

From: [Kevin Musgrave](#)
To: [Jason Tran](#)
Subject: Application Z000276
Date: Wednesday, June 05, 2024 6:55:56 AM

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Good Morning Jason,
Yesterday we received a letter on Application Z000276 for 11615 and 11583 Bottom Wood Lake Road

We have a couple of properties on Clement Road.
Do you have a package on the proposed development that we can see?
Just looking to see the status of the proposal as well.

Thanks

Kevin Musgrave

Musgrave Agencies

Land Development

Main Office [REDACTED]
[REDACTED]

Cell [REDACTED]

www.musgraveagencies.com



From: Sherry Ferronato [REDACTED]
Sent: Friday, June 7, 2024 10:22 AM
To: Jason Tran [REDACTED]
Subject: Rezoning Proposal

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Hello Jason,

I would like to first thank you once again for all your assistance to date.

I've been trying to better understand the District's zoning, development, Council procedures, and public input processes, which I realize are currently undergoing some changes. I am confused by the various documents available online, and I'm not sure I understand which bylaws are current, which are proposed, and when and how any changes will take place.

I'm wondering if you or other appropriate DLC staff could please answer the following questions, to help me be clear about these processes as they relate specifically to the Rezoning Application Z000276 and any potential future Development Permit or Variance applications for 11615 and 11583 Bottom Wood Lake Rd.

1. Will the Rezoning Application Z000276 be considered at the June 18, 2024 Council meeting? If not, do you know the date at which it will be considered? Will the public be notified of this application and when it will be considered by Council, and if so, how?
2. Under current regulations, is the Rezoning Applicant required to notify all property owners within 50 metres of the property in question regarding their Rezoning Application?
3. Can you provide me with details on how any concerned citizens who would like to make comment to District Council regarding this Rezoning application can do so under current rules and/or under the anticipated future rules?
4. Is the description of RM5 Zoning outlined in Section 15.7 of the current Zoning Bylaws (which I believe are contained at <https://www.lakecountry.bc.ca/en/business-information/resources/Document-Manager/Bylaws/Zoning-Bylaw-561,-2007-CONSOLIDATED.pdf>) slated to change under currently proposed bylaw changes? For clarity, I'm wondering if this is the set of rules that will apply to this property in the event that the developer achieves rezoning and then applies for a development permit or development variance? Or will an amended definition of RM5 apply in that event?
5. In the event the Rezoning Application is approved and the Applicant then applies for a Development Permit and/or Development Variance, will the Applicant be required to notify all property owners within 50 metres of the property in question regarding their Application(s)?
6. When/if Development Permit and the Development Variance Applications are considered for this property, will there be any public notifications, and if so, how will the public be notified?
7. When/if Development Permit and the Development Variance Applications are considered for this property, will there be any opportunities for concerned citizens who would like to make comment to District Council regarding those applications to do so? If so, could you please provide me with details on how they can provide their input?

I apologize for my lack of clarity and understanding, and for the additional work this creates for you and/or District Staff. However, my neighbors and I value the democratic process and want to ensure we accurately comprehend and follow the District's regulations, especially given the various proposed and upcoming changes. Thank you for your time, expertise, and patience.

Best regards,
Sherry Ferronato

From: Sherry Ferronato [REDACTED]

Sent: Monday, June 3, 2024 12:44 PM

To: 'Jason Tran' [REDACTED]

Subject: RE: Rezoning Proposal

Thank you very much for this information, Jason.

My address is

I reviewed the attachment you provided, and I would like to point out a significant error that the authors of this report made, on page 3, "Site Development Plan." The overhead view they provide incorrectly superimposes the development plan as if the development would occur on 11561 Bottom Wood Lake Road; my understanding is that it is actually proposed for 11615 and 11585 Bottom Wood Lake Road.

As well, there is an inconsistency in the number of proposed dwellings stated in the "Proposal" notice I received versus the report you provided me. The "Proposal" notice states that there will be 67 apartments and 6 townhouses (totalling 73 dwellings), whereas page 1, "Background" states there are 70 dwellings planned to include 3 street-fronting townhomes.

With appreciation,
Sherry Ferronato

From: Jason Tran [REDACTED]

Sent: Monday, June 3, 2024 9:58 AM

To: Sherry Ferronato [REDACTED]

Subject: RE: Rezoning Proposal

Hello Sherry,

May I have your address again so I can record this conversation for the future and incorporate your comments and concerns for the Council report.

After reviewing the letter the applicant sent out, I have the following update.

The letter stated that the application complied with the Official Community Plan (CCP). The OCP identified the area as High Density Residential and therefore, their proposed rezoning application from RR3 to RM5 does comply with the OCP's future land use. I look at the area and there are a couple of RM5 properties to the south and east of the subject property.

You asked me about parking during our phone call, and their plan is to have parking partly on-site and within a parkade. The details of the number of parking required will be required during the Development Permit stage.

I can share with you this letter that they provided for you to look over. Also, now is the time

you'll be able to provide your comment to the applicant, please cc me in the email. Because I believe this application **will not need a public hearing** under the new Bill 44 introduced by the BC government as they are proposing **purpose-built rental units**:

Please see the link below for Council Procedure Bylaw
[Council Procedure Bylaw 1229, 2024 \(escribemeetings.com\)](https://www.escribemeetings.com)

The highlighted below is from that Council report regarding the new changes for Council Procedure Bylaw.

“Sections 464 to 468 of the Local Government Act establish the new requirements for public hearings. To summarize, a public hearing:

- (a) is mandatory for OCP bylaws or amendments thereto;
- (b) may be waived where the proposed zoning is consistent with the OCP as per LGA s 464(2);
- (c) is prohibited if the zoning bylaw is for the sole purpose of complying with LGA s 481.3, Zoning bylaws and small-scale multi-family housing as per LGA s 464(4);
- (d) is prohibited as per LGA s 464(3), if the proposed zoning:
 - (i) is consistent with the OCP; and
 - (ii) is solely for residential development, in whole or in part; and
 - (iii) the residential component is at least half of the gross floor area of all buildings and structures.

While the opportunity for oral submissions has been removed, the duty of procedural fairness is met by ensuring written submissions and public input can be made by alternate forms. Legal literature on Bill 44 recommends that where public hearings are waived or prohibited, Council establish a deadline for the receipt of submissions. The literature also recommends that staff reports include clear comprehensive information on written submissions and other forms of public engagement received in relation to the bylaw, where a public hearing is prohibited.”

If you have any other questions or questions regarding new changes, please reply to this email.

Yours truly,

Jason T. Tran, MCIP, RPP
Planner, Planning & Development Department
District of Lake Country



Planning: 250-766-6674

Direct: [REDACTED]

Email: [REDACTED]

www.lakecountry.bc.ca

From: Sherry Ferronato [REDACTED]
Sent: Friday, May 31, 2024 2:51 PM
To: Jason Tran [REDACTED]
Subject: Rezoning Proposal

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Thank you, Jason, for generously giving me your time by phone this morning to answer my questions regarding the "Proposal" I received in the mail yesterday.

As you suggested, I have attached a scanned copy of the "Proposal" notice I received in the mail, for your information. The scanned envelope and flyer I attached illustrates that there is no indication of who sent this, as there is no return address or accompanying letter of explanation. I assume it was "New Town Planning" or "Saba Construction."

Please note that the "Proposal" indicates that the zoning request is compliant with the District of Lake Country Official Community Plan. It is my understanding based on my conversation with you, that you and your department have not yet determined whether the zoning request is, in fact, compliant.

You recommended that I forward my concerns to the Applicant and to you through the contacts provided in the "Proposal." My neighbors and I will work together to articulate our concerns in writing and send them to you and the Applicant as soon as possible.

Thank you once again for your assistance,
Sherry Ferronato

Attachment D-Z0000276-Public Correspondence

From: [Shirley Ritchie](#)
To: [Jason Tran; developmentfeedback@gmail.com](mailto:developmentfeedback@gmail.com)
Subject: Fw: Re Proposal 11615 and11583 Bottom Wood Lake Road. Application Z000276
Date: Monday, June 10, 2024 4:42:59 PM

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Hi,

I received a proposal regarding the development as per my subject line. Here is my input.

Traffic - There is only one access for this new multi Development plus current traffic Bottom Wood Lake Road and Clement Road.

The intersection at Woodsdale Road and Bottom Wood Lake Road is inadequate now. Bike traffic from Rail Trail to amenities at Turtle Crossing area has increased traffic as does activities at sports fields.

Parking on North end of Bottom Wood Lake Road - A fairly new 6 plex has now 6-7 cars daily parking on roadway.

I would appreciate consideration of my concerns.

S, Ritchie

Doreen Orsted
[REDACTED]

Lake Country, BC V4V 2M5

July 8, 2024

Mayor and Council
District of Lake Country
10150 Bottom Wood Lake Rd.
Lake Country, BC V4V 2M1
mayorandcouncil@lakecountry.bc.ca

Re: Rezoning Application #Z000276

Dear District of Lake Country Mayor and Council:

I am writing to express my opposition to Rezoning Application #Z000276.

I am concerned that rezoning on 11615 and 11583 Bottom Wood Lake Road to change it from Rural Residential to Multi-Family Medium Density, will create density that is excessive for those lots. I am in favor of development on these lots, but at a lower density.

As a 30-year resident of Woodsdale, I have experienced the problems with the District's services in this area such as roads, water, sewer, street parking, police, traffic and emergency exit from the neighborhood. The rezoning will add great pressure to these services, making improvements and new development of services necessary.

I'm wondering who is going to pay for these upgrades in the short term and the long term, especially with the 10-year tax breaks that have been approved. Adding the tax burden to Lake Country residents is unreasonable.

I'm also very concerned about the water table in this area. Problems with high water table already exist in Woodsdale. The water table would present difficulties in constructing buildings that can handle the added density safely, for the new and existing residents of the neighborhood.

Our block is already experiencing the stress of development in this area. The safe and peaceful enjoyment of our property, neighborhood, and lake has been affected in recent years by issues such as crime, excessive traffic, parking problems, noise, and pollution. The proposed rezoning has the potential to multiply the population of our block several times over. I am very concerned that such a population explosion in this confined space will also multiply the existing difficulties and create new problems, especially when combined with other high-density developments in the area.

Please take notice of the current signs of strain in our neighborhood, and carefully consider the further effects that rezoning for such high density will have on District services, existing and future residents, the neighborhood, and the lake. Thank you.

Sincerely,
Doreen Orsted
[REDACTED]

Makayla Ablitt

From: Sherry Ferronato [REDACTED]
Sent: Wednesday, July 10, 2024 12:39 PM
To: Mayor and Council
Subject: Input regarding Zoning Application #Z0000276
Attachments: Opposition to Zoning Application #Z0000276.pdf

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Attached is a letter expressing opposition to Zoning Application #Z0000276, which is being considered at the July 16th Council Meeting.

I appreciate Mayor and Council considering my input in their deliberations.

Thank you,
Sherry Ferronato

Sherry Ferronato

[REDACTED]
Lake Country, BC V4V 2M5

July 10, 2024

Mayor and Council
District of Lake Country
mayorandcouncil@lakecountry.bc.ca

Re: Rezoning Application #Z0000276

Dear District of Lake Country Mayor and Council:

I am writing to express opposition to Rezoning Application #Z0000276, an application to rezone 11615 and 11583 Bottom Wood Lake Rd. to facilitate the development of a rental housing project **of 67 apartments with a partially underground parkade and 6 townhouses on a 1.29 acre site.**

I would like to strongly state that ***I am not opposed to development on this site*** and in my area. ***Development in my neighborhood is inevitable and even desirable, and it should be done in a thoughtful, safe, responsible, reasonable manner.*** The development of housing to address current shortages is a high priority. I believe the housing that is developed should consider and balance such factors as:

- The ability of the area's infrastructure to accommodate growth
- DLC's ability to fund growth without further tax burden for residents
- Provision of solid, quality, units that will be safe and well-maintained
- Protection of the delicate, already stressed waterways and environment
- Respect for the structural integrity, light, privacy, property value, quiet enjoyment and other needs of existing properties and property owners
- Maintenance of the safety, beauty, character, and rural/lakeside charm of the neighborhood, which has been one of the jewels of Lake Country.

My specific questions and concerns with Rezoning Application # Z0000276 include the following:

1. **Infrastructure** - Can current infrastructure in this neighborhood – and in Lake Country more broadly – support this level of density? For example:
 - a. The **pump station** at the end of Bottom Wood Lake Road experiences regular maintenance issues, with dirty, smelly water overflowing into the roadway and presenting flooding risk for nearby existing properties. What effect could development allowed by RM5 zoning have?
 - b. Does the recent water main break on this block flag potential **waterline infrastructure** issues? What is the status of the waterline infrastructure for this area, especially considering the recent State of Emergency in Calgary due to a water feeder main break that is symptomatic of many Canadian communities' aging infrastructure? What impact could development allowed by RM5 zoning have on the waterline infrastructure?
 - c. How might development allowed by RM5 zoning contribute to issues with the already **overcapacity water and sewer system** in Lake Country?

- d. The **roads and nearby intersection** (Woodsdale and Bottom Wood Lake Rds) already struggle to accommodate existing **traffic and street parking**. Are roads adequate in this area to accommodate the additional traffic and street parking that higher density zoning brings? Parking is already a challenge in the area, due to the increased parking demands that have come with unrealistically low parking space requirements for new multi-family developments, the removal of street parking to accommodate the bike lanes, and busy community amenities such as parks, soccer fields, beaches, rail trail, and businesses. How much additional traffic and parking pressure can this area absorb, especially at peak times? Would a traffic light need to be installed at the Woodsdale Rd – Bottom Wood Lake Rd intersection to address increased traffic at this already dangerous intersection?
- e. **Sidewalks and lighting** for pedestrian safety do not exist in that stretch of Bottom Wood Lake Rd. How can **safety** for a large volume of pedestrians be achieved along this roadway? How can the safety of the residents of the nearby brain injury care centre be ensured, as many of these people frequently have outings (many using mobility aids or wheelchairs) along the road in front of the subject properties?
- f. With only one narrow entry into the proposed development, and one exit path for Clement Rd and the end block of Bottom Wood Lake Rd, I am concerned about **safe egress and emergency response**. How would an **emergency evacuation** be managed, with the additional density allowed by RM5 zoning? Does the Lake Country District Fire Department have the capacity to effectively respond to an emergency, given the high density proposed in this small space?

I am concerned that the current infrastructure is insufficient to accommodate the density proposed for this site (essentially multiplying the population of this block several times over), especially when considered alongside the various other Woodsdale sites for which higher density is being proposed and the existing indications of an infrastructure and neighborhood under strain.

2. **Infrastructure Funding** - How will the **immediate and longer-term** infrastructure improvements needed to accommodate this density be funded? Is the DLC adequately capitalized to provide the needed infrastructure improvements? What contributions will the developer make to these improvements, particularly given the recently approved 10-year tax exemption? Will further property tax increases be required to enable these improvements? How would further property tax increases to cover infrastructure affect Lake Country residents' financial health and ability to pay?

I am concerned that the immediate and longer-term creation and improvements of infrastructure on which this and other high density developments must be based, will result in more tax increases for Lake Country residents, in some cases beyond their ability to pay. This concern is further heightened by the recently passed 10-year tax exemption for developers of purpose-built rentals.

3. **Water Table** - Have engineering and geotechnical assessments been conducted to ensure these lots can accommodate the types of structures that are required for the proposed density, being that this is a flood plain with a very high water table, particularly in non-drought years? This is especially important given the known problems with other concrete and parkade developments in the immediate Woodsdale area, as well as the well-publicized, problematic UBCO parkade

development in downtown Kelowna. Who remedies and pays for any structural issues created for existing properties by disruption of the water table?

I am concerned that the high water table and potential disruption of the water table in the area make a parkade and structures that are required to accommodate the proposed high density on this site unfeasible and unsafe, both for any newly built structures and for nearby existing residences.

4. **Environment** - Wood Lake and its riparian area have in recent years experienced clear symptoms of an environment under stress. What additional potential environmental impacts might occur from the construction and development allowed by RM5 zoning, especially for the sensitive lake and riparian area just adjacent to the property? The water that enters Wood Lake from the culvert that exists on the front of the subject lots often seems to contribute to murky, polluted water at the hand launch area at the end of Bottom Wood Lake Road.

I am concerned about the environmental impact, particularly on Wood Lake and the riparian area, that could occur from the construction and development allowed by RM5 zoning at this site. These potential effects are difficult or impossible to remedy, and place at risk one of Lake Country's greatest assets.

5. **Quality of life and neighborhood impacts** - How will the quality of life for existing and future residents of the area be impacted by this level of density in the neighborhood? How will the enjoyment and privacy of existing residences be affected? How will the safety, character, beauty, and aesthetic of the neighborhood be impacted? How does this fit with the OCP objectives and policies that aim to preserve Lake Country's rural character and to minimize development in rural areas?

I am concerned about the effects this rezoning would have on quality of life issues for existing and future residents of the area. The safety, character, peacefulness, beauty and aesthetic of the neighborhood will be impacted, moving it into an urban style and density of development similar to Downtown/Inner City Kelowna. This contradicts the Official Community Plan's objectives and policies aimed at preserving Lake Country's rural character and minimizing development in rural areas. It signals the degradation of Lake Country's beloved and valuable Wood Lake lakeside area.

The DLC website indicates that Council's Mission is "To nurture a healthy natural environment, strong rural character and urban core, sustainable infrastructure, economic opportunities, an inclusive community with involved citizens, through respectful, transparent government, focused on balanced strategic decision-making." ***I respectfully ask Mayor and Council to please carefully contemplate Rezoning Application #Z0000276, with Council's Mission and the immediate and longer-term concerns described above in mind. Further, I suggest that Council does not approve this Application, but instead approves lower density zoning for these lots.***

Thank you for your community service and for considering my submission.

Sincerely,
Sherry Ferronato

Makayla Ablitt

From: Makenzie Johnston [REDACTED]
Sent: Thursday, July 11, 2024 7:58 AM
To: Mayor and Council
Subject: Rezoning Application #Z0000276
Attachments: July 11.24 - Letter to Council Re Rezoning Application Z0000276 .pdf

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Dear Mayor and Council,

Please see the attached letter for your review and consideration.

Kind regards,
Makenzie Johnston

Makenzie Johnston

Lake Country, BC V4V2M5

July 11, 2024

Mayor and Council

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

Dear Mayor and Council:

Via email: mayorandcouncil@lakecountry.bc.ca

RE: REZONING APPLICATION #Z0000276

I am writing to express opposition to Rezoning Application #Z0000276, which proposes to rezone 11615 and 11583 Bottom Wood Lake Road to facilitate the development of a rental housing project of 67 apartments with a partially underground parkade and 6 townhouses on a 1.29 acre site.

While I do not oppose development on this property, I believe the proposed density is excessive for this site. My concerns focus on the following issues:

1. Infrastructure

The ability of the area's infrastructure to accommodate this level of growth and density is a significant issue, especially considering the other high-density developments proposed in the area. We are seeing signs of strain already with regards to various services which cause concern in this area, including water, sewer, fire, policing, sidewalks, lighting, roads, traffic, street parking, and safe egress and emergency evacuation.

2. Environmental issues

The proximity of this site to Wood Lake raises concerns about this environmentally sensitive area, which is already showing signs of stress. We commonly see wildlife reside on or near this lot, especially waterfowl, which will be displaced as a result.

3. Groundwater

The high water table in the neighborhood has created problems with smaller structures in the area, and would likely pose significant challenges for the construction of structures required to accommodate the density proposed in this application. Damage to nearby properties could also result from the disruption of the water table.

4. Quality of life and character of the neighborhood

The density proposed by the application is of an urban nature, not in keeping with the rural, lakeside character of the neighborhood, which is a signature asset of the District. High density in this location potentially impacts safety, privacy, peace and other quality of life factors for current and

future residents of the area. The fully rental aspect of this building will significantly change the character of the neighborhood, and use of surrounding facilities.

I ask that Council thoughtfully contemplates these issues in its planning and development decisions. **I further request that Council does not approve the Rezoning Application #Z0000276, but instead pursues lower density zoning for this site.**

Lastly, if there is a formal way for me to oppose this application, please advise so that I can ensure I am taking all the proper steps in this regard.

Thank you for your consideration.

Sincerely,

A large black rectangular redaction box covering the signature area.

Makenzie Johnston

Makayla Ablitt

From: Brittany Preston [REDACTED]
Sent: Thursday, July 11, 2024 11:19 AM
To: Mayor and Council
Subject: Concerns for Rezoning Application #Z0000276

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Brittany Preston

[REDACTED]
Lake Country, BC V4V 2M5

July 11, 2024

Mayor and Council

District of Lake Country

10150 Bottom Wood Lake Rd.

Lake Country, BC V4V 2M1

mayorandcouncil@lakecountry.bc.ca

Re: Rezoning Application #Z0000276

Dear District of Lake Country Mayor and Council:

I am writing to express opposition to Rezoning Application #Z0000276, which proposes to rezone 11615 and 11583 Bottom Wood Lake Road to facilitate the development of a rental housing project of 67 apartments with a partially underground parkade and 6 townhouses on a 1.29 acre site.

While I do not oppose development on this property, I believe the proposed density is excessive for this site. My concerns focus on the following issues:

Attachment D-Z0000276-Public Correspondence

1. Infrastructure – the ability of the area’s infrastructure to accommodate this level of growth and density is a significant issue, (especially in light of other high-density developments proposed in the area), as signs of strain already exist. Services such as water, sewer, fire, policing, sidewalks, lighting, roads, traffic, street parking, and safe egress and emergency evacuation are current concerns for this area.
2. Tax Increases – the development of the infrastructure that is required to service this level of growth and density will come at a high cost in the short and long term. Large tax increases have been levied in recent years, and this could add further burden to District taxpayers.
3. Environmental issues – the proximity of this site to Wood Lake raises concerns about this environmentally sensitive area, which is already showing signs of stress.
4. Groundwater – the high water table in the neighborhood has created problems with smaller structures in the area, and would likely pose significant challenges for the construction of structures required to accommodate the density proposed in this application. Damage to nearby properties could also result from the disruption of the water table.
5. Quality of life and character of the neighborhood - the density proposed by the application is of an urban nature, not in keeping with the rural, lakeside character of the neighborhood, which is a signature asset of the District. High density in this location potentially impacts safety, privacy, peace and other quality of life factors for current and future residents of the area.

I ask that Council thoughtfully contemplates these issues in its planning and development decisions. I further request that Council does not approve the Rezoning Application #Z0000276, but instead pursues lower density zoning for this site. Thank you for your consideration.

Sincerely,

Brittany Preston



Makayla Ablitt

From: NANETTE MANSON [REDACTED]
Sent: Thursday, July 11, 2024 11:23 AM
To: Mayor and Council
Subject: Rezoning Woodsdale

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As a property owner on Clement Road I have grave concerns with the application to rezone and add high density to Bottom Wood Lake Road. Current infrastructure is not adequate to support this density. Bottom Wood Lake Road is already an overflow parking area for people who aren't supplied with enough parking. With 70 + more units you can expect an additional 70 - 140 cars added to this small road. Our experience on Clement Road with high density housing is cars parking on both sides of a narrow road because most units have 2 cars. Garbage trucks and heaven forbid a fire truck, have difficulty on Clement Road.

Additionally the intersection on the corner of Bottom Wood Lake Road and Woodsdale Road is already a busy dangerous intersection with no lights and no room for left hand turn lanes. The current new development on Woodsdale Road will also negatively impact this intersection. No need to add more to this problem. None of the roads in the Woodsdale area are adequate to support high traffic volume.

Last year when the fire jumped the lake we experienced what happens when people have to quickly leave an area. Line ups at gas stations and intersections both on Woodsdale Road and the entrance to the highway were frighteningly long. Added volume in this area will be a serious concern for public safety.

Wood Lake is a small lake that is in danger of being over developed. Current development is already a problem . Adding this Bottom Wood Lake Road development will not enhance the area.

I believe that all future high density development should be stopped or the rural flavour of the area where families can live in relative safety and peace will disappear.

Your truly,
Nanette Manson

[REDACTED]

Makayla Ablitt

From: CJ [REDACTED]
Sent: Friday, July 12, 2024 10:50 AM
To: Mayor and Council
Subject: Rezoning application Z0000276

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Mayor and Council

As a resident of [REDACTED] Clement road we will be highly impacted by this proposed rezoning application if it gets approval from council.

Having had this property in the family for the past 38 years we have seen many changes coming forward with the increase of density and people along with that the significant increase in property taxes through the years.

Rezoning from RR3 to RM5 would be a big mistake in my opinion and here is why:

Another large influx of people in the neighborhood is not desired for the main reason of insufficient infrastructure.

Realizing that there will be development it is requested that it be done with less density, for the roads, parking and infrastructure cannot handle more at the present time

Currently, it is already a struggle to find parking on Clement road for current residents even to the extent of people parking in front of our homes entrance.

The growth that has occurred in the past recent years has already filled any parking areas that may have been accessible to current residents.

Having another 70 ish homes with another 140 cars in the neighborhood is not a prudent idea to undertake.

With our very high water table it will not facilitate underground parking....so where are the people and their guests going to park,

The sewer pump station has reoccurring problems all the time for it cannot keep up with current demand.

There is also a concern about services for this amount of people in this small community such as schools and hospitals, are there plans for upgrades in this area?

How can no taxes be collected on this project for a substantial amount of time....who is going to foot that bill....ME?

The height of this proposed unit is also a major concern for the smaller community that this iswe are not downtown Kelowna!

It is our quiet neighborhood that will be impacted by such a large influx of people

Please carefully consider this application and turn it down to less density.

Thank you for your time

CJ Flokstra

[REDACTED]

Shelley and Barry Atkinson
[REDACTED]

Lake Country, BC V4V 2R7

July 11, 2024

Mayor and Council
District of Lake Country
10150 Bottom Wood Lake Rd.
Lake Country, BC V4V 2M1
mayorandcouncil@lakecountry.bc.ca

Re: Rezoning Application #Z0000276

Dear District of Lake Country Mayor and Council:

I am writing to express opposition to Rezoning Application #Z0000276, which proposes to rezone 11615 and 11583 Bottom Wood Lake Rd. to facilitate the development of a rental housing project of 67 apartments with a partially underground parkade and 6 townhouses on a 1.29 acre site.

While I do not oppose development on this property, I believe the proposed density is excessive for this site. My concerns focus on the following issues:

1. Infrastructure – the ability of the area's infrastructure to accommodate this level of growth and density is a significant issue, (especially in light of other high-density developments proposed in the area), as signs of strain already exist. Services such as water, sewer, fire, policing, sidewalks, lighting, roads, traffic, street parking, and safe egress and emergency evacuation are current concerns for this area.
2. Tax Increases – the development of the infrastructure that is required to service this level of growth and density will come at a high cost in the short and long term. Large tax increases have been levied in recent years, and this could add further burden to District taxpayers.
3. Environmental issues – the proximity of this site to Wood Lake raises concerns about this environmentally sensitive area, which is already showing signs of stress.
4. Groundwater – the high water table in the neighborhood has created problems with smaller structures in the area, and would likely pose significant challenges for the construction of structures required to accommodate the density proposed in this application. Damage to nearby properties could also result from the disruption of the water table.
5. Quality of life and character of the neighborhood - the density proposed by the application is of an urban nature, not in keeping with the rural, lakeside character of the neighborhood, which is a signature asset of the District. High density in this location potentially impacts safety, privacy, peace and other quality of life factors for current and future residents of the area.

I ask that Council thoughtfully contemplates these issues in its planning and development decisions. I further request that Council does not approve the Rezoning Application #Z0000276, but instead pursues lower density zoning for this site. Thank you for your consideration.

Sincerely,
[REDACTED]

Barry and Shelley Atkinson
[REDACTED]