

Public Information Meeting: OPZ00004 - Public Info Meeting and Neighbour Consultation

Summary Report:



Meeting Details

Date: Thursday, June 19th 2025

Time: 5:30 PM – 9:30 PM


Location: Centennial Room, Winfield Hall, 10130 Bottom, Wood Lake Road Lake Country,
BC V4V 1T8

- i. **Methods of notification, timing, and copies of any mail outs.**
 - a. Notification was sent out through the Lake Country Calendar, the local newspaper for 2 weeks. Below is the tearsheet from the news paper.

A8 Thursday, June 5, 2025
Lake Country Calendar
www.lakecountrycalendar.com

news

Water briefs: New app tracking real-time Okanagan stream flows



Dr. Ross Halperin, Executive Medical Director at BC Cancer Kelowna stand with the new PET/CT machine, which will be used to deliver these specialized PSMA PET scans using a targeted radioactive trace. (BC Cancer/Contributed)

Advanced prostate cancer imaging now available in Kelowna at cancer clinic

Jordy Cunningham
New technology and treatment by BC Cancer are bringing a prostate-specific scan to Kelowna. A prostate-specific membrane antigen (PSMA) positron emission tomography (PET) scan provides physicians with more accurate and detailed information to guide treatment decisions and improve patient outcomes.

The new imaging is more effective at detecting prostate cancer than conventional methods. It uses radioactive tracers to target a protein found in high levels on the surface of prostate cancer cells. "This year, an estimated 4,165 people in British Columbia will be diagnosed with prostate cancer," said Health Minister Josie Osborne. "The expansion of cutting-edge diagnostic and treatment options to more regions of the province means we can better deliver lifesaving treatment, ensuring people are able to live long, healthy lives with and beyond cancer."

The PSMA PET scan technology, already available in the Lower Mainland, became accessible in Kelowna in May and is expected in Victoria later this month. It became a standard practice in 2024 after clinical trials that began in 2017.

The expansion to Kelowna and Victoria follows a BC Cancer Foundation fundraising campaign launched in 2021. More than 1,000 donors contributed \$6.4 million toward the purchase of equipment, renovations and start-up costs.

Another advancement is also on the way. Pluvicto (lutetium vipivotide tetraxetan), a new treatment for metastatic castration-resistant prostate cancer, will be available in the Interior Health region later this year.

"The radiopharmaceutical treatment finds and binds to cancer cells, targeting them with high-energy radiation and delivering more effective treatment with less damage to surrounding healthy tissues," BC Cancer said in a release.

The treatment roll out begins in June in the Lower Mainland and Victoria. Expanded access in the Fraser Health and Vancouver Coastal regions is expected later this year.

Barry Gerding
A new technology tool has been adopted by the Okanagan Basin Water Board to provide real-time monitoring information about stream water levels across the Okanagan.

Called the Environmental Flow Shiny App, the device will help water decision-makers access up-to-the-minute information, updated every 15 minutes, to assess stream health and ensure conditions are suitable for area fish populations.

The initiative was showcased at the recent national conference of the Canadian Water Resource Association hosted by Penticton, on May 26-28.

It was developed by the water board staff in collaboration with the Okanagan Nation Alliance to enhance the existing hydrometric monitoring program.

"With hotter, drier summers and rising water demand, Okanagan decision-makers need real-time tools to act quickly and responsibly," said Nelson Jatel, the OBWB water stewardship director.

"We're proud to share this innovative app with colleagues across Canada. It's a powerful example of how real-time data and Indigenous-led water knowledge development can support smarter, more sustainable water decisions in watersheds nationwide."

Dr. Zhaozhi Wang, a hydrologist with ONA, added the new app can be instrumental in balancing environmental needs with societal demands, such as irrigation and municipal domestic water supply issues.

"Access to real-time environmental flow information is critical to fisheries management," Wang said.


OBWB chair Blair Ireland, the Mayor of Lake Country, has raised concerns that the Okanagan was not included in the 2024 Canada Water Agency's Freshwater Action Plan's recognition of eight freshwater bodies as being of national significance, despite the Okanagan watershed region's ongoing legacy as a national freshwater research leader.

"The Okanagan Valley is one of Canada's most water-stressed regions, and necessity continues to drive innovation here," said Ireland.

"The Okanagan Nation Alliance's work to restore sockeye salmon is inspiring, and the OBWB is proud to be a long-standing partner in science-based water management."

"But it's deeply disappointing that the federal government failed to include the Okanagan in its list of nationally significant watersheds."

Ireland pointed to the 1974 Okanagan Basin Study - one of Canada's largest federally funded freshwater research initiatives - as a landmark example of the region's leadership.



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**Public Information Meeting Notice – OPZ0004
FLAT Architecture**


All residents and community members are invited to the Public Information Meeting for the proposed land use and rezoning applications under OPZ0004 at 9778, 9764, 9750, 9730 Hwy 97 & 9743, 9751 Okanagan Center Rd E, Lake Country, BC. This meeting will provide an opportunity to engage with the applicant and the application.

Date: Thursday, June 19th 2025
Time: 5:30 PM – 9:30 PM
Location: Centennial Room, Windfield Hall, 10130 Bottom Wood Lake Road Lake Country, BC V4V 1T8

Purpose of the Meeting is for public to share their feedback.

For further information or inquiries, please contact FLAT Architecture Inc. at contact@flatarchitecture.ca

We look forward to your participation!



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- b. Additionally, properties in the 100-meter radius from the subject property was informed individually through letters. All the addresses provided by the District of Lake country were individually sent.

ii. Names of applicant in attendance.

Property owner: Sukhchain Dhaliwal

FLAT Architecture: Principal Architect: Rajinder Warraich

Project Coordinator: Aishwarya Talluri

iii. Number of attendees:

9 attendees from the neighbourhood

iv. Details of types of information that was provided (drawings, display boards, power point, etc.) : Display boards with information on the site location, project introduction, proposed change in Land use and zoning was presented. Additionally, feedback forms were also provided to take home and provide feed back through email or drop at the planning department of District of Lake Country.



v. Key themes raised by the public.

- a. The discussion was largely about understanding the project and proposed program of hotel and residential. The public was curious about the access to the development and site services.
- b. We provided all the information and assisted in understanding the project and focus of the meeting, at the meeting, we we did not receive any negative remarks regarding the proposed amendments to change Land use of lot no. 9730 from highway commercial to mixed-use commercial and change of site zoning from RU-1 Small scale Multi Unit Housing to C-1 Town Center Commercial.

vi. Outline how the input from the public was addressed in the project, and any changes to the project resulting from public input.

There was no change proposed, or concerns raised by the public regarding the proposal.

vii. Attached are the Boards presented at the meeting:

Suggestive Imagery



MIXED USE BUILDINGS (Residential + Hotel)

**9778, 9764, 9750, 9730 Hwy 97 & 9743, 9751 Okanagan Centre Rd E,
Lake Country, BC**

Existing Site Context

Overview :

- The parcels are located within the Town Centre
- The location is situated on a sloping terrain, which influences design and accessibility considerations.
- The surrounding area is primarily residential, with most lots occupied by single-family homes.
- To the south of the site, there is a gas station, indicating a mix of residential and commercial land use in the immediate vicinity.
- The site measures approximately 124 meters (North) × 135 meters (East) × 71 meters (South) × 106 meters (West).



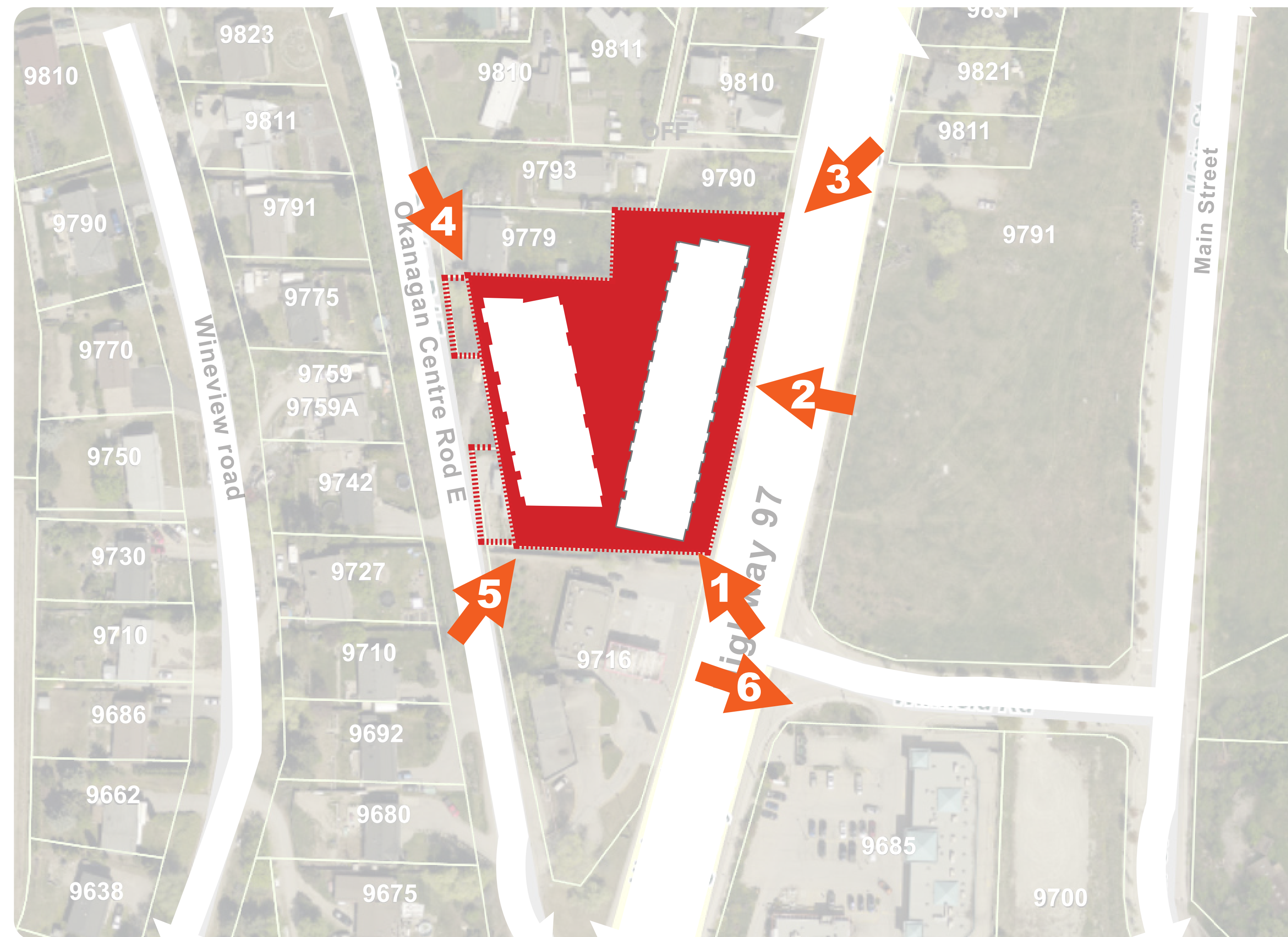
View from Point 3



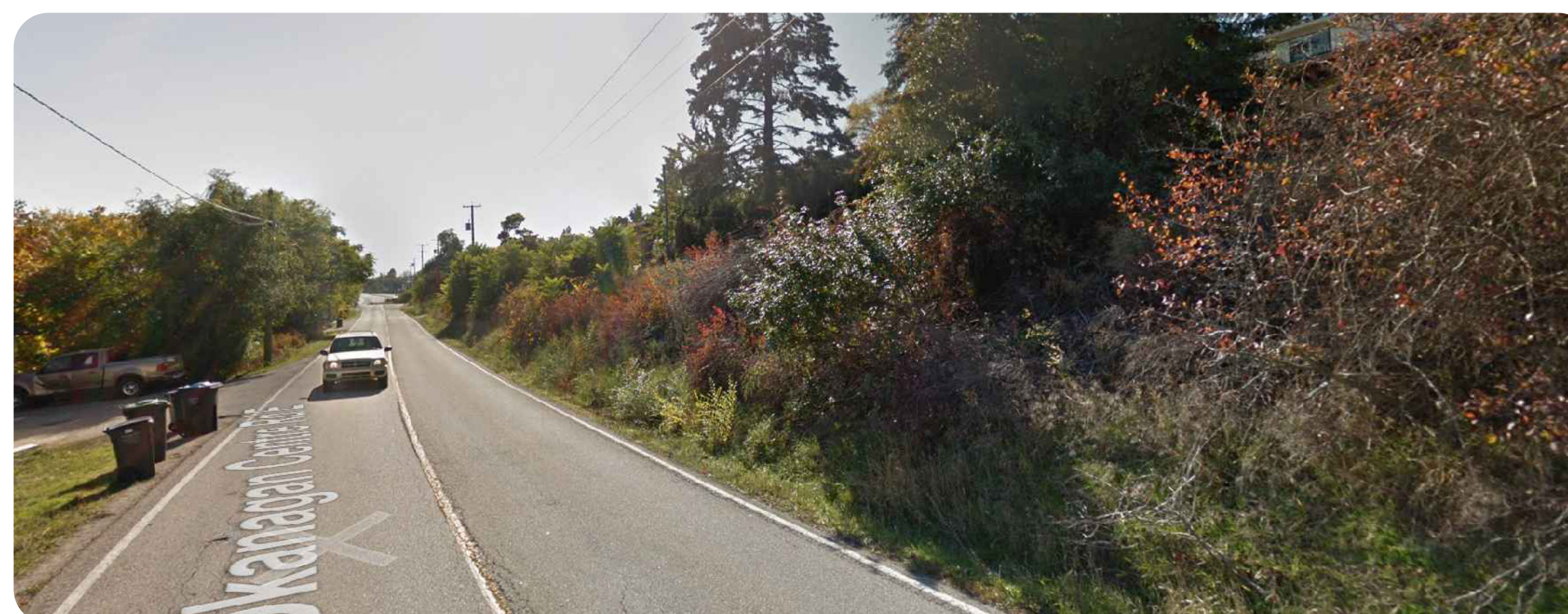
View from Point 1



View from Point 4



View from Point 2



View from Point 5

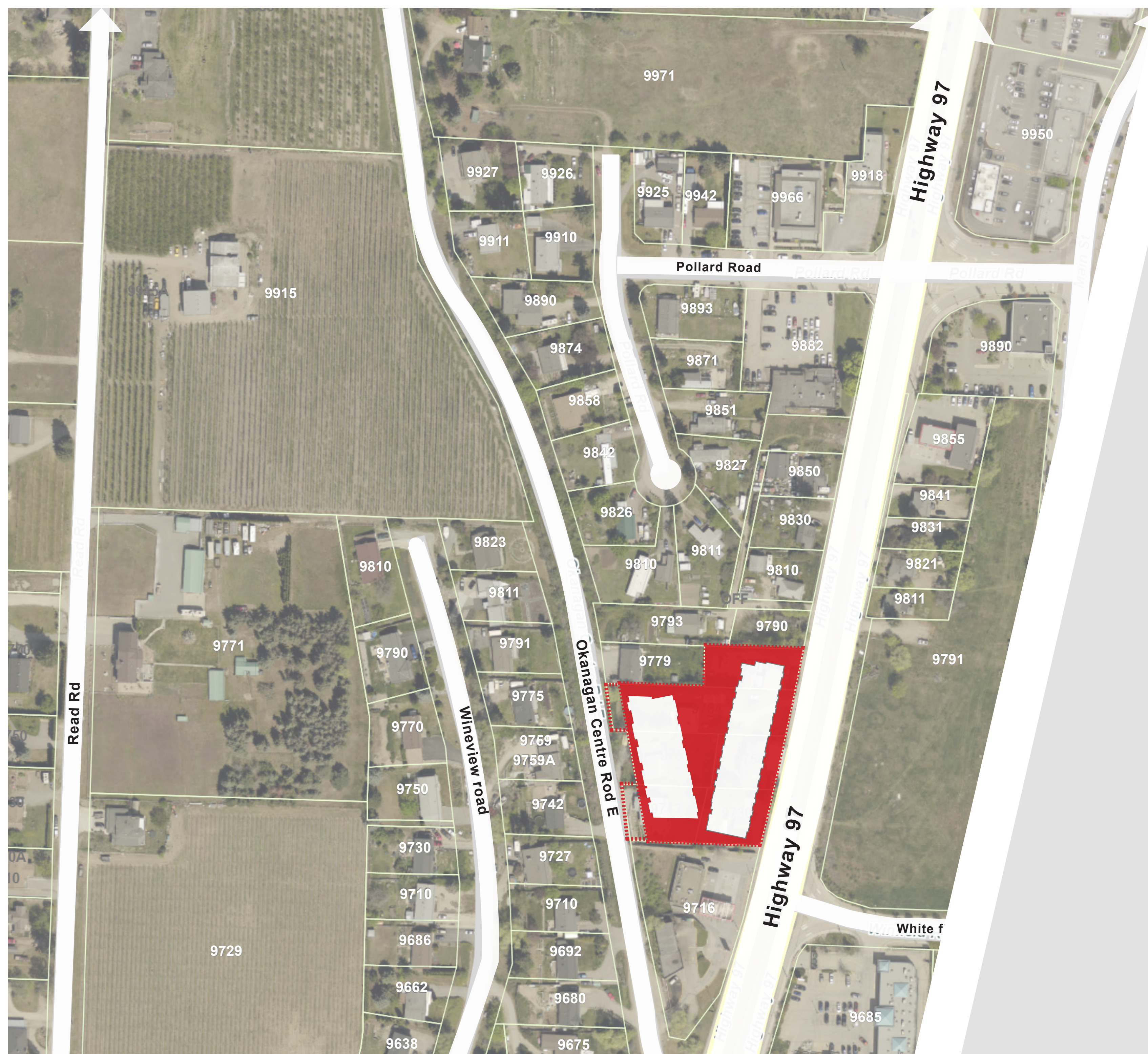


View from Point 6

Overview

Location

The proposed site location is between Okanagan Centre Rd. E and Highway 97 in the Town Centre of Lake Country.



Project stages

Applicant Prepares project proposal and submits to the District of Lake Country for pre-approval.

Application submitted to the District of Lake Country :

1. Official Community Plan Land Use Amendment
2. Rezoning
3. Town centre Development Permit.

Public Information meeting with focus on the proposed OCP Land use amendment

Application considered by Council

Building Permit

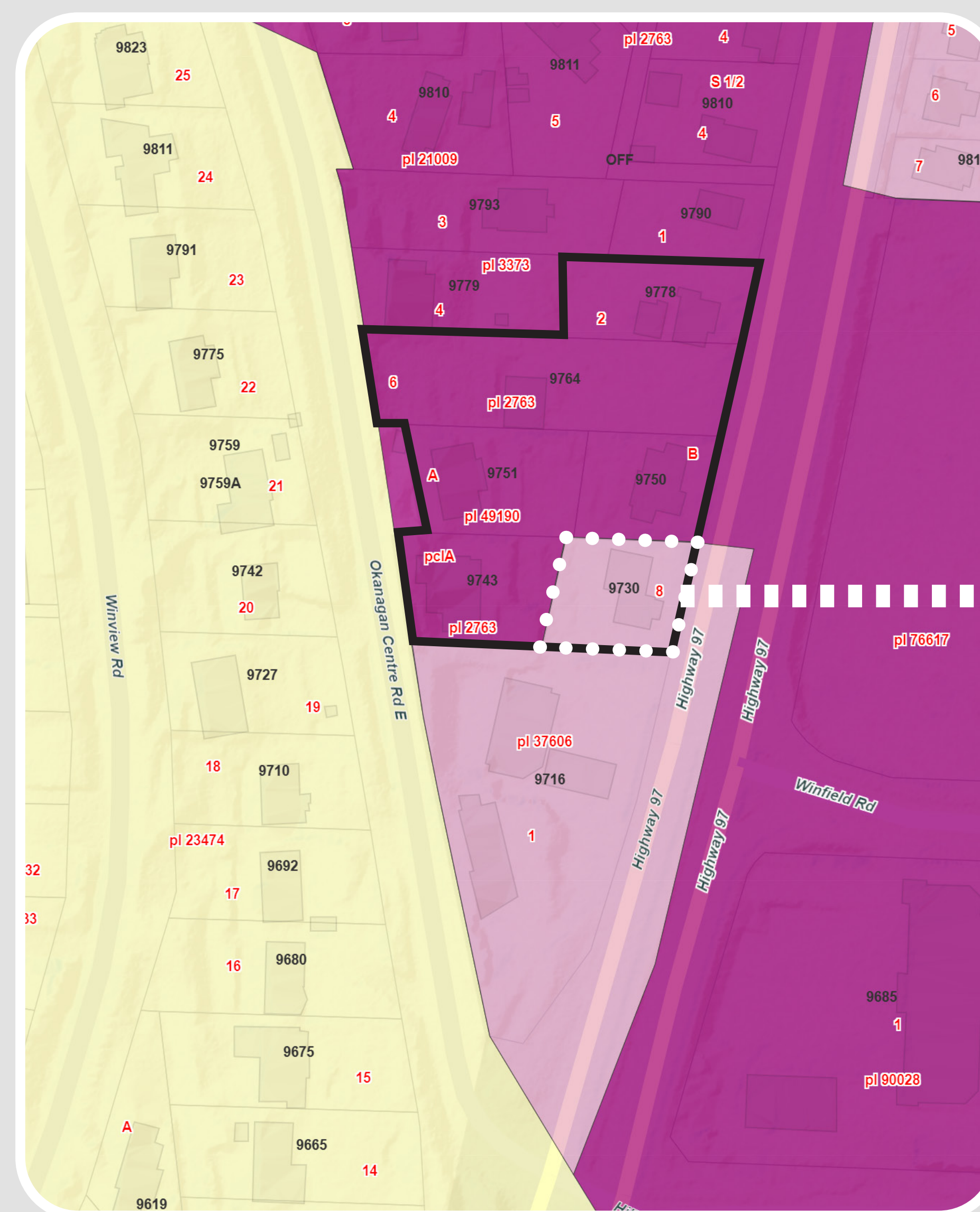
Construction



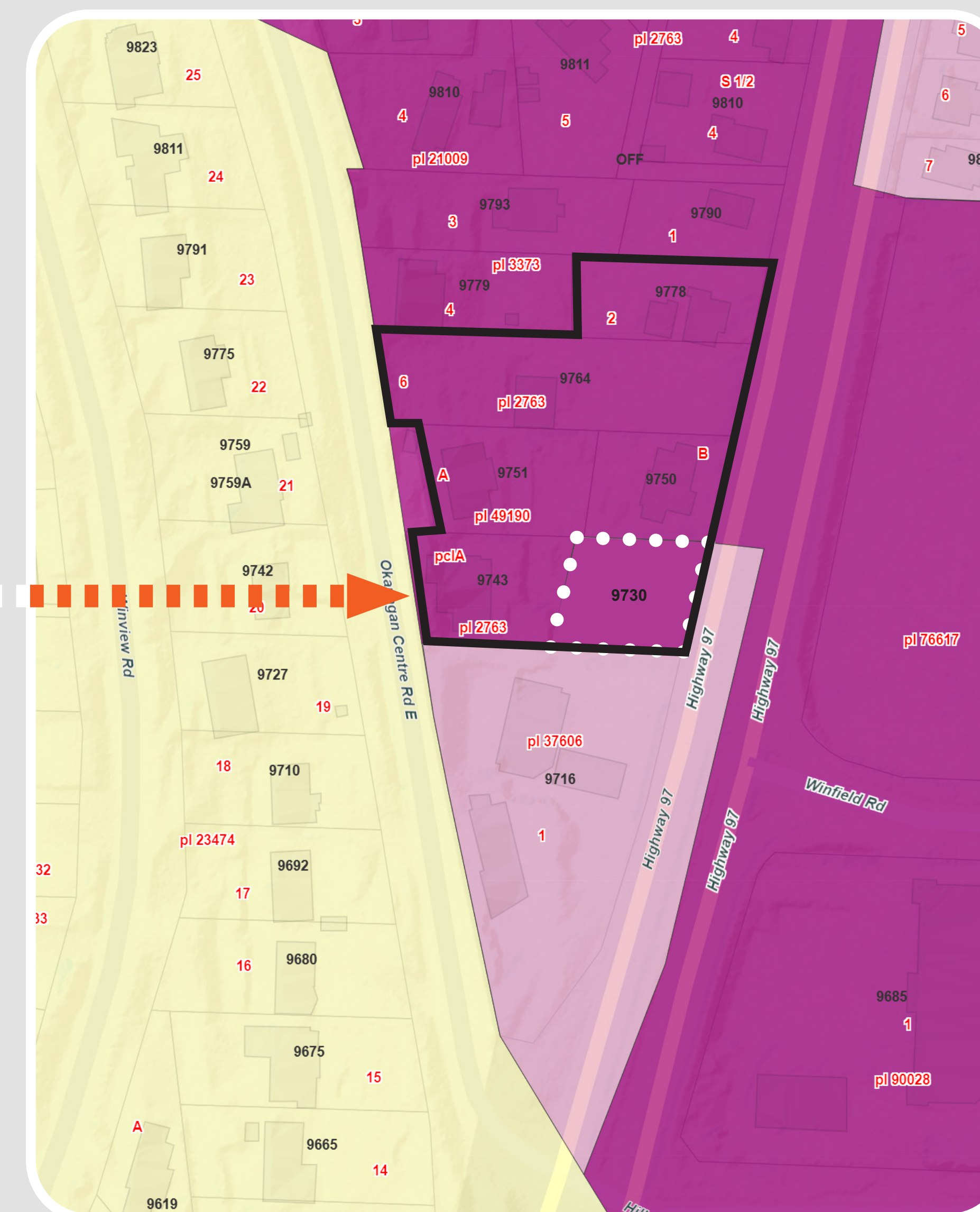
Proposed amendments

A. Proposed amendment to the Future Land Use Designation under the Official Community Plan (OCP)

The site is located in the Town Centre which is to be a mixed use growth area of Lake Country. For lot 9730, The project proposes the amendment to the future land use designation under the OCP, from **Highway commercial** to **Mixed-use commercial** in order to proceed with the proposed development.



Future Land Use Designations for subject properties are Highway Commercial and Mixed Use Commercial.



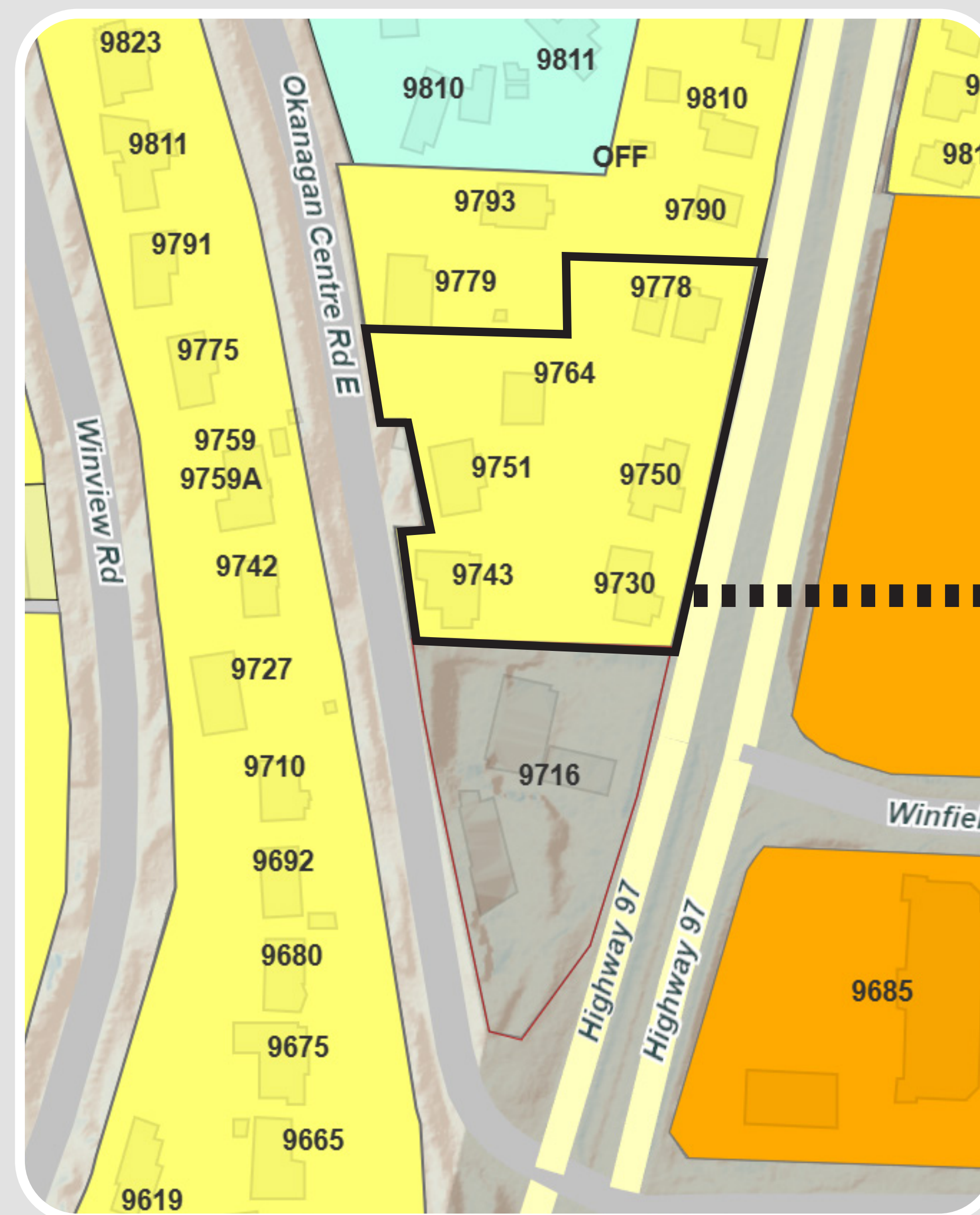
Proposed Amendment to the Future Land Use: Highway commercial to Mixed Use Commercial for one parcel



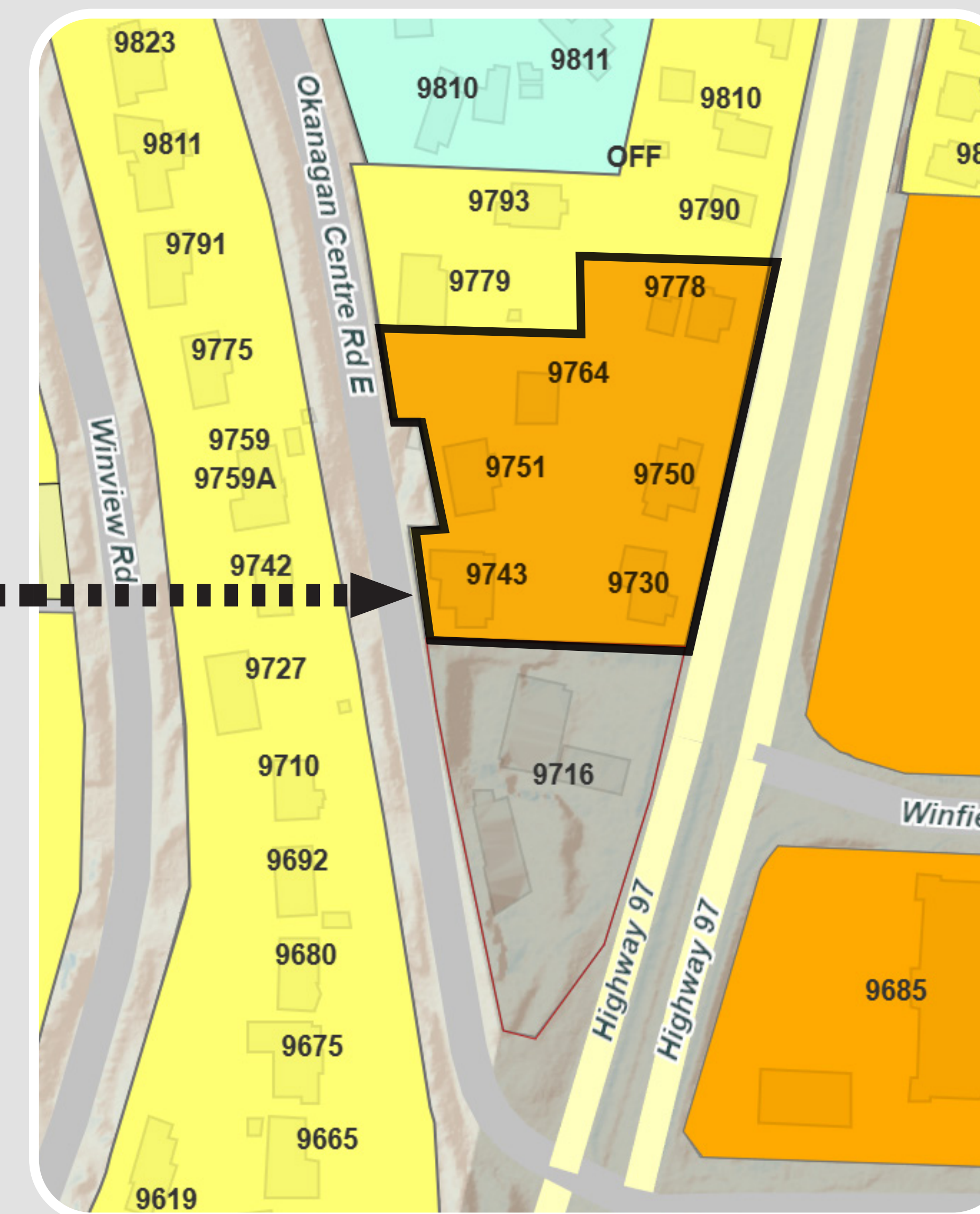
Proposed amendments

B. Proposed Re-zoning

To Rezone lots 9778, 9764, 9751, 9750, 9743 and 9730 from RU1 - Small Scale Multi Unit Housing to C1 - Town Centre Commercial



Existing Zoning : RU1- Small Scale Multi Unit Housing



Proposed Zoning : C1- Town Centre Commercial

RU1 - Small Scale Multi Unit Housing Mixed Use Commercial

C1- Town Centre Commercial