
MEETING TYPE: Regular Council Meeting
MEETING DATE: February 20, 2024
AUTHOR: Brian Zurek, Manager of Planning
DEPARTMENT: Planning and Development
ITEM TITLE: Development Permit | DP2023-004 | 15474 Barkley Road
DESCRIPTION: To authorize the construction of a wireless communications tower at 1574 Barkley Road

PURPOSE

To consider a Development Permit (Natural Environment, Hillside, Wildland Fire, and Greenhouse Gas Reduction and Resource Conservation) that would authorize a cellular communications tower and associated infrastructure.

RECOMMENDATION

THAT Development Permit DP2023-004 (Attachment A to the Report to Council dated February 20, 2024) for the property located at 15474 Barkley Road, legally described as Lot 14 District Plan KAP525 TOWNSHIP 14, Roll 01747070, (PID 012-273-601), be approved;
AND THAT concurrence for the proposal by Telus to construct a wireless communications facility, provided it is constructed in accordance with the plans submitted, be granted.

EXECUTIVE SUMMARY

Cypress Land Services (Kristina Bell) on behalf of Telus Communications Inc. (Telus) submitted a Development Permit application to authorize a wireless communications facility at the property addressed 15474 Barkley Road, and an associated request for concurrence for a Telus communications tower. The Carr's Landing property is located within the Natural Environment, Hillside, Wildland Fire, and Greenhouse Gas Reduction and Resource Conservation Development Permit Areas (DPAs).

The Development Permit application included environmental and wildland fire professional reports, and associated DPA checklists (Attachments B, C, and D, respectively). Staff reviewed the information provided and concluded that the proposed development is consistent with the Natural Environment, Hillside, Wildland Fire, and Greenhouse Gas Reduction and Resource Conservation DPA guidelines.

The application also included a request for concurrence from the District of Lake Country supporting the construction of the proposed communications tower, and the associated public consultation process undertaken by Cypress Land Services (Attachments E and F). Staff reviewed information provided in the request for concurrence and concluded that the proposed development would comply with District regulations and improve Telus's wireless communications network in the community.

BACKGROUND/HISTORY

The Official Community Plan (OCP) designates the subject property as Agricultural, and the Zoning Bylaw regulates the lot as A1 – Agricultural. The subject property is located within the following DPAs: Natural Environment, Hillside, Wildland Fire, and Greenhouse Gas Reduction and Resource Conservation. The parcel is located outside the Urban Containment Boundary.

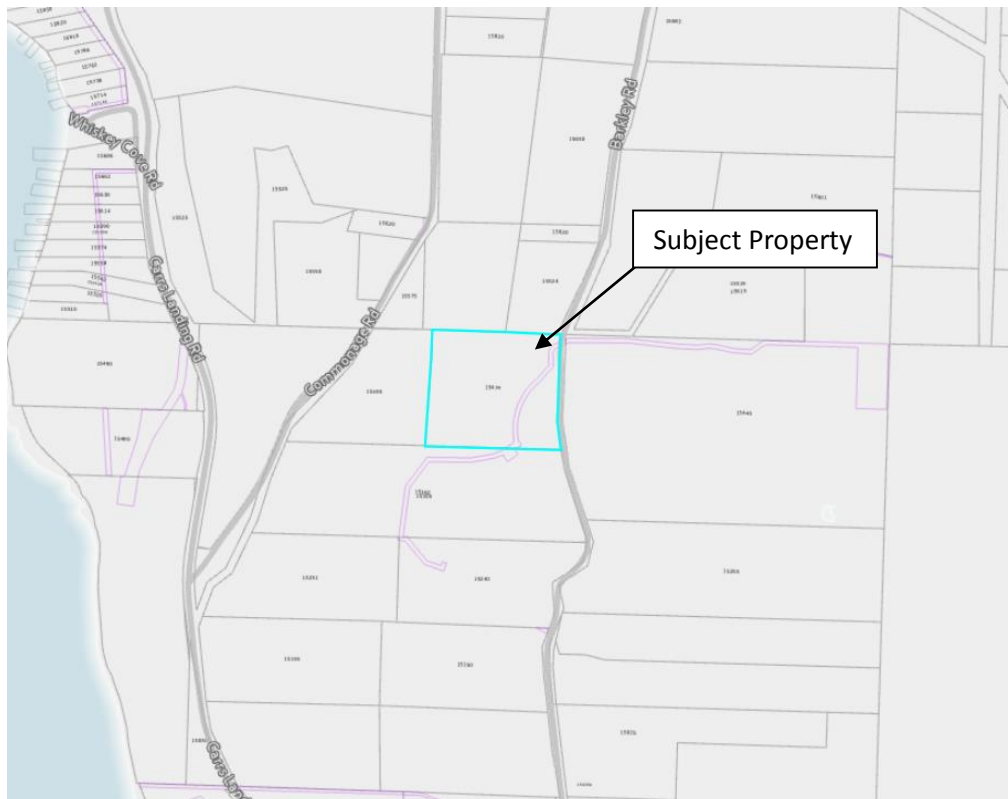
The District of Lake Country accepted a complete Development Permit application on November 1, 2023.

TABLE 1: PROPERTY INFORMATION

PROPERTY INFORMATION			
Civic Address:	15474 Barkley Road		
Roll Number:	1747070		
Legal Description:	PID: 012-273-601 Lot 14 Section 5 Township 14 ODYD Plan 525		
Applicant:	Cypress Land Services (Kristina Bell)	Owner(s):	O'Rourke Family Vineyards Ltd., Inc. No. BC0943784
OCP Designation:	Agricultural		
Existing Zoning Designation:	A1 – Agricultural		
Proposed Zoning:	N/A		
Land Use Contract:	No		
ALR:	No		
Parcel Size:	4.5 ha (11.1 ac)		
DP Area(s):	Natural Environment, Hillside, Wildland Fire, Greenhouse Gas Reduction and Resource Conservation		
Water Supply:	Private		
Sewer:	Private		
Site Context:	Zoning:	Use:	
<i>North:</i>	RR3 – Rural Resource 3	Rural Residential	
<i>East:</i>	RR1 – Rural Resource 1	Rural / Agricultural	
<i>South:</i>	A1 - Agricultural	Rural / Agricultural	
<i>West:</i>	RR2 – Rural Resource 2	Rural / Agricultural	

SITE CONTEXT

The subject property is rural in character. A single family dwelling is located at the northeast corner of the parcel, accessed off Barkley Road. A driveway passes through the lot connecting Barkley and Commonage Roads for private use. Additionally, cleared areas have been created along the southern lot boundary used for vehicle parking. The subject property's elevation falls approximately 60 meters from east to west towards Okanagan Lake.

MAP 1: LOCATION MAP

MAP 2: ORTHOPHOTO



FIGURE 1: CONCEPTUAL SITE PLAN



TABLE 2: FILE CHRONOLOGY

Date	Event
2023-02-22	Development Permit Exemption Application Received
2023-06-26	Development Permit Exemption Application Denied
2023-11-01	Development Permit Application Received
2024-02-06	Internal Referrals
2024-02-20	Development Permit and Request for Concurrence for Council Consideration

DISCUSSION/ANALYSIS

Cypress Land Services proposes to construct a wireless communications facility on the subject property. The proposal would include a 35 meter (m) tower and associated infrastructure, including an equipment shelter and generator inside a fenced 10m by 10m compound. A 10m by 10m vehicle turnaround is proposed adjacent to the compound. The proposed development would improve Telus's wireless network in the Carr's Landing area.

The subject property is located within the Natural Environment, Hillside, Wildland Fire, and Greenhouse Gas Reduction and Resource Conservation Development Permit Areas (DPAs).

The proposed development was informed by a review of the associated DPA guidelines, as well as environmental and wildland fire reports prepared by consulting professionals. The environmental report concluded that the communications facility is proposed for an area that lacks adequate habitat to support vegetation or wildlife of management concern or species at risk. The report included measures to mitigate the potential effects of the proposed development, including habitat alteration, fragmentation, and introduction of invasive species.

The wildland fire report summarized the results of the site assessment and included recommendations to mitigate the risk from wildfire resulting from the proposed development. The recommendations followed the BC FireSmart Manual.

Recommendations contained in the reports are proposed as conditions of the Development Permit.

In addition to the Development Permit application, Cypress Land Services also submitted a request for concurrence from the District of Lake Country supporting the construction of the proposed communications tower. Cypress also provided information regarding the associated public consultation process undertaken on behalf of Telus.

APPLICABLE LEGISLATION, BYLAWS AND POLICIES**Official Community Plan**

Section 21 Development Permit Areas

Zoning Bylaw

Section 7 General Development Regulations

Section 8 Landscaping and Screening

Section 12 Agricultural Zones

IMPACT ON INFRASTRUCTURE, SERVICES AND STAFF CAPACITY

The subject property is not connected to municipal water or sanitary sewer services. Although the proposed development would generate increased vehicle traffic on local roads, the amount of traffic generated is not expected to result in a significant impact to the existing transportation network. Regular staff time has been used to process this application.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

CONSULTATION

Staff referred the proposed development application to internal staff. There is an approved access to the subject property from Commonage Road, and an historic access to the property from Barkley Road. The District would require the owner to apply for an Access Permit to authorize the use of the Barkley Road at a future stage of development. No issues were identified that would impact the Development Permit review or approval of the proposal.

COMMUNICATIONS

Cypress Land Services consulted the community on behalf of Telus. The consultation followed the Innovation, Science, and Economic Development Canada standards (Attachment D).

ALIGNMENT WITH COUNCIL STRATEGIC PRIORITIES

- Create and Support Opportunities for a Healthy, Active and Inclusive Community
- Create Infrastructure That Meets Community Needs
- Encourage Growth of the Downtown Core
- Ensure Sustainable Water Service Delivery for the Community
- Explore Opportunities to Engage With Regional Local Governments for the Betterment of the Community
- Honour Reconciliation by Strengthening Relationships and Inclusiveness With Our Indigenous Partners
- Identify and support improvements to the Development Process
- Implement the Agricultural Plan
- Preserve, Protect and Enhance Our Natural Environment
- Secure long term wastewater service delivery for our community
- Support Opportunities to Diversify Lake Country's Tax Base

ALIGNMENT WITH MASTER PLANS

- | | |
|--|--|
| <input type="checkbox"/> Agricultural Plan | <input type="checkbox"/> Official Community Plan |
| <input type="checkbox"/> Climate Action Charter | <input type="checkbox"/> Parks & Recreation Master Plan 2019 |
| <input type="checkbox"/> Housing Needs Report | <input type="checkbox"/> Sanitary Sewer System Map |
| <input type="checkbox"/> Liquid Waste Management Plan Stage 1/2 Report | <input type="checkbox"/> Transit Future Plan-Central Okanagan Region-DRAFT |
| <input type="checkbox"/> McCoubrey Plateau Area Structure Plan | <input type="checkbox"/> Transportation for Tomorrow |
| <input type="checkbox"/> Mobility Master Plan | <input type="checkbox"/> Water Master Plan |

OPTIONS

The following options are presented for Council's consideration:

- A. THAT Development Permit DP2023-004 (Attachment A) for the property located at 15474 Barkley Road (PID 012-273-601), be approved;
AND THAT concurrence for the proposal by Telus to construct a wireless communications facility provided it is constructed in accordance with the plans submitted, be granted.
- B. THAT Development Permit DP2023-004 (Attachment A) for the property located at 15474 Barkley Road (PID 012-273-601), not be approved;
AND THAT concurrence for the proposal by Telus to construct a wireless communications facility provided it is constructed in accordance with the plans submitted, not be granted.
- C. THAT Development Permit DP2023-004 (Attachment A) for the property located at 15474 Barkley Road (PID 012-273-601), be deferred pending receipt of additional information as identified by Council;
AND THAT concurrence with the proposal by Telus to construct a wireless communications facility provided it is constructed in accordance with the plans submitted, be deferred pending receipt of additional information as identified by Council.

Collaborators:

Name	Date Reviewed
Sid Smith	2024-FEB-07

Respectfully Submitted,
Brian Zurek, Manager of Planning

Report Approval Details

Document Title:	Development Permit DP2023-004 15474 Barkley Road.docx
Attachments:	<ul style="list-style-type: none"> - DP001057 - ATTACHMENT A - Development Permit - 15474 Barkley Road.pdf - DP001057 - Attachment B - Environmental Report - 2023-09-08.pdf - DP001057 - Attachment C - Wildland Fire Report - 2023-07-31.pdf - DP001057 - Attachment D - Development Permit Area Checklists - 2023-10-23.pdf - DP001057 - Attachment E - Request for Concurrence - 2023-02-27.pdf - DP001057 - Attachment F - Development Drawings - 2023-08-30.pdf
Final Approval Date:	Feb 8, 2024

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

No Signature found

Jared Kassel, Director of Planning & Development - Feb 7, 2024 - 4:42 PM

No Signature found

Reyna Seabrook, Director of Corporate Services - Feb 8, 2024 - 8:53 AM

Leslie Groulx, Interim Chief Administrative Officer - Feb 8, 2024 - 10:57 AM