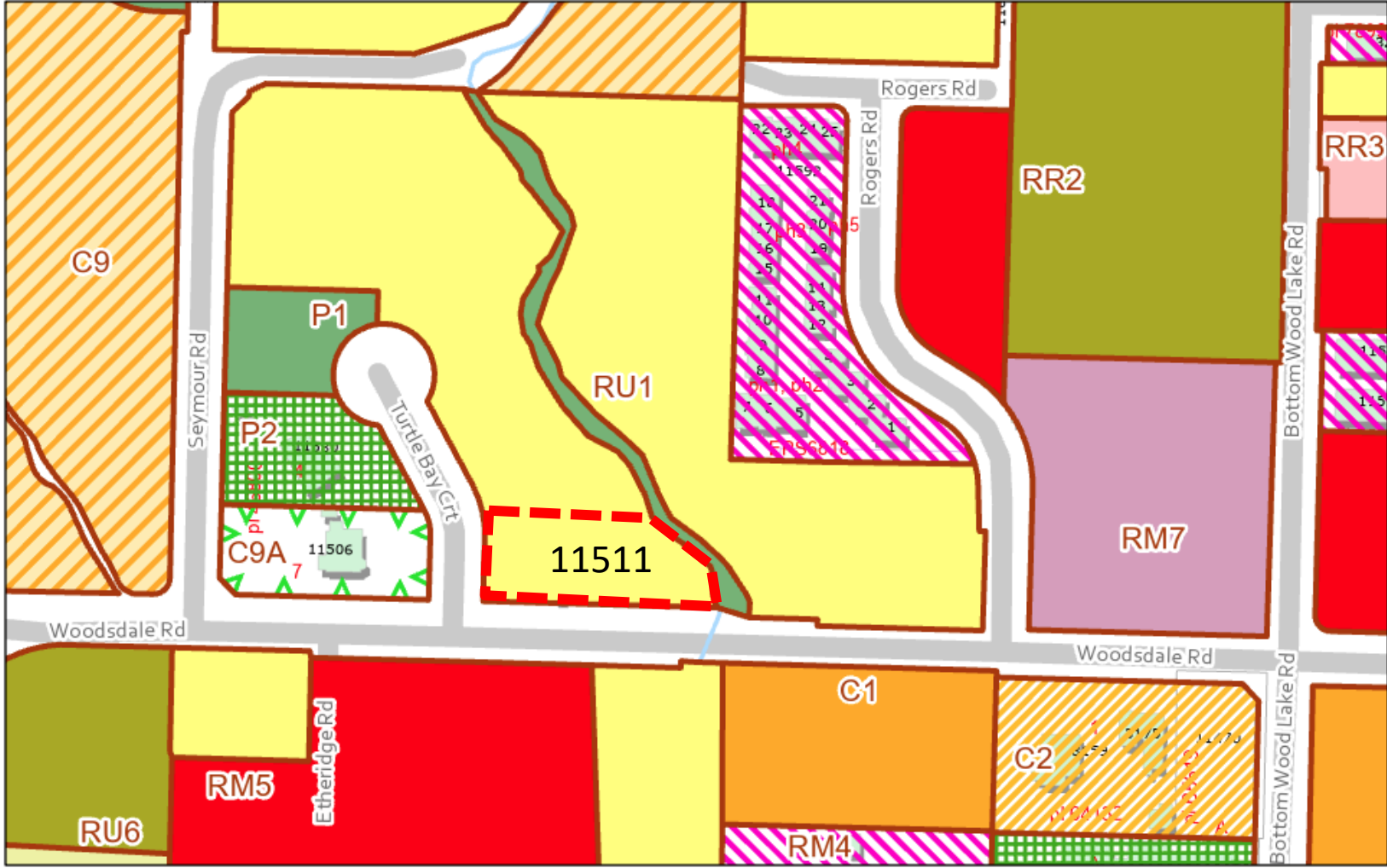
11511 Turtle Bay Court

- Only 0.4% of the District land base is designated for future Tourist Commercial use (3.3.2)
- Along Woodsdale Road, encourage focused development of tourist, commercial and multiple-unit residential development (5.4.6)
- Encourage development near transit connections (4.1.12.c)
- Work with developers to identify transportation demand management measures (like car share spaces and extra bicycle parking ) in exchange for reduced parking (8.2.10.a)



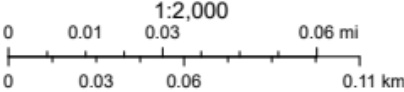
# Zoning

11511 Turtle Bay Court



*Current: RU1 – Small-Scale Multiple Housing*  
*Proposed: C9A – Tourist Commercial*

10/9/2024, 4:12:18 PM



# Permitted Uses in C9A Zone

OCP -Tourist Commercial Future Use requires a zone that permits tourist commercial activities

## Proposed Zone: Tourist Commercial (C9A) Zoning

### Permitted Primary Uses:

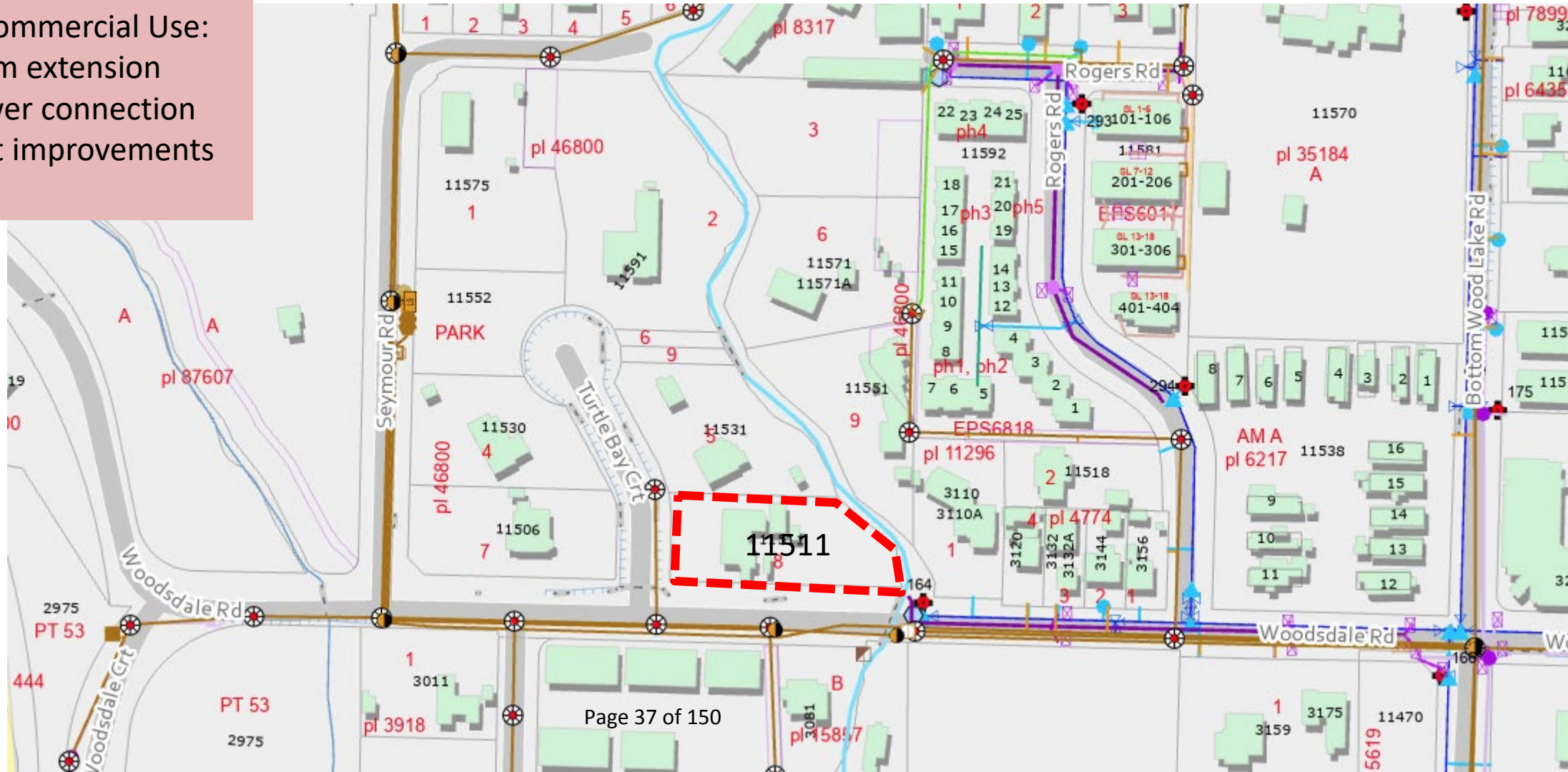
- a) breweries and distilleries, minor
- b) food primary establishment
- c) liquor primary establishment, minor
- d) hotels**
- e) motels
- f) participant recreation services, indoor
- g) spectator entertainment establishments



# Site Servicing Changes

Upgrades for Commercial Use:

- Water system extension
- Sanitary sewer connection
- Urban street improvements





# Proposed Site Plan





# Preliminary Building Design

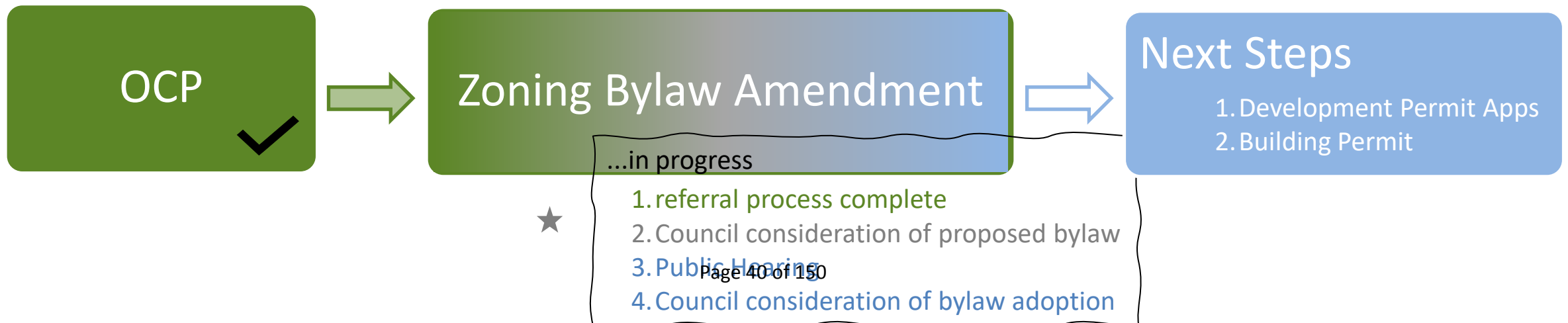
Subject to future review of  
Development Permit Application





# Development Approvals Requested

1. Rezoning: **from** RU1 – Small-Scale Multiple Housing **to** C9A – Tourist Commercial
2. Development Permit: Commercial, Natural Environment & Drainage
3. Building Permit: Required to authorize building construction





# Recommendation

THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024 be read a first and second time;

AND THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024 be forwarded to a public hearing.

# Questions

# Alternate Recommendation(s)

- A. THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024, not be read a first and second time and the file be closed.
- B. THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024, be deferred pending receipt of additional information as identified by Council.
- C. THAT a public hearing for Zoning Amendment (Z0000268) Bylaw 1245, 2024 be waived;  
AND THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024 be brought back for consideration following the required notice.

# Public Consultation

- Applicant Neighbourhood Consultation
  - Properties within 100 m of subject properties provided notice (Completed by applicant)
  - On-site Development Notice signs
- District Notification
  - Newspaper advertisements – published in 2 consecutive issues of newspaper prior to Public Hearing
  - Development notice letters – properties within 100 m of subject property
- Public Correspondence received to be forwarded to Council

---

**To:** Mayor and Council  
**From:** Paul Gipps, CAO  
**Meeting Date:** November 5, 2024  
**Meeting Type:** Public Hearing

**Prepared by:** Paul Gipps, Chief Administrative Officer  
**Department:** CAO

**Title:** Zoning Amendment Bylaw 1245, 2024-Z0000268-PH  
**Description:** To provide additional information prior to the Public Hearing

---

### **DISCUSSION/ANALYSIS**

This public hearing is being held to consider amending the DC3 Zone (Lakestone) to provide clarification on a permitted secondary use on the Zara property on Benchland Drive.

The proposed amendment adds the provincial definition of Strata Hotel Motel from the Short-Term Rental Accommodations Regulation (B.C. Reg.268/2023) to clarify and provide consistency with provincial regulations.

The original Lakestone Master Plan adopted by Council resolution in May 2012 (available on the District’s website), has always identified the Zara property as a multi-family condo building designed to operate as a strata-titled resort/hotel whereby owners could place their unit in a pooled management system if they wished to collect rental revenue. Most properties in the Lakestone Neighbourhood currently have a covenant registered on their property’s title that specifically references the 2012 Master Plan.

In 2023 the Province enacted legislation that restricted certain properties from operating as short-term rentals, however an exemption to the legislation was made for strata hotels provided certain requirements are followed. As it was always envisioned that the Zara property would be developed as a strata-type hotel, the proposed amendment clarifies the use of the Zara property by adding the provincially defined term “Strata Hotel” to ensure consistency with the Province’s short-term rental legislation.

For clarity, the addition of Strata Hotel Motel is being considered as a secondary use in the DC3 Zone. Therefore, the use is limited in numbers and times as it must continue to be secondary to the principle use of residential. The secondary use cannot take the place of a primary use. Should the bylaw be adopted by Council and come into effect, the regulations related to parking, licencing etc. will also have to be addressed. Prior to applying for a business licence to operate as a Strata Hotel as a secondary use, the applicant will have to provide confirmation they have met the Provincial regulations related to the Short-Term accommodations.

Respectfully Submitted.  
**Paul Gipps, Chief Administrative Officer**

---

**Report Approval Details**

Document Title:	Zoning Amendment Bylaw 1245, 2024-Z0000268-PH.docx
Attachments:	
Final Approval Date:	Oct 31, 2024

This report and all of its attachments were approved and signed as outlined below:

**Brad Savoury, Director of Legal Services and Risk Management - Oct 31, 2024 - 2:35 PM**

**Reyna Seabrook, Director of Corporate Services - Oct 31, 2024 - 2:45 PM**

**Paul Gipps, Chief Administrative Officer - Oct 31, 2024 - 2:50 PM**

## PUBLIC HEARING

## PUBLIC HEARING

**FILE #: Z0000268 | Zoning Amendment Bylaw 1245, 2024**

**FILE #: Z0000-339 | Zoning Amendment Bylaw 1243, 2024**

Notice is hereby given pursuant to Sections 464(1) and 466 of the *Local Government Act (LGA)* that a Public Hearing will be held for the proposed Zoning Amendment (Z0000268) Bylaw 1245, 2024.

Notice is hereby given pursuant to Sections 464(1) and 466 of the *Local Government Act (LGA)* that a Public Hearing will be held for a proposed Zoning Amendment (Z0000339) Bylaw 1243, 2024

**WHAT:** Council has been asked to consider a Zoning Amendment application (Zoning Amendment Bylaw 1245, 2024) to rezone the property from RU1 - Small-Scale Multiple Housing to C9A - Tourist Commercial to facilitate the development of commercial units and a hotel.

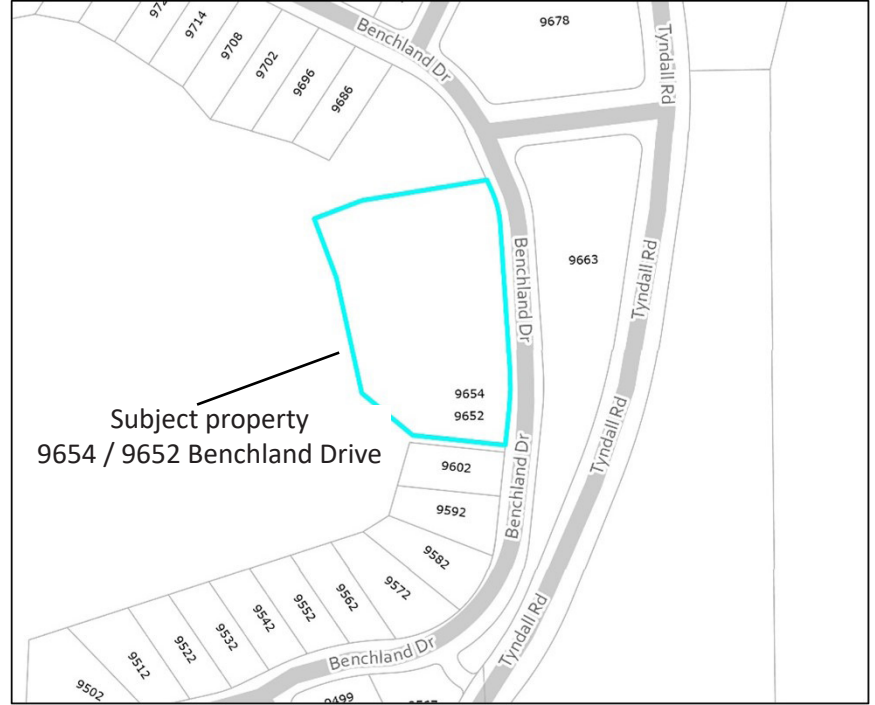
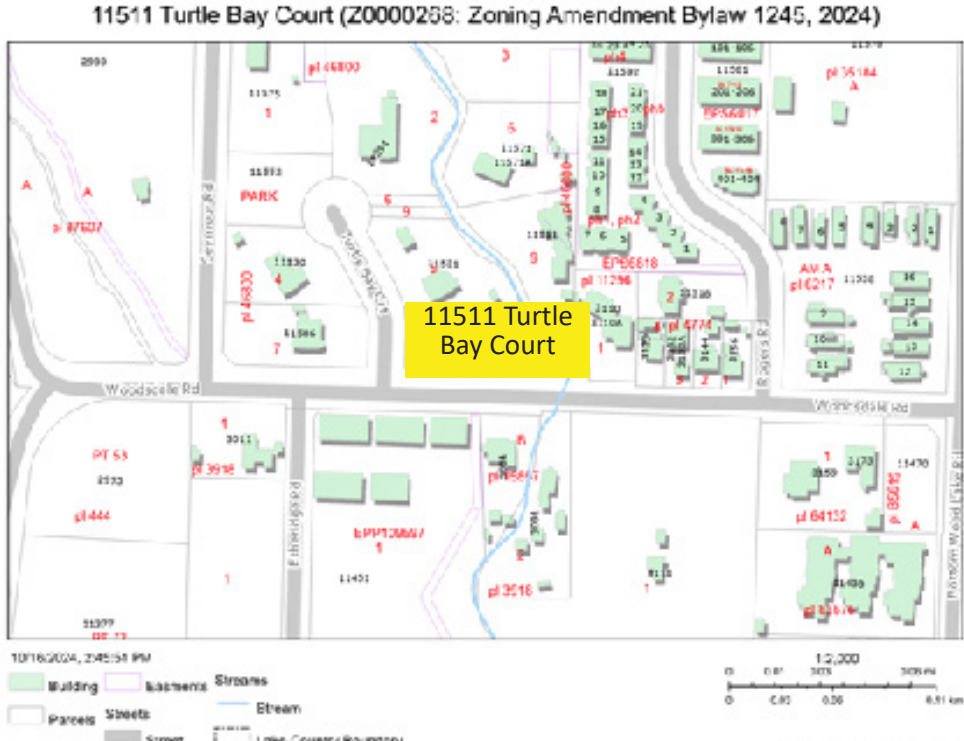
**WHAT:** Council has been asked to consider a Zoning Amendment application (Zoning Amendment Bylaw 1243, 2024) to amend the DC3-Direct Control 3 zone (Lakestone) to add a Secondary Use as "Strata Hotel/Motel" "STRATA HOTEL/MOTEL means a strata-titled hotel or motel as defined in the Short-Term Rental Accommodations Regulation B.C. Reg.268/2023."

**WHEN:** Members of the public can attend the Public Hearing on November 5th, 2024 at Municipal Hall, 10150 Bottom Wood Lake Rd at 7:00 pm. A live stream of the meeting can be viewed on the website at [lakecountry.bc.ca/council-meeting-calendar](http://lakecountry.bc.ca/council-meeting-calendar)

**WHEN:** Members of the public can attend the Public Hearing on November 5, 2024 at Municipal Hall, 10150 Bottom Wood Lake Road at 7:00 pm. A live stream of the meeting can be viewed on the website [lakecountry.bc.ca/council-meeting-calendar](http://lakecountry.bc.ca/council-meeting-calendar)

**PROPERTY:** CIVIC: 11511 Turtle Bay Court  
 LOT 8 DISTRICT LOT 169 OSOYOOS DIVISION YALE  
 DISTRICT PLAN KAP46800

**PROPERTY:** Zara at Lakestone 9652 and 9654 Benchland Drive, Lake Country, BC, V4V 0A4 - LOT 94 Sec 9 Twp 20 ODYD Plan EPP74823



**INFORMATION:** The proposed bylaw and relevant information are available at Municipal Hall, Monday through Friday, 8:30 a.m. to 4:30 p.m., excluding weekends and statutory holidays or by email request to [planning@lakecountry.bc.ca](mailto:planning@lakecountry.bc.ca). Any correspondence received in response to this Notice will be distributed to Council and may be included in the Council Agenda package and published on the District of Lake Country.

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If you believe your interest in property is affected by the above noted application, you shall be afforded a reasonable opportunity to be heard at the Public Hearing or present a written submission in advance. Written submissions for a public hearing will be accepted until 4:30 p.m. on the date of the Public Hearing.

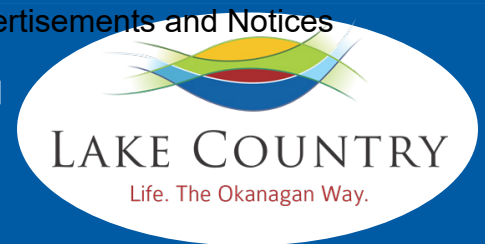
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**ADDITIONAL QUESTIONS:**  
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## PUBLIC HEARING

## PUBLIC HEARING

**FILE #: Z0000268 | Zoning Amendment Bylaw 1245, 2024**

**FILE #: Z0000-339 | Zoning Amendment Bylaw 1243, 2024**

Notice is hereby given pursuant to Sections 464(1) and 466 of the *Local Government Act (LGA)* that a Public Hearing will be held for the proposed Zoning Amendment (Z0000268) Bylaw 1245, 2024.

Notice is hereby given pursuant to Sections 464(1) and 466 of the *Local Government Act (LGA)* that a Public Hearing will be held for a proposed Zoning Amendment (Z0000339) Bylaw 1243, 2024

**WHAT:** Council has been asked to consider a Zoning Amendment application (Zoning Amendment Bylaw 1245, 2024) to rezone the property from RU1 - Small-Scale Multiple Housing to C9A - Tourist Commercial to facilitate the development of commercial units and a hotel.

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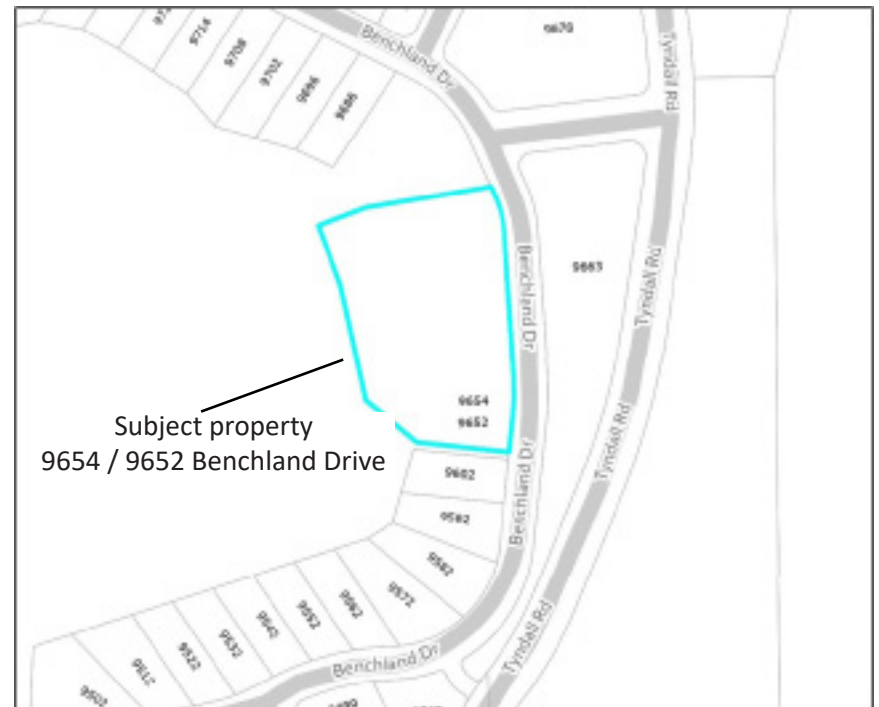
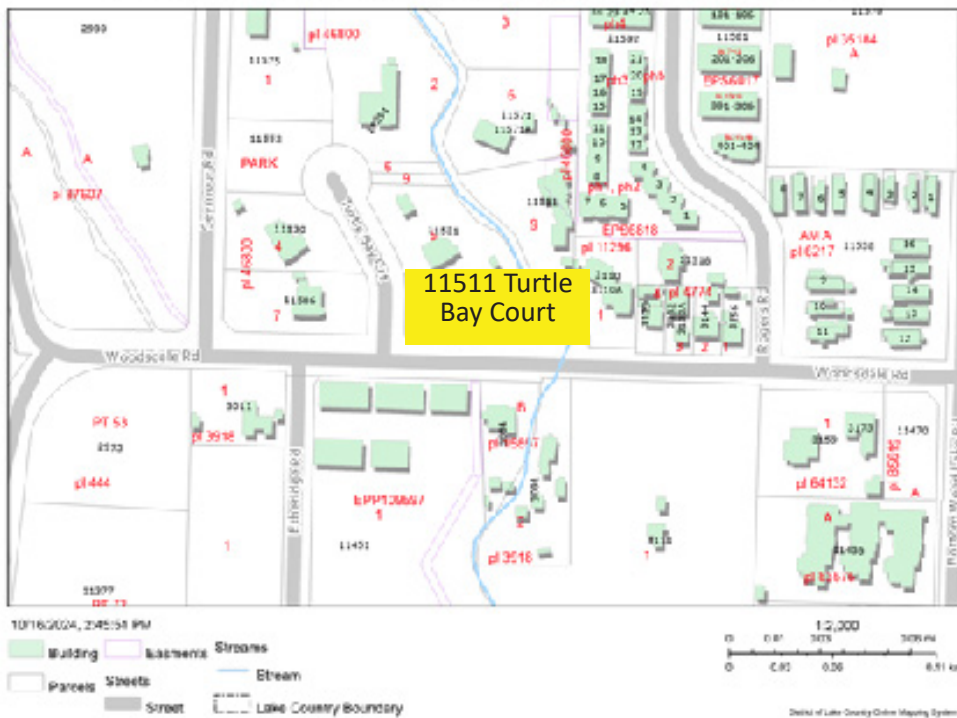
**WHEN:** Members of the public can attend the Public Hearing on November 5th, 2024 at Municipal Hall, 10150 Bottom Wood Lake Rd at 7:00 pm. A live stream of the meeting can be viewed on the website at [lakecountry.bc.ca/council-meeting-calendar](http://lakecountry.bc.ca/council-meeting-calendar)

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**PROPERTY:** CIVIC: 11511 Turtle Bay Court  
LOT 8 DISTRICT LOT 169 OSOYOOS DIVISION YALE  
DISTRICT PLAN KAP46800

**PROPERTY:** Zara at Lakestone 9652 and 9654 Benchland Drive, Lake Country, BC, V4V 0A4 - LOT 94 Sec 9 Twp 20 ODYD Plan EPP74823

11511 Turtle Bay Court (Z0000268: Zoning Amendment Bylaw 1245, 2024)



**INFORMATION:** The proposed bylaw and relevant information are available at Municipal Hall, Monday through Friday, 8:30 a.m. to 4:30 p.m., excluding weekends and statutory holidays or by email request to [planning@lakecountry.bc.ca](mailto:planning@lakecountry.bc.ca). Any correspondence received in response to this Notice will be distributed to Council and may be included in the Council Agenda package and published on the District of Lake Country.

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LAKE COUNTRY

Life. The Okanagan Way.

**Municipal Hall**

10150 Bottom Wood Lake Road

Lake Country, BC V4V 2M1

Tel: 250-766-6674

[planning@lakecountry.bc.ca](mailto:planning@lakecountry.bc.ca)

October 17, 2024

Dear Resident,

**RE: Public Hearing | File #: Zoning Amendment (Z0000339) Bylaw 1243, 2024**

---

Notice is given pursuant to Sections 464(1) and 466 of the *Local Government Act (LGA)* that a Public Hearing will be held for the proposed Zoning Amendment (Z0000339) Bylaw 1243, 2024

**WHAT:** Council has been asked to consider a Zoning Amendment application (Zoning Amendment Bylaw 1243, 2024) to amend the DC3-Direct Control 3 zone (Lakestone) to add a Secondary Use as "Strata Hotel/Motel"

"STRATA HOTEL/MOTEL means a strata-titled hotel or motel as defined in the Short-Term Rental Accommodations Regulation B.C. Reg.268/2023."

**WHEN:** Members of the public can attend the Public Hearing Tuesday November 5, 2024 at Municipal Hall, 10150 Bottom Wood Lake Road at 7:00 pm.

A live stream of the meeting can be viewed on the website at <https://calendar.lakecountry.bc.ca/meetings>.

**PROPERTY:** Zara at Lakestone 9652 and 9654 Benchland Drive, Lake Country, BC, V4V 0A4  
Lot 94 Sec 9 Twp 20 ODYD Plan EPP74823

**INFORMATION:** The proposed bylaw and relevant information are available at Municipal Hall, Monday through Friday, 8:30 a.m. to 4:30 p.m., excluding weekends and statutory holidays or by email request to [planning@lakecountry.bc.ca](mailto:planning@lakecountry.bc.ca). Any correspondence received in response to this Notice will be distributed to Council and may be included in the Council Agenda package and published on the website. The Agenda Package can be viewed at: <https://calendar.lakecountry.bc.ca/meetings>.

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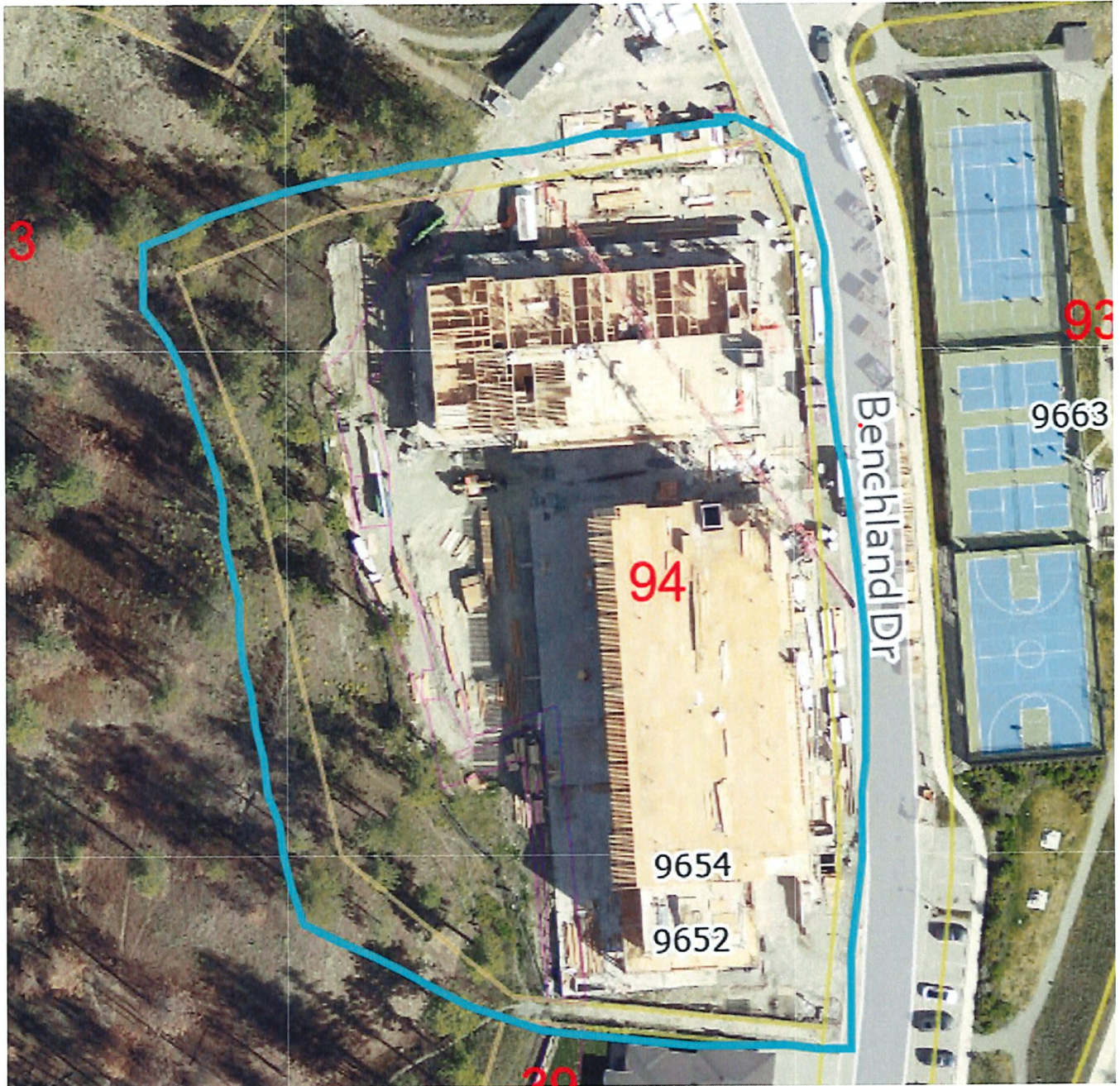
Questions can be directed to the Planning and Development Department at 778-738-2704 or email [planning@lakecountry.bc.ca](mailto:planning@lakecountry.bc.ca).

Respectfully,

Ruth Sulentich  
Economic Development

Lot 94 Sec 9 Twp 20 ODYD Plan EPP74823;

9652 and 9654 Benchland Dr





**Municipal Hall**  
 10150 Bottom Wood Lake Road  
 Lake Country, BC V4V 2M1  
 t 250-766-5650  
[admin@lakecountry.bc.ca](mailto:admin@lakecountry.bc.ca)

## PUBLIC HEARING

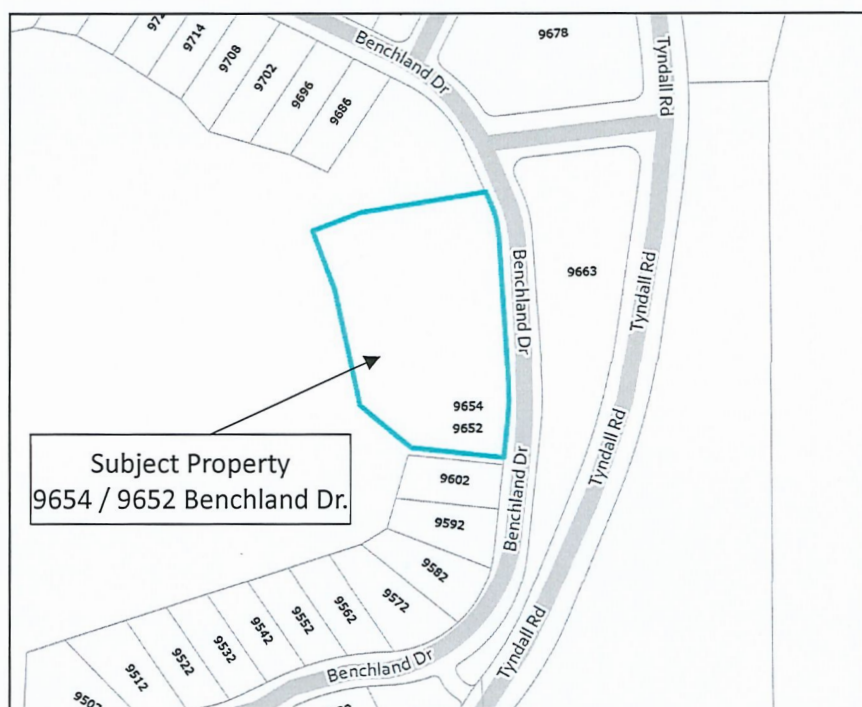
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**PROPERTY:** Zara at Lakestone  
 Civic: 9652 and 9654 Benchland Drive, Lake Country  
 LOT 94 Sec 9 Twp 20 ODYD Plan EPP74823



**INFORMATION:** The proposed bylaw and relevant information are available at Municipal Hall, Monday through Friday, 8:30 a.m. to 4:30 p.m., excluding weekends and statutory holidays or by email request to [planning@lakecountry.bc.ca](mailto:planning@lakecountry.bc.ca). Any correspondence received in response to this Notice will be distributed to Council and may be included in the Council Agenda package and published on the District of Lake Country website.

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### ADDITIONAL QUESTIONS:



Email [admin@lakecountry.bc.ca](mailto:admin@lakecountry.bc.ca)



Mail to 10150 Bottom Wood Lake Road, Lake Country, BC V4V 2M1

Subscribe at [lakecountry.bc.ca/subscribe](http://lakecountry.bc.ca/subscribe) to stay up to date.

Reyna Seabrook, Corporate Officer

October 24, 2024

**DISTRICT OF LAKE COUNTRY**

**BYLAW 1243, 2024**

---

**A BYLAW TO AMEND ZONING BYLAW 561, 2007**

---

The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. District of Lake Country Zoning Bylaw 561, 2007 is hereby amended as follows:

1.1. Section 19-Direct Control Zones, 19.3 DC3-Direct Control 3 (Lakestone) subsection 19.3.3 Secondary Uses is amended by adding the following item (g) in alphabetical order:

“(g) Strata Hotel/Motels on Lot 94 Sec 9 Twp 20 ODYD Plan EPP74823; 9652 and 9654 Benchland Dr”

For clarity, the subject property is outlined in blue on Schedule A, attached to and forming part of this bylaw.

1.2. Section 3.3.3 General Definitions, is amended by adding the following definition of “Strata Hotel/Motel” in alphabetical order:

“STRATA HOTEL/MOTEL means a strata-titled hotel or motel as defined in the Short-Term Rental Accommodations Regulation B.C. Reg.268/2023.”

2. This bylaw may be cited as “Zoning Amendment (Z0000339) Bylaw 1243, 2024”.

READ A FIRST TIME this 1<sup>st</sup> day of October, 2024.

READ A SECOND TIME this 1<sup>st</sup> day of October, 2024.

ADVERTISED on the 24<sup>th</sup> and 31<sup>st</sup> days of October, 2024 that a Public Hearing be held on the 5<sup>th</sup> of November, 2024 pursuant to Section 464 of the *Local Government Act*.

READ A THIRD TIME this xx day of xxx, 202x.

ADOPTED this xx day of month, 202x.

---

Mayor

---

Corporate Officer

**Schedule A to Bylaw 1243**

Lot 94 Sec 9 Twp 20 ODYD Plan EPP74823; 9652 and 9654 Benchland Dr





## Report to Council

District of Lake Country

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**MEETING TYPE:** Regular Council Meeting  
**MEETING DATE:** October 1, 2024  
**AUTHOR:** Paul Gipps, Chief Administrative Officer  
**DEPARTMENT:** CAO  
**ITEM TITLE:** Zoning Amendment | Z0000339 | Strata Hotel/Motel Secondary Use  
**DESCRIPTION:** Addition of Strata Hotel/Motel as a Secondary Use to 9652 and 9654 Benchland Drive Zara at Lakestone

---

### PURPOSE

Does Council support adding a definition for Strata Hotel/Motel to the Zoning Bylaw and permitting Strata Hotel/Motel as a Secondary Use specifically on the property located at 9652 and 9654 Benchland Drive (Zara at Lakestone)?

### RECOMMENDATION

THAT Zoning Amendment (Z0000339) Bylaw 1243, 2024 be read a first and second time and forwarded to a Public Hearing.

### EXECUTIVE SUMMARY

Properties within C9, DC3 (Lakestone) and DC10 (Pixie Beach Resort) allow Recreational Tourist Accommodations as a permissible use. The current definition of Recreational Tourist Accommodation in Zoning Bylaw 561, 2007 reads as follows:

**Recreational Tourist Accommodation** means the development of land which has been planned and improved for the seasonal short-term use of tourist cabin(s) and campsite space(s) for rental accommodation on a daily, weekly or monthly commercial basis by transient occupants. Recreational tourist accommodation typically includes but is not limited to tourist cabin(s) and campsite space(s).

While the definition states “includes but is not limited to” which provides for other uses, Strata Hotels/Motel is not specifically identified. This creates uncertainty and clarification that short term rentals is a permitted use as part of this specific property use in order for the use to proceed.

### DISCUSSION/ANALYSIS

Dominium Inc. (“Dominium”), developers of Zara at located at 9652 and 9654 Benchland Drive comprises of 86-strata units and is zoned DC3. Expected completion and occupancy of Zara at Lakestone is anticipated to be spring of 2025. Dominion [presented](#) to Council at the Regular Council meeting on November 17, 2020. At the presentation Council was informed Dominion anticipated 30-40% of the 86 units to be used as short-term vacation rentals. The developer stated rentals would be controlled and regulated. Disturbance to the neighbourhood would be minimized by having a minimum 5-7 night stay strata policy ([minutes](#) from November 17, 2020 Regular Council Meeting).

To qualify as a new [Strata Hotel/Motel](#) under [B.C.’s short term rental legislation](#) the owner operator, must have the appropriate municipal zoning and meet the [Provincial regulations](#) that include the following criteria:

- a staffed front desk on site;
- one or more employees or contractors that provide housekeeping services for overnight accommodations; and

- a platform providing services available exclusively for the use of owners offering short-term rentals at the property.

Zara at Lakestone will comply with Zoning Bylaw section 19.3.2. - Principal Uses (once the project is completed and occupancy is permitted), which would allow for an addition to section 19.3.3 Secondary Uses - Strata Hotel/Motel.

The [Provincial definition](#) of Strata Hotel/Motel would be added to section 3.3.3 in alphabetic order to include:

STRATA HOTEL/MOTEL means a strata-titled hotel or motel is a property in which different owners own different strata lots and accommodation is provided in a manner like that of a hotel or motel. A strata hotel/motel must have all the following services: a staffed front desk, one or more employees or contractors that provide housekeeping services for the overnight accommodations; and a platform providing platform services available exclusively to owners offering short-term rentals at the property. Exemption from principal residence requirement is if the owner may not use the property as a principal residence due to mandatory provisions in a rental pool or rental management agreement.

To legally operate short-term vacation rentals at Zara, the strata will be required to obtain, every calendar year a Lake Country business licence. Staff will only issue a business licence if the strata fully complies with each requirement set out in the Provincial legislation and municipal bylaw for Strata Hotels/Motel and short-term vacation rentals. If nuisance complaints are received regarding short-term vacation rentals in Zara - the strata will be responsible to manage the issues through the strata bylaws. If actions of renters impact the neighbourhood the business licensing team will work with the strata to rectify issues as they arise.

Increasing the number of licensed short-term vacation rentals in Lake Country (currently there are 160 licensed) will support the tourism strategy of increasing the number of “heads in beds.” By having visitors stay in Lake Country instead of neighbouring communities, local businesses and service providers will benefit financially.

Currently Zara is the only property within Lake Country that will for the foreseeable future potentially operate as a Strata Hotel/Motel.

#### **APPLICABLE LEGISLATION, BYLAWS AND POLICY**

B.C.’s short-term rental legislation allows Strata Hotels/Motel to operate as short-term vacation rentals, providing the strata complies with all regulations set out in the [legislation](#). If the Strata Hotel/Motel has appropriate municipal zoning and meets requirements set out within the B.C. legislation and municipal bylaws- property owners can be exempt from the Province’s principal-residence requirement for short-term rentals, which went into effect on May 1, 2024.

#### **FINANCIAL IMPLICATIONS**

None       Budget Previously Approved       Other (see below)

If the District of Lake Country were to apply in the future for the Municipal and Regional District Tax Program (MRDT) revenues of up to 3% could be collected on all short-term vacation rentals including Strata Hotels/Motels. The MRDT was identified as an action item within the Lake Country Tourism Strategy endorsed by Council in 2024.

#### **ALIGNMENT WITH MASTER PLANS**

Tourism Plan

#### **OPTIONS**

THAT Zoning Amendment (Z0000339) Bylaw 1243, 2024 not be read and the file be closed.

Respectfully Submitted,  
Paul Gipps, Chief Administrative Officer

**Report Approval Details**

Document Title:	Zoning Amendment Z0000339 Strata Hotel Motel Secondary Use.docx
Attachments:	- Attachment A-Z0000339-Bylaw 1243, 2024
Final Approval Date:	Sep 26, 2024

This report and all of its attachments were approved and signed as outlined below:

**Reyna Seabrook, Director of Corporate Services - Sep 25, 2024 - 2:05 PM**

**Paul Gipps, Chief Administrative Officer - Sep 26, 2024 - 7:49 AM**



**DISTRICT OF LAKE COUNTRY**

**BYLAW 1243, 2024**

---

**A BYLAW TO AMEND ZONING BYLAW 561, 2007**

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1.1. Section 19-Direct Control Zones, 19.3 DC3-Direct Control 3 (Lakestone) subsection 19.3.3 Secondary Uses is amended by adding the following item (g) in alphabetical order:

“(g) Strata Hotel/Motels on Lot 94 Sec 9 Twp 20 ODYD Plan EPP74823; 9652 and 9654 Benchland Dr”

For clarity, the subject property is outlined in blue on Schedule A, attached to and forming part of this bylaw.

1.2. Section 3.3.3 General Definitions, is amended by adding the following definition of “Strata Hotel/Motel” in alphabetical order:

“STRATA HOTEL/MOTEL means a strata-titled hotel or motel is a property in which different owners own different strata lots and accommodation is provided in a manner like that of a hotel or motel. A strata hotel/motel must have all the following services: a staffed front desk, one or more employees or contractors that provide housekeeping services for the overnight accommodations; and a platform providing platform services available exclusively to owners offering short-term rentals at the property. -Exemption from principal residence requirement is if the owner may not use the property as a principal residence due to mandatory provisions in a rental pool or rental management agreement.”

2. This bylaw may be cited as “Zoning Amendment (Z0000339) Bylaw 1243, 2024”.

READ A FIRST TIME this xx day of xx, 2024.

READ A SECOND TIME this xx day of xx 2024.

ADVERTISED on the xx and xx days of xx , 2024 that the Public Hearing held on the pursuant to Section 464 of the *Local Government Act*.

READ A THIRD TIME this xx day of xxx, 202x.

ADOPTED this xx day of month, 202x.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

**Schedule A to Bylaw 1243**

Lot 94 Sec 9 Twp 20 ODYD Plan EPP74823; 9652 and 9654 Benchland Dr



**DISTRICT OF LAKE COUNTRY**

**BYLAW 1243, 2024**

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2. This bylaw may be cited as “Zoning Amendment (Z0000339) Bylaw 1243, 2024”.

READ A FIRST TIME this xx day of xx, 2024.

READ A SECOND TIME this xx day of xx 2024.

ADVERTISED on the xx and xx days of xx , 2024 that the Public Hearing held on the pursuant to Section 464 of the *Local Government Act*.

READ A THIRD TIME this xx day of xxx, 202x.

ADOPTED this xx day of month, 202x.

---

Mayor

---

Corporate Officer

**Schedule A to Bylaw 1243**

Lot 94 Sec 9 Twp 20 ODYD Plan EPP74823; 9652 and 9654 Benchland Dr



Page 4 of Attachment A to DVP00409-Draft DVP was amended and circulated prior to the meeting and is attached to and forms part of these minutes.

**2024-10-182 It was moved and seconded**

THAT Development Variance Permit DVP00409 for the property located at 5150 Finch Road, (Attachment A to the Report to Council dated October 1, 2024) (Roll 218.048; PID: 005-670-128) to allow construction of a secondary suite be approved.

**Carried.**

**7.2 Development Permit with Development Variance Permit | DP000832 & DVP00386 | 3386 Woodsdale Road**

Development Permit and Development Variance Permit to authorize proposed mixed-use development with variances to landscaping and parking regulations

Three pieces of correspondence were received in response to DVP00386 after the publication of the October 1, 2024 Agenda and are attached to and form part of these minutes.

Birte Decloux | Applicant

Ms. Decloux responded to questions from Council and advised there is no request to vary the size for off-street loading space, only to change the materials used.

**2024-10-183 It was moved and seconded**

*THAT Development Variance Permit DVP00386 (Attachment A in the Report to Council dated October 1, 2024) for the property at 3386 Woodsdale Road (Roll 10094232; PID:007-488-394), be amended as follows:*

- Removing the variance to section 9.2.4(a) of Zoning Bylaw 561, 2007 reducing the minimum size of an off-street loading space from 28m<sup>2</sup> to 15m<sup>2</sup>; and
- Adding a variance to section 8.6.1(c) of Zoning Bylaw 561, 2007 to vary the landscaping setback from 3.0m to 0.0 metres.

**Carried.**

**2024-10-184 It was moved and seconded**

*THAT Development Variance Permit DVP00386 (Attachment A in the Report to Council dated October 1, 2024) for the property at 3386 Woodsdale Road (Roll 10094232; PID: 007-488-394), to allow for a mixed-use development with variances as amended, be approved;*

*AND THAT Development Permit DP000832 (Attachment B in the Report to Council dated October 1, 2024) for the property at 3386 Woodsdale Road (Roll 10094232; PID: 007-488-394), to allow for a mixed-use development be approved.*

**Carried.**

**7.3 Zoning Amendment | Z0000339 | Strata Hotel / Motel Secondary Use**

Addition of Strata Hotel/Motel as a Secondary Use to 9652 and 9654 Benchland Drive Zara at Lakestone.

An amended version of Zoning Amendment (Z0000339) Bylaw 1243, 2024 was circulated to Mayor & Council, which is attached to and forms part of these minutes.

**2024-10-185 It was moved and seconded**

*THAT Zoning Amendment (Z0000339) Bylaw 1243, 2024 be read a first and second time and forwarded to a Public Hearing.*

**Carried.**

## 8. Departmental Reports

### 8.1 Disaster Risk Reduction | Climate Adaptation Grant

Council endorsement of a grant application through the Union of BC Municipalities (UBCM) through the Disaster Risk Reduction – Climate Adaptation Fund.

**2024-10-186 It was moved and seconded**

*THAT a grant submission under the Provincial Union of British Columbia Municipalities Disaster Risk Reduction-Climate Adaptation funding stream for Climate Change Hazard, Risk, & Vulnerability Assessment valued in the amount of \$150,000 be approved;*

*AND THAT the District will provide overall grant management for the project.*

**Carried.**

## 9. Bylaws for Adoption and Readings Following a Public Hearing

## 10. Rise and Report from In Camera

## 11. Council Committees

### 11.1 Public Art Advisory Commission Draft Meeting Minutes of September 9, 2024

## 12. External Committees and Boards

### 12.1 Board of Education Meeting Highlights of September 11, 2024

### 12.2 Okanagan Regional Library Board of Trustees Regular Meeting Minutes of May 15, 2024

## 13. Strategic Priorities

## 14. Report from Councillors

Councillor Patel expressed appreciation for the respectful communication and the way concerns were addressed with neighbours in relation to the Woodsdale development permit.

Councillor Irvine thanked the RCMP for their increased patrols and stated how much she enjoyed UBCM and looks forward to next year.

Councillor McKenzie echoed comments regarding UBCM and thanked the community for supporting Council's attendance. He is thankful to see increased RCMP patrols and reminded

For those who wish to email the District councillors, you'll find the link to their emails below, once you've opened an email to the councillor you can copy and edit the text below. REMEMBER to enter your name and address at the bottom of the letter before sending.

<https://www.lakecountry.bc.ca/government/mayor-council>

District of Lake Country

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Residents have not been properly informed, and have not had sufficient time, or the opportunity to review information on this proposal and provide their input to Council. (Lakestone Homeowners, Owners of Zara properties, Bridgeview Homeowners). We believe that decisioning on this issue has been ad hoc, and that DLC has not adequately considered fully the ramifications of the proposed amendment and Council's obligations to area residents. Nor do we believe that the alignment, intention, and legality of this proposal under provincial rules and regulations has been properly considered. Residents living and supporting this community has not been adequately considered.

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We submit the following issues for consideration, although due to time limitations and lack information available on the proposed amendment, there may be other issues not yet identified.

- This is not the location in Lake Country for a hotel. Proximity to residences is too close. Noise, traffic, and other safety and community livability concerns are significant.
- With regard to a hotel location, there are no amenities to support added transient volume. There is inadequate traffic infrastructure, such as the intersection of Glenmore Road and Okanagan Centre Road, and within the Lakestone community. There will be additional strain on RCMP and by-law enforcement resources to deal with issues such as disorderly conduct (people partying), parking and noise levels due to this inappropriate location. There is no accountability with hotel guests to be good neighbours.
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- Provincial legislation has been passed to provide more long-term rental availability. Lake Country has identified the need for long-term rental (Housing Needs Report June 2023) and staff have indicated that vacancy rates for long-term rentals are essentially zero (no vacancy). Long-term rental is desperately needed in DLC and this zoning is much more aligned with the Lakestone community makeup and existing zoning.

- With regard to the Zara project, the proposed amendment severely limits the ability of DLC and Residents to respond to concerns about how the Strata impacts neighbours and the broader community. As far as we can tell, there are many unanswered questions. For example, some of the concerns are parking adjacent to the current building. Does re-zoning cover the park area? Residents have been led to believe that this will be returned to park area which is desperately needed for young children in the community. Will RV's, etc. be allowed to park there? What types of vehicles will park on the streets? Residents have strict limitations on parking boats and RVs, even in their own driveways. Will there be a limitation on the number of rental units? Can some controls be enshrined in the by-laws to limit these risks?

- We understand that DLC believes that there is a loss of money and taxes to Kelowna and Vernon because there is insufficient hotel/motel space (heads in beds) to accommodate visitors. They believe a hotel will provide a positive economic benefit. We are not aware of any economic study or data to support this premise. Given the lack of data, it is equally likely that there will be a greater economic benefit with long-term rentals because people will be living and spending money in the community year-round versus a few months of year during the summer for short-term rental.

- Residents also question how will further commercial development be managed, and what will be impact of increased pressure on traffic and noise concerns?

The Developer of Zara has previously stated to Council that "they do not want AirBnB Party Hotel". The current request for re-zoning is much more conducive to this exact outcome.

Sincerely,

Name, Address

WILLIAM C. VEITCH.

 SLATEVIEW CRES.

LAKE COUNTRY BC

V4V-2T4

NORA V. VEITCA



**Makayla Ablitt**

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**From:** Jeff Keen [REDACTED]  
**Sent:** Thursday, October 31, 2024 7:43 AM  
**To:** Mayor and Council  
**Subject:** Zara Development  
**Attachments:** District of Lake Country ZARA.pdf

You don't often get email from [REDACTED] [Learn why this is important](#)

Please see attached letter in opposition to the Zoning Amendment Application (Zoning Amendment Bylaw 1243, 2024) to amend the DC3-Direct Control 3 zone (Lakestone) to add a Secondary Use as "Strata Hotel/Motel" to the Zara properties.

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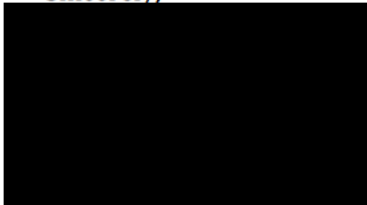
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Sincerely,



Jeff Keen

█ Marble Ledge Drive

Lake Country, B.C.

V4T2T4

## Makayla Ablitt

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**From:** Mayor and Council  
**Sent:** Thursday, October 31, 2024 1:11 PM  
**To:** Makayla Ablitt  
**Subject:** FW: Zara Rezoning

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**From:** Vicki Heiss [REDACTED]  
**Sent:** Thursday, October 31, 2024 12:58 PM  
**To:** Mayor and Council <mayorandcouncil@lakecountry.bc.ca>  
**Subject:** Zara Rezoning

You don't often get email from [REDACTED] [Learn why this is important](#)

Oct. 31, 2024

To Lake Country City Council,

I have lived in Lake Country for almost 20 years. In 2017, we sold our business and were required to move from our home on Camp Rd. We looked at places in Kelowna and in West Kelowna but decided to stay in Lake Country for its quiet, family atmosphere. We built our house on Benchland Drive in 2018 and moved in in 2019, being one of the first families to move into the Benchland area. We were unaware at that time that a condo was going to be built in our neighbourhood but when we did hear about it assumed it would be for long term residents. We were surprised and disappointed when we learned that some of the units would be sold as short term rentals.

When the government announced that STRs would not be allowed in municipalities of more than 10,000 people with a less than 3% rental vacancy, we assumed that would be the end of STR's in Zara. It wasn't until the 1st and 2nd readings of council minutes regarding the rezoning of Zara came to light that we found out that Dominion Contractors were trying to skirt the rules by making it a hotel/motel. We are extremely upset by the council considering this option given that there is still a strong demand for rentals in our community in this demographic as demonstrated by your own 2023 housing report.

Having STRs in our neighbourhood will change the friendly, community atmosphere we have come to know and love about Lakestone. We believe that noise, traffic, parking, especially with the courts in close proximity to the condo will become a nightmare for bylaw and police to enforce and the community will suffer. We also believe that our property values will decline. We understand that the developer has told council it intends that only 30-40% of condos will be in the STR pool and must be 5-7 day rental. How would this be enforced? If it is by the strata alone, what would stop that from changing, especially if long term owners decide they can no longer live in a building of this type. We have had many promises from Dominion since they started building Zara and they have fallen well short of those promises so I take anything they say with a grain of salt.

In closing, I would hope all of council takes a closer look at this development and ask yourselves if you would be happy living next to a hotel/motel in a family neighbourhood.

Sincerely,  
Vicki Heiss

[Sent from Yahoo Mail for iPad](#)

**Makayla Ablitt**

**From:** Robert Stockman [REDACTED]  
**Sent:** Wednesday, October 30, 2024 2:56 PM  
**To:** Mayor and Council  
**Subject:** Zara Rezoning Proposal

You don't often get email from [REDACTED] [Learn why this is important](#)

District of Lake Country

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We understand that our residential property values could be negatively impacted (i.e. go down in value ) by allowing a hotel nearby. To note: This would be also a negative impact to the District of Lake Country if assessments result in decrease of taxes, thereby reducing this rich revenue stream back to the district.

The Developer of Zara has previously stated to Council that “they do not want AirBnB Party Hotel”. The current request for re-zoning is much more conducive to this exact outcome.

Sincerely,

Robert and Paula Stockman

█ Centrestone Dr

Lake Country BC

**Makayla Ablitt**

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**From:** Lisa Shaw-MacLaren [REDACTED]  
**Sent:** Wednesday, October 30, 2024 2:50 PM  
**To:** Mayor and Council  
**Subject:** Zara Development and Zoning

You don't often get email from [REDACTED] [Learn why this is important](#)

District of Lake Country – Mayor and Council

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Sincerely,

Lisa Shaw-MacLaren  
[REDACTED] Beacon Hill Cres  
Lake Country BC V4V 0A9



**Makayla Ablitt**

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**From:** SANDI RUTLEDGE [REDACTED]  
**Sent:** Wednesday, October 30, 2024 11:00 AM  
**To:** Mayor and Council  
**Subject:** Zoning Amendment - Zara Properties  
**Attachments:** SMWP-SGHO-H24103011330.pdf

You don't often get email from [REDACTED] [Learn why this is important](#)

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Sincerely,

*Sandra Rutledge*

Sandra Rutledge  
[REDACTED] – Beacon Hill Drive  
Lake Country AB V4V 2A9

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Money is to be respected; one of the worst things you can do is handle another person's money without respect for how hard it was to earn. T. Boone Pickens Jr.

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Residents have been led to believe that this will be returned to park area which is desperately needed for young children in the community. Will RV's, etc. be allowed to park there? What types of vehicles will park on the streets? Residents have strict limitations on parking boats and RVs, even in their own driveways. Will there be a limitation on the number of rental units? Can some controls be enshrined in the by-laws to limit these risks?

● We understand that DLC believes that there is a loss of money and taxes to Kelowna and Vernon because there is insufficient hotel/motel space (heads in beds) to accommodate visitors. They believe a hotel will provide a positive economic benefit. We are not aware of any economic study or data to support this premise. Given the lack of data, it is equally likely that there will be a greater economic benefit with long-term rentals because people will be living and spending money in the community year-round versus a few months of year during the summer for short-term rental.


● Residents also question how will further commercial development be managed, and what will be impact of increased pressure on traffic and noise concerns?

**The Developer of Zara has previously stated to Council that “they do not want AirBnB Party Hotel”. The current request for re-zoning is much more conducive to this exact outcome.**

Sincerely,



Sandra Rutledge

 – Beacon Hill Drive  
Lake Country AB V4V 2A9

**From:** [Steve Lea](#)  
**To:** [Mayor and Council; Planning](#)  
**Subject:** Zara Development - 9652 and 9654 Benchland Drive -Zoning Amendment Bylaw 1243, 2024  
**Date:** Wednesday, October 30, 2024 12:21:33 PM

---

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

**Dear Mayor and Councillors,**

I am writing to voice my strong opposition to the proposed zoning amendment allowing for the development of a hotel in our neighbourhood. As a resident of Lake Country at [REDACTED] Benchland Dr, I believe that this project is not appropriate for our community, and I have several concerns regarding its potential impact.

### **1) Unsuitable Location for a Hotel**

The proposed site is in a single-family residential neighbourhood, which is designed to maintain a quiet, low-density atmosphere. The introduction of a commercial establishment like a hotel would disrupt the character of the area, bringing increased noise, traffic, and a transient visitor population. This would have a detrimental effect on the peaceful environment that local residents cherish.

### **2) Increased Traffic, Safety Risks, and Bylaw Enforcement Issues**

The development of a hotel in this neighbourhood would significantly increase traffic levels, which raises serious safety concerns, especially for families with young children. The streets in our area are not equipped to handle the additional volume of vehicles that would come with a hotel, including guest traffic and service deliveries.

Furthermore, there is the issue of potential bylaw violations. Hotels typically generate more noise, parking challenges, and security issues than a residential area is accustomed to. This would likely lead to frequent bylaw complaints from residents, particularly during busy tourist seasons. Unfortunately, Lake Country's limited bylaw enforcement resources are already stretched thin. Managing the increase in complaints and ensuring compliance with regulations would place an even greater strain on these resources, leaving residents without adequate support to address these concerns.

### **3) Misalignment with Provincial Housing Priorities**

This proposal also runs counter to provincial and local housing goals. The recent ban on short-term rentals was introduced to increase long-term housing availability, and this hotel development does nothing to contribute to that goal. According to the 2023 Housing Report prepared by the District of Lake Country, there is a significant shortage of affordable housing, especially in smaller unit sizes such as 1-2 bedroom homes. The focus should be on projects that increase long-term housing stock, not short-term accommodations that only serve tourists.

### **4) Strata Council Burden**

Finally, the responsibility of managing a hotel would fall to the strata council, which is typically focused on residential matters like maintenance and community rules. Expecting a strata council, often made up of volunteers, to handle the complexities of running a commercial hotel operation is unrealistic and places an unfair burden on them. Issues such as noise complaints, parking problems, and the upkeep of shared spaces are far beyond the scope of what a residential strata is prepared to manage. This would undoubtedly lead to conflict

within the community.

For these reasons, I urge the Council to reject this zoning amendment. The development of a hotel in a single-family residential neighbourhood would have long-lasting negative consequences for the community and would not align with Lake Country's housing needs or planning goals.

Thank you for considering my perspective, and I trust you will make a decision in the best interest of our community.

Sincerely,

Steve Lea



**Makayla Ablitt**

---

**From:** Steve Lea [REDACTED]  
**Sent:** Wednesday, October 30, 2024 12:21 PM  
**To:** Mayor and Council; Planning  
**Subject:** Zara Development - 9652 and 9654 Benchland Drive -Zoning Amendment Bylaw 1243, 2024

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

**Dear Mayor and Councillors,**

I am writing to voice my strong opposition to the proposed zoning amendment allowing for the development of a hotel in our neighbourhood. As a resident of Lake Country at 9562 Benchland Dr, I believe that this project is not appropriate for our community, and I have several concerns regarding its potential impact.

**1) Unsuitable Location for a Hotel**

The proposed site is in a single-family residential neighbourhood, which is designed to maintain a quiet, low-density atmosphere. The introduction of a commercial establishment like a hotel would disrupt the character of the area, bringing increased noise, traffic, and a transient visitor population. This would have a detrimental effect on the peaceful environment that local residents cherish.

**2) Increased Traffic, Safety Risks, and Bylaw Enforcement Issues**

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Thank you for considering my perspective, and I trust you will make a decision in the best interest of our community.

Sincerely,

Steve Lea  




## Makayla Ablitt

---

**From:** Janet George [REDACTED]  
**Sent:** Wednesday, October 30, 2024 11:20 AM  
**To:** Mayor and Council  
**Subject:** Zara

You don't often get email from [REDACTED] [Learn why this is important](#)

District of Lake Country

Concerned Lakestone Community Residents respectfully request further information and consideration of our input with regard to the Zoning Amendment Application (Zoning Amendment Bylaw 1243, 2024) to amend the DC3-Direct Control 3 zone (Lakestone) to add a Secondary Use as “Strata Hotel/Motel” to the Zara properties.

Residents have not been properly informed, and have not had sufficient time, or the opportunity to review information on this proposal and provide their input to Council. (LakestoneHomeowners, Owners of Zara properties, Bridgeview Homeowners). We believe that decisioning on this issue has been ad hoc, and that DLC has not adequately considered fully the ramifications of the proposed amendment and Council’s obligations to area residents. Nor do we believe that the alignment, intention, and legality of this proposal under provincial rules and regulations has been properly considered. Residents living and supporting this community has not been adequately considered.

Residents are requesting that the proposed amendment be declined.

We submit the following issues for consideration, although due to time limitations and lack information available on the proposed amendment, there may be other issues not yet identified.

- This is not the location in Lake Country for a hotel. Proximity to residences is too close. Noise, traffic, and other safety and community livability concerns are significant.
- With regard to a hotel location, there are no amenities to support added transient volume. There is inadequate traffic infrastructure, such as the intersection of Glenmore Road and Okanagan Centre Road, and within the Lakestonecommunity. There will be additional strain on RCMP and by-law enforcement resources to deal with issues such as disorderly conduct (people partying), parking and noise levels due to this inappropriate location. There is no accountability with hotel guests to be good neighbours.
- There will be increased pressure and conflict on amenities for Lake Country residents, such as limited waterfront access at Lakestone, parking on streets, pickleball and tennis facilities. Is DLC prepared to monitor and enforce pickleball playing rights, noise complaints, parking

complaints, littering and crowds at the dock/waterfront, etc.? There is already high demand for these facilities and they should be available to Lake Country residents, not a proportionately increased number of non-residents.

- Provincial legislation has been passed to provide more long-term rental availability. Lake Country has identified the need for long-term rental (Housing Needs Report June 2023) and staff have indicated that vacancy rates for long-term rentals are essentially zero (no vacancy). Long-term rental is desperately needed in DLC and this zoning is much more aligned with the Lakestone community makeup and existing zoning.
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The Developer of Zara has previously stated to Council that “they do not want AirBnB Party Hotel”. The current request for re-zoning is much more conducive to this exact outcome.

Sincerely,

Janet George

██████████

██████████ Tyndall Road

Lake Country

V4V 09N

Sent from my iPhone

**From:** [Lauren Gaglardi](#)  
**To:** [Planning](#)  
**Subject:** FW: Opposition to Hotel Zoning for the Zara Building in Lakestone  
**Date:** Wednesday, October 30, 2024 9:48:44 AM

---

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Development Team,

Please see below. I just learned I should include this email address. Thanks!

---

**From:** Lauren Gaglardi [REDACTED]  
**Date:** Wednesday, October 30, 2024 at 9:42 AM  
**To:** <lewis@lakecountry.bc.ca>, <brett@lakecountry.bc.ca>, <patel@lakecountry.bc.ca>, <irvine@lakecountry.bc.ca>, <reed@lakecountry.bc.ca>, <mckenzie@lakecountry.bc.ca>, <ireland@lakecountry.bc.ca>  
**Subject:** Opposition to Hotel Zoning for the Zara Building in Lakestone

Dear Mayor and Council,

**With regard to the Zoning Amendment Application (Zoning Amendment Bylaw 1243, 2024) to amend the DC3-Direct Control 3 zone (Lakestone) to add a Secondary Use as "Strata Hotel/Motel" to the Zara properties:**

I am writing to express my opposition to granting strata hotel/motel zoning to the Zara building in the Lakestone area.

Lakestone is a residential community, and while I understand that recent changes to laws regarding short-term rentals like Airbnb may have impacted purchasers and developers relying on rental income, altering the zoning to allow for a hotel is not an appropriate solution. Residents who invested in Lakestone as a peaceful residential area should not have their quality of life compromised due to a potentially risky investment by others.

I recognize that Lake Country may benefit from a higher-end hotel, but such development belongs in a commercial zone, not in the heart of a residential neighborhood. The approval to increase the height of the Zara building to six stories was already a significant change that impacted the character of the area and the privacy of its residents. Allowing hotel zoning, with the transient nature of guests and the associated disruptions, would degrade the neighborhood.

I am concerned about increased traffic, parking issues, noise, and the likelihood of rule violations that current residents are expected to adhere to—such as restrictions on boats and trailers. This is not in line with the vision of Lakestone as a high-end, exclusive, and tranquil community.

I also want to note that this zoning change appears to have moved forward without adequate communication to residents. Many of us only learned of this through reading DLC meeting highlights, rather than being properly informed. Residents deserve the opportunity to fully understand the implications and seek

appropriate counsel.

I understand the developers may be in a challenging position with the Zara building situation due to the short term rental law changes, but the solution cannot come at the cost of the hundreds of people who call Lakestone home.

**I urge you to reject the proposal for hotel zoning and protect the character and value of our community.**

Thank you for considering my concerns.

Sincerely,

Lauren Gaglardi  
[REDACTED] Lakestone Drive  
Lake Country, BC  
V4V2T4

**Makayla Ablitt**

---

**From:** Chris Evans [REDACTED]  
**Sent:** Wednesday, October 30, 2024 9:30 AM  
**To:** Mayor and Council  
**Subject:** Fwd: Zara Proposal  
**Attachments:** Chris letter to Mayor.pdf

You don't often get email from [REDACTED] [Learn why this is important](#)

Please see attached signed letter.

Chris Evans, Owner



Office: 250.859.6778  
<https://www.bree-linkplumbingandheating.ca/>

----- Forwarded message -----

**From:** LCAA - LakeStone Communities Amenities Association - No Reply <[no-reply@ezcondotools.com](mailto:no-reply@ezcondotools.com)>  
**Date:** Wed, Oct 30, 2024 at 9:02 AM  
**Subject:** Zara Proposal  
**To:** [REDACTED]

**Please Do Not Reply to this Email Address**

**You have a notification from LCAA - LakeStone Communities Amenities Association**

The committee that has organized to oppose the ZARA hotel/motel dedication in Lakestone has asked that the membership receive this letter as a format letter to send to your local DLC council. The LCAA board is not involved and is only forwarding on behave of the members.

These notifications from LCAA - LakeStone Communities Amenities Association are powered by [EZ Condo. Login](#)

For support with your EZ Condo application email [support@ezcondotools.com](mailto:support@ezcondotools.com)

To unsubscribe from LCAA - LakeStone Communities Amenities Association notifications click [Unsubscribe](#)

For assistance regarding your community please contact your manager.

Kind regards,

Associated Property Management (2001) Ltd.

1441 St. Paul Street, Kelowna, BC V1Y 2E4

1-877-612-0025 (tf)

250-712-0025 (o)

250-869-8835 (d)

250-712-2265 (fax)

[www.associatedpm.ca](http://www.associatedpm.ca)

Serving you since 1902

This email address is to be used only for the purpose of the strata corporation and/or their agent for providing outgoing notice or other record or document that the strata corporation is required or permitted to give to a person under the Strata Property Act, the regulations, the bylaws or the rules. The sender's email address or any other addresses within this electronic document cannot otherwise be used to send a notice or other record or document that is required or permitted under the Strata Property Act, the regulations, the bylaws or the rules to the strata corporation.

To download and read the attachment, you will need Adobe Acrobat Reader. If you do not have it installed, you can [click here to download and install](#) it.

For those who wish to email the District councillors, you'll find the link to their emails below, once you've opened an email to the councillor you can copy and edit the text below. REMEMBER to enter your name and address at the bottom of the letter before sending.

<https://www.lakecountry.bc.ca/government/mayor-council>

District of Lake Country

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We submit the following issues for consideration, although due to time limitations and lack information available on the proposed amendment, there may be other issues not yet identified.

- This is not the location in Lake Country for a hotel. Proximity to residences is too close. Noise, traffic, and other safety and community livability concerns are significant.
- With regard to a hotel location, there are no amenities to support added transient volume. There is inadequate traffic infrastructure, such as the intersection of Glenmore Road and Okanagan Centre Road, and within the Lakestone community. There will be additional strain on RCMP and by-law enforcement resources to deal with issues such as disorderly conduct (people partying), parking and noise levels due to this inappropriate location. There is no accountability with hotel guests to be good neighbours.
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The Developer of Zara has previously stated to Council that "they do not want AirBnB Party Hotel". The current request for re-zoning is much more conducive to this exact outcome.

Sincerely,  
Name, Address

Chris Evans

Owner Operator of Bree-link Plumbing and Heating Locally employing 28 people in Lake Country. We are all very upset

Home [REDACTED] Bench land drive V4V 0A4

Work 9500 Jim bailey Road.



**Makayla Ablitt**

---

**From:** Sheryl Elsom [REDACTED]  
**Sent:** Wednesday, October 30, 2024 1:09 PM  
**To:** Mayor and Council  
**Subject:** Lakestone Zoning Amendment Application

You don't often get email from [REDACTED] [Learn why this is important](#)

District of Lake Country

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Sincerely,

Sheryl Wood (previously Elsom)

Beacon Hill Dr, Lake Country, B.C. V4V 0A9

**Makayla Ablitt**

---

**From:** Eric Dickie [REDACTED]  
**Sent:** Wednesday, October 30, 2024 9:48 AM  
**To:** Mayor and Council  
**Subject:** Zara

You don't often get email from [REDACTED] [Learn why this is important](#)

District of Lake Country

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Sincerely,  
Eric Dickie

██████ Marble Ledge Drive

Eric Dickie  
Delta Geothermal Ltd.

████████████████████  
Phone ██████████  
<http://deltageothermal.com>

**Makayla Ablitt**

**From:** Diane Crawford [REDACTED]  
**Sent:** Wednesday, October 30, 2024 9:29 AM  
**To:** Mayor and Council  
**Subject:** Zara Development at Lakestone

You don't often get email from [REDACTED]. [Learn why this is important](#)

District of Lake Country

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- Residents also question how will further commercial development be managed, and what will be impact of increased pressure on traffic and noise concerns?

The Developer of Zara has previously stated to Council that "they do not want AirBnB Party Hotel". The current request for re-zoning is much more conducive to this exact outcome.

Sincerely,  
Diane Crawford  
█ Limestone Drive  
Lake Country, BC  
V4V 2T4

**Makayla Ablitt**

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**From:** Jenny Clough [REDACTED]  
**Sent:** Wednesday, October 30, 2024 11:11 AM  
**To:** Mayor and Council  
**Subject:** Zara Properties

You don't often get email from [REDACTED] [Learn why this is important](#)

District of Lake Country  
 Mayor and Council

Concerned Lakestone Community Residents respectfully request further information and consideration of our input with regard to the Zoning Amendment Application (Zoning Amendment Bylaw 1243, 2024) to amend the DC3-Direct Control 3 zone (Lakestone) to add a Secondary Use as "Strata Hotel/Motel" to the Zara properties.

Residents have not been properly informed, and have not had sufficient time, or the opportunity to review information on this proposal and provide their input to Council. (Lakestone Homeowners, Owners of Zara properties, Bridgeview Homeowners). We believe that decisioning on this issue has been ad hoc, and that DLC has not adequately considered fully the ramifications of the proposed amendment and Council's obligations to area residents. Nor do we believe that the alignment, intention, and legality of this proposal under provincial rules and regulations has been properly considered. Residents living and supporting this community has not been adequately considered.

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Sincerely,  
Jenny and Doug Clough  
██████████ Benchland Drive  
Lake Country



**Makayla Ablitt**

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**From:** David Bradshaw [REDACTED]  
**Sent:** Wednesday, October 30, 2024 2:57 PM  
**To:** Mayor and Council  
**Subject:** Zoning Amendment Application (Zoning Amendment Bylaw 1243, 2024)

You don't often get email from [REDACTED] [Learn why this is important](#)

District of Lake Country

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Sincerely,

Dave Bradshaw

█ Beacon Hill Cres

**From:** [Grant Stevens](#)  
**To:** [Planning](#)  
**Subject:** Zara (Dominium) Rezoning Application - Z0000339  
**Date:** Tuesday, October 29, 2024 6:06:21 AM

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Good Morning,

I have lived in the Okanagan Valley full time for 28 years and have been a Lake Country resident [REDACTED] Benchland Dr) since June 2020.

I understand that that Dominium, the developer at Zara has made an application to change the zoning of the condominium development to a Strata/Hotel use, and that the application is slated for a public hearing Nov 5<sup>th</sup>. While I understand there is a groundswell of public interest (opposition) to the application, I am seeking to better understand the background and practical realities of the zoning change before making decision in support or opposition.

I believe that the planning department would have reviewed that re-zoning application and made a supporting recommendation to council in order to be considered by council.

I am hoping you are willing to share the rational for supporting this change. Specifically, is there a report that:

- explains why this change benefits Lake Country and the local community
- outlines what factors were considered in support of the application
- what considerations, risks or impacts to the local community were considered or reviewed with respect to supporting the change

I would also like to understand if the District of Lake Country has any other properties with Strata/Hotel designation, and what, if any issues have arisen from that designation / zoning application?

I apologize in advance if this information is available on-line, as I searched the District website but was unable to find it.

Thank you kindly. Grant

Grant Stevens  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



**From:** [Georges Soaré](#)  
**To:** [Bib Patel](#); [Cara Reed](#); [Heather Irvine](#); [Michael Lewis](#); [Todd McKenzie](#); [Tricia Brett](#); [Blair Ireland](#); [Mayor and Council](#); [Planning](#); [Planning](#)  
**Cc:** [Kelly Soaré](#); [REDACTED]; [Georges Soaré](#)  
**Subject:** Kelly and Georges Soare (residents) in OPPOSITION to proposed Zoning Amendment re Zara/Hotel  
**Date:** Wednesday, October 30, 2024 11:26:56 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Resident's Letter to Councillors re Proposed Zoning Amendment - Zara-Hotel.docx.pdf](#)  
**Importance:** High

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mayor, Councillors and Planning team,

My wife and I have a home in Lake Country, in the Lakestone community. We wish to register with you our strong opposition to the proposed zoning amendment named above.

Please see our letter, attached, spelling out our concerns.

We thank you in advance for your due consideration.

Kind regards,

Georges & Kelly  
9708 Benchland Drive,  
Lake Country, BC

[Georges A. Soaré \(He/Him - Il/Lui\)](#)

Partner

[REDACTED]  
[REDACTED] M [REDACTED]

**HUGESSEN**  
CONSULTING

Richmond-Adelaide Centre

[REDACTED]  
T [REDACTED] W [REDACTED]



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Kelly and Georges Soaré  
[REDACTED] Benchland Drive  
Lake Country, BC  
V4V 0A5

Wednesday, October 30, 2024

Attention: Mayor, City Councillors and Planning Staff, Lake Country

**Re: Zoning Amendment Bylaw 1243, 2024 (Zara/Hotel)**

**REQUEST: Such Amendment be DECLINED**

Concerned Lakestone Community Residents respectfully request further information and consideration of our input with regard to the Zoning Amendment Application (Zoning Amendment Bylaw 1243, 2024) to amend the DC3-Direct Control 3 zone (Lakestone) to add a Secondary Use as "Strata Hotel/Motel" to the Zara properties.

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- Residents also question how will further commercial development be managed, and what will be impact of increased pressure on traffic and noise concerns?

The Developer of Zara has previously stated to Council that "they do not want AirBnB Party Hotel". The current request for re-zoning is much more conducive to this exact outcome.

Sincerely,

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

Kelly & Georges Soaré

 Benchland Drive, Lake Country



**From:** [Mayor and Council](#)  
**To:** [Planning; Makayla Ablitt](#)  
**Subject:** FW: Zoning Amendment Application Lakestone  
**Date:** Wednesday, October 30, 2024 8:52:30 AM

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**From:** Cheryl Hume [REDACTED]  
**Sent:** Tuesday, October 29, 2024 10:53 PM  
**To:** Mayor and Council <mayorandcouncil@lakecountry.bc.ca>  
**Subject:** Zoning Amendment Application Lakestone

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor and Councillors,  
District of Lake Country

Concerned Lakestone Community Residents respectfully request further information and consideration of our input with regard to the Zoning Amendment Application (Zoning Amendment Bylaw 1243, 2024) to amend the DC3-Direct Control 3 zone (Lakestone) to add a Secondary Use as “Strata Hotel/Motel” to the Zara properties.

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Sincerely,

Cheryl Hume

█ Kimberlite Drive

Lakestone

**From:** [REDACTED]  
**To:** [Tricia Brett](#)  
**Cc:** [Blair Ireland](#); [Heather Irvine](#); [Bib Patel](#); [Cara Reed](#); [Michael Lewis](#); [Todd McKenzie](#); ["Bob Heiss"](#); ["Lynn Haley"](#); ["Mike Nash"](#); [Planning](#)  
**Subject:** Proposed rezoning of Zara project in Lakestone  
**Date:** Tuesday, October 29, 2024 1:15:52 PM

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Hello Tricia.

Unfortunately, you were not able to attend our meeting of Lakestone residents last night, nor the one a week earlier. In both cases, the turnout was large and vocal. I say unfortunately because you missed an opportunity to see, firsthand, the level of opposition there is to the proposed Zara zoning change. **We have over 400 signatures on a petition to stop this zoning change and this number is growing.**

I want to summarize just some of the key points raised by the meeting participants.

- Apparently, the Zara unit owners have not been consulted by the developer, Dominionium, about the proposed zoning change. This proposal appears to be being pushed by Dominionium and a handful of unit owners to circumvent provincial legislation, which was intended to encourage more long-term rentals.
- The location of this property is not suitable for short-term vacation rentals. Lake Country does not have a golf course or a ski centre and this property is not on a lake.
- There has been insufficient analysis of the impact on traffic, parking and noise.
- The original concept was to allow short-term rentals via Airbnb or similar arrangement whereby each individual owner would have control over their renters. This is vastly different than a hotel concept where owners have no say or control over who rents their unit.
- Other properties in the Okanagan have attempted the mixed-use model of owner-occupied, and long-term and short-term renters. The results have been disastrous mainly because short-term renters do not share community values.
- What controls will be in place to safeguard the interests of the community after a strata takes charge of the property.

You are our representative and voice on the DLC Council. You should represent the interests of the vast majority of residents, not the those of Dominionium and a handful of Zara unit owners.

The options at the November 5 public hearing are as follows. Vote down the proposed zoning change, or failing that, at least reschedule the public hearing until a complete and proper study of the proposal had been completed and all stakeholders have had an opportunity to make an informed decision. There is no need to rush this decision. The building is still under construction and occupancy is many months away.

As a minimum, those in favour of the zoning change should present to Council, a detailed plan as to how the following issues will be addressed:

- 24/7 front desk staffing
- Cleaning and maintenance
- Traffic and parking around the hotel, especially for boats and trailers
- Noise and disturbance control, considering that we do not have 24/7 police presence in Lake Country.
- Minimum 7 night stays to minimize disruption.
- That the Zara unit owners have been advised in writing of the developer's intention to create a strata hotel and that the owners are in favour of it.
- If this zoning change is approved, what prevents this property from being converted to 100% hotel use over time.

Thank you for your consideration.

Robert Girardin

**From:** [Sue Gibb](#)  
**To:** [Planning](#)  
**Subject:** Re Zara hotel and new zoning  
**Date:** Tuesday, October 29, 2024 9:52:35 PM

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I was under the impression that any property to be rezoned required a re-zoning signage to be put up on the location site as well as near affected areas.

How is it that this Dominion company can get away with trying to sneak a new rezoning permit through. As well with the homeless situation this does not address this issue. The new rezoned hotel is not near any amenities and would be placed in the middle of a residential subdivision. The traffic accessing Glenmore road is horrific now in the morning and afternoon, imagine what it would be like with tourists who do not know their way around.

I have sent a letter off to BC Housing authority to also ask the question, as to why when there are such shortages on long term rentals and housing the the District of Lake Country would even consider the rezoning.

A very concerned resident of Lake Country!

Gerald Gibb

**From:** [Mayor and Council](#)  
**To:** [Planning](#)  
**Cc:** [Makayla Ablitt](#)  
**Subject:** FW: Lakestone  
**Date:** Tuesday, October 29, 2024 4:07:31 PM

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-----Original Message-----

From: Camille Mangatal [REDACTED]  
Sent: Tuesday, October 29, 2024 4:05 PM  
To: Mayor and Council <mayorandcouncil@lakecountry.bc.ca>  
Subject: Lakestone

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

District of Lake Country

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With regard to the Zara project, the proposed amendment severely limits the ability of DLC and Residents to respond to concerns about how the Strata impacts neighbours and the broader community. As far as we can tell, there are many unanswered questions. For example, some of the concerns are parking adjacent to the current building. Does re-zoning cover the park area? Residents have been led to believe that this will be returned to a park area which is desperately needed for young children in the community. Will RV's, etc. be allowed to park there? What types of vehicles will park on the streets? Residents have strict limitations on parking boats and RVs, even in their own driveways. Will there be a limitation on the number of rental units? Can some controls be enshrined in the by-laws to limit these risks?

We understand that DLC believes that there is a loss of money and taxes to Kelowna and Vernon because there is insufficient hotel/motel space (heads in beds) to accommodate visitors. They believe a hotel will provide a positive economic benefit. We are not aware of any economic study or data to support this premise. Given the lack of data, it is equally likely that there will be a greater economic benefit with long-term rentals because people will be living and spending money in the community year-round versus a few months of year during the summer for short-term rental.

Residents also question how will further commercial development be managed, and what will be impact of increased pressure on traffic and noise concerns?

The Developer of Zara has previously stated to Council that "they do not want AirBnB Party Hotel". The current request for re-zoning is much more conducive to this exact outcome.

Sincerely,  
Graham and Camille Getz  
[REDACTED] Tyndall Road  
Winfield, BC  
Sent from my iPhone

**From:** [Douglas Baine](#)  
**To:** [Planning](#)  
**Subject:** Re-zoning of Zara at Limestone  
**Date:** Tuesday, October 29, 2024 11:21:43 AM

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[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Good day, we am writing to you as an owner at Zara at Limestone. We own unit [REDACTED] in the development and we are totally against any rezoning to allow for short term rentals in the property.

We were not advised that the developer was planning on submitting an application to rezone the property as a hotel and or allow short term rentals and we believe that the majority of the owners at Zara do not support a change in its zoning to allow for such rentals.

Warm regards

Douglas and Nancy Baine  
[REDACTED]

Sent from my iPhone

**From:** [Lynn Haley](#)  
**To:** [Planning](#); [Ruth Sulentic](#); [Ron Gmail](#)  
**Subject:** Resident Feedback regarding proposed Zoning Bylaw change for Zara Project  
**Date:** Monday, October 28, 2024 9:25:42 AM  
**Attachments:** [Letter to DLC.pdf](#)

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Hello,

Please see our concerns regarding this proposed change below. We would appreciate this being shared with and included in Councillor preparation for this meeting on November 5th. We understand there are over 300 community residents who have signed a petition. We hope our concerns will be considered.

Sincerely,

Ron and Lynn Haley

█ Benchland Ct, Lake Country, BC



## District of Lake Country

Concerned Lakestone Community Residents respectfully request further information and consideration of our input with regard to the Zoning Amendment Application (Zoning Amendment Bylaw 1243, 2024) to amend the DC3-Direct Control 3 zone (Lakestone) to add a Secondary Use as “Strata Hotel/Motel” to the Zara properties.

Residents have not been properly informed, and have not had sufficient time, or the opportunity to review information on this proposal and provide their input to Council. (Lakestone Homeowners, Owners of Zara properties, Bridgeview Homeowners). We believe that decisioning on this issue has been ad hoc, and that DLC has not adequately considered fully the ramifications of the proposed amendment and Council’s obligations to area residents. Nor do we believe that the alignment, intention, and legality of this proposal under provincial rules and regulations has been properly considered. Residents living and supporting this community has not been adequately considered.

Residents are requesting that the proposed amendment be declined.

We submit the following issues for consideration, although due to time limitations and lack information available on the proposed amendment, there may be other issues not yet identified.

- This is not the location in Lake Country for a hotel. Proximity to residences is too close. Noise, traffic, and other safety and community livability concerns are significant.
- With regard to a hotel location, there are no amenities to support added transient volume. There is inadequate traffic infrastructure, such as the intersection of Glenmore Road and Okanagan Centre Road, and within the Lakestone community. There will be additional strain on RCMP and by-law enforcement resources to deal with issues such as disorderly conduct (people partying), parking and

noise levels due to this inappropriate location. There is no accountability with hotel guests to be good neighbours.

- There will be increased pressure and conflict on amenities for Lake Country residents, such as limited waterfront access at Lakestone, parking on streets, pickleball and tennis facilities. Is DLC prepared to monitor and enforce pickleball playing rights, noise complaints, parking complaints, littering and crowds at the dock/waterfront, etc.? There is already high demand for these facilities and they should be available to Lake Country residents, not a proportionately increased number of non-residents.
- Provincial legislation has been passed to provide more long-term rental availability. Lake Country has identified the need for long-term rental (Housing Needs Report June 2023) and staff have indicated that vacancy rates for long-term rentals are essentially zero (no vacancy). Long-term rental is desperately needed in DLC and this zoning is much more aligned with the Lakestone community makeup and existing zoning.
- With regard to the Zara project, the proposed amendment severely limits the ability of DLC and Residents to respond to concerns about how the Strata impacts neighbours and the broader community. As far as we can tell, there are many unanswered questions. For example, some of the concerns are parking adjacent to the current building. Does re-zoning cover the park area? Residents have been led to believe that this will be returned to park area which is desperately needed for young children in the community. Will RV's, etc. be allowed to park there? What types of vehicles will park on the streets? Residents have strict limitations on parking boats and RVs, even in their own driveways. Will there be a limitation on the number of rental units? Can some controls be enshrined in the by-laws to limit these risks?

- We understand that DLC believes that there is a loss of money and taxes to Kelowna and Vernon because there is insufficient hotel/motel space (heads in beds) to accommodate visitors. They believe a hotel will provide a positive economic benefit. We are not aware of any economic study or data to support this premise. Given the lack of data, it is equally likely that there will be a greater economic benefit with long-term rentals because people will be living and spending money in the community year-round versus a few months of year during the summer for short-term rental.
- Residents also question how will further commercial development be managed, and what will be impact of increased pressure on traffic and noise concerns?

The Developer of Lakestone has previously stated to Council that “they do not want AirBnB Party Hotel”. The current request for re-zoning is much more conducive to this exact outcome.

Sincerely,

Lynn and Ron Haley

██████████ Benchland Court, Lake Country

**From:** [Devon Owen](#)  
**To:** [Planning](#)  
**Subject:** Zara STR approval  
**Date:** Sunday, October 27, 2024 5:59:19 PM

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Dear Planning Department,

I am writing to express my support for allowing short-term rentals in Zara. As a homeowner, my intention is to create a welcoming space for family gatherings, especially as my father lives nearby and I have a new baby. Our goal is to enjoy this home while also renting it out when we're not there to help cover the mortgage.

Short-term rentals not only benefit homeowners like me but also contribute positively to the local economy. The guests we attract are eager to explore the area, support local businesses, and engage in recreational activities. This influx of visitors helps sustain the vibrant community we all cherish.

Additionally, my 6 clients who purchased in the building share this vision and stand united in favour of short-term rentals, recognizing their potential to enhance the community while ensuring responsible usage. They have requested I write in on their behalf. We live in the lower mainland and were excited to have a vacation home to be able to utilize when we wanted and to rent out when we weren't able to be there.

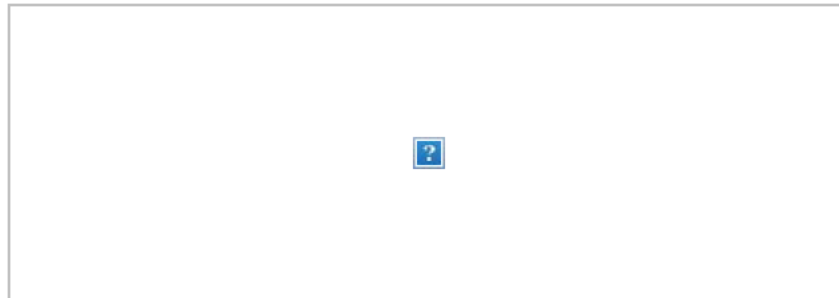
I kindly request that you allow rentals for a minimum of seven nights, as this would provide us with the flexibility we need while contributing to the economic vitality of the area.

Thank you for considering our request.

Kind regards,

Devon Owen

[REDACTED]



**From:** [Barb Pye](#)  
**To:** [Planning](#)  
**Cc:** [Bib Patel](#); [Cara Reed](#); [Heather Irvine](#); [Michael Lewis](#); [Todd McKenzie](#); [Tricia Brett](#); [Blair Ireland](#)  
**Subject:** Zoning Amendment Z0000339  
**Date:** Friday, October 25, 2024 1:37:25 PM

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Regarding the proposed Zoning Amendment (Z0000339) Bylaw 1243, 2024 to amend the DC3-Direct Control 3 zone (Lakestone) to add a Secondary Use as "Strata Hotel/Motel" at 9652 and 9654 Benchlands Drive

I am strongly against any zoning amendment that would add a Secondary Use as a Strata Hotel/Motel at the above address.

The location is not near any services, it is in a 100% strictly residential neighborhood. A neighbourhood that has approximately 347 SINGLE FAMILY residences, no restaurants, no shops, no doctors, no theaters, nothing other than homeowner and guest accessed amenities. Lake Country has just given the original developer approval for an additional 60+ single family residential homes to be constructed. That would of course put a hotel in the middle of 416 SINGLE FAMILY Homes.

Traffic congestion is already at a maximum for Okanagan Centre Road into Lakestone. Traffic from Okanagan Centre Road W onto Glenmore is horrendous. Large parts of Okanagan Centre Road are too narrow with zero shoulder, which makes passing any oncoming vehicle (let alone a large construction truck) death defying. Walking is impossible.

Lake Country needs to do better for the people that have chosen to make Lake Country their home not give preferential treatment to a Developer that has no ties to the community other than financial gain. The Developer will be gone once this project is completed, the 416 single family residents plus the 86 Zara condo owners will still be here supporting Lake Country. Approving this amendment will do nothing but create discord throughout a peaceful residential community.

Again, I am against this amendment.

Barbara Pye  
[REDACTED] Beacon Hill Drive  
Lake Country, B.C.

**From:** [REDACTED]  
**To:** [Mayor and Council](#)  
**Subject:** Invitation for all Council Members  
**Date:** Friday, October 25, 2024 10:11:40 AM

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[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Good Morning Lake Country Counsellors

My name is Richard Dornik and I live at [REDACTED] Benchland Drive in Lakestone, literally a stones throw from the Zara Development. I would like to extend an invitation to come by our neighbourhood for a coffee or beverage of your choosing to see first hand some of the challenges we are facing, such as loss of privacy, noise and light pollution, traffic congestion, fire lane access, and parking.

I think seeing first hand some of our challenges, before making any decisions on rezoning, is not only a wise decision but a necessity to get the whole picture.

Please reach out to us at [REDACTED] or [REDACTED] and let us walk you through our neighbourhood.

Regards

Richard Dornik  
Sent from my iPad

**From:** [Colin](#)  
**To:** [Planning](#)  
**Subject:** Zara at lake country  
**Date:** Thursday, October 24, 2024 5:38:53 PM

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[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To whom it may concern. I am writing this letter to explain the situation my family is in. We bought a presale unit in Zara development. The time we purchased the unit it was advertised as a short term rental property. The whole development is built to entertain as a resort style accomadation. The units are even designed like a hotel style room. Now we are told we will not be able to short term rent our unit. This puts us in a very bad financial situation as we were counting on the rental to cover some of the mortgage payments. It is very unlikely these units will rent as a long term affordable house. The price tag on the mortgage will be way to much for any average income family to afford the rent we will have to rent it for. So if it is too expensive for affordable housing I believe the best use for this accomadation is for short term rental. There are no hotels to stay at in lakecountry as we experienced this first hand when we went there to look at the property. We will be a prime example of rules put in place to help affordable housing that totally failed. These units are not affordable or designed to be affordable housing. Please consider allowing these units as short term rentals so that the many investors that are using their savings for an investment can not loose money and help the lakecountry economy thru tourism.  
Sent from my iPhone

**From:** [Mike Nash](#)  
**To:** [Planning](#)  
**Subject:** Zara re-zoning - Lakestone community  
**Date:** Wednesday, October 23, 2024 12:19:37 PM

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[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Good day,

We are residents of the Benchlands community at Lakestone. We love Lake Country and our neighbourhood. We fear that the potential re-zoning of the Zara property to a Hotel / Motel designation will impair the peace and tranquility of our space. Lakestone is not a resort community...it is our home.

You will hear much about specific concerns such as lack of parking, inadequate roads, pressure on community resources, worry about noise, partying, etc. We share all of those concerns and wish to add a specific grievance to the re-zoning.

The re-zoning of this property puts full control of the "hotel" in the hands of a Strata Council. We have seen a lot of mollifying comments about a minimum stay duration and a limit on the number of properties to be included in the rental pool. But, none of these supposed limitations give any assurance whatsoever that the Zara property won't slide toward one day rentals with all units in the pool.

It is very concerning to know that our neighbourhood might suffer from the influence of having any sort of short term rentals but it is intolerable to think that some Strata Council will be in a position to amend their bylaws to our further detriment.

It seems to us that you owe your allegiance to tax paying residents of Lakestone and not to investors in Zara.

Please reconsider any support you have for the re-zoning application.

Sincerely,  
Mike and Madeleine Nash  
[REDACTED] Centrestone Cres.  
Lake Country, B.C.  
Sent from my iPad



**From:** [Shannon Goddard](#)  
**To:** [Brian Zurek](#)  
**Subject:** Zara Project  
**Date:** Tuesday, October 22, 2024 2:29:44 PM

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[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hi Brian

Wanted to thank you for your time today, appreciate your patience with our many questions. Whilst driving away we thought of something we didn't bring up. Which is...Although Zara was being built with the intention of having short term rentals, the government has since mandated that there is a dire need for long term rentals. My question is this 'Why can't we honour that decision by the government? Why is the DLC trying so hard to get around this decision? Clearly there is a need for long term rentals in here as well.'

Once again...feel free to come by the neighbourhood so you can see first hand for yourself what is so concerning.

Regards

Shannon Goddard

Richard Dornik

[REDACTED] Benchland Dr.

**From:** [REDACTED]  
**To:** [Planning; Tricia Brett](#)  
**Cc:** [Kelley Marko](#)  
**Subject:** Public Hearing Submission, Zoning Amendment (Z0000339) Bylaw 1243, 2024  
**Date:** Tuesday, October 22, 2024 12:02:21 PM  
**Attachments:** [ZaraLakestoneZoning\\_2024-10-22.pdf](#)

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Community Services Department,

Attached is a submission for the upcoming Public Hearing on Zara at Lakestone, Zoning Amendment (Z0000339) Bylaw 1243, 2024.

Thank you. D. Scott Forfar

October 22, 2024

District of Lake Country  
Community Services Department  
10150 Bottom Lake Road  
Lake Country, BC V4V 2M1

Sent via email to [development@lakecountry.bc.ca](mailto:development@lakecountry.bc.ca)

Re: Public Hearing, Zoning Amendment (Z0000339) Bylaw 1243, 2024  
A Bylaw to Amend Zoning Bylaw 561, 2007

Dear Mayor and Council:

As residents of Lakestone (Highlands), we are writing to express concerns regarding the proposed changes to secondary zoning for *Zara at Lakestone* to allow a strata-titled hotel/motel.

Our concerns are as follows:

- The zoning change is clearly intended to bypass the Short-Term Rental Accommodations Act and is counter to the provincial goal of creating more long-term housing stock. B.C. is facing a housing crisis, with a shortage of all forms of attainable housing, including long-term rentals. The rise of the short-term rental of entire homes is taking away much needed homes for British Columbians. ([gov.bc.ca/housing-tenancy](http://gov.bc.ca/housing-tenancy))
- While the Lakestone Development Master Plan 2012 as approved by Council on May 8, 2012 did envision “residential and resort living” with overnight and short stay accommodation, the economic environment has changed. Locally, the Official Community Plan 2018 - 2038 and the Lake Country Housing Needs Report June 2023, validate that there is a low supply and high demand for multiple unit residential housing within the district. Allowing *Zara at Lakestone* to operate as a strata-titled hotel/motel would be contrary to the municipal goal of creating more long-term residential housing.

- With the proposed change, there would be no limit on the number of *Zara at Lakestone* units which could be enrolled in a short-term rental pool. According to the B.C. government, “The exemption for strata hotels and motels will apply to all units on a property, so there is consistent treatment of all the units” (gov.bc.ca/housing-tenancy); therefore, the entire property could become essentially a fully functioning hotel.
- Transient hotel occupants and the accompanying increased noise and traffic would be disruptive to the residential nature of the Lakestone community. As a homeowner whose property backs onto Tyndall Road, we’ve already seen a marked increase in noisy local traffic and speeding.
- In addition, to be exempt from principal-residence requirements, newly constructed strata hotels and motels, which were first capable of being occupied on or after December 8, 2023, must include certain hospitality services and a legal-use restriction preventing units from being used as principal residences (B.C. Reg. 268/2023). If any legal-use restrictions currently exist, the District should disclose those pre-existing restrictions in their zoning amendment motion.

While we are sympathetic to buyers who purchased units in *Zara at Lakestone* with promises of short-term rental income, those investors can still see a return on their investment by selling at completion for valuations more than pre-construction pricing or offering their units for longer-term tenancies.

For the preceding reasons, we hope the Council will reject Zoning Amendment (Z0000339) Bylaw 1243, 2024. Thank you for your consideration of our concerns.

Sincerely,

[REDACTED]

D. Scott Forfar and Kelley Marko

[REDACTED] Beacon Hill Dr

Lake Country, BC V4V 0A9

cc: Councillor Tricia Brett – Okanagan Centre  
brett@lakecountry.bc.ca

**From:** [Admin](#)  
**To:** [Planning; Mayor and Council](#)  
**Subject:** FW: November 5 Zara rezoning application  
**Date:** Tuesday, October 22, 2024 8:53:32 AM

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Good morning Starla & Kelly!

Please see the correspondence below received last night. Thank you!

**Makayla Ablitt**  
**Legislative & FOI Coordinator**  
**District of Lake Country**

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**From:** Joyce Stevens [REDACTED]  
**Sent:** Monday, October 21, 2024 8:49 PM  
**To:** Admin <admin@lakecountry.bc.ca>  
**Subject:** November 5 Zara rezoning application

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Good evening,

I would like to address council regarding the proposal to rezone Zara. I will be presenting on why the District of Lake Country **should not** consider the proposal for Zara to rezone.

Grant Stevens  
[REDACTED] Benchland Drive  
Lake Country

**From:** [Customer Service](#)  
**To:** [Planning](#)  
**Subject:** FW: Lakestone x Zara property zoning  
**Date:** Friday, October 18, 2024 9:24:57 AM

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**From:** Erin from G Adventures [REDACTED]  
**Sent:** Thursday, October 17, 2024 7:18 PM  
**To:** Customer Service <customerservice@lakecountry.bc.ca>  
**Cc:** Husband ❤️ [REDACTED]  
**Subject:** re: Lakestone x Zara property zoning

Hello.

My husband and I reside at #7 -10100 Tyndall Rd in Lakestone and have been happy to call Lake Country home since December 1, 2020. As relative newcomers here we've seen a lot of change in the area. Recently it's been brought to our attention that there's a request to re-zone the Zara lands (in Lakestone) to add "Strata Hotel/Motel" zoning as a secondary use and **want to register our official opposition to this request** for the following reasons:

1. The Zara properties were sold as condos and this is already under construction. Altering the land use midway through the project seems like the developers panicking about the new Airbnb laws in BC and not something that has been considered with local residents in mind.
2. The Lakestone area has never had short term rental zoning so I'm not sure why Zara should have an exception. It's not a ski resort.
3. Hotel/Motel zoning will likely bring unwanted noise and disruption into our quiet neighbourhood.
4. Parking is limited in Lakestone and the public parking by the tennis courts often overflows onto the streets.
5. Tyndall Rd is already busy with residents.
6. This would also potentially put added strain on our local police force.

Thank you in advance for your time and consideration.

Best,

**Erin & Jake Rogers**

**Makayla Ablitt**

---

**From:** Grant Stevens [REDACTED]  
**Sent:** Tuesday, November 05, 2024 8:18 AM  
**To:** Mayor and Council; Planning  
**Subject:** Zara (Dominium) Z0000-339 re-zoning submission  
**Attachments:** Z0000-339 Rezoning Submission - Stevens.pdf

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Please find attached my submission with respect to the public hearing regarding the Zara development re-zoning to Strata/Hotel designation.

Grant Stevens

CHIEF CORPORATE SERVICES OFFICER  
COMPANY SECURITY OFFICER, DESIGNATED OFFICIAL (CGP)

E [REDACTED]  
P [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

November 5, 2024

**District of Lake Country**

10150 Bottom Wood Lake Rd  
Lake Country, BC V4V 2M1

Attn: **Mayor & Council**  
Planning

[mayorandcouncil@lakecountry.bc.ca](mailto:mayorandcouncil@lakecountry.bc.ca)  
[development@lakecountry.bc.ca](mailto:development@lakecountry.bc.ca)

Dear Mayor & Council,

Re: **FILE #: Z0000-339 | Zoning Amendment Bylaw 1243, 2024**

I have been a resident of Lake Country for 4.5 years, living at [REDACTED] Benchland Drive. I am six houses or about 300' away from the Zara condo development and have been directly impacted by the construction (view scape, parking, noise, litter, and loss of park area). In fact, I have already spent over \$1000 on a mature tree line to block the Zara residents from looking into my yard, but my deck area remains exposed to the Zara residents sight lines on the upper two floors.

I live full time in the community and work full time as the Chief Corporate Services Officer at KF Aerospace, responsible for the employment of over 750 staff working at the Kelowna International Airport.

In considering and preparing my response to the re-zoning application, I have reached out to the District's Planning department, the Mayor, all of the Councilors, the Zara developer, and legal counsel over the last 2 weeks. I am disappointed that I have only had the opportunity to speak directly with three people regarding the reason / rational to support the application. In fact, I called and e-mailed the developer directly, asking to discuss the benefits of the re-zoning application, and never even had the courtesy of a response. **I believe that is a very telling response – as they are not even prepared to engage with their closest neighbors** (but I note they will respond to the media).

Thank you to Mayor Ireland, Bib Patel and Tricia Brett who answered my questions, as I wanted to develop an understanding of why the re-zoning would be beneficial to the District of Lake Country and the residents.

As I understand, the stated desire of the Council and District is to add additional hotel beds for tourism, return the developer to his original permitted uses (as the original master plan permitted a hotel), and to support the purchasers who may have bought into Zara as an investment. There was no mention of benefits to the local community.

I believe that is a poor rational for council and doesn't consider the residents or community concerns. **As a result, I am writing to request you turn down the Zara re-zoning application for the following reasons:**

- a) **We require housing for working people.** As a senior business leader in the Okanagan, I am keenly aware of the housing shortages our staff face, as well as potential staff we hope to bring to the Okanagan. The cost of housing is the number one barrier to relocation into the valley and



is stunting our growth and employment opportunities. Fewer short-term rentals will ease the long-term rental rates and costs. I understand the rental vacancy rate in Lake Country is close to 1%. I encourage you to preserve these new homes for the residents.

- b) **The Zara site was not originally designated (2006) as a hotel.** The original master plan called for a waterfront hotel, a golf course, and other amenities. The fact is the original plan looks nothing like the current master plan. Council should not be swayed to reconsider a concept presented nearly 20 years ago – as the community and world have changed significantly since then. There is no ‘resort’ concept left – we are a purely residential community.
- c) **The Condo area was always designated as a multi-family development.** I could not find anything in the purchase disclosure statement to suggest that the multi-family development may be available for short-term rentals. In fact, the map below, from the Lakestone website, is crystal clear (see #4) that it was intended for Multi-Family development. It would appear there were no plans for short term rentals based on the article featuring / quoting the developers.

I purchased my lot knowing there was a multi-family development slated for the entranceway. While there may have been informal discussion regarding rentals (I was unaware), the regulations, laws, and need for housing has changed significantly since the development began.

In this Nov 16, 2020 article, the Developer talks about their master planned community (reference): [Lakestone Living is Macdonald Development Corporation’s 1,365-residence planned community | Building Excellence](#)

*“As the land developer, Macdonald has teamed up with four CHBA member-builders through their “Preferred Builder” program. When a consumer purchases a lot in Lakestone, they agree to begin construction of their home within 24 months.*

*Lot purchase comes with a range of Restrictions on Title to ensure the community grows in accordance with the master plan and community vision. This includes architectural guidelines addressing the form and character of homes and subjects all proposed home designs to review and approval by the developer.*

*Other restrictions include a ban on short-term Airbnb-type rental arrangements, on-lot storage of boats and recreation vehicles, as well as lot alterations that are inconsistent with the overall community design and ambiance.*

*To date, the Waterside and Benchlands areas are essentially sold out, and development of the initial neighborhoods in the Highlands area is underway.”*



- d) **This is not just a confirmation of the developers plans.** The variance hearing in November 2020 may have mentioned a desire to rent units, but that was not the issue before council. Council (wrongly) agreed to vary the building height by two stories to improve aesthetics. They did not include specific permission to allow rentals in the development permit. The developer and council should not rely on the fact something was mentioned and it's 'approved' by virtue of the fact it wasn't specifically rejected. I often tell my family I'd like a larger boat and nobody says no, but that's not permission to proceed!
- e) **Rezoning to Strata/Hotel is not a 'return' to the original site plans.** There has been a lot of discussion about the fact the multi-family was 'expected' to have 30-40% of the units in a rental pool available for a 5-7 day period. I have no knowledge or evidence of this assertion, nor seen anything in writing to support it, but I have researched Strata/Hotel designation, and it clearly allows DAILY rentals provided certain conditions are met. Once designated it cannot be reversed and the developer and Strata have complete control of the rental application, regardless of Council and residents' desires. Societal views on short term rentals have changed significantly in recent years, and the use evidence clearly shows short term rentals are hard to regulate and create material burdens for neighbors (I only have to reference the 'party' house in Kelowna that is legal but directly impacting the neighborhood).
- If the re-zoning is passed, it will be an expansion of the allowable uses, not a return to 'original' plans.*** Council has an obligation to prevent the development from becoming a party hub in the community. **Council cannot protect the neighborhood with this re-zoning.**
- f) **The Lakestone neighborhood is not, and never will be a Resort Destination.** There are no nearby attractions, activities, or services, other than a few local wineries. Typical resort destinations are located on a golf courses, waterfronts, or tourist zone – not the middle of a residential area.
- g) **The '86 hotel beds' to support tourism is simply bad planning for a residential area.** Council should look to develop the tourist zones around the lakes and recreation facilities.

- h) **This re-zoning application only benefits the Zara Developer.** I believe the only reason the developer wishes to re-zone the property is to improve their ability to resell the units that didn't / won't close. If they were 100% sold out (as they indicated in 2022), there would be no reason to spend the time, money, and effort to rezone the property. They would simply complete the build and finalize the 86 purchase agreements.
- i) **The District and its residents will have no control over the future use of the units once they are re-zoned hotel/strata.** The district cannot renege on a re-zoning at a later date, even with council or legislative changes, as zoning granted becomes grandfathered. The District also loses all control over any rental restrictions in the future. While the Developer may say they will only have 5-day rentals, that is a promise, not an obligation, and the developer and strata cannot be held accountable for 'changing their mind'.

Based on my observations to date, the developer is long on promises and short on accountability. I have no faith or trust in the Developers' assertion they will only rent in 5-7 day increments for a limited number of suites.

***This is a one-way re-zoning change that cannot be undone and needs to be very carefully considered before any changes or decisions are made.***

- j) **Daily rentals will have a detrimental effect on the neighborhood.** There will be more traffic, increased parking issues and violations, increased noise, pollution, and more pedestrian/vehicle safety issues. The Daily rental market is completely different than week-long and monthly rentals. Owners and monthly rentals generally have a desire to fit into the fabric of the neighborhood – as they are invested in our well-being. That is not the case with short-term vacation rentals, who are here for a short, good time (read party). It will lead to increased by-law, law enforcement, and neighborhood issues.

As a resident I will further lose the quiet, peaceful, family living and values I bought into. The same guidelines and the developer created via the extensive property purchase restrictions I agreed to.

- k) **A developer is not, by default, a good, long-term neighbor.** Let's be clear, they are developing the property to make money, as much as possible. Very few developers hold their investment long-term and want to be part of the neighborhood culture. Their goal is to build at the lowest cost and sell at the highest market rate. They will not 'enhance' a neighborhood. For example, we have lost a park area and parking for the local courts, dealt with parking, dirty roads, and noise 6 days a week for over two years. That will not go away when the development is completed. In fact, it's likely to get worse – sound can carry a long way from a balcony that is 50 feet above your yard.
- l) **Council does not have an obligation to support the developer or future residents with a zoning change.** The new rental restrictions have been imposed due to the Provincial government to address a housing shortage. The District should not be considering an end-run on these restrictions.

**m) There is no need to compensate or support real estate investors.** A full (or part) time resident homeowner doesn't require re-zoning. An investor can still rent on a month-to-month basis.

While a real estate investor may want the re-zoning, but that is not actually the District's problem. The District is not signatory to the sale or legislatively responsible for any restricted usage. There are a number of reasons why an investor can opt out of closing.

Finally, there is very little risk the units will not be sold based on current real estate demand for affordable housing. The only question is at what value.

**n) This will not impact future development in Lake Country.** The district has done nothing wrong – and by listening and respecting existing citizens they will strengthen their relationship with future developers who want to come to Lake Country. The slow rate of development is due to the district planning staff challenges, not council.

**o) Property Taxes of Lakestone residents will be impacted.** I fully expect property values to depreciate as nearby residents flee Lakestone in response to the re-zoning impacts. Whatever daily rental taxes the District may expect to see will be offset by lower property tax collection.

In summary, **I respectfully encourage Council to defeat this application.** It is simply the wrong request, at the time and in the wrong location. Council should support 86 more homes in a beautiful residential area for working residents over hotel beds. While Council may be well intentioned, the actual impacts will be significant and long lasting to the residents. Don't let the developer fool you. Once the genie is out of the bottle, there is no stuffing it back in. If re-zoned as requested, the District and Council will have no ability to restrict rentals in the future, it will be up to the developer and the Strata.


In the event Council is still considering granting the amendment after the Public Hearing, I would urge Council to deny the Hotel/Strata designation and instead *consider a Temporary Use Permit (TUP) designation*. That would allow the District staff and Council to have greater oversight and cancelation privileges in the event of issues or 3 years of data to support a permanent change.

Thank you for taking the time to read and listen to my submission.

Sincerely yours,



**Grant Stevens**

 Benchland Drive



**Makayla Ablitt**

---

**From:** Dianne E Miller [REDACTED]  
**Sent:** Monday, November 04, 2024 11:56 AM  
**To:** Mayor and Council  
**Subject:** Zara Zoning Amendment

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Dear Members of Lake Country City Council.  
I am writing you today regarding the proposed zoning change to allow Zara in Lakestone to operate as a Strata Hotel in the future.

**I strongly object to this change in zoning.**

As an owner and resident of Lakestone, I moved to this award-winning community to enjoy residential living.

The proposed zoning change is contrary to residential living as it is introducing a commercial strata designation to the property affecting the entire neighbourhood, not to mention the impact it will have on Zara owners who purchased units in the property expecting to move into Zara as their "home".

This zoning amendment requested by the Developer to amend current approved plans for Zara is a blatant initiative to circumvent provincial rental rules recently imposed by the Province of B.C.

Given the negative impacts of this potentially precedent-setting amendment, I strongly urge Council to decline the Developers request for a zoning amendment and maintain the status quo of this property without modification.

Dianne E. Miller  
[REDACTED] Centrestone Drive  
Lake Country  
BC V4V 0A5

## Makayla Ablitt

---

**From:** Lynn McNeil [REDACTED]  
**Sent:** Monday, November 04, 2024 8:43 AM  
**To:** Mayor and Council  
**Subject:** Zara

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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District of Lake Country

Concerned Lakestone Community Residents respectfully request further information and consideration of our input with regard to the Zoning Amendment Application (Zoning Amendment Bylaw 1243, 2024) to amend the DC3-Direct Control 3 zone (Lakestone) to add a Secondary Use as "Strata Hotel/Motel" to the Zara properties.

Residents have not been properly informed, and have not had sufficient time, or the opportunity to review information on this proposal and provide their input to Council. (LakestoneHomeowners, Owners of Zara properties, Bridgeview Homeowners). We believe that decisioning on this issue has been ad hoc, and that DLC has not adequately considered fully the ramifications of the proposed amendment and Council's obligations to area residents. Nor do we believe that the alignment, intention, and legality of this proposal under provincial rules and regulations has been properly considered. Residents living and supporting this community has not been adequately considered.

Residents are requesting that the proposed amendment be declined.

We submit the following issues for consideration, although due to time limitations and lack information available on the proposed amendment, there may be other issues not yet identified.

- This is not the location in Lake Country for a hotel. Proximity to residences is too close. Noise, traffic, and other safety and community livability concerns are significant.
- With regard to a hotel location, there are no amenities to support added transient volume. There is inadequate traffic infrastructure, such as the intersection of Glenmore Road and Okanagan Centre Road, and within the Lakestonecommunity. There will be additional strain on RCMP and by-law enforcement resources to deal with issues such as disorderly conduct (people partying), parking and noise levels due to this inappropriate location. There is no accountability with hotel guests to be good neighbours.

- There will be increased pressure and conflict on amenities for Lake Country residents, such as limited waterfront access at Lakestone, parking on streets, pickleball and tennis facilities. Is DLC prepared to monitor and enforce pickleball playing rights, noise complaints, parking complaints, littering and crowds at the dock/waterfront, etc.? There is already high demand for these facilities and they should be available to Lake Country residents, not a proportionately increased number of non-residents.
- Provincial legislation has been passed to provide more long-term rental availability. Lake Country has identified the need for long-term rental (Housing Needs Report June 2023) and staff have indicated that vacancy rates for long-term rentals are essentially zero (no vacancy). Long-term rental is desperately needed in DLC and this zoning is much more aligned with the Lakestone community makeup and existing zoning.
- With regard to the Zara project, the proposed amendment severely limits the ability of DLC and Residents to respond to concerns about how the Strata impacts neighbours and the broader community. As far as we can tell, there are many unanswered questions. For example, some of the concerns are parking adjacent to the current building. Does re-zoning cover the park area? Residents have been led to believe that this will be returned to park area which is desperately needed for young children in the community. Will RV's, etc. be allowed to park there? What types of vehicles will park on the streets? Residents have strict limitations on parking boats and RVs, even in their own driveways. Will there be a limitation on the number of rental units? Can some controls be enshrined in the by-laws to limit these risks?
- We understand that DLC believes that there is a loss of money and taxes to Kelowna and Vernon because there is insufficient hotel/motel space (heads in beds) to accommodate visitors. They believe a hotel will provide a positive economic benefit. We are not aware of any economic study or data to support this premise. Given the lack of data, it is equally likely that there will be a greater economic benefit with long-term rentals because people will be living and spending money in the community year-round versus a few months of year during the summer for short-term rental.
- Residents also question how will further commercial development be managed, and what will be impact of increased pressure on traffic and noise concerns?

The Developer of Zara has previously stated to Council that “they do not want AirBnB Party Hotel”. The current request for re-zoning is much more conducive to this exact outcome.

Sincerely,

Lynn McNeil

█ Slateview Crescent

Lakestone

Lake Country

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**Makayla Ablitt**

---

**From:** D. Galuska [REDACTED]  
**Sent:** Monday, November 04, 2024 10:09 AM  
**To:** Mayor and Council  
**Subject:** Zara Strata Hotel

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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District of Lake Country

Concerned Lakestone Community Residents respectfully request further information and consideration of our input with regard to the Zoning Amendment Application (Zoning Amendment Bylaw 1243, 2024) to amend the DC3-Direct Control 3 zone (Lakestone) to add a Secondary Use as "Strata Hotel/Motel" to the Zara properties.

Residents have not been properly informed, and have not had sufficient time, or the opportunity to review information on this proposal and provide their input to Council. (Lakestone Homeowners, Owners of Zara properties, Bridgeview Homeowners). We believe that decisioning on this issue has been ad hoc, and that DLC has not adequately considered fully the ramifications of the proposed amendment and Council's obligations to area residents. Nor do we believe that the alignment, intention, and legality of this proposal under provincial rules and regulations has been properly considered. Residents living and supporting this community has not been adequately considered.

Residents are requesting that the proposed amendment be declined.

We submit the following issues for consideration, although due to time limitations and lack information available on the proposed amendment, there may be other issues not yet identified.

- This is not the location in Lake Country for a hotel. Proximity to residences is too close. Noise, traffic, and other safety and community livability concerns are significant.
- With regard to a hotel location, there are no amenities to support added transient volume. There is inadequate traffic infrastructure, such as the intersection of Glenmore Road and Okanagan Centre Road, and within the Lakestone community. There will be additional strain on RCMP and by-law enforcement resources to deal with issues such as disorderly conduct (people partying), parking and noise levels due to this inappropriate location. There is no accountability with hotel guests to be good neighbours.
- There will be increased pressure and conflict on amenities for Lake Country residents, such as limited waterfront access at Lakestone, parking on streets, pickleball and tennis facilities. Is DLC prepared to monitor and enforce pickleball playing rights, noise complaints, parking complaints, littering and crowds at the dock/waterfront, etc.? There is already high demand for these facilities and they should be available to Lake Country residents, not a proportionately increased number of non-residents.

## Z0000339-Public Correspondence Following Agenda Posting (V1)

- Provincial legislation has been passed to provide more long-term rental availability. Lake Country has identified the need for long-term rental (Housing Needs Report June 2023) and staff have indicated that vacancy rates for long-term rentals are essentially zero (no vacancy). Long-term rental is desperately needed in DLC and this zoning is much more aligned with the Lakestone community makeup and existing zoning.
- With regard to the Zara project, the proposed amendment severely limits the ability of DLC and Residents to respond to concerns about how the Strata impacts neighbours and the broader community. As far as we can tell, there are many unanswered questions. For example, some of the concerns are parking adjacent to the current building. Does re-zoning cover the park area? Residents have been led to believe that this will be returned to park area which is desperately needed for young children in the community. Will RV's, etc. be allowed to park there? What types of vehicles will park on the streets? Residents have strict limitations on parking boats and RVs, even in their own driveways. Will there be a limitation on the number of rental units? Can some controls be enshrined in the by-laws to limit these risks?
- We understand that DLC believes that there is a loss of money and taxes to Kelowna and Vernon because there is insufficient hotel/motel space (heads in beds) to accommodate visitors. They believe a hotel will provide a positive economic benefit. We are not aware of any economic study or data to support this premise. Given the lack of data, it is equally likely that there will be a greater economic benefit with long-term rentals because people will be living and spending money in the community year-round versus a few months of year during the summer for short-term rental.
- Residents also question how will further commercial development be managed, and what will be impact of increased pressure on traffic and noise concerns?

The Developer of Zara has previously stated to Council that “they do not want AirBnB Party Hotel”. The current request for re-zoning is much more conducive to this exact outcome.

Sincerely,

Denise Galuska

■ Centrestone Drive

**Makayla Ablitt**

---

**From:** Andrew Fournier [REDACTED]  
**Sent:** Monday, November 04, 2024 9:40 AM  
**To:** Mayor and Council  
**Subject:** Zoning Amendment-Zara

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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District of Lake Country

I am writing to express our support for the rezoning of Lakestone at Zara to permit hotel/motel accommodations. As young professionals, we saved diligently to put a deposit on an investment property in this wonderful community. We fell in love with the area and intended to use the unit ourselves. However, with rising home prices and the high cost of living and rent, we find it difficult to afford the mortgage for both our primary residence and our future unit in Zara.

Allowing us to rent out the unit on a short-term basis, when we're not using it, would help us manage these costs while sharing the community we cherish with visitors. Having a full-time tenant, however, would prevent us from enjoying our unit and negate the purpose of our investment in this area. We were originally drawn to Lakestone with the understanding that short-term rentals were possible, which was a significant factor in our decision to purchase. Changes to the zoning that would allow short-term rentals are crucial to maintaining property values and preserving the rights of owners like us who invested in the community based on these expectations.

We kindly urge you to consider the impact of preserving this opportunity for us. Rezoning to hotel/motel accommodation would honor the initial understanding we had when signing our contracts and allow us to meet our financial obligations without compromising our ability to enjoy our investment.

Thank you very much for your attention and consideration of our concerns. We hope for a positive resolution that reflects the promise made to us when we invested in Lakestone at Zara.

Sincerely,

Andrew Fournier and Joban Badyal

**From:** [REDACTED]  
**To:** [Planning](#); [REDACTED]  
**Subject:** Letter In Support of Short Term Rentals at Zara at Lakestone  
**Date:** Sunday, November 03, 2024 3:29:41 PM  
**Attachments:** [Planning Department - Zara at Lakestone.pdf](#)

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Hello Department of Planning,

I hope this email finds you well. Please find the attached letter in support of short term rentals at the Zara at Lakestone.

Melissa Welton  
[REDACTED]

Hello Planning Department,

***RE: The Future of Short-Term Rentals at the Zara at Lakestone***

I am writing this letter in strong support of short-term rentals at Zara at Lakestone. We purchased at this development back in 2021 based on the intended zoning and believe it should remain the same in good faith to ensure businesses, investors and the community can continue to thrive.

The Okanagan has historically been a summer destination, and the short-term accommodation industry accommodates visitors in this tourism mecca of BC. Those tourists spend money in our community, which in turn supports employment, drives additional income to business owners staff and thus puts back money into our local economy.

The life cycle of new residents in this community, or in other words new locals, often involved those who come to Lake Country first as tourists to experience all that the Okanagan has to offer. In the absence of economical accommodations, many sectors will feel the impact as we saw this summer.

The new regulations around Short-Term Rentals have led to price gouging at hotels based on the current supply and demand being off balance. This has taken money from small investors, put money in the hands of large corporations and made BC travel too expensive for many families now opting for out of province (or country) travel.

By introducing the new principal residence regulations, the government has removed traditional affordable housing; basement suites and/or additional dwelling units from the rental pool. Owners vacation properties and appropriately zoned homes are not affordable housing options.

While I agree the short-term rental sector requires additional rules and regulations, Zara at Lakestone is unique in that it was marketed and purchased based on zoning, so all owners purchased based on the objective of the development. Changing this would undermine the trust that residents, business owners and investors place in our local government and its processes.

This is an opportunity for the Department of Planning to show they are looking at Short Term Rentals on a case-by-case basis and not just a blanket regulation stifling economic growth for the community and removing employment opportunities for local residents.

Thank-you for your attention to this important and very serious matter. Your decision will have an extreme impact and ripple affect on the future of this community.

Sincerely,

***Russell & Melissa Welton (Owners of Unit #301)***

[Redacted signature block]

Melissa:

Russell:

[Redacted signature block]

**Makayla Ablitt**

---

**From:** John Tait [REDACTED]  
**Sent:** Saturday, November 02, 2024 12:56 PM  
**To:** Mayor and Council  
**Subject:** Zoning Amendment ( Z0000339) Bylaw 1243, 2024.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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re : Zara Lakestone

To amend the DC3-Direct Control 3 zone (Lakestone) to add a Secondary Use as “ Strata Hotel/Motel”.

Please accept this as a written submission for inclusion in the public hearing on this issue at Municipal Hall Nov5 2024.  
7:00 pm.

Mayor & Council

Over the past 2 weeks I have had the opportunity to discuss this with each councillor This is my first contact with our Mayor. I believe those conversations have been insightful for all parties. I do appreciate the give and take exchanged In 2019 my wife & I purchased our home on Benchland Dr located 3 lots away from Zara. It was of course then a vacant lot. At that time posted on large boards were signs advertising this lot as the future location of a 3 or 4 story condo. I embarked on discerning exactly what was intended there before purchasing our home.

I met with the head of Planning Paul Dupuis. He informed it would be a 3 or 4 story condo with some STR A mixed use with full time residents , LTR as well.

I met with Marc Leger representing McDonald Properties. He confirmed a 3 or 4 story mixed use condo that meshed with the information presented to me by planning.

I met with the realtors selling the show homes on Benchland on behalf of McDonald. All of these realtors told anyone enquiring at these show homes this would be a 3 or 4 story mixed use condo.

I am not sure what more information I could possibly have learned about regarding this site.

To clarify we did not buy our home from McDonald Properties. Our builder like many in Benchlands were not affiliated with Mac Dev as one of their preferred builders. I have had more than one councillor suggest to me that Mac Dev was not forthcoming to me or any Benchland customers about its intentions for this lot. However I took it upon myself at that time to discuss this with planning. I was comfortable with what Paul told me. I trusted the comments from planning

We became full time residents after purchasing in 2019.

There are Councillors who are familiar with the proposal to Council by Dominion to change from a 4 story to a 6 story building. Some of course, including Mayor Ireland sat on that council.

I was in opposition of the change to 6 stories and spoke to council in the public hearing. I will always feel disappointed at how that application received approval. There were very few people living in Benchlands at that point. There was only a 50 metre mail out requirement. The 4 show homes surrounding our home were sold but held as show homes until the turn over date to those buyers in the future. Those 4 buyers did not know about the application. And so it played out with Dominion achieving its goal of a 6 storey condo on this site.

It's important to note that during its presentations to council Dominion stated they wished to be a great part of the neighborhood. There was much discussion on the mixed use of Zara. It was stated there would be 30-40 per cent STR with minimum 5-7 day stays. Dominion stated they did not want to be an Airbnb party hotel. This 30-40 5-7 is logged in council minutes from 2020. Indeed the presentation played a significant role in council approving Zara to move to a 6 story mixed use condo.

## Z0000339-Public Correspondence Following Agenda Posting (V1)

And so it was. Zara units were pre sold as a mixed use condo. Buyers purchased for assorted reasons. Some to live there full time. Some to rent long term. And speculators looking to capitalize on a robust market purchased for STR.

Construction began and is ongoing. Indeed it is not close to having any one take possession of a unit.

Further , Provincial Legislation on STR came into effect. This change would have negated STR within Zara. But of course would still allow for LTR and full time residents. Considering there is clearly a shortage of LTR in Lake Country , and is documented in the report to Council on LTR needs now and into the future, one could conclude that this would be the immediate future of Zara. And of course at some point the Provincial Govt could change legislation and perhaps in the future Zara would become mixed use.

On Oct 17 of this year residents in Benchland became aware of the application by Dominion to have Zara rezoned to add : Strata Hotel/Motel zoning as a secondary use.

There was immediate backlash on this proposal and serious concern that council had moved this past 2nd reading to a public meeting in Council on Nov 5.

An organized meeting was held on Oct 21. There was a capacity limit to this room for fire code. The room was packed and many had to stand in the hallways to listen. Many spouses vacated seats to allow more homeowners the opportunity to participate. There were a host of emotions. Dismay at this rezoning application and that DLC Planning had presented this to Council was prevalent. That it had passed 2 readings upset many homeowners.

I took it upon myself individually to discuss this with Planning. I was directed to Brian Zurek. He talked to me at length on 2 occasions. He explained that there had always been a STR vision for this property going back to the Master Plan of 2012. However there are many many things in that master plan that have never come to fruition. We debated how this change if approved far exceeds the STR plan for 30-40 and 5-7. He agreed with me. He also said he was going to recommend to his colleagues in Planning that the 5-7 day minimum stay be brought to Council.

Provincial Legislation allows Strata hotel/motel designation for those properties operating as such on Dec 8 2023. Zara of course is not close to being built and occupied. And of course if approved would pivot and institute the requirements set out by the Province to operate as a Strata Hotel. It appears that DLC is entertaining this application because they would like to see more heads in beds to increase tourism in Lake Country. STR is of course gained. LTR opportunity and full time residency is impaired. DLC councillors have conveyed to me the desire for hotel space in the district. But of course this was not built as a hotel. And never previously presented as a hotel. And residents here not surprisingly are quite upset.

Since this began in the community on Oct 17th there have been 2 highly attended meetings with residents of Benchlands opposed to this change within our neighbourhood. Daily Rental ability has deeply offended homeowners and taxpayers. 2 petitions have been produced. 460 names and counting on the online petition. A second physical door to door petition is additionally being submitted. Some residents have consulted with solicitors Media outlets are now taking notice and contacting residents. A community of people living in this area is appalled that Dominion may have this rezoning application approved. And of course for them to go down that path our elected officials must sign off on this.

Council could choose to abide by Provincial Legislation and turn down this rezoning request. This would impact some of the purchasers in Zara who bought for the sole purpose of STR. But those purchasers could then pivot and move to LTR. Again the Province could change legislation in the future thus affording those purchasers an opportunity to pursue STR. And of course there are 2 other hotel approvals by council in Lake Country now in the mix.

There is a distinct need for more clarity. More time for the experienced Councillors to discuss the history of this with first term Councillors who need to know the true background. Analysis of impact for daily rentals and a Hotel/Motel rezoning on this neighbourhood related to the following :

**PROPERTY ASSESSMENTS:** daily rentals and unlimited STR units potentially participating in STR would have negative effects on Benchland homeowners properties and homes values This approval could see a multitude of these taxpayers appeal their property assessments next year.

**PARKING :** Some councillors state this is a non issue. That there are controls in place to police parking. Consider this reality: Zara has not provided the total number of parking spaces. Wording of 14 underground public parking spaces is in the presentation to council in 2020. But it's a vague brief comment from Dominion. Then there's the actual spaces allotted to each unit. Which will not be enough. Indeed some homeowners have been approached by Zara unit owners to rent parking space in adjacent homes driveways. There is no control signage posting parking time limits or no over night parking on Benchlands Dr & Centrestone. Policing of this issue would fall onto the shoulders of residents who would have to contact bylaw to lodge complaints to enforce Daily rentals in 3 bedroom condos will house up to 8

## Z0000339-Public Correspondence Following Agenda Posting (V1)

people. It is easy to conclude that multiple vehicles will arrive with that group and in the spring summer fall period boats are likely. So there is parking policies in place but what is lacking is enforcement. This presents a troublesome vision for homeowners.

**DAILY RENTAL HABITS:** The profile of daily rental visits is vastly different then longer stay visits. Property managers will attest that most violations in mixed use Strata Hotel models are attributed to those short term stays. Groups coming together for a party event. Late night loud parties. Breaking Strata rules on things such as hot tub hours use, fire pit shut down times, quiet time hours are more prevalent amongst those on daily or extremely short rentals. When a group shows up to let loose for one or two nights its care factor is not there for the neighbourhood. This cannot be debated.

Longer stays violate rules less frequently. This will result in the homeowners resorting to placing calls to the RCMP.

**QUALITY OF LIFE:** Benchlands is a community of single family homes. Zara was to be a mixed use with the 30-40 5-7 formula. The formula of daily transient stays changes things dramatically. Zara is located in the centre of this community. Surrounded by homes on either side. Zara towers over these homes. Privacy in our back yards as well as on 2nd levels of our homes are severely compromised because of the height. Increased STR impacts these factors greatly. Full time residents in Zara will become our neighbours. We will all get along and live well with each other. Respect each others needs and privacy. Large amounts of STR and daily STR creates a true sense of worry and concern for residents. The public courts are located on one side of Zara. An entire pickle ball league operates there. There will be significant issues related to this especially for those STR rentals on very short stays. The neighbourhood does not wish for conflict.

**ZARA BUYERS:** Of course it is not known who purchased these units. One prominent Mac Dev employee is on record as having bought 2. In a conversation with me one was for STR and the second for LTR. He has posted on FB on a page he moderates that Dominion is concerned about 30 sales perhaps not going through. Thus the attempt to gain this rezoning. Additionally one has to ponder how many of these units are actually owned by Dominion & Mac Dev associates. Approving this rezoning could give the Developer & Mac Dev voting control of this Strata. A deceptive end game of actually attaining a hotel concept

Interestingly 3 Zara purchasers have stepped forward. They all bought to live full time in Zara. They have stated they are very upset by this rezoning attempt. They do not support daily STR. And state they have never had this rezoning brought to their attention by Dominion. At least one of this group rents currently in Lakestone and has signed the online petition. This is not the model they were happy to buy into.

It is extremely clear to my wife & I that this rezoning application is simply asking for far too much. It goes far beyond the 2020 vision for Zara presented to Council. That 2020 model was approved. It was accepted by all of the owners in Benchland. It was The Province that changed the rules on STR. Not the DLC.

Now a developer is finding a legal way around this by attempting to have the DLC support this. And of course once they accomplish that they can lobby The Province. A developer building a complex that has 86 units. Now the neighbourhood where Zara is located has taken a stand to voice their utter contempt for this audacious move. It's important Council recognize this. Our elected official Tricia Brett is seeing a neighbourhood that played a vital role on election day incredibly distressed over this. Many have concluded this is pandering to the developer once again. A developer that to date sadly has done nothing to endear its promise of being a good neighbour. Two years of construction. Serious parking issues on Benchland & Centrestone and no street cleaning in 2024 because of said workers vehicles. Workers having their breaks in their running vehicles multiple times each day in front of our homes. Leaving behind food wrappers and cigarette butts in our front yards. Serious noise violations. The closure of a portion of Benchland Dr to house their equipment. The loss of the park at the end of Benchland Dr. The list goes on. And at no time has Dominion ever communicated with neighbours and residents of this great community in Benchlands. Not once have they apologized for any disruptions.

I am calling for Council to listen to all the people. And see all the people on Nov 5 who are so upset about this proposal.

I am calling for Council to deny this application.

I am hall to discuss this issue at any time.

In appreciation of your time and efforts John & Elisa Tait

█ Benchland Dr

403-852-9307

Sent from my iPad



**Makayla Ablitt**

---

**From:** Peter Miller [REDACTED]  
**Sent:** Monday, November 04, 2024 11:59 AM  
**To:** Mayor and Council  
**Subject:** Fwd: Zara Amendment

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Begin forwarded message:

**From:** Peter Miller <pjmill193@gmail.com>  
**Subject:** Zara Amendment  
**Date:** November 2, 2024 at 5:57:21 PM PDT  
**To:** mayorandcouncil@lakecountry.bc.ca

Dear Mayor and Councillors of Lake Country:

As a current owner in the Lakestone Residential area, I strongly urge Council to decline the proposed zoning amendment and reject the Zara property Strata Hotel / Motel request.

The developer's request to amend current approved plans for Zara and instead include a commercial strata hotel / motel designation in this award-winning residential community can only be deemed an initiative to circumvent recently imposed Province of British Columbia rental rules.

Given the negative impacts of this potentially precedent-setting amendment, I strongly urge Council to continue the Zara status quo plan currently in progress without modifications.

Simply put ..... Lakestone is noted as a world-class residential area, a gem in the community of Lake Country. Any negative impact on Lakestone is going to be a negative for Lake Country.

Peter J. Miller  
[REDACTED] Centrestone Drive  
Lake Country  
BC V4V 0A5

**From:** [Caronne Marino](#)  
**To:** [Planning](#)  
**Cc:** [REDACTED]  
**Subject:** Zara at Lakestone - STR agreement / commitment to remain  
**Date:** Saturday, November 02, 2024 12:23:40 PM

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Dear Planning Department,

We are writing to express our strong support for the zoning of nightly rentals at Zara at Lakestone, to remain as zoned as purchased. The main reason for our purchase was that it was zoned for short term accommodation. Such a decision, after the fact, would undermine the trust that residents and investors place in our local government and its processes

The potential benefits of this initiative for both tourism in Lake Country and the local economy are significant and deserve serious consideration.

Firstly, allowing nightly rentals will enhance the tourism appeal of Lake Country, BC. This beautiful region attracts visitors year-round, drawn to its stunning landscapes, recreational opportunities, and vibrant community. By permitting nightly rentals, we can offer a wider range of accommodation options that cater to diverse travelers, from families to couples seeking a getaways and even guests of the current Lake Country owners and community. This variety not only increases our attractiveness as a destination but also boosts local businesses—from restaurants and shops to outdoor activities, wineries and more.

Furthermore, and most importantly, it is essential to acknowledge that the properties at Zara at Lake Country were marketed and sold as nightly rental properties. When buyers invested in these properties, they did so with the clear understanding that they would be able to operate them as nightly rentals. This expectation was a key factor in their decision-making process, and to suddenly alter this arrangement would not only disrupt their plans but could also lead to legal ramifications for the developers and the city alike. It is crucial to respect the agreements made at the time of sale, which were based on the premise of nightly rental use.

Taking away the ability to operate these properties as nightly rentals would be unjust to both the current property owners and the developers who envisioned a thriving high end resort/community. It would set a concerning precedent that could deter future investments and stifle economic growth in our region.

In conclusion, I urge you to consider the numerous benefits of supporting (the as sold) nightly rental zoning at Zara at Lakestone, as purchased. Not only does it serve the interests of tourism and economic development, but it also honors the commitments made to property owners and developers. Let's work together to ensure that Lake Country remains a welcoming and vibrant destination for all, as

well as respecting Zara's developers, agents, and owners agreements.

Thank you for your attention to this important matter.

Sincerely,

Caronne Marino & Charlie Calvert

**Caronne Marino**

PERSONAL REAL ESTATE CORPORATION

*Real Estate Advisor*

M [REDACTED]

[REDACTED]  
Rennie & Associates Realty Ltd

**rennie**

**From:** [Carleigh Hofman](#)  
**To:** [Planning](#)  
**Subject:** Zara at Lakestone: Allow Short Term Rental  
**Date:** Saturday, November 02, 2024 3:05:12 PM

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Dear Planning Department,

I am writing today to express my support for keeping the ability for short term rentals at Zara at Lakestone. I urge you to strongly consider staying true to the original intent of this property; a promise that was made to purchaser's that are bringing value to the region, enriching businesses in the nearby and immediate community, and to bring amenities and life to those homeowners in the surrounding community who were looking forward to the promised perks that were to come of this small, yet luxury nightly rental building. It would be truly unjust to not follow through with keeping nightly rentals allowed in this development.

The development was marketed to consumers as a nightly rental building which was the one of the sole intents for buyers to invest this specific community, perhaps over the many other options available. Going back on this is likely to result in serious ramification for the developers and the city that could be easily amenable and avoided by following through with the intended zoning that this property was sold to be. The restaurant, amenities, and commercial assets that this building brings will benefit residents in the surrounding proximity, allow for local jobs, allow for businesses to grow and is something everyone in this community was relying and looking forward to having... Without visitors, and residents in the community; there is no community growth and this decision could easily destroy the entire intent of this newly developed area. Businesses and the community will thrive from this small scale, yet intentional building.

By allowing nightly rentals, the entire community of Lakestone will benefit from an economic standpoint, as small scale tourism will allow for economic growth in the region. By eliminating this, it will severely impact the community and its intent and will cause much turmoil for purchasers who had good intentions with the information they were sold on to be true. It's a beautiful, inviting place that was approved and zoned to allow for such and that is something that should be followed through with.

Thank you for considering our standpoint on this very important matter and I hope to spend much time enjoying ALL that Lakestone offers in the years to come.

Regards,

**Carleigh Hofman & Robbie Dixon**

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## Z0000339-Public Correspondence Following Agenda Posting (V1)

**From:** [Dan Effa](#)  
**To:** [Planning](#); [Blair Ireland](#)  
**Subject:** Zara strata hotel rezoning - public hearing  
**Date:** Friday, November 01, 2024 10:08:31 AM

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We are opposed to the rezoning of the Zara property in Lakestone to strata hotel. As the petition states, too much traffic, too much noise - not an appropriate use of land in a residential neighbourhood. In our amazing community, we do not need a hodge-podge of zoning that doesn't make logical sense. We empathize with the contracted owners over the heavy-handed use changes by our provincial government, but this is not the right solution.

Thank you,

Dan Effa, CPA, CA  
Karen Effa  
Lake Country