



Minutes

Public Hearing

January 17, 2023, 7:00 p.m.
Council Chambers/Video Conference
10150 Bottom Wood Lake Road
Lake Country, British Columbia V4V 2M1

Council Present:

Mayor Blair Ireland
Councillor Tricia Brett
Councillor Heather Irvine
Councillor Michael Lewis
Councillor Todd McKenzie
Councillor Bib Patel
Councillor Cara Reed

Staff Present:

Tanya Garost, Chief Administrative Officer (CAO)
Greg Buchholz, Director of Utilities
Trevor James, Chief Financial Officer
Jared Kassel, Director of Planning and Development
Darren Lee, Fire Chief
Matthew Salmon, Director of Engineering & Environmental Services
Reyna Seabrook, Director of Corporate Services
Matt Vader, Director of Parks, Recreation & Culture
Scott Unser, Public Works Manager
Kiel Wilkie, Utility Manager
Brian Zurek, Manager of Planning
Ruth Sulentich, Economic Development and Public Engagement Specialist
James Robertson, Land Agent
Stacia O'Brien, Legislative Technical Clerk
Trevor Empey, Planner

1. Call to Order

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

The Mayor read the opening statement regarding the role of Council at a Public Hearing. There were approximately 23 people in attendance.

3. Agricultural Land Reserve Exclusion Application

3.1 Public Hearing Report

Public Hearing for public comment on ALR Exclusion Application #66684

James Robertson, Land Agent summarized the ALR Exclusion Application.

4. Letters received prior to posting of Agenda

Two letters were received and posted with the agenda package.

5. Letters received following posting of Agenda

Seven letters were received following the posting of the agenda.

6. Public Comment

The Mayor asked if there were any comments from the gallery.

Lee McCarthy, Konschuh Road

Ms. McCarthy asked who the developer is behind the application and if there is someone who has plans to develop this land. She questioned who the District is doing this for and what the benefits would be to the community. She asked what kind of industrial park is planned and how the District is going to service it. She does not support the application.

Bill Scarrow, Commonwealth Road

Mr. Scarrow stated the plan to develop the subject lands was conceived in 1996. He stated the tax load on our residents is immense because we have little to no industrial

land in Lake Country. He would like to continue using the name Lake Country Business Park for the subject lands. Mr. Scarrow is in favour of removing these lands from the ALR if it will diversify our tax base so residential taxes go down.

Shannon Fehr, Reimche Road

Ms. Fehr would hope if there is an exclusion from the ALR of this property it is not just to make taxes lower at the cost of disposing ALR land for the financial gain of others. She does not support industrial business in locations that can be used to grow food. She is unsure if this is a good or bad idea but is concerned. She trusts research has been done.

Warren Paulsen, Lakestone Drive

Mr. Paulsen inquired if there is any idea when a development permit would be forthcoming.

The Director of Planning and Development advised that various planning processes including an area structure plan will be required prior to development permits.

Lynn Lashuk, Seaton Road

Ms. Lashuk inquired about what permissions have been given for the current operations on the ALR land and if the current land use could continue given the current permissions. She stated farmland use can come in many different forms. She questioned what the water allocation would be if the lands were rezoned. She wondered if the agriculture water could be reallocated somewhere else if this property was successfully rezoned. Ms. Lashuk inquired about the Agriculture Advisory Committee's recommendation for this application.

Douglas MacLeod, Heritage Drive

Mr. MacLeod expressed concerns about the increased traffic as a result of the industrial development, the proposed density of the industrial lands as well as concerns regarding conservation of the natural environment. He hopes consideration of the environment including remediation is considered during the area structure plan process. Mr. MacLeod suggested applying for funding to conduct a design workshop for the proposed industrial area which would include input from the public.

Russ Lashuk, Seaton Road

Mr. Lashuk is concerned with how to support something that has no plan or vision. He wondered if work has been done to communicate with the Ministry of Transportation to move the road. He questioned if consideration has been given to alternatives if the proposed industrial park does not proceed according to plan after rezoning. Mr. Lashuk does not support this application based on the lack of information provided.

Carl Girardin, Vernon

Mr. Girardin is alarmed at the general direction of Lake Country as a whole. He is concerned with who the primary beneficiaries of this exclusion would be and thinks it will be a small few including the land-owners.

Lee McCarthy, Konschuh Road

Ms. McCarthy wonders why other areas in town are not being developed and thinks a wide scope of the flow in town should be considered.

Bill Scarrow, Commonwealth Road

Mr. Scarrow was thankful for the opportunity to speak a second time. He commented the gravel extraction permit has continued in order to level the ground to one day build a business park. He stated the parties that benefit from this application would be the developer and the taxpayers.

Ryan Pellett, Carr's Landing

Mr. Pellett expressed safety concerns in the Glenmore Road area. He hopes thought is given to the highway access if this application proceeds. He supports development as long as there is attention to traffic flow and safety.

The Mayor asked if there were any further comments from the gallery a first, second and third time. There were none.

7. Closure of Public Hearing

The Mayor terminated the public hearing at 7:45 p.m.

Mayor, Blair Ireland

Corporate Officer, Reyna Seabrook