

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Gray Monk Estate Winery - Application for changes to lounge or special events area/capacity - File: R0000416  
**Date:** Tuesday, September 23, 2025 6:32:49 AM

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Thank you for your letter of September 18, 2025 informing residents of this application and feedback comments.

We are vehemently opposed to the approval of this application. As a resident living on Hare Road, we already have our peace and quiet of the neighborhood interrupted with music, gatherings with microphone presentations, speeches, clapping, and general people conversation and laughter, emanating from Grey Monk Winery and this is at a capacity of 65 people, to increase that capacity to 200 people would be devastating. We often have to go inside our home to avoid the noise associated with an event/function in the restaurant area. We understand that orchard and vineyard farming is important to the economy of Lake Country and readily accept the associated sounds. To increase the noise associated with increasing person capacity to 200 will bring intolerable related noise to a community that is increasing in affected population.

In addition to the intolerable increased noise associated with this application, we believe increased vehicle and people traffic will also negatively impact our neighborhood.

Regards:

Norm and Marg Leibel

[REDACTED]  
Lake Country, B.C.

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Gray monk capacity change  
**Date:** Thursday, September 25, 2025 1:04:16 PM

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The two concerns I have are:

1. On site parking. The winery would need a significant increase in parking lot size to handle 100 cars (2 people per vehicle attending). Large buses would have problems negotiating the access to this winery
2. The winery currently has the restaurant which has a potential 200 person capacity and an events room that can sit approximately 50 people. Is the winery planning to add to this floor space?

Paul Flynn  
Okanagan Centre resident

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Feedback on proposed capacity change at Gray Monk Estate Winery  
**Date:** Thursday, September 25, 2025 11:18:30 AM

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**RE:** Feedback on Proposed Capacity Expansion at Gray Monk Winery

**FROM:** Marie Molloy, Co-founder SAFR (Safety Awareness Friends & Residents)

SAFR encourages proactive road user safety measures be taken by Gray Monk and across the wine tourism industry by:

- offering voluntary breathalyzers for visitors to check their blood alcohol content before driving
- engaging taxi services or designated driver programs, and partnering with SAFR and other community organizations on awareness campaigns about responsible consumption and safe driving
- integrating ride-sharing options or having shuttles to help guests get to and from the winery safely
- arranging for local taxi companies or ride-sharing apps to help visitors find transportation when needed
- promoting responsible consumption by training staff to recognize signs of intoxication and provide responsible guidance on safe transportation options
- information and resource sharing with other wineries which can amplify the impact of safety initiatives across the wine tourism industry. In addition, it's come to SAFR's attention that large truck deliveries made at Gray Monk's lower property level on Camp Road are creating a road safety hazard. Because there is not sufficient space and access to the property for large delivery trucks, delivery drivers commonly stop and park transport trucks in the middle of well-used Camp Road to unload, which then forces other drivers to attempt to navigate around them on a curved, steep road with very limited visibility to on-coming pedestrian and vehicle traffic. SAFR appreciates this opportunity to provide feedback to Gray Monk's expansion proposal and looks forward to more opportunities to introduce and embed safer road practice initiatives across Lake Country's wine tourism industry.

Marie Molloy

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**From:** District <communications@lakecountry.bc.ca>  
**To:** marie [REDACTED]  
**Date:** Thursday, 25 September 2025 10:07 AM PDT  
**Subject:** Public Notice of opportunity to provide feedback on proposed capacity change at Gray Monk Estate Winery

Lake Country logo



# Public Notice of opportunity to provide feedback on proposed capacity change at Gray Monk Estate Winery

**September 25, 2025**

Residents and businesses are invited to provide feedback before 4:30pm October 7, 2025 regarding the Gray Monk Estate Winery application to the Liquor and Cannabis Regulation Branch proposing application for structural changes to an approved lounge or special event area (capacity increase).

[READ](#)

Email sent to: [REDACTED]

District of Lake Country  
10150 Bottom Wood Lake Road |  
Lake Country, British Columbia | V4V 2M1 | Canada |  
250-766-5650 | [communications@lakecountry.bc.ca](mailto:communications@lakecountry.bc.ca)

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**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** proposed capacity change at Gray Monk Estate Winery  
**Date:** Thursday, September 25, 2025 10:14:38 AM

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Hi

I am a new resident to Lake Country. I live on [REDACTED]

I am in favour of the idea of Grey Monk expanding their approved lounge and special event capacity. Great addition for the community.

Thanks  
Dan Ruscheinski  
[REDACTED]

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Grey Monk  
**Date:** Thursday, September 25, 2025 10:17:00 AM

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

Hello, I live in The Lakes at [REDACTED] and I am 100% in favour of the request to increase the capacity at Grey Monk from 65 people to 200. I see absolutely nothing negative about this request. I get friends and family visiting from all over the world every year, and I'd love to show off a newly enhanced winery and get those tourist dollars flowing.

Sincerely,

Lise Simpson

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Grey Monk capacity expansion  
**Date:** Friday, September 26, 2025 10:29:58 AM

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I have three comments on this proposal:

- I am concerned about the impact of additional traffic on Camp Road. For some reason on this street some drivers seem to ignore the centre line. We have many times seen them wander across the yellow line, sometimes on a curve and sometimes not. As you know, this is a difficult street to navigate, and has no safety options for pedestrians and cyclists either.

- related to this, the entrance from Lang to Davidson/Camp continues to be dangerous. Poor/no sight lines from above the hill and from Lang to the left. If turning left off Lang, my solution of choice at this time is to step on the gas to get out of the way of oncoming traffic I can not see. It's definitely challenging, especially as drivers may be searching for where the next winery is as they drive. Our neighbours previously requested a mirror across the street; any improvement is appreciated and would be of greater importance with additional Grey Monk traffic. Related to this issue, in light of potential increased traffic, are the drivers speeding down our short street thinking the next winery is at the end of our road, then speeding back out - there are a number of younger children living on our street.

- with Grey Monk / Peller no longer producing wine on site at Grey Monk, per on-site staff, I'm surprised that increasing the non-farm use of the property would be considered by DLC/ALR, but I'm not familiar with the rules and requirements in this aspect. Definitely would be a further shift away from agricultural use of agricultural land.

Thanks for the opportunity to comment,

Dan Effa

[REDACTED]

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Gray Monk expansion  
**Date:** Friday, September 26, 2025 3:10:46 PM

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

I am not in agreement regarding the proposed application for structural changes to an approved lounge or special event area (capacity increase) to 200 persons. The increased traffic on Camp Road would present more of a hazard than the current traffic already is on this road. It is narrow and winding and in very poor condition, with a dangerous entrance/exit to the winery at present.

Parking would also present a challenge, having to be increased and taking away agricultural land.

Thank you for this opportunity to share concerns about this proposal.

Sally McRoberts

[REDACTED]

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** rezoning for lounge expansion at Gray Monk  
**Date:** Sunday, September 28, 2025 8:41:22 PM

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

To Planning Department, this is Jerry and Virginia Blaskovits and we live at [REDACTED] we are against the rezoning as we feel it will add way too much traffic for Camp Rd which already has too much traffic for the condition of the road. Also we already hear the noise from the existing lounge some nights , so now multiple it by 3.  
Sincerity yours , Jerry and Virginia Blaskovits  
Sent from my iPhone

This is a video I filmed October 1, 2025 of a loud party going on at the restaurant.

# Public Notice

Gray Munk Estate Winery

Rosemary A. Carter

Lake Country BC  
Canada V4V 1K1

Since G.M. was established there has not been a legal delivery entrance.

Coming up Camp Rd. from D.K.C. West meeting a delivery truck we "all" have to come to a full "stop". Often the truck driver attempts to guide us by, with no legal training. I have <sup>spoken</sup> to a driver who told me it was too expensive to have a trained person on board.

I understand if we pull out and go around the truck - it would be at our expense <sup>should there be an accident</sup>. Surely the residents who use this road are ~~is~~ long over due, <sup>for</sup> should a legal delivery bay.

Maybe it's time for the residents <sup>to</sup> take a stand against L.C. municipality for neglect.

R. Carter

**RECEIVED**

OCT 06 2025

District of  
Lake Country

**From:** [REDACTED]  
**To:** [Planning](#)  
**Cc:** [REDACTED]  
**Subject:** Gray monk expansion  
**Date:** Monday, October 06, 2025 12:33:45 PM

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Good morning city planning.

I suspect you've received a lot of emails regarding the increase to noise levels in the area which will occur if gray monk expands their facility.

My concern is safety.

the overall volume of traffic, as it exists now, exceeds the capacity of camp Road to handle local traffic, beach goers, vineyard tourists, bikers and boat trailers.

Camp road, from Davis Road to Okonogan center road will require significantly upgrades to support the commercial expansion of gray monk winery. These upgrades are overdue.

I live directly below and across the street from the Grey monk parking lot. I witness every week and sometimes multiple times every week, near misses of pedestrians, deer and commercial trucks all of whom compete with fast moving cars and boat trailers on this stretch of road.

Everyone here knows that commercial trucks from Sysco are incapable of driving into the gray monk winery.....

Many of us have witnessed Sysco food trailers turning off camp road onto hare Road and using the intersection of Hare Road/Camp Road as an illegal turnaround. This cause traffic to stop and frequently and car drivers exit their vehicles to give hand directions to the truck driver who is blindly backing his commercial trailer down camp road without seeing the oncoming traffic.

It is my opinion, and my warning to the district, that if expansion to gray monk proceeds without significant infrastructure upgrades to Camp Road (closing exposed culverts, fixing uncontrolled intersections, installing street lights to improve visibility and installing sidewalks to accommodate the growing commercial activity and tourist foot traffic, some one will be injured or killed.

I am not opposed to expansion, if the city first completes the work required to keep the community and the tourists safe.

I ask that this letter be read into the next meeting of city council when council reviews the gray monk application.

Thank you

Bren Steele  
[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Your File: R0000416 Gray Monk Estate Winery Capacity Increase Proposal - Updated  
**Date:** Monday, October 06, 2025 3:17:04 PM  
**Attachments:** [Gray Monk Proposal Concerns.pdf](#)

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Please note the small typographical error in my earlier letter and use the attached instead please.

**Murray Tekano**

[REDACTED]  
*I respectfully acknowledge my home is located on the traditional territory of the Okanagan.*

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**From:** Murray Tekano <[REDACTED]>  
**Date:** Monday, October 6, 2025 at 2:45 PM  
**To:** Planning <[planning@lakecountry.bc.ca](mailto:planning@lakecountry.bc.ca)>  
**Subject:** Your File: R0000416 Gray Monk Estate Winery Capacity Increase Proposal

Planning & Development Department  
District of Lake Country  
101150 Bottom Wood Lake Road  
Lake County, BC  
V4V 2M1

October 6, 2025

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

Re: Gray Monk Estate Winery Proposed Capacity Increase - Your File: R0000416

We are writing further to your letter of September 18, 2025 advising of the above by Gray Monk Estate Winery (Gray Monk) proposing structural changes which, if approved, would permit the company to expand the seating capacity from the current 65 persons to 200 persons, an increase of just over 3 times.

We are opposed to this proposed expansion.

Our family has lived at [REDACTED] since 2009 (16 years) during which time we have watched as the area grew more and more into the quiet rural-residential neighbourhood intended by the District of Lake Country's (the District) land use plans, local area bylaws and thoughtful development of recreational amenities along the Okanagan Lake front. The local neighbourhood ambience, side by side with orchards and vineyards, protected by these purposeful strategic efforts by the District reminds us everyday why we moved here. It seems to us that every step taken by the District to date has been toward enhancing and protecting the Okanagan Centre and immediate area, and its unique blend of small business, agricultural, and our homes. This proposal heralds a significant departure from these efforts by launching a new level of commercialization of our neighbourhood, a level we don't want to experience.

We recognize that Gray Monk has been a significant operation since before our family arrived in the area and that it has been, while a local family business, both an accommodating neighbour and notable bench mark for the wine industry. We had become accustomed to the winery business in our neighbourhood and have been accommodating as well.

Noise from the winery has been increasing, and rather than looking at the lack of recorded noise complaints from our neighbourhood to date is any indication of Gary Monk's ability to manage noise consider it the outcome that accommodation. We hear the noise but recognize the nature of the operation. That nature will change significantly with the expansion of the capacity, as not only will there be more people on the outside deck areas generating noise, the entertainment and PA systems will become even louder, by need, as the space becomes bigger. We hear it all quite clearly now, and it will of course only be louder with larger space and bigger events. The design of the deck expansion doesn't appear to include measures to reduce the sound energy from activity on the deck as it extend 20 ft. beyond the current footprint and exposes a greater "radius" into the hillside below. The hard surface of the building and hillside behind will reflect higher noise levels than the current site arrangement which is becoming more problematic, as mentioned earlier. We note the comments in the Report to Council state "expectations " that noise impacts will be minimal, its not apparent what measurement staff are considering, but relying on future noise complaints seems a bit after the fact, so perhaps it needs to be a consideration now. The plan showing the foot print of the proposed expansion looks a bit like a megaphone, as opposed to an enclosed restaurant.

It's somewhat encouraging that the current parking area will accommodate the anticipated traffic generated by the expanded facility, based on 4 people per vehicle. We are sure there are many visitors who will travel 4 to a car, but past events hosted at the winery have resulted in significant parking spill over on to the very narrow shoulders of Camp Road as far down as Hare Road. Impacts from traffic volumes will only increase as the site capacity does.

While we have become accustomed to Gary Monk's current operation we are opposed to the proposed expansion as we believe it will increase noise in our neighbourhood both in volume, duration and frequency. Inevitably a larger operation will be marketed to an expanded clientele, it's why the proposal is being brought forward. As demand grows, so will the operation. A restaurant of 65 seats operating Monday through Sunday is a different operation than one with 200 seat capacity and shouldn't be considered as being the same without some evidence (noise studies are common in development expansions) or specific design.

Currently we tolerate the traffic generated by Gray Monk and note those "exceptional" events where parking spills out on the road side, but we are opposed to an expanded facility which will only erode traffic safety and capacity of the local road with increased volumes. A 65 seat restaurant generates significantly lower traffic volumes and less probability of incidents than a 200 seat restaurant where the probability of "exceptional" events will increase.

Lastly, the District has placed an emphasis on the preservation of the rural residential nature of Okanagan Centre and surrounding neighbourhood investing in substantial bylaws and land use planning to guide it. While this specific site is just outside the area sector plan it will be influential on it and we don't see that reflected in the recommendation made in the report to council, other than economic ones. We feel council should be opposed to this proposal not only for the impacts we and other local residents have expressed but in recognition it is a step away from the vision for this corner of the District.

Thank you for the opportunity to present our concerns on this proposal. We are happy to address any questions or concerns council may have about our letter.

Yours truly,

Murray Tekano & Stacey Wild  
[REDACTED] Lake Country BC  
[REDACTED]