



May 15, 2025
District of Lake Country
10150 Bottom Wood Lake Rd.
Lake Country, BC
V4V 2M1

Attention: Jeremy Frick, Director of Development Approvals

Re: Temporary Dock Permit for Commonage Road Properties.

Dear Mr. Frick

Further to our recent discussion and site meeting it is our understanding that O'Rourke Family Vineyards Ltd (OFV) could submit a Temporary Use Permit Application to the District to request that Council consider allowing us to use three existing docks located on three adjacent properties for a three year period for commercial purposes.

Please consider the outline below as a summary of our intentions with respect to usage of these docks.

1. The overarching concept is to utilize the currently constructed docks in a commercial fashion to allow boat owners to be shuttled to various OFV properties in the area, more effectively utilizing the lake as a transportation option instead of adding additional vehicle traffic on local roads.
2. Traffic would be limited to 4 boats per dock (up to a maximum of 12 vessels combined) at any one time during the permitted operating hours;
3. OFV would provide adequate signage to ensure responsible operation at safe speed at observed times;
4. OFV would only allow docking and undocking during nautical hours consistent with those regulations currently observed by the Districts Okanagan Safe Centre Harbour Regional Park which are as follows:

General: Open dawn to dusk, with seasonal variations.

Jan 1 to Feb 28: 6 AM-6 PM.

Mar 1 to May 31: 6 AM-9 PM.

Jun 1 to Aug 31: 6 AM-11 PM.

Sept 1 to Oct 14: 6 AM-9 PM.

Oct 15 to Dec 31: 6 AM-6 PM

5. Docking would be by appointment only and be associated with attendance at any facility located at or associated with O'Rourke Family Vineyard's which includes but is not limited to Peak Cellars Winery, Garden Bistro and the O'Rourke Family Estate properties;
6. The permit request would be for a three-year period allowing us to test the commercial feasibility of operating the docks in a commercial manner under a controlled environment so as not to disrupt local residents.
7. The docks would be under OFE employee supervision during all hours of operation;
8. OFV would be responsible and liable for maintaining and insuring safe access to and from the docks and the adjacent properties;
9. OFV would insure the docks and operations associated with same to an industry standard level;
10. OFV would install no buoys nor permit any docking via buoy at the facility.
11. Boat house will be used as a meeting area before people are taken to the Peak and/or OFV, we would offer it for food and beverage service;
12. I have attached a copy of the property plan and easement;
13. OFV is committed to working with Front Counter BC to allow the docks to be used for commercial purposes;
14. TUP request would be for both the land (RR3 zone) and the water (W1 zone);
15. OFV will operate this area the same as all other OFV facilities that server alcohol. OFV works with Responsible Service BC and key staff is required to take the Serving It Right Exam, which is a mandatory certification for individuals serving alcohol in British Columbia;
16. OFV will hire dock specific staff to ensure clients are safe on arrival and departure.
17. OFV will shuttle customers from the lake lots to OFV as per the map attached.
18. OFV has reached out to the Girl Guides/Camp Arbuckle they have no objections to our proposal.

I trust this is satisfactory for your needs. If you have any questions or concerns, feel free to contact me at your earliest convenience.

Thank you,



Michael Leitch

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Carrs Landing Rd

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