



Agenda

Regular Council Meeting

Tuesday, October 15, 2024, 7:00 p.m.
 Council Chambers/Video Conference
 10150 Bottom Wood Lake Road
 Lake Country, British Columbia V4V 2M1

Pages

1. **Call to Order and Territorial Acknowledgement**
 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. **Adoption of Agenda**
 Recommendation
 THAT the Regular Council Meeting Agenda of October 15, 2024 be adopted.
3. **Adoption of Minutes**
 - 3.1 **Regular Council Meeting Minutes of October 1, 2024** 4
 Recommendation
 THAT the Regular Council Meeting Minutes of October 1, 2024 be adopted.
4. **Mayor's Report**
5. **Announcements**
 On October 17, five classes from Davidson Elementary School will be planting 700 seedlings in Jack Seaton Park. The seedlings were provided by Sharon McCoubrey from an Artwalk exhibit and the activity will be managed by Forestry students from Rutland as well as the Parks team.
6. **Delegations**
 - 6.1 **Lake Country Seniors' Centre** 17
 Mary-Lou Wightman, President - Board of Directors, to present
7. **Planning and Development Applications**
 - 7.1 **Zoning Bylaw Amendment | Z0000268 | 11511 Turtle Bay Court** 20 m 47
To rezone a property allowing future Tourist Commercial development

 Recommendation
 THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024 be read a first and second time;

 AND THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024 be forwarded to a public

	hearing.		
7.2	Zoning Amendment (Backyard Chickens) Bylaw 1246, 2024 Proposed Zoning Bylaw Amendment to Authorize the Keeping of Backyard Chickens.	30 m	62
	Recommendation THAT Zoning Amendment (Z0000341) Bylaw 1426, 2024 be read a first and second time and forwarded to a Public Hearing.		
7.3	Department Update A department update as it relates to the backlog of files, work plan and upcoming projects.	30 m	68
	Recommendation For Information		
8.	Departmental Reports		
8.1	BC Active Transportation Infrastructure Grant Authorizing Resolution Authorizing / Supporting Resolution for BC Active Transportation Infrastructure Grant Application	5 m	71
	Recommendation THAT a grant application under the BC Active Transportation Infrastructure Grant intake, for the Lodge Road and Rail Trail Improvement Project in the amount of \$2,600,000, be approved; AND THAT the Project is confirmed as a municipal priority intended to be complete within the required timeline and is “shovel ready” in accordance with Section 3 of the Grant Application Criteria; AND THAT the District’s portion (local share) of the funding for the project in the amount of \$2,100,000 is available and supported.		
8.2	Lake Country Business Park Terms of Reference Terms of Reference and Next Steps	10 m	73
	Recommendation THAT the Lake Country Business Park Area Structure Plan (ASP) Terms of Reference dated September 20, 2024 (Attachment A to the Report to Council dated October 15, 2024) be approved; AND THAT staff be directed to proceed with Phase 1 of the Area Structure Plan (ASP) - Technical Due Diligence - Biophysical Studies, Planning and Engineering Inventories.		
9.	Bylaws for Adoption and Readings Following a Public Hearing		
10.	Rise and Report from In Camera		
11.	Council Committees		
12.	External Committees and Boards		
12.1	Board of Education Meeting Highlights of September 25, 2024		99
12.2	Regional District of Central Okanagan Board Report of September 26, 2024		102
12.3	Okanagan Basin Water Board Report of October 10, 2024		103
13.	Strategic Priorities		104

14. **Report from Councillors**

15. **Adjournment**

posted October 11, 2024

Reyna Seabrook, Corporate Officer



Minutes

Regular Council Meeting

October 1, 2024, 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, electronically
Council Absent:	Councillor Cara Reed
Staff Present:	Paul Gipps, Chief Administrative Officer Trevor James, Chief Financial Officer Matthew Salmon, Director of Engineering & Environmental Services Reyna Seabrook, Director of Corporate Services Matt Vader, Director of Parks, Recreation & Culture Steven Gubbels, Manager of Development Richard Wagner, Manager of Finance Kiel Wilkie, Utility Manager Brian Zurek, Manager of Planning Makayla Ablitt, Legislative Technical Clerk Travis Tonn, Support Analyst Sheeja Vimalan, Planner Jeremy Frick, Director of Planning & Development Carie Liefke, Manager of Current Planning
Others:	Kiara Domanski, Youth Councillor

1. Call to Order and Territorial Acknowledgement

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.

The Mayor called the meeting to order at 7:00 p.m.

The Mayor read a statement regarding the National Day for Truth and Reconciliation.

2. Adoption of Agenda

2024-10-179 It was moved and seconded

THAT the Regular Council Meeting Agenda of October 1, 2024 be adopted.

Carried.

3. Adoption of Minutes

3.1 Regular Council Meeting Minutes of September 3, 2024

2024-10-180 It was moved and seconded

THAT the Regular Council Meeting Minutes of September 3, 2024 be adopted.

Carried.

3.2 Special Council Meeting Minutes of September 10, 2024

2024-10-181 It was moved and seconded

THAT the Special Council Meeting Minutes of September 10, 2024 be adopted.

Carried.

4. Mayor's Report

5. Announcements

On October 7, five classes from Davidson Elementary School will be planting 700 seedlings in Jack Seaton Park. The seedlings were provided by Sharon McCoubrey from an Artwalk exhibit and the activity will be managed by Forestry students from Rutland as well as the Parks team.

When conditions allow, wildfire risk reduction work will commence again this fall with BC Wildfire Service team members cutting/trimming trees and starting pile burns. This will start on the lower east side of Spion Kop (west of Hwy 97) between the Lakes neighbourhood and West Oyama. Work zones will be marked, so if you are hiking or dirt biking in the area (particularly the Raptor Trail), we ask you to please stay out of the work area for everyone's safety and to allow the BCWS crew to complete their work.

6. Delegations

6.1 Lake Country Museum & Archives

Lynn Fanelli, Executive Director, to present

7. Planning and Development Applications

7.1 Development Variance Permit | DVP00409 | 5150 Finch Road

Development Variance Permit to authorize construction of a secondary suite

Jeremy Frick, Director of Planning introduced Carie Liefke, the new Manager of Current Planning.

Page 4 of Attachment A to DVP00409-Draft DVP was amended and circulated prior to the meeting and is attached to and forms part of these minutes.

2024-10-182 It was moved and seconded

THAT Development Variance Permit DVP00409 for the property located at 5150 Finch Road, (Attachment A to the Report to Council dated October 1, 2024) (Roll 218.048; PID: 005-670-128) to allow construction of a secondary suite be approved.

Carried.

7.2 Development Permit with Development Variance Permit | DP000832 & DVP00386 | 3386 Woodsdale Road

Development Permit and Development Variance Permit to authorize proposed mixed-use development with variances to landscaping and parking regulations

Three pieces of correspondence were received in response to DVP00386 after the publication of the October 1, 2024 Agenda and are attached to and form part of these minutes.

Birte Decloux | Applicant

Ms. Decloux responded to questions from Council and advised there is no request to vary the size for off-street loading space, only to change the materials used.

2024-10-183 It was moved and seconded

THAT Development Variance Permit DVP00386 (Attachment A in the Report to Council dated October 1, 2024) for the property at 3386 Woodsdale Road (Roll 10094232; PID:007-488-394), be amended as follows:

- Removing the variance to section 9.2.4(a) of Zoning Bylaw 561, 2007 reducing the minimum size of an off-street loading space from 28m² to 15m²; and
- Adding a variance to section 8.6.1(c) of Zoning Bylaw 561, 2007 to vary the landscaping setback from 3.0m to 0.0 metres.

Carried.

2024-10-184 It was moved and seconded

THAT Development Variance Permit DVP00386 (Attachment A in the Report to Council dated October 1, 2024) for the property at 3386 Woodsdale Road (Roll 10094232; PID: 007-488-394), to allow for a mixed-use development with variances as amended, be approved;

AND THAT Development Permit DP000832 (Attachment B in the Report to Council dated October 1, 2024) for the property at 3386 Woodsdale Road (Roll 10094232; PID: 007-488-394), to allow for a mixed-use development be approved.

Carried.

7.3 Zoning Amendment | Z0000339 | Strata Hotel / Motel Secondary Use

Addition of Strata Hotel/Motel as a Secondary Use to 9652 and 9654 Benchland Drive Zara at Lakestone.

An amended version of Zoning Amendment (Z0000339) Bylaw 1243, 2024 was circulated to Mayor & Council, which is attached to and forms part of these minutes.

2024-10-185 It was moved and seconded

THAT Zoning Amendment (Z0000339) Bylaw 1243, 2024 be read a first and second time and forwarded to a Public Hearing.

Carried.

8. Departmental Reports

8.1 Disaster Risk Reduction | Climate Adaptation Grant

Council endorsement of a grant application through the Union of BC Municipalities (UBCM) through the Disaster Risk Reduction – Climate Adaptation Fund.

2024-10-186 It was moved and seconded

THAT a grant submission under the Provincial Union of British Columbia Municipalities Disaster Risk Reduction-Climate Adaptation funding stream for Climate Change Hazard, Risk, & Vulnerability Assessment valued in the amount of \$150,000 be approved;

AND THAT the District will provide overall grant management for the project.

Carried.

9. Bylaws for Adoption and Readings Following a Public Hearing

10. Rise and Report from In Camera

11. Council Committees

11.1 Public Art Advisory Commission Draft Meeting Minutes of September 9, 2024

12. External Committees and Boards

12.1 Board of Education Meeting Highlights of September 11, 2024

12.2 Okanagan Regional Library Board of Trustees Regular Meeting Minutes of May 15, 2024

13. Strategic Priorities

14. Report from Councillors

Councillor Patel expressed appreciation for the respectful communication and the way concerns were addressed with neighbours in relation to the Woodsdale development permit.

Councillor Irvine thanked the RCMP for their increased patrols and stated how much she enjoyed UBCM and looks forward to next year.

Councillor McKenzie echoed comments regarding UBCM and thanked the community for supporting Council's attendance. He is thankful to see increased RCMP patrols and reminded

residents to slow down in school zones. Lastly, Councillor McKenzie noted the Oyama canal dredging was started but is on hold due to contamination.

Councillor Brett expressed her appreciation for attending UBCM where Council was able to meet other Councillors, learn on topics of interest and accomplish tasks during meetings with Ministers. Councillor Brett announced that attended the opening of the Lake Country Art Gallery's Anthropocene exhibit and recognized the Lake Country Museum for their recent content. She announced the following events taking place at Okanagan Centre Hall:

Annual General Meeting on October 9th at 7:00 p.m. at the Okanagan Centre Hall

The Christmas Dinner & Dance tickets are now available for purchase at intrigue winery for \$50.00 per person. Payment can be made by cash or cheque.

Youth Councillor Domanski thanked Mayor and Council for having her back this year in her Grade 12 year. She announced she is 2025 GESS Grad Class President and looks forward to bringing updates on graduation events.

Councillor Lewis noted UBCM was very productive and expressed it is great to see the newly paved roads around the community. He also commented on how exiting it is to see the new bike park being constructed and the community is looking forward to it.

Mayor Ireland reminded everyone it is important to drive slow on local roads and noted Council was well organized and made a great impact at UBCM.

14.1 Notice of Motion from Councillor Reed made September 10, 2024

Notice of Motion deferred to a future Council Meeting for consideration.

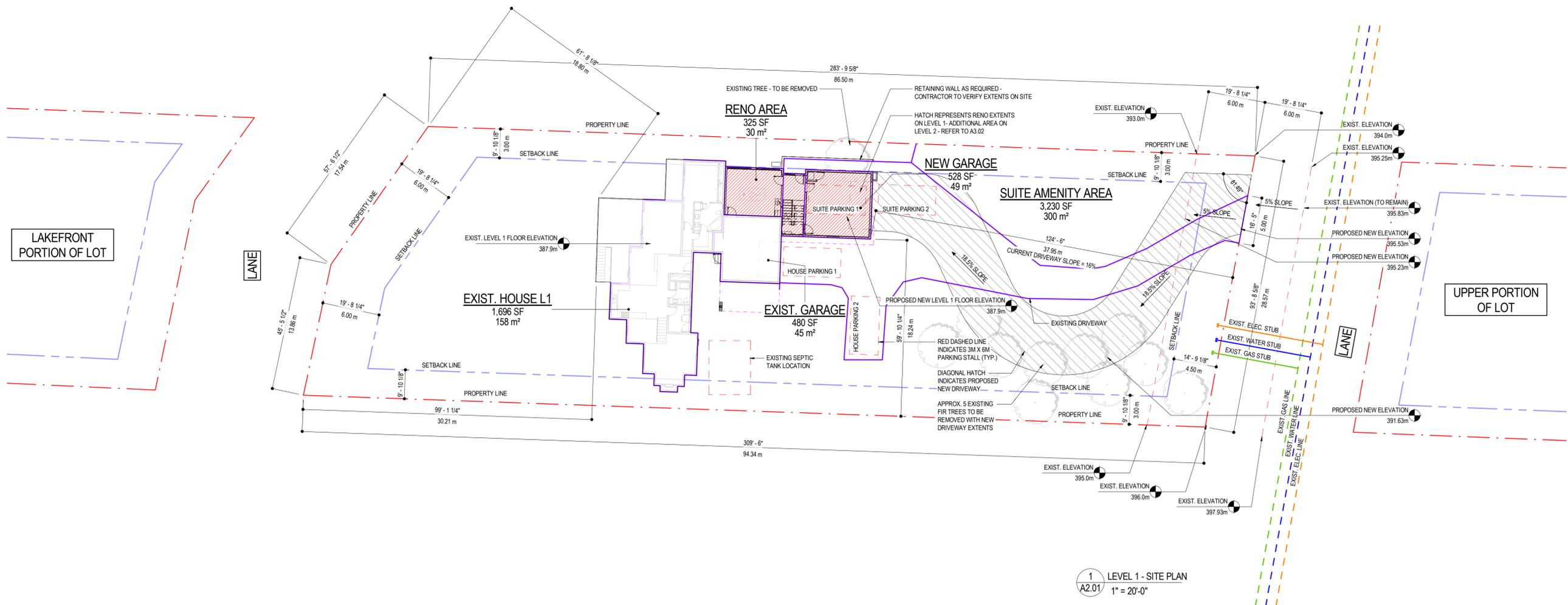
THAT staff be directed to send a letter to Canadian Radio-Television and Telecommunications Commission (CRTC) regarding the loss of our local programming and Global Okanagan.

15. Adjournment

The Mayor adjourned the meeting at 8:23 p.m.

Mayor, Blair Ireland

Corporate Officer, Reyna Seabrook



1 LEVEL 1 - SITE PLAN
A2.01 1" = 20'-0"

PARCEL SIZE		
Name	Area	Area (SM)
PARCEL SIZE	28,652 SF	2,661.8 m ²
PARCEL SIZE	11,923 SF	1,107.7 m ²
PARCEL SIZE	19,097 SF	1,774.2 m ²
PARCEL SIZE	59,672 SF	5,543.7 m ²

PARKING AREA		
Name	Area	Area (SM)
PARKING & DRIVEWAYS	3,430 SF	318.6 m ²

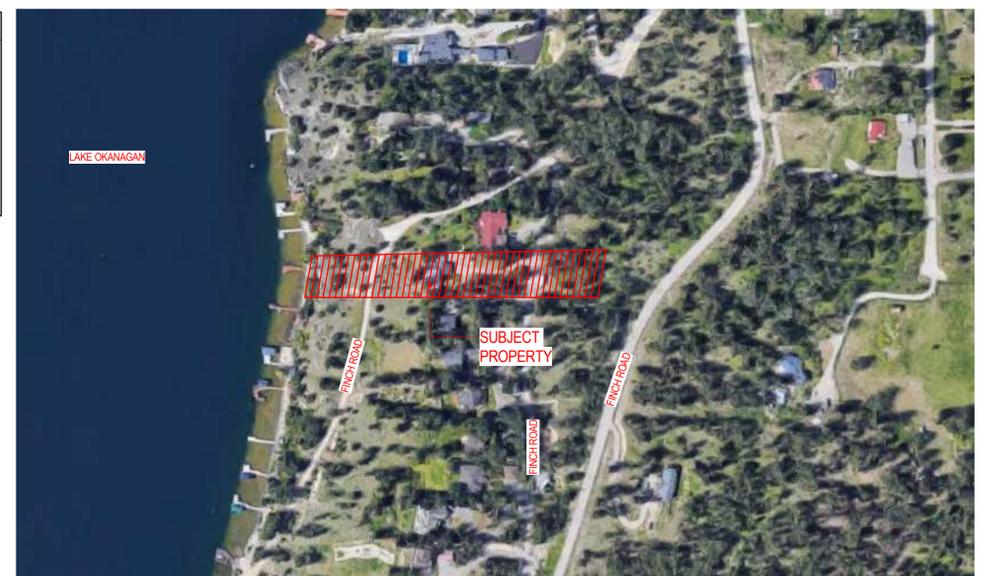
AMENITY AREA		
Name	Area	Area (SM)
SUITE AMENITY AREA	3,230 SF	300.1 m ²

TOTAL BUILDING AREA		
Name	Area	Area (SM)
EXIST. GARAGE	480 SF	44.6 m ²
EXIST. HOUSE L1	1,696 SF	157.6 m ²
EXISTING BASEMENT	1,683 SF	156.4 m ²
NEW GARAGE	528 SF	49.0 m ²
RENO AREA	325 SF	30.2 m ²
SUITE L1	161 SF	14.9 m ²
SUITE L2	1,510 SF	140.3 m ²
	6,383 SF	593.0 m ²

ZONING SUMMARY 5150 FINCH ROAD		
ADDRESS	5150 FINCH ROAD, LAKE COUNTRY, BC V4V 1N6	
LEGAL DESCRIPTION	LOT 10, SECTION 4, TOWNSHIP 20, PLAN KAP25111 PID: 005-670-128	
DEVELOPMENT PERMIT AREA	HILLSIDE & WILDFIRE & NATURAL ENVIRONMENT	
EXISTING ZONING	RR3	
PROPOSED ZONING	N/A	
EXISTING LEGAL USE	SINGLE FAMILY HOME	
PROPOSED LEGAL USE	SINGLE FAMILY HOME + SECONDARY SUITE	
ZONING REQUIREMENTS MAIN BUILDING		
	ZONING STANDARD	PROPOSED
FRONT SETBACK	4.5m (HOUSE) 6.0m (GARAGE)	37.95m (FOR NEW ADDITION)
SIDE SETBACK	3.0m	3.0m (FOR NEW ADDITION)
REAR SETBACK	6.0m	30.21m (UNCHANGED)
PARCEL SIZE	-	5,544sm
BUILDING HEIGHT	9.5m or 2 1/2 storeys	7.06m - OR 8.62m AVERAGE HEIGHT FROM WALKOUT
EXISTING PARCEL COVERAGE %	2,217sm (40%)	202.2sm (3.65%)
ADDITION PARCEL COVERAGE %	40%	94.1sm (1.69%)
TOTAL LEVEL 1 PARCEL COVERAGE %	40%	296.3sm (5.34%)
TOTAL PARKING COVERAGE %	-	318.6sm (5.75%)
TOTAL COMBINED COVERAGE %	50%	614.9sm (11.09%)

ZONING REQUIREMENTS SECONDARY SUITE (2 BED)		
	ZONING STANDARD	PROPOSED
SUITE AREA	90sm	155.2sm (VARIANCE REQD)
SUITE AREA / MAIN BUILDING AREA (%)	40%	155.2sm / 439sm = 35.4%
SUITE PARKING	2 SPACES	2 SPACES
SUITE AMENITY AREA	30sm	300sm

- RENOVATION NOTES:**
- EXISTING HOME TO REMAIN AS-IS. BUILDING PERMIT IS RELATED TO THE ADDITION ONLY.
 - THE EXISTING GARAGE WILL FOOTPRINT WILL REMAIN AS-IS. THE TRUSSES WILL BE REPLACED WITH FLOOR JOISTS. AS THE 2ND LEVEL WILL BECOME CONDITIONED SPACE. WOOD FRAMED CRICKETS WILL BE ADDED TO THE EXISTING ROOF STRUCTURE TO ENSURE POSITIVE DRAINAGE.
 - THE ADDITION WILL CONSIST OF A NEW BONUS ROOM, A SECOND GARAGE, AND A 2 BED, 2 BATH SUITE ON THE SECOND LEVEL. THE SUITE WILL REQUIRE A VARIANCE, AS IT IS LARGER THAN ALLOWED WITHIN THE BYLAW.

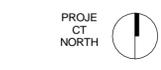


LOCATION MAP - N.T.S



UPDATES - 2024-09-11

No	Dat	Revisi
0	2023-08-3	ISSUED FOR DEVELOPMENT
0	2024-06-2	ISSUED FOR BUILDING



Project
5150 FINCH ROAD

Drawing
SITE PLAN & ZONING

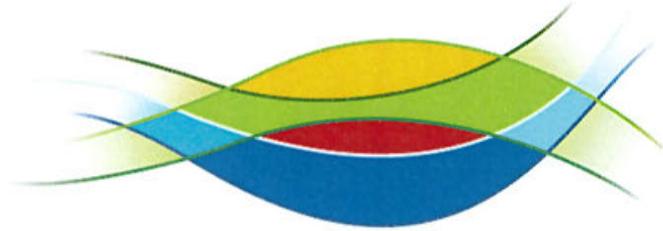
Drawing

A2.01

5150 FINCH ROAD, LAKE COUNTRY, BC, V4V 1N6
LOT 10, SECTION 4, TOWNSHIP 20, PLAN KAP25111

Job 18 - 1816
Scale As indicated

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LAKE COUNTRY

Life. The Okanagan Way.

PUBLIC CORRESPONDENCE

October 1, 2024

Item #7.2: DP000832 & DVP00386

Sunscapes Strata Plan KAS 3628

██████ Woodsdale Road
Lake Country BC V1Y 2R7

September 25, 2024

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

**Re: Development Variance Permit – Your file DVP00386
3386 Woodsdale Road, Lake Country
Lot B District Lot 117 ODYD Plan KAP21443 (“Lot B”)**

Dear District of Lake Country Mayor and Council:

We are writing as council members on behalf of residents of Sunscapes development to express concerns regarding the changes to variances on Lot B.

We have a few concerns regarding the proposed variances set out in your September 19, 2024 letter, as follows:

1. One of our council members visited your District of Lake Country offices and was told that access to this new development is behind our existing garbage and recycling bins and not through the access road in front of our bins marked on your proposed site plan. We would ask that consideration be made when deciding on the parking set back to ensure that the easement in front of our existing bins is landscaped in a manner that does not allow for access in or out of Lot B. We would be happy if it became two additional parking spots for our residents.
2. We note on Variance 4 the garbage and recycling bins are very close to our fencing, private decks and front doors. We deliberately located our bins away from our buildings to lessen noise disturbance and odors. It would be practical to consider putting the bins near our bins close to parking stalls numbered 17 and 18.
3. We know that we are in an area that has a high water table. We have had a storm drainage issue for a number of years that we have addressed with the District of Lake Country and have been advised that it needs to be dug up and redeveloped. We also understand that the costs are the responsibility of all three properties, being ours KAS3628, Lot B and the property to the west, Plan KAP86288. It would be practical that it would be repaired and costs shared at the time of this new development on Lot B.
4. We understand that purpose-built rental housing in the Woodsdale Road area are given tax breaks to developers who are building a minimum of 15 units. Does this development qualify for this tax break and will we see a cost increase in our taxes and services as a result to compensate for this development? This is a concern for our community.

5. Will there be sufficient room for fire/ambulance and garbage/delivery trucks to access and turn around on Lot B?

If some of these concerns are not being addressed at this stage we would appreciate if you passed these concerns on to the next stages of development.

While we do not oppose development on Lot B, we believe the proposed density is excessive for this site and parking is and will be an ongoing issue along Woodsdale Road.

In closing, we would like to see Lot B developed and we are encouraged that the District of Lake Country is moving forward with approving developments that add to our community. We hope these comments will be shared with the developer as we are most affected by this development.

We would appreciate hearing from you on our questions and concerns noted above.

Sincerely,

Melanie Faber, Sunscapes Strata Council Member



Shelley Atkinson, Sunscapes Strata Council Member



From: [Christine Thorpe](#)
To: [Planning](#)
Subject: Proposed site plan for development at 3386 Woodsdale Road
Date: Saturday, September 28, 2024 5:22:25 PM

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

Christine Thorpe and James Wood
[REDACTED] Woodsdale Road
Lake Country V4V2R7

September 28, 2024

District of Lake Country

Re: Proposed site plan for development at 3386 Woodsdale Road

After studying the notification mailed to residents of the Sunscape development, I would like to raise two concerns:

The proposed site for placement of garbage and recycling will be objectionably close to my front door and also to the patio of Unit 201 and balcony of Unit 205. Therefore I object to Variance #4 which permits the setback requirement to be changed from 3.0 meters to 0.0 meters. If one or more of the units to be built serves food, the waste may be more smelly than otherwise and attract vermin. Could the garbage and recycling containers be moved close to (or even joined with) those of the Sunscape development? We propose that this option be considered.

The shared boundary of the lot at 3386 and that of Sunscape may not be correctly marked by the existing fence. I would ask for clarity on how much of the landscaping on the Sunscape side of the existing fence will be removed during construction and how much of this garden area may be claimed by the new development.

Thank you for your consideration of our concerns.

Sincerely,

Christine Thorpe and James Wood
[REDACTED]



Virus-free www.avg.com

Christine Thorpe and James Wood

██████████ Woodsdale Road

Lake Country V4V2R7

September 28, 2024

District of Lake Country

Re: Proposed site plan for development at 3386 Woodsdale Road

RECEIVED

OCT 09 2024

DISTRICT OF
LAKE COUNTRY

After studying the notification mailed to residents of the Sunscape development, I would like to raise two concerns:

1. The proposed site for placement of garbage and recycling will be objectionably close to my front door and also to the patio of Unit 201 and balcony of Unit 205. Therefore I object to Variance #4 which permits the setback requirement to be changed from 3.0 meters to 0.0 meters. If one or more of the units to be built serves food, the waste may be more smelly than otherwise and attract vermin. Could the garbage and recycling containers be moved close to (or even joined with) those of the Sunscape development? We propose that this option be considered.
2. The shared boundary of the lot at 3386 and that of Sunscape may not be marked by the existing fence. I would ask for clarity on how much of the landscaping on the Sunscape side of the existing fence will be removed during construction and how much of this garden may be claimed by the new development.

Thank you for your consideration of our concerns,

Sincerely,

████████████████████████████████████████████████████████████████████████████████

Christine Thorpe and James Wood

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E:

DISTRICT OF LAKE COUNTRY

BYLAW 1243, 2024

A BYLAW TO AMEND ZONING BYLAW 561, 2007

The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. District of Lake Country Zoning Bylaw 561, 2007 is hereby amended as follows:

1.1. Section 19-Direct Control Zones, 19.3 DC3-Direct Control 3 (Lakestone) subsection 19.3.3 Secondary Uses is amended by adding the following item (g) in alphabetical order:

“(g) Strata Hotel/Motels on Lot 94 Sec 9 Twp 20 ODYD Plan EPP74823; 9652 and 9654 Benchland Dr”

For clarity, the subject property is outlined in blue on Schedule A, attached to and forming part of this bylaw.

1.2. Section 3.3.3 General Definitions, is amended by adding the following definition of “Strata Hotel/Motel” in alphabetical order:

“STRATA HOTEL/MOTEL means a strata-titled hotel or motel as defined in the Short-Term Rental Accommodations Regulation B.C. Reg.268/2023.”

2. This bylaw may be cited as “Zoning Amendment (Z0000339) Bylaw 1243, 2024”.

READ A FIRST TIME this xx day of xx, 2024.

READ A SECOND TIME this xx day of xx 2024.

ADVERTISED on the xx and xx days of xx , 2024 that the Public Hearing held on the pursuant to Section 464 of the *Local Government Act*.

READ A THIRD TIME this xx day of xxx, 202x.

ADOPTED this xx day of month, 202x.

Mayor

Corporate Officer

Schedule A to Bylaw 1243

Lot 94 Sec 9 Twp 20 ODYD Plan EPP74823; 9652 and 9654 Benchland Dr



**Lake
Country
Seniors
Activity
Centre
Celebrates !**



Let's go back

to the

early days...



**Well ..maybe
not
that
far back!**

**1975 was the year.
Wynn Sutton
was the mastermind
of the plan to build the
Winfield Senior Activity
Centre.**



WYNN SUTTON

**After 4 years of fund
raising and receiving
grants, the doors of the
first Seniors Centre in
Lake Country opened!**



**Today we arrive at the
Lake Country Seniors
Activity Centre with a
new look as
we joined the MAC.**

**So... if you're 50+
Join us now
for fitness and more !**



**9830 Bottom Wood Lake Rd in Lake Country.
Just a few steps away from the Lake Country Curling Club and
the ice arena.**

**Office hours Wednesdays and Fridays
10:00 am to 2:00 pm.**

A bit of re-branding now, with

the accent on

50+ Activity Centre

and

a Website to attract new

members

www.lcscs.ca

**LAKE COUNTRY SENIORS CENTRE - OCTOBER CALENDAR***ALL CLASSES ARE 'DROP-IN' (except Big Band)*

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
		Lunch: 11-1pm LL-AA Meeting: 12pm-1pm Line Dancing: 2-3pm Yoga: 5:30-6:30pm Bridge: 7-10pm	Exercise Class: 8:30-9:30am TG/Cards: 9:30am to 1pm L: Duplicate Bridge 1-4:30pm Tai Chi- Continuing: 1:30-2:30pm Tai Chi- Beg: 2:45-3:45pm M-PF: 6-7pm M-PF: 7-8pm LL-AA Meeting: 7-8pm	M-PF: 6:15am-8:30am TG/Scrabble: 9- 11:30am Sewing: 12:00-5pm Yoga: 5:30-6:30pm Big Band: 7-10pm LL-AA Meeting: 7-8pm	Tai Chi- Continuing: 1:30-2:30pm Tai Chi- Beg: 2:45-3:45pm LL-AA Meeting: 7-8pm	Bridge Tournament 10:00am – 4:30pm
6	7	8	9	10	11	12
M-PF: 3-5pm	LC Artists: 10 – 1pm TG/Mahjong: 1-4pm M-PF: 4:15-8:15pm L-PF: 4:30-6:30PM LL-AA Meeting: 7-8pm	Lunch: 11-1pm LL-AA Meeting: 12pm-1pm Line Dancing: 2-3pm Yoga: 5:30-6:30pm Bridge: 7-10pm	Exercise Class: 8:30-9:30am TG/Cards: 9:30am to 1pm L: Duplicate Bridge 1-4:30pm Tai Chi- Continuing: 1:30-2:30pm Tai Chi- Beg: 2:45-3:45pm M-PF: 6-7pm M-PF: 7-8pm LL-AA Meeting: 7-8pm	TG/Scrabble: 9- 11:30am Sewing: 12:00-5pm Yoga: 5:30-6:30pm Big Band: 7-10pm LL-AA Meeting: 7-8pm	Tai Chi- Continuing: 1:30-2:30pm Tai Chi- Beg: 2:45-3:45pm LL-AA Meeting: 7-8pm	Quilting: 10-4:30pm
13	14	15	16	17	18	19
M-PF: 3-5pm	LC Artists: 10 – 1pm TG/Mahjong: 1-4pm LL-AA Meeting: 7-8pm	Lunch: 11-1pm LL-AA Meeting: 12pm-1pm Line Dancing: 2-3pm Yoga: 5:30-6:30pm Bridge: 7-10pm	Exercise Class: 8:30-9:30am TG/Cards: 9:30am to 1pm L: Duplicate Bridge 1-4:30pm Tai Chi- Continuing: 1:30-2:30pm Tai Chi- Beg: 2:45-3:45pm M-PF: 6-7pm M-PF: 7-8pm LL-AA Meeting: 7-8pm	M-PF: 6:15am-8:30am TG/Scrabble: 9- 11:30am Sewing: 12:00-5pm Big Band: 7-10pm LL-AA Meeting: 7-8pm	Tai Chi- Continuing: 1:30-2:30pm Tai Chi- Beg: 2:45-3:45pm LL-AA Meeting: 7-8pm	Quilting: 10-4:30pm
20	21	22	23	24	25	26
Crib Tournament: 10-3pm M-PF: 3-5pm	LC Artists: 10 – 1pm TG/Mahjong: 1-4pm M-PF: 4:15-8:15pm L-PF: 4:30-6:30PM LL-AA Meeting: 7-8pm	Lunch: 11-1pm LL-AA Meeting: 12pm-1pm Line Dancing: 2-3pm Bridge: 7-10pm	Exercise Class: 8:30-9:30am TG/Cards: 9:30am to 1pm L: Duplicate Bridge 1-4:30pm Tai Chi- Continuing: 1:30-2:30pm Tai Chi- Beg: 2:45-3:45pm M-PF: 6-7pm M-PF: 7-8pm LL-AA Meeting: 7-8pm	TG/Scrabble: 9- 11:30am Sewing: 12:00-5pm Big Band: 7-10pm LL-AA Meeting: 7-8pm	Tai Chi- Continuing: 1:30-2:30pm Tai Chi- Beg: 2:45-3:45pm LL-AA Meeting: 7-8pm	Quilting: 10-4:30pm
27	28	29	30	31		
Crib Tournament: 10-3pm M-PF: 3-5pm	LC Artists: 10 – 1pm TG/Mahjong: 1-4pm M-PF: 4:15-8:15pm L-PF: 4:30-6:30PM LL-AA Meeting: 7-8pm	Lunch: 11-1pm LL-AA Meeting: 12pm-1pm Line Dancing: 2-3pm Yoga: 5:30-6:30pm Bridge: 7-10pm	Exercise Class: 8:30-9:30am TG/Cards: 9:30am to 1pm L: Duplicate Bridge 1-4:30pm Tai Chi- Continuing: 1:30-2:30pm Tai Chi- Beg: 2:45-3:45pm M-PF: 6-7pm M-PF: 7-8pm LL-AA Meeting: 7-8pm	TG/Scrabble: 9- 11:30am Sewing: 12:00-5pm Yoga: 5:30-6:30pm Big Band: 7-10pm LL-AA Meeting: 7-8pm		

*L = Lower level
LL = Library
M = Main
PF = Private Function
TG = Table Games*

Our monthly activity calendar

Email address: lakecountryseniorscentre@gmail.com Website: WWW.LCSCS.CA Tel: 250.766.4220

Located at 9830B Bottom Wood Lake Road, Lake Country V4V 1S7 - Office open Wednesdays 10am to 2pm

Currently over 550 members.

**Amazing volunteers
cook up weekly lunch
for upwards of 95
regular patrons.**

**20 extra meals
delivered to the
Food Bank weekly.**



**Our dedicated
firefighters
were
recognized
at our
lunch after the
fire filled
summer of
2023**





**Canada Day
at Swalwell
Park.
Looking
for new
members!**

Scrabble ... table games ... card games

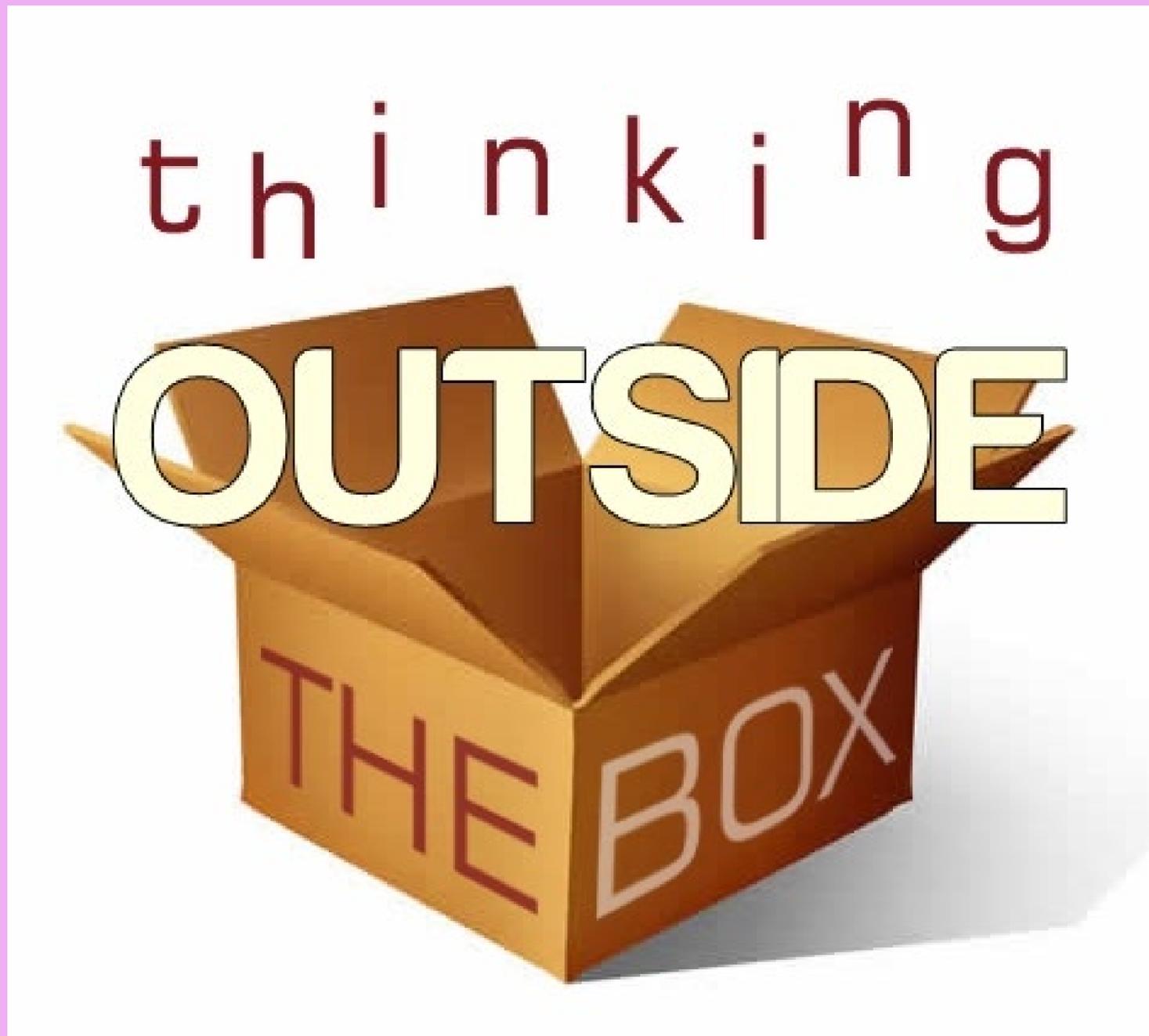


Art groups

Tai Chi Beginner & Continuing



Line Dancing



**First Quilt Show by the Wine
Country Quilters held on
Art Walk weekend**





A great success with 200 visitors through the doors!



The transformation begins . . .





This vintage 1918 beauty graced the entrance to the quilt show!

**Transformation complete!
167 quilts on display thanks to the new wall display hardware.**





**The quilters
have made
and donated
300 +
gifts for the
Food Bank
Christmas
hampers
over the past
4 years.**

December 2023



**Sharing the space.
Computer Classes
for our members
in the
Boys & Girls Club
computer lab!**

**A new partnership with the
District's Recreation
Department
brings after -hours
use of our Centre.**



**We are providing
new space for
two evening programs
this Fall and winter.**



**Himalayan
Sound Bowls**



**Taste of Dance
classes**

**Rental of our
building to the community
continues
but
only for recurring events such
as...**

- **Lake Country Bus Society**
- **Girl Guides**
- **AA**
- **Church group**
- **Rotary Club of Lake Country**

Our library has recently moved up to the foyer and is now 'Take a Book - Leave a Book' available for our Seniors and Boys & Girls Club participants.

Thanks for the big book shelf Shaun!



The Board of Directors

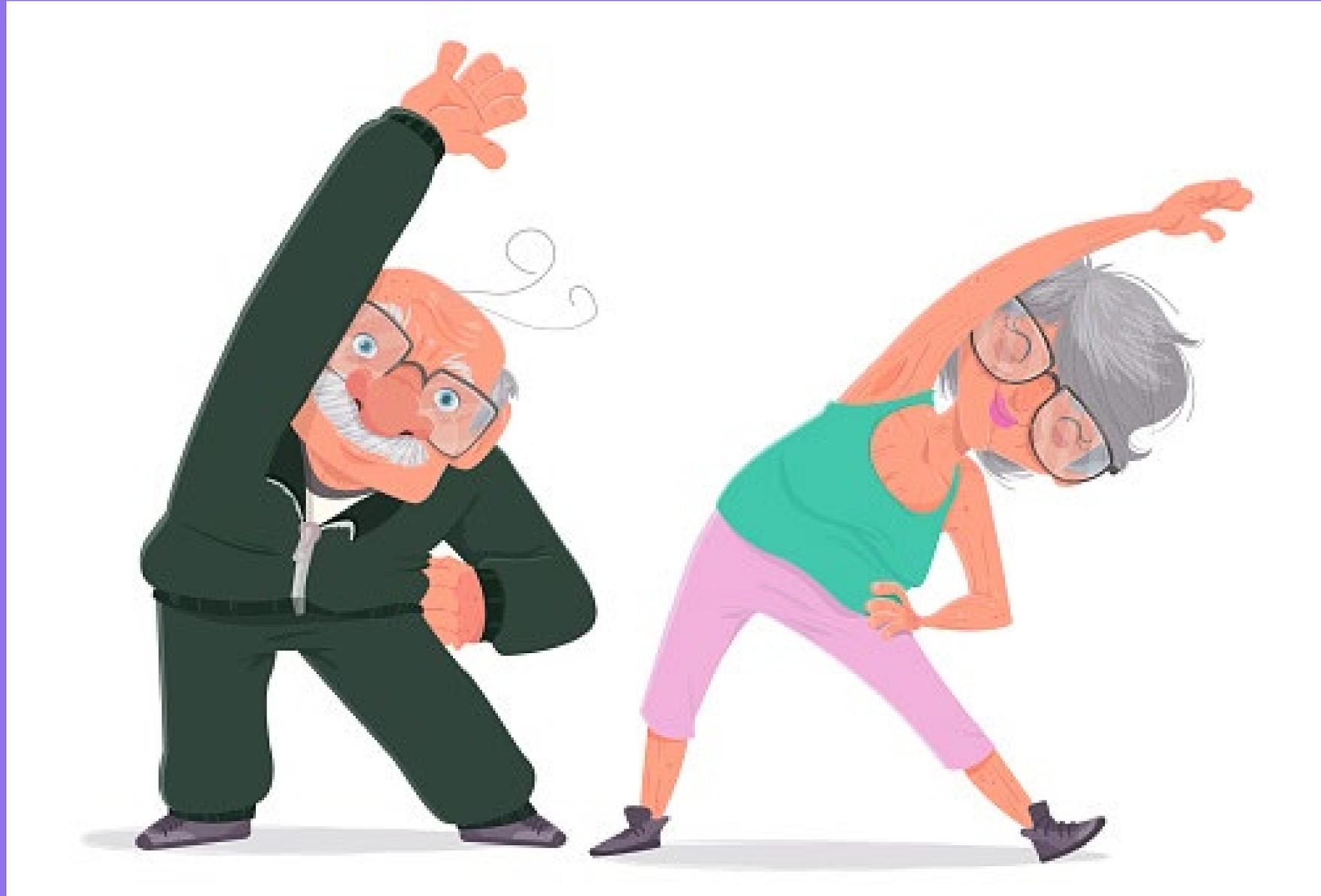
**is dedicated
to stretching**

our list of

activities for

the enjoyment

of our community aged 50+



**This would not be possible
without the
tremendous support of
the
District of Lake Country**

Last but certainly

Not least...

Thank you

to

Shaun Lesowski

and his team !

To: Mayor and Council
From: Paul Gipps, CAO
Prepared by: Jason Tran, Planner

Meeting Date: October 15, 2024
Meeting Type: Regular Council Meeting
Department: Planning and Development

Title: Zoning Bylaw Amendment | Z0000268 | 11511 Turtle Bay Court
Description: To rezone a property allowing future Tourist Commercial development

RECOMMENDATION

THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024 be read a first and second time;
 AND THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024 be forwarded to a public hearing.

EXECUTIVE SUMMARY

A rezoning request has been submitted for 11511 Turtle Bay Court to allow Council to consider changing the zoning from RU1 – Small-Scale Multiple Housing to C9A – Tourist Commercial. The Official Community Plan (OCP) designates the property Tourist Commercial.

The applicant has proposed to develop the site with commercial units and a hotel. The requested zone would allow for a Floor Area Ratio (FAR) of 1.5 and a maximum 6 storey building. The concept design is for a 6 storey building with an FAR of 1.23 (52 units, plus 2 commercial spaces). Middle Vernon Creek would be protected with a substantial buffer.

The proposed rezoning is consistent with the OCP and staff support the proposed Zoning Bylaw Amendment.

BACKGROUND

Property Information			
Application Type:	Zoning Bylaw Amendment	Application Date: Jun 10, 2021	
Folio/Roll #:	11606.210		
PID & Legal Description	017-705-398; LOT 8 DISTRICT LOT 169 OSOYOOS DIVISION YALE DISTRICT PLAN KAP46800		
Civic Address:	11511 Turtle Bay Court		
Applicant:	Stephen Duke, Frontside Developments	Owner (s):	1169398 B.C. LTD., INC. NO. BC1169398 Ltd.
OCP Designation:	Tourist Commercial		
Zoning Designation:	RU1 – Small-Scale Multiple Housing		
Land Use Contract	NA		
ALR:	NA		
Parcel Size:	0.25 ha/0.63 ac		
Development Permit Areas:	Commercial, Natural Environment & Drainage Hazards		
Water Supply:	Municipal		
Sewer:	Municipal		

Site Summary:	Zoning:	Use:
<i>North:</i>	RU1 – Small-Scale Multiple Housing	Single Dwelling Housing

<i>East:</i>	P1 – Public Park and Open Space & RU1 – Small-Scale Multiple Housing	Vernon Creek Crown Land & Single Dwelling Housing
<i>South:</i>	RM5 – Medium Density Multiple Housing & RU1 – Small-Scale Multiple Housing	Residential & Multiple Dwelling Housing & Single Dwelling Housing
<i>West:</i>	C9A – Tourist Commercial	Single Dwelling Housing

DISCUSSION/ANALYSIS

The applicant proposes to rezone the subject property from RU1 – Small-Scale Multiple Housing (RU1) to C9A – Tourist Commercial (C9A). The applicant’s development concept for the subject property is a hotel with associated ground floor commercial units.

Application Overview

A rezoning application is for the consideration of the land use associated with the zone requested. This application proposes to rezone the subject property from RU1 – Small-Scale Multiple Housing (RU1) to C9A – Tourist Commercial (C9A).

The applicant has provided preliminary designs of the proposal in order to demonstrate the viability of the project during the rezoning stage. The concept design includes a hotel (52 units) with associated ground floor commercial units (2 units). A variance for parking would also be necessary (10 space reduction). Middle Vernon Creek would be protected with a 16.3m streamside protection and enhancement area. Council will have the opportunity to consider development permit(s) and development variance permit(s) at a future Council meeting.

Official Community Plan

The OCP designates the future land use of the property as Tourist Commercial. The OCP notes that Tourism will continue to play a vital role in the District’s economic development, with growth potential in the market.

The subject property is located in the Woodsdale Neighbourhood. The vision for Woodsdale is outlined in the OCP’s goal: to develop a mixed use and walkable neighbourhood with higher densities to preserve the surrounding rural and agricultural areas (s.5.4.1). Further, the OCP encourages tourist commercial development in Woodsdale, in mid-rise, mixed-use developments (s.5.4.7).

Zoning Bylaw

The purpose of the C9A zone: to designate and preserve land for the orderly development of commercial facilities and services for visitors to the community, encouraging a mix of commercial developments in a walkable urban setting. The principal and secondary uses authorized in the C9A zone would support the growth of tourism in the District, and encourage limited tourism-related growth in the Woodsdale Neighbourhood. The proposed C9A zone would be consistent with the OCP’s Tourist Commercial destination.

The existing RU1 zone reflects the historic use (single family residential) on the subject property; however, the zone is not consistent with the Tourist Commercial designation of the OCP.

Environmental Considerations

The subject property is located within 220 m of Wood Lake and adjacent to Middle Vernon Creek. The parcel is identified within the Middle Vernon Creek Flood Hazard Study, and the future redevelopment of the lot would be subject to recommendations included in the report. The property sits outside the Wood Lake floodplain area identified by Okanagan Basin Water Board (OBWB).

Should Council support the proposed Zoning Bylaw amendment, the applicant would be required to apply for a Development Permit and a Building Permit to advance the development concept. The District would evaluate the proposed development against the Natural Environment Development Permit Area guidelines which require the applicant to identify any sensitive environmental habitat on the lot, and to mitigate any impacts of associated development. Through the Building Permit process, the staff would evaluate the proposed development against

the District's new stormwater management regulations, plans, and guidelines. Managing post-development stormwater generated from the site would be conditions of Permit approvals.

Additionally, the proposed development on the subject property would be subject to the provincial Riparian Areas Protection Regulation.

Existing Conditions

The existing single-family dwelling has private water and sanitary sewer services, and vehicle access off Turtle Bay Court. The District would require any proposed commercial development to connect to municipal water, sewer, and stormwater infrastructure. The District would limit vehicle access to the subject property off Turtle Bay Court.

Staff supports the proposed Zoning Bylaw amendment.

ZONING ANALYSIS

Development Regulations	RU1 – Small-Scale Multiple Housing	C9A – Tourist Commercial
Principle Uses	<ul style="list-style-type: none"> Group homes, minor Single dwelling housing Small-scale multiple housing 	<ul style="list-style-type: none"> Hotels / Motels Food / liquor primary establishment Breweries / distilleries Participant recreation services Spectator entertainment establishments
Site Coverage	<ul style="list-style-type: none"> 40% - 60% 	<ul style="list-style-type: none"> 40%
Floor Area Ratio (FAR)	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> 1.5
Height	<ul style="list-style-type: none"> 9.5m or 2 ½ storeys – 11m or 3 storeys 	<ul style="list-style-type: none"> 12.4m or 3 storeys 22.9m or 6 storeys (subject to amenity in compliance with the density bonusing provisions in S. 7.18)
Front Yard	<ul style="list-style-type: none"> 4m - 6m 	<ul style="list-style-type: none"> 6m
Side Yard	<ul style="list-style-type: none"> 1.5m – 2m 	<ul style="list-style-type: none"> 3m
Side Yard (flanking)	<ul style="list-style-type: none"> 4m – 6m 	<ul style="list-style-type: none"> 4.5m (flanking to Woodsdale)
Rear Yard	<ul style="list-style-type: none"> 3m – 6m 	<ul style="list-style-type: none"> 4.5m

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other

COMMUNICATION

This application was referred to internal departments and comments were provided and shared with the applicant through the Comprehensive Letter. The Ministry of Transportation and Infrastructure reported that the proposal does not trigger a traffic impact study. Staff are required to forward the bylaw for Ministry signature following third reading.

Should Council support the proposed rezoning, staff would prepare the appropriate advertising and surrounding property owner letters. The Applicant would be required to post a development notice sign on the subject property for at least ten days prior to the public hearing.

ALTERNATE RECOMMENDATION(S)

- A. THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024, not be read a first and second time and the file be closed.
- B. THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024, be deferred pending receipt of additional information as identified by Council.
- C. THAT a public hearing for Zoning Amendment (Z0000268) Bylaw 1245, 2024 be waived;
AND THAT Zoning Amendment (Z0000268) Bylaw 1245, 2024 be brought back for consideration following the required notice.

Respectfully Submitted,
Jason Tran, Planner

Report Approval Details

Document Title:	Zoning Bylaw Amendment - Z0000268 - 11511 Turtle Bay Court.docx
Attachments:	<ul style="list-style-type: none"> - Attachment A - Z0000268 - Location.pdf - Attachment B - Z0000268 - Orthophoto.pdf - Attachment C - Z0000268 - Site Plan.pdf - Attachment D - Z0000268 - Drone View Photos.pdf - Attachment E - Z0000268 - C9A-Tourist Commercial.pdf - Attachment F - Z0000268 - Draft Zoning Amendment Bylaw 1245, 2024.pdf
Final Approval Date:	Oct 8, 2024

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

Brian Zurek, Manager of Planning - Oct 7, 2024 - 2:50 PM

Carie Liefke, Manager of Current Planning - Oct 7, 2024 - 2:52 PM

Steven Gubbels, Development Engineering Manager - Oct 7, 2024 - 3:23 PM

Matthew Salmon, Infrastructure & Development Engineering Director - Oct 7, 2024 - 3:28 PM

Jeremy Frick, Director of Planning & Development - Oct 7, 2024 - 6:56 PM

Reyna Seabrook, Director of Corporate Services - Oct 8, 2024 - 8:52 AM

Paul Gipps, Chief Administrative Officer - Oct 8, 2024 - 3:23 PM

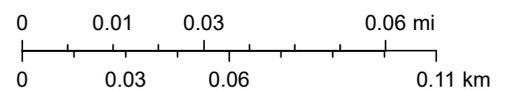
ATTACHMENT B: Orthophoto
District of Lake Country Map

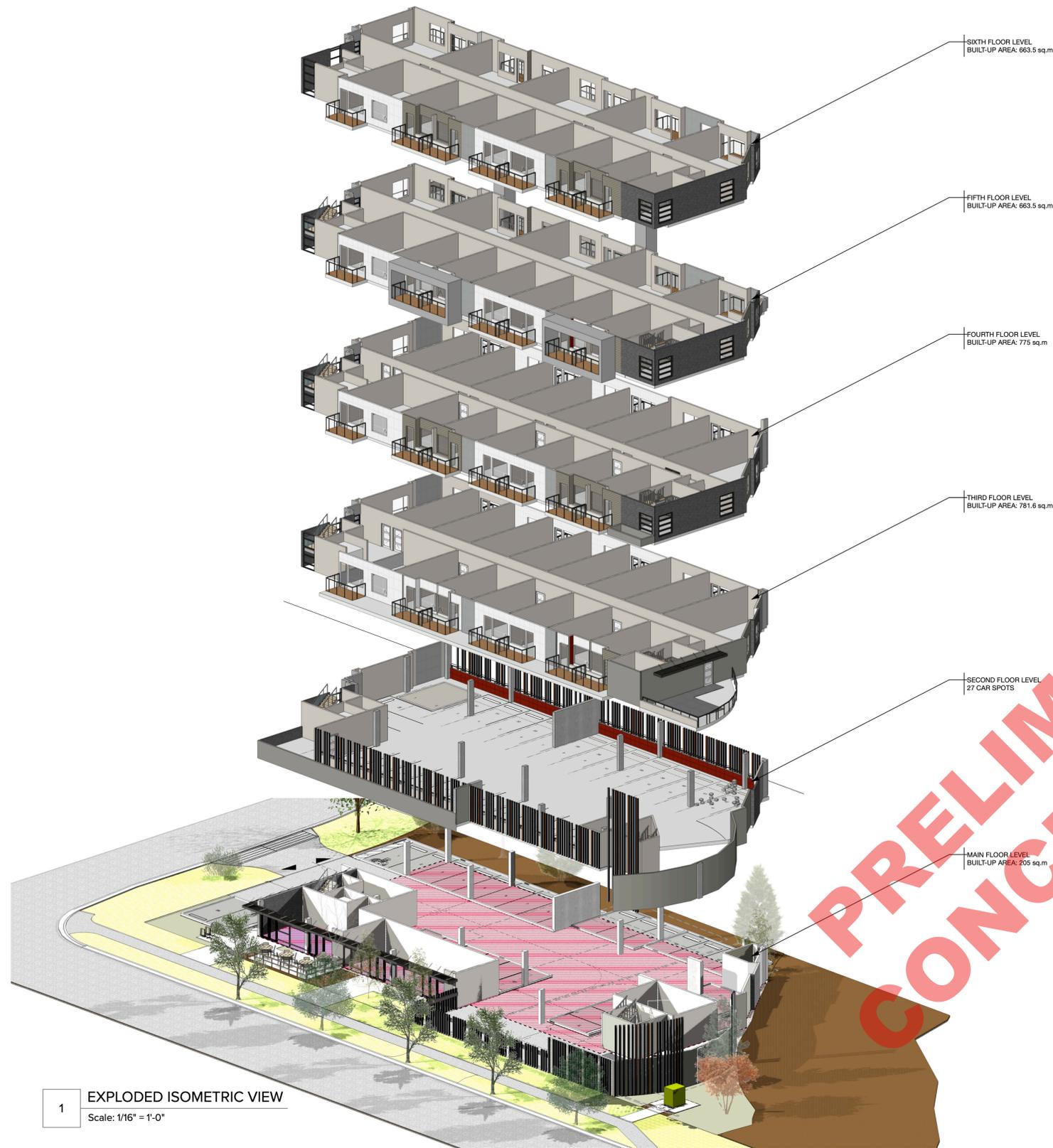


9/24/2024, 1:39:39 PM

1:2,000

-  Building
-  Parcels (On Ortho)
-  Parcels
-  Easements
-  Streets
-  Street
-  Lake Country Boundary





PROJECT DATA (C9A ZONE)

AREA CALCULATION	PERMITTED	PROPOSED	C9 ZONE COMPLIANCE
BUILDING HEIGHT (STORIES)	6	6	COMPLIANT
TOTAL PROPOSED UNITS		52 UNITS	COMPLIANT
SITE		2539 sq m	COMPLIANT
TOTAL BUILT UP AREA		3134 sq m	COMPLIANT
F.A.R.	1.5	1.234	COMPLIANT
GROSS SITE AREA		2539 sq m	COMPLIANT
INDOOR AMENITY		184.2 sq m	COMPLIANT
OUTDOOR AMENITY		95 sq m	COMPLIANT
SETBACKS	REQUIRED	PROPOSED	
MINIMUM SETBACK PROVIDED			
NORTH (SIDE)	9'10 1/8" (3.0 m)	9'10 1/8" (3.0 m)	COMPLIANT
SOUTH (SIDE)	14'9 1/8" (4.5 m)	14'9 1/8" (4.5 m)	COMPLIANT
WEST (FRONT)	19'8 1/4" (6.0 m)	19'8 1/4" (6.0 m)	COMPLIANT
EAST (REAR)	(16.3m SPEA Setback)	53'5 3/4" (16.3m)	COMPLIANT
PARKING	REQUIRED	PROPOSED	
BACHELOR UNITS (1 SPOT/UNIT)	24	23	VARIANCE
1-BEDROOM UNITS (1.25 SPOTS/UNIT)	20	19	VARIANCE
2-BEDROOM UNITS (1.5 SPOTS/UNIT)	18	11	VARIANCE
COMMERCIAL SPACE (2 spots/100m2)	1	1	COMPLIANT
LOADING SPACE	1	1	COMPLIANT
CAFE (1 SPOT/35 SQM)	1.5	1	VARIANCE
TOTAL NUMBER OF PARKING SPOTS	65.5	56 (Variance Requested)	VARIANCE

PARKING REPORT

	Num Spaces	Space Length	Space Width
REGULAR CAR	41	19'8 1/4" (6m)	2500'0"
SMALL CAR (40%)	13	16'4 7/8" (5m)	2500'0"
ACCESSIBLE SPACE (2%)	2		
LOADING SPACE	1		
BIKE PARKING	8		
TOTAL	56		

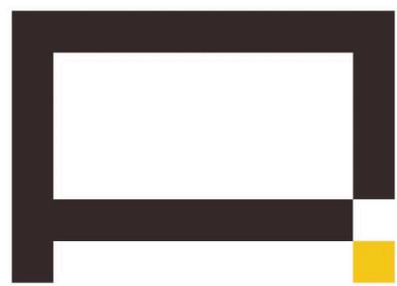
NET FLOOR AREA CALCULATION (EXCLUDING PARKING)

LEVEL	AREA
MAIN FLOOR LEVEL	205 sq m
SECOND FLOOR LEVEL	45.4 sq m
THIRD FLOOR LEVEL	781.6 sq m
FOURTH FLOOR LEVEL	775 sq m
FIFTH FLOOR LEVEL	663.5 sq m
SIXTH FLOOR LEVEL	663.5 sq m
TOTAL	3134 sq m

UNIT AREA CALCULATION

	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	PROPOSED UNIT AREA	TOTAL AREA
PROPOSED UNITS	Units					
Bachelor Unit A	16	4	4	4	30 sq m	480 sq m
Bachelor Unit B	8	2	2	2	31 sq m	248 sq m
1-Bedroom Unit	16	8			45 sq m	720 sq m
2-Bedroom Unit A	4	1	1	1	44 sq m	176 sq m
2-Bedroom Unit B	8		4	4	58 sq m	464 sq m
TOTAL	52	15	15	11		2088 sq m

1 EXPLODED ISOMETRIC VIEW
Scale: 1/16" = 1'-0"



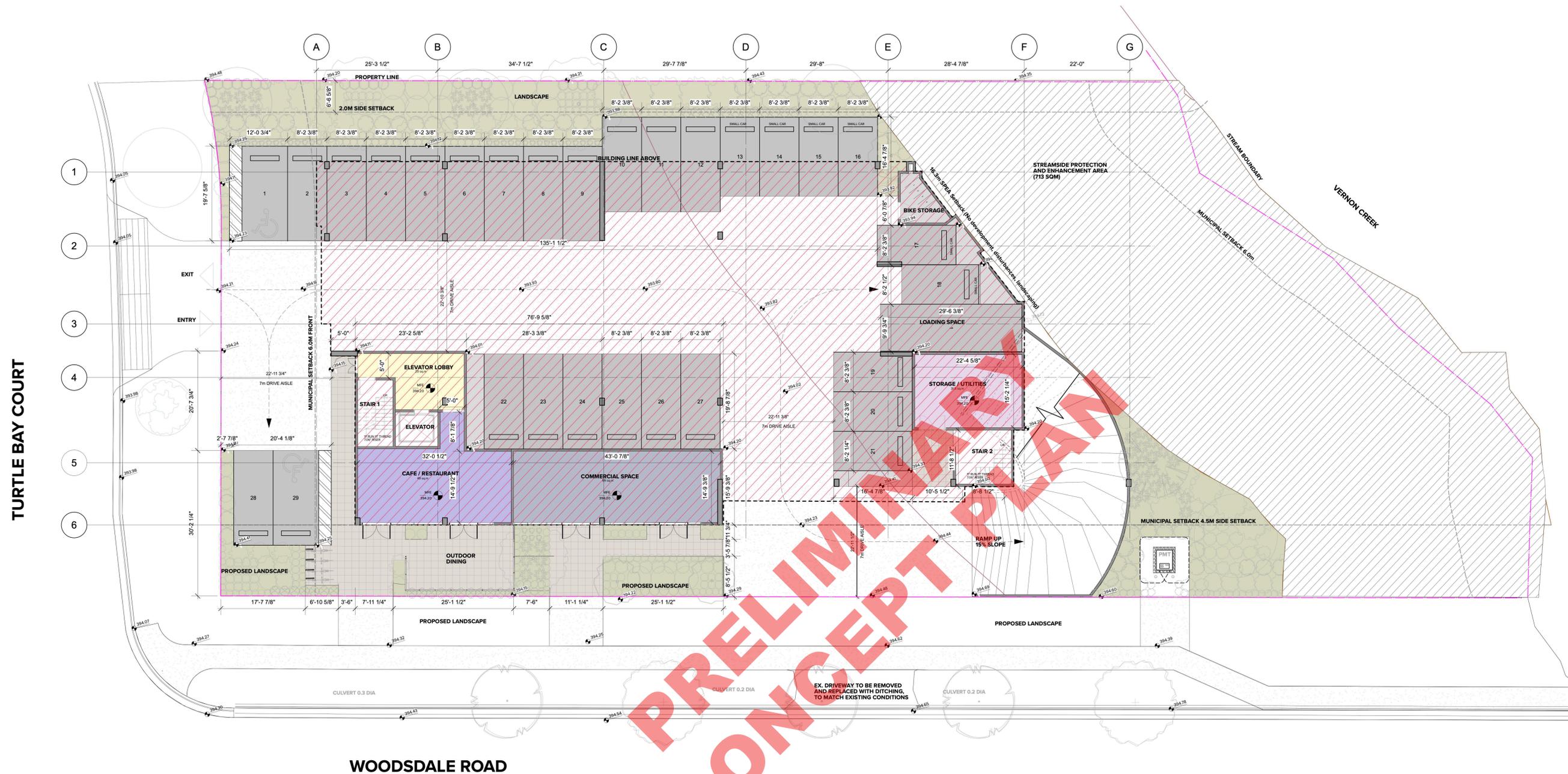
ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster St., White Rock, BC | 6047831450 | ruchi@architecturepanel.com
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Project
PROPOSED HOTEL
Owner
1449778 BC Ltd
Sheet Title
PROJECT DATA

Sheet No. A1.01	Total Sheets 23	Contractors	Consultants Architecture Panel Inc.
Drawn By MP	Checked By RD	AHJ DISTRICT OF LAKE COUNTRY	Documents DP APPLICATION
Reviewed By RD	Status DP APPLICATION		

No	Date	Issue Notes
A	2024-08-19	Zoning Amendment

Scale



TURTLE BAY COURT

WOODSDALE ROAD

1 SITE PLAN
Scale: 3/32" = 1'-0"

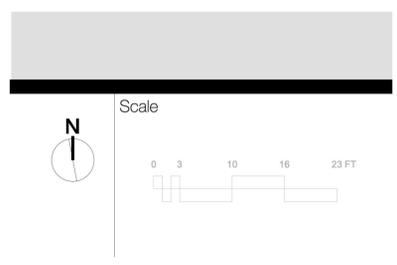


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ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
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Project
PROPOSED HOTEL
Owner
1449778 BC Ltd
Sheet Title
SITE PLAN-MAINFLOOR

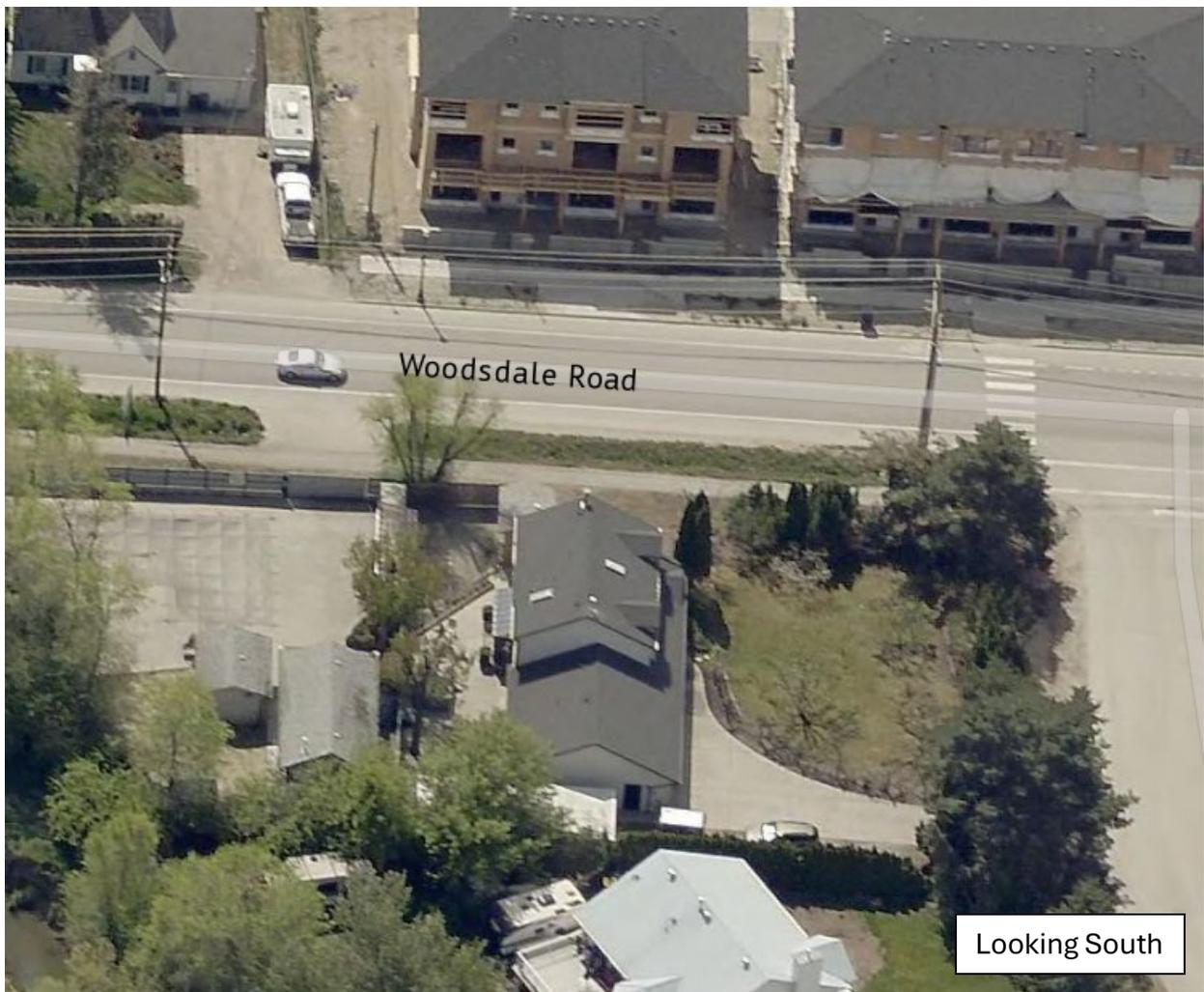
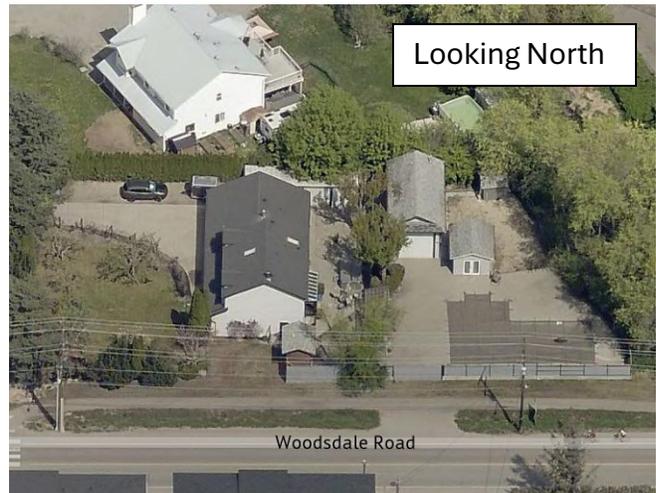
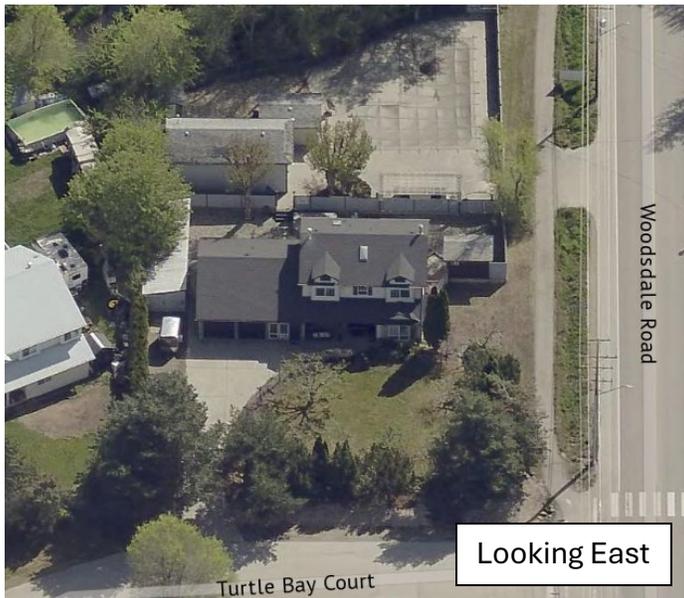
Sheet No. A2.01	Total Sheets 23	Contractors	Consultants Architecture Panel Inc.
Drawn By MP	Checked By RD	AHJ DISTRICT OF LAKE COUNTRY	Documents DP APPLICATION
Reviewed By RD	Status DP APPLICATION		

No	Date	Issue Notes
A	2024-08-19	Zoning Amendment



Attachment D: Drone Views

Drone Views



Zoning Bylaw 561, 2007 CONSOLIDATED 2024-07-16

The maximum density of campsite spaces for recreational tourist accommodation shall be 74 spaces per gross hectare (30 per gross acre).

16.3.6. Other Regulations

- (a) Go-kart tracks are allowed only on sites greater than 1.5 ha.
- (b) Offices are limited to those secondary to and serving the principal use.
- (c) Individual minor amusement arcades, offices, convenience retail sales, and licensee retail liquor stores shall not have a floor area greater than 90 m².
- (d) Recreational tourist accommodation is allowed only on sites greater than 1.0 ha.
- (e) Hotels and motels are permitted only when connected to urban services.
- (f) Boat Storage use is only permitted on property that abuts or is within 100 m of a public or private boat launch facility. Structures or buildings used for the purpose of storing boats or other marine equipment are limited to one storey or 6 m and must meet the siting requirements for accessory buildings or structures. In no case are boats or marine equipment permitted to exceed a single tier of storage.
- (g) ADDITIONAL REGULATIONS

Amended by
Bylaw 744



In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

Added by Bylaw 1212, 2023

16.3A C9A – Tourist Commercial

16.3A.1. Purpose

The purpose is to designate and preserve land for the orderly development of commercial facilities and services for visitors to the community, encouraging a mix of commercial developments in a walkable urban setting.

16.3A.2 Principal Uses

- (a) breweries and distilleries, minor
- (b) food primary establishment
- (c) liquor primary establishment, minor
- (d) hotels
- (e) motels
- (f) participant recreation services, indoor
- (g) spectator entertainment establishments

16.3A.3 Secondary Uses

- (a) licensee retail liquor store

Zoning Bylaw 561, 2007 CONSOLIDATED 2024-07-16

- (b) offices
- (c) personal service establishments
- (d) residential security operator unit
- (e) retail stores, convenience

16.3A.4 Subdivision Regulations

- (a) WIDTH
The minimum lot width is 30.0 m.
- (b) DEPTH
The minimum lot depth is 35.0 m.
- (c) AREA
The minimum lot area is 1800 m²

16.3A.5 Development Regulations

- (a) FLOOR AREA RATIO
The maximum floor area ratio is 1.5
- (b) SITE COVERAGE
The maximum site coverage is 40%
- (c) HEIGHT
(i) Hotels: 12.4m or 3 storeys, except when the developer has provided an amenity in compliance with the density bonusing provisions contained in section 7.18, the maximum height is the lesser of 22.0m or 6 storeys.
(ii) Other Uses: the lesser of 12.4m or 3 storeys
- (d) FRONT YARD
The minimum front yard is 6.0m
- (e) SIDE YARD
The minimum side yard is 3.0m except that it is 4.5m on a flanking street.
- (f) REAR YARD
The minimum rear yard is 4.5m.

16.3A.6 Other Regulations

- (a) Offices are limited to those secondary to and serving the principal use
- (b) A building incorporating hotel, motel and office uses shall locate other commercial uses with higher traffic on the first 1-2 storeys of development.
- (c) ADDITIONAL REGULATIONS
In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, distance from water, etc.), the landscaping and fencing provisions of Section

**DISTRICT OF LAKE COUNTRY
BYLAW 1245**

A BYLAW TO AMEND ZONING BYLAW 561, 2007

NOW THEREFORE, the Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. District of Lake Country Zoning Bylaw 561, 2007 is hereby amended by changing the zoning classification of:

1.1. Changing the zoning classification of:

Lot 8 District Lot 169 ODYD Plan KAP46800

From: RU1 - Small-Scale Multiple Housing
To: C9A - Tourist Commercial

As shown on Schedule "A" as Area 'A' which is attached hereto.

2. This bylaw may be cited as "Zoning Amendment (Z0000268) Bylaw 1245, 2024".

READ A FIRST TIME this ____ day of October, 2024.

READ A SECOND TIME this ____ day of October, 2024.

ADVERTISED on the ____ day of _____, 2024 and ____ day of _____, 2024 a Public Hearing held pursuant to the provisions of Section 464 of the *Local Government Act* on the ____ day of _____, 2024.

READ A THIRD TIME this __ day of _____, 2024.

Certified correct at third reading.

Dated at Lake Country, B.C.

Corporate Officer

RECEIVED the approval of the Ministry of Transportation this ____ day of _____, 2024.

Ministry of Transportation and Infrastructure

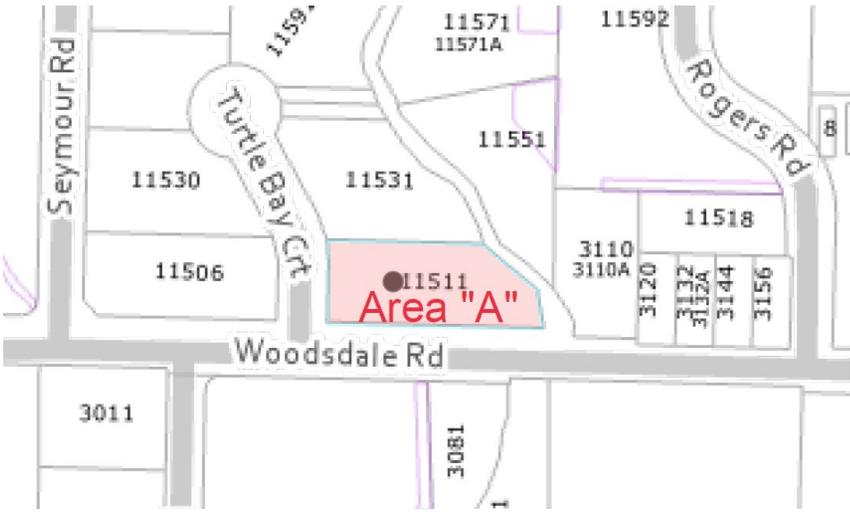
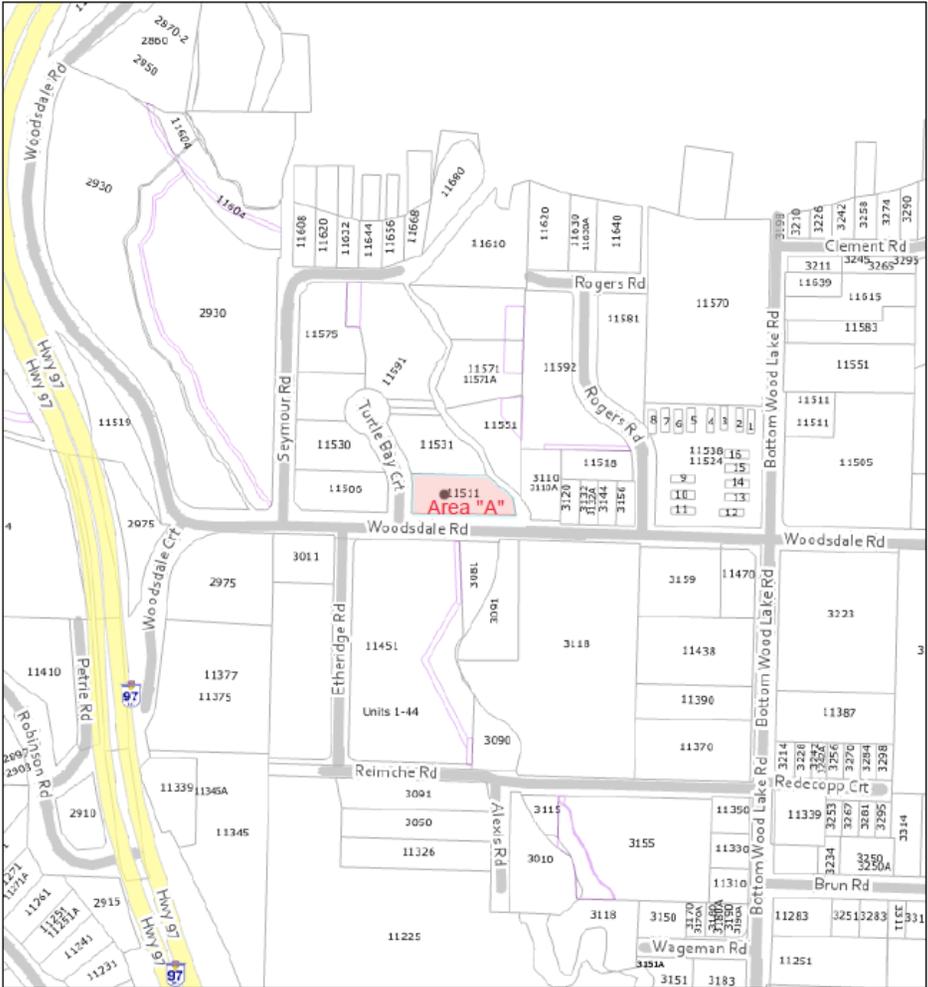
ADOPTED this ____ day of _____, 2024.

Mayor

Corporate Officer

SCHEDULE A to Bylaw 1245, 2024 ZONING MAP

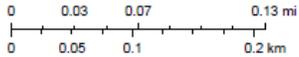
Schedule A - Bylaw 1245, 2024
District of Lake Country Map



9/24/2024, 1:47:53 PM

1:4,000

- Parcels
- Highway
- Easments
- Lake Country Boundary
- Streets**
- Street



To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: October 15, 2024
Meeting Type: Regular Council Meeting

Prepared by: Brian Zurek, Manager of Planning
Department: Planning and Development

Title: Zoning Bylaw Amendment | Z0000341 | District of Lake Country
Description: Proposed Zoning Bylaw Amendment to Authorize the Keeping of Backyard Chickens.

RECOMMENDATION

THAT Zoning Amendment (Z0000341) Bylaw 1426, 2024 be read a first and second time and forwarded to a Public Hearing.

EXECUTIVE SUMMARY

Existing regulations in the District of Lake Country do not permit the keeping of poultry in an urban residential zone. In 2019, Council directed staff to submit recommendations pertaining to the keeping of chickens in urban areas. In the interim, Council directed staff not to enforce the associated regulations on urban residential lots where chickens were kept in 2019.

Lake Country residents have expressed a desire to raise chickens on lots throughout the District that traditionally supported single family residences. In fact, backyard chickens are kept on lots in the community.

Staff propose Zoning Bylaw amendments that would authorize and regulate the keeping of backyard chickens on lots in urban areas. In addition to specific zones and minimum lot sizes, the proposed amendments would regulate backyard enclosures (design, size, location), required maintenance (of feed and waste), and the management of hens (personal use only).

Should Council support the proposed Zoning Bylaw amendment, staff would monitor the implementation of the regulations and provide Council with a summary of results within 12 months of the bylaw adoption date or as otherwise directed by Council.

Staff support the proposed bylaw amendment.

BACKGROUND

The Zoning Bylaw authorizes commercial poultry production on parcels zoned A1 – Agriculture, and the keeping of agricultural animals in the RR2 – Rural Residential 2 zone; however, the regulation does not permit the keeping of poultry on urban residential lots in the District.

The keeping of poultry in urban areas has generated historic concerns among residents regarding associated noise, odour, pest management, and animal welfare; however, a growing number of communities in the Okanagan and across the province have authorized the keeping of poultry on residential lots through bylaw regulations.

In 2019, Council passed the following motion:

THAT Council direct staff to review District regulations and submit recommendations on allowable zoning and limitations pertaining to chickens in urban areas;

AND THAT a moratorium on enforcement of current regulations on chickens be put in place until such time the requested review is completed;
AND THAT staff continue to enforce regulations prohibiting roosters in urban areas.

Additionally, the Official Community Plan (OCP) includes the following agricultural policy:

- 14.1.9.d Consider amending the Zoning Bylaw to allow up to four laying hens per property in appropriate Residential zones, subject to regulations for the purpose of minimizing any conflict between adjoining residential properties, including but not limited to:
- i. Property line setbacks; and
 - ii. Chicken coop sizing.

Since 2019, staff have documented an increased number of inquiries into the keeping of chickens on urban residential lots in the District.

DISCUSSION/ANALYSIS

Following Council direction, staff propose Zoning Bylaw amendments to authorize the keeping of backyard chickens on urban residential lots (Attachment A). The proposed amendments would allow residents to keep up to four hens subject to the following restrictions:

- Required zoning: RR3 – Rural Residential 3 or RU1 – Small-Scale Multiple Housing,
- Minimum lot size: 1,000m² (~0.25 acres), and
- Maximum number of residential dwelling units: two.

The proposed bylaw would permit the keeping of backyard chickens on parcels that are relatively large (RU1 minimum lot size is 500 m²) and located in more urban areas of the District. The proposed bylaw would permit the keeping of backyard chickens on parcels with up to two dwelling units (for example, a house with a secondary suite); however, the keeping of backyard chickens on parcels with multi-family density (three or more dwelling units) is not proposed as part of this bylaw.

The proposed bylaw would not permit the keeping of backyard chickens in other urban residential zones (RU2 – Small Lot Small-Scale Multiple Housing or RU6 – Large Lot Small-Scale Multiple Housing) regardless of the number of residential units (two or fewer) or lot size (greater than 1,000 m²). Council could choose to permit the keeping of backyard chickens on a greater number of residential lots in the District by amending the regulation to include additional zones (RU2 / RU6) or a smaller minimum lot size (500 m²). Alternatively, Council could choose to permit backyard chickens on fewer residential lots by removing a proposed zone from the regulation or by increasing the minimum lot size (2,000 m²).

In addition to zoning and lot size, the regulations would identify the requirements for chicken enclosures, including the design, size (minimums), and location (siting) of associated structures. For example, chicken enclosures must have a coop (0.4 m² per hen or ~4ft²) and a run (1 m² per hen or ~10ft²), and not be located closer than 2.0 m from rear or internal side lot lines and 3.0 m from flanking side lot lines or on-site dwellings. The proposed regulation does not include a maximum size of an enclosure; however, the Building Bylaw would require structures greater than 10 m² to be authorized through a Building Permit.

Enclosures must be maintained to prevent odours, attraction of pests or wildlife, and disease or the poor health of hens. Manure or other wastes (including food) must be managed on site and not permitted to enter the municipal sewage or storm drainage systems.

The proposed Zoning Bylaw amendments would include regulations for the management of backyard chickens. Hens must be kept in chicken enclosures and must not be permitted to free-run on a lot or trespass onto private or public property. The regulations would not permit hens to be butchered or otherwise disposed on a lot where the keeping of backyard chickens is permitted.

The proposed regulations would require hens kept for personal use only. The sale of eggs or associated agricultural products would not be permitted. Additionally, the proposed bylaw amendments would not permit roosters in urban residential zones.

The proposed Zoning Bylaw amendments are summarized below (Table 1).

TABLE 1 - Recommended Bylaw Provisions for Urban Chickens		
SUBJECT	RECOMMENDED PROVISION	BYLAW
Allowable Zones	<ul style="list-style-type: none"> - RR3 – Rural Residential 3 and RU1 – Small-Scale Multiple Housing - Minimum 1,000 m² lot size (~¼ Acre) - Excluding lots with greater than two dwelling units 	Zoning Bylaw 561
Chicken Enclosure Requirements	<ul style="list-style-type: none"> - Coop: minimum 0.4 m² (~4ft²) per hen - Hen Yard: 1.0 m² (~10ft²) per hen 	Zoning Bylaw 561
Siting Restrictions for Chicken Enclosures	<ul style="list-style-type: none"> - 2m from rear and internal side lot line - 3m from flanking side yard or on-site dwelling - Located in rear yard only 	Zoning Bylaw 561
Number and Type of Chickens Permitted	<ul style="list-style-type: none"> - Maximum 4 hens - No roosters 	Zoning Bylaw 561
Pest control	<ul style="list-style-type: none"> - Enclosures must be: <ul style="list-style-type: none"> o kept in sanitary condition o protected against access of other animals 	Zoning Bylaw 561
Other regulations	<ul style="list-style-type: none"> - No slaughtering allowed - No sales of eggs, manure, or other products 	Zoning Bylaw 561

Allowing residents to keep poultry on urban residential lots would promote food security and sustainable, local food production. The proposed regulations would provide guidance to residents who may choose to keep backyard chickens. The regulations would also provide District staff the ability respond to neighbourhood concerns regarding the keeping of hens, and to undertake enforcement actions, if required.

Should Council support the proposed Zoning Bylaw amendment, staff would monitor the implementation of the regulations and provide Council with a summary of results within 12 months of the bylaw adoption date or as otherwise directed by Council.

Staff support the proposed Zoning Bylaw amendment.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other

The proposed regulations may result in an increase in the number of urban parcels on which backyard chickens would be kept. The District would monitor related calls for service to determine an impact on Bylaw staff.

COMMUNICATION

This application was referred to internal departments during the preparation of this bylaw. Should Council support the staff recommendation, the proposed bylaw would proceed to public hearing prior to third reading. Notice of the public hearing would be advertised in the newspaper and on the District's website.

ALTERNATE RECOMMENDATIONS

- A. THAT Zoning Amendment (Z0000341) Bylaw 1426, 2024 not be read a first and second time and the file closed.
- B. THAT Zoning Amendment (Z0000341) Bylaw 1426, 2024 be deferred pending alternative direction.

Respectfully Submitted,
Brian Zurek, Manager of Planning

Attachment A -Bylaw 1246, 2024

DISTRICT OF LAKE COUNTRY

BYLAW 1246, 2024

A BYLAW TO AMEND ZONING BYLAW 561, 2007

The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. District of Lake Country Zoning Bylaw 561, 2007, is hereby amended as follows:
 - 1.1 Section 3.3 General Definitions is amended by adding the following definitions in alphabetical order:

“**BACKYARD CHICKENS** means all domesticated **hens** and does not include roosters”;

“**CHICKEN ENCLOSURE** means an enclosed structure designed for the keeping of **backyard chickens**, and consists of a **hen yard** and **coop**”;

“**COOP** means that part of a **chicken enclosure** that is constructed of solid walls on all sides and covered with a solid roof, with a wood or concrete floor”;

“**HEN** means a female **backyard chicken**”;

“**HEN YARD** means the outdoor part of a **chicken enclosure** that is fully enclosed by wire or mesh, including all sides and top and may consist of a solid roof.”
 - 1.2 Section 3.3 General Definitions is amended by deleting and replacing the following definition:

“**POULTRY** means domesticated birds kept for eggs, meat, feathers, hide or cosmetic or medicinal purposes, and includes broilers, Cornish, layers, breeding stock, replacement pullets, roasters, duck, geese, turkeys, game birds and ratites, but does not include cassowaries or **Backyard Chickens**”
 - 1.3 Section 5.3 Prohibitions, subsection 5.3.7 (h), is deleted and replaced with the following:

“(h) keep, store, or board livestock or poultry on a lot in an urban residential zone except for **Backyard Chickens** in permitted zones.”
 - 1.4 Section 10-Specific Use Regulations, is amended by adding the following new Section 10.16 immediately following section 10.15:

“**10.16 Backyard Chickens**

 - 10.16.1 The keeping of **Backyard Chickens** is prohibited in all Zones, except:
 - (a) the keeping of **Backyard Chickens** is permitted on properties zoned RR3 and RU1 where the lot is greater than 1000 m² and there are no more than 2 dwelling units on a lot.

- 10.16.2 No person shall keep **Backyard Chickens** unless they:
- (a) only keep **Backyard Chickens** for personal use;
 - (b) do not sell, trade or barter eggs, manure, meat, or other products derived from the **Backyard Chickens**;
 - (c) ensure all **Backyard Chickens** are kept within a secure and locked coop from dusk until dawn;
 - (d) Construct and maintain a **chicken enclosure** that:
 - (i) is a maximum of 2.0 metres in height;
 - (ii) is constructed in a rear yard;
 - (iii) is located:
 - A. a minimum of 2.0 metres from a rear lot line,
 - B. a minimum of 2.0 metres from an interior side lot line,
 - C. a minimum of 3.0 metres from a flanking side lot line, and
 - D. a minimum of 3.0 metres from a dwelling unit on the property;
 - (iv) includes a **coop** with a floor area of at least 0.4 square metres per hen;
 - (v) includes a **hen yard** that is at least 1 square metre of floor area per hen with a floor consisting of any combination of vegetated or bare earth;
 - (vi) is constructed and maintained to:
 - A. ensure Backyard Chickens are contained at all times;
 - B. prevent access by other animals;
 - C. secure all food and water to avoid attracting other animals;
 - D. remain in good and sanitary condition and repair;
 - E. prevent attraction or harbouring of pests, wildlife or vermin;
 - F. prevent obnoxious odours;
 - G. prevent conditions that interfere with the health or well-being of a hen.
- 10.16.3 Where Backyard Chickens are permitted, no person shall:
- (a) Keep or permit to be kept any rooster on a property they own or occupy;
 - (b) Keep or permit to be kept more than 4 **Backyard Chickens**;
 - (c) Have or permit more than one **chicken enclosure**;
 - (d) Allow **Backyard Chickens** to stray, trespass or graze on a highway, public place, private property or unfenced land;
 - (e) Butcher or euthanize **hens**;
 - (f) Dispose of dead **backyard chickens** except by delivering to a farm, abattoir, veterinarian or other facility legally permitted and able to dispose of backyard chicken carcasses; or
 - (g) Deposit manure from Backyard Chickens in the municipal sewage or storm drain system, or compost manure in such a way as to allow manure to enter the municipal sewage or storm drain system."

1.5 Section 14.3 RR3 – Rural Residential 3, subsection 14.3.3 Secondary Uses, is amended by adding the following item (h) in alphabetical order:

"(h) Backyard Chickens";

1.6 Section 15.1 – RU1- Small-Scale Multiple Housing, subsection 15.1.3 Secondary Uses, is amended by adding the following item (h) in alphabetical order:

"(h) **Backyard Chickens**".

2. This bylaw may be cited as “Zoning Amendment (Backyard Chickens) Bylaw 1246, 2024”.

READ A FIRST TIME this XX day of XX, 202X.

READ A SECOND TIME this XX day of XX, 202X.

ADVERTISED on the XX and XX days of XX, 202X that a Public Hearing be held pursuant to Section 464 of the *Local Government Act*.

READ A THIRD TIME this X day of XX, 202X

ADOPTED this xx day of month, 202X.

Mayor

Corporate Officer

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: October 15, 2024
Meeting Type: Regular Council Meeting

Prepared by: Paul Gipps, Chief Administrative Officer
Department: Planning and Development

Title: Planning and Development Department Update
Description: A department update as it related to the backlog of files, work plan and upcoming projects.

RECOMMENDATION

For Information

EXECUTIVE SUMMARY

An update Council on the Development Department backlog of files, work plan and upcoming projects as it relates to the Housing Needs Strategy for Lake Country.

DISCUSSION/ANALYSIS

The District of Lake Country has had a significant backlog of applications for development opportunities for a number of years now. The backlog was generated as a result of numerous process challenges and staff shortages that made advancing the files time consuming and arduous.

Since 2019 505 planning applications have been received. Of these 416 have completed the approval process leaving 89 (28 received, 20 on hold, 41 in progress) applications still to be completed. There are 188 units within the 89 applications that will eventually be in front of Council.

Year	Applications*	To be completed
2019	107	4
2020	102	5
2021	119	10
2022	85	26
2023	63	24
2024	29	20

Earlier this year, Council adopted recommended changes to the OCP that has helped significantly with processing times for applications. Approximately 50 applications have completed in 2024 and about half of those files, have been completed since the beginning of June.

To date (September 30, 2024) 178 building permits have been issued which translates into 254 new housing units.

2024 Building Permits	Issued	Units
Apartment	2	199
Duplex	3	6
Manufactured Home	1	1
Secondary Suite	21	21
Single Family Dwelling	27	27

In total there have been approximately 500 units approved by council over the last few years that are at various stages of construction.

Housing Needs Assessment

In August of 2023 Council received a report called the Housing Needs for Lake Country. This report identified the growth Lake Country is experiencing over the last several years along with the anticipated growth for next several years (to 2031). This report is in the process of being updated by years end as required by Province. Staff will provide a further update in early 2025 with any significant changes noted.

The report identified the following key areas of housing Lake Country is likely needing to support the population growth anticipated.

Table 15: Housing Unit Need Estimates by Household Income (2021-2031), District of Lake Country

Source: Statistics Canada, 2021 Census, Custom Data Report

Household Income		<\$20,000	\$20,000–\$49,000	\$50,000–\$79,999	\$80,000–\$119,999	>\$120,000		
Affordable Monthly Housing Cost		\$500	\$1,250	\$2,000	\$3,000	>\$3,000	TOTAL	%
E N I S T I N G	1-Bedroom	105	335	110	60	35	645	26%
	2-Bedroom	30	280	190	225	300	1,025	41%
	3- Bedroom	0	55	50	75	160	340	14%
	4-Bedroom	0	30	30	55	215	330	13%
	5+ Bedroom	0	0	10	35	120	165	7%
TOTAL		135	700	390	450	830	2,505	100%
%		5%	28%	16%	18%	33%	100%	

To meet the anticipated population growth and required housing by 2031 as identified in the report Lake Country will need to approve 358 units per year made up of the above categories. In addition Lake Country housing units issued by permit over the last several years shows we are trending about 100 units short per year resulting in a shortfall of about 500 units. This means that the required number of units is closer to 3005 or 430 units per year.

Council's tax exemption policy that will allow units to be built in two areas of Lake Country are intended to encourage development in the key area of housing need; purpose built rental. To date only one development totaling 96 units has submitted the application for a municipal portion of tax exemption to build purpose built rentals. Three other development applications are at various stages and appear to be qualified which could account for an additional 160 units. Staff will keep Council updated as applications are approved on the total number of units being permitted and the number of applications received for the Municipal Tax Exemption for purpose built rentals. This will allow Council to consider the duration of the future applications for the exemption.

Over the course of the next several months, staff will be prioritizing their time to support the applications for development to reduce the backlog and support new applications. As the backlog eases, two of our staff will be initiating the start of the OCP. This is anticipated by early winter.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

Respectfully Submitted.

Paul Gipps, Chief Administrative Officer

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: October 15, 2024
Meeting Type: Regular Council Meeting

Prepared by: Aron Chatten, Senior Engineering Technician
Department: Infrastructure & Development Engineering

Title: BC Active Transportation Infrastructure Grant – Authorizing Resolution
Description: Authorizing / Supporting Resolution for BC Active Transportation Infrastructure Grant Application

RECOMMENDATION

THAT a grant application under the BC Active Transportation Infrastructure Grant intake, for the Lodge Road and Rail Trail Improvement Project in the amount of \$2,600,000, be approved;
AND THAT the Project is confirmed as a municipal priority intended to be complete within the required timeline and is “shovel ready” in accordance with Section 3 of the Grant Application Criteria;
AND THAT the District’s portion (local share) of the funding for the project in the amount of \$2,100,000 is available and supported.

EXECUTIVE SUMMARY

The District was the successful recipient of a BC Active Transportation Infrastructure Grant, of approximately \$440K for Bottom Wood Lake Rd Phase I. Staff is seeking authorization and support in submitting an application now for construction of the Lodge Road and Rail Trail Improvements Project in 2025. The project is identified in the 5 Year Capital Plan for 2025 construction. A successful grant award would offset the District’s capital funding requirements up to the grant limit of \$500,000.

DISCUSSION/ANALYSIS

The grant application window closes Oct 31, 2024, in advance of the District’s budget deliberations. The application requirements include a supporting resolution when final budget approval for a project has not yet occurred.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

Funding for construction of the improvements to Lodge Road and the paving of the rail trail will be included in the 2025 capital budget requests, with specific inclusion on the Early Approval requests. Design was completed in 2024. Depending on notification timelines, successful awarding of any grant monies will be identified in the budget request.

COMMUNICATION

Successful grant awards will include communication requirements and signage expectations of the funder. The District will adhere to the requirements as well as promote the project through regular District channels.

ALTERNATE RECOMMENDATION(S)

THAT an application under the BC Active Transportation Infrastructure Grant intake for the Lodge Road and Rail Trail Improvement Project not be submitted.

Respectfully Submitted.

Report Approval Details

Document Title:	Active Transportation Grant - Resolution of Support.docx
Attachments:	
Final Approval Date:	Oct 8, 2024

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

Kiel Wilkie, Infrastructure Manager - Oct 7, 2024 - 3:35 PM

Matthew Salmon, Infrastructure & Development Engineering Director - Oct 7, 2024 - 3:58 PM

Reyna Seabrook, Director of Corporate Services - Oct 7, 2024 - 4:22 PM

Paul Gipps, Chief Administrative Officer - Oct 8, 2024 - 7:37 AM

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: October 15, 2024
Meeting Type: Regular Council Meeting

Prepared by: Ruth Sulentich, Economic Development and Public Engagement Specialist
Department: Parks, Recreation and Culture

Title: Lake Country Business Park
Description: Terms of Reference and Next Steps

RECOMMENDATION

THAT the Lake Country Business Park Area Structure Plan (ASP) Terms of Reference dated September 20, 2024 (Attachment A to the Report to Council dated October 15, 2024) be approved;
AND THAT staff be directed to proceed with Phase 1 of the Area Structure Plan (ASP) - Technical Due Diligence - Biophysical Studies, Planning and Engineering Inventories.

EXECUTIVE SUMMARY

Fifty hectares (123 acres) have been identified as possible future use as a Business Park. The Lake Country Business Park will help achieve:

- Expand the industrial tax base to bring some relief to property owners.
- Upgrade and improve the road network and District services.

Major servicing would have to go along with delivering the business park such as - water & sewer and improvements to the road network. This benefits development in the area, as well as the broader community and surrounding communities. It will also create businesses and jobs in Lake Country and diversification of tax revenue as currently the residential tax class makes up approximately 95.67 % of the District’s Assessed value and delivers approximately 88% of the annual property taxes.



DISCUSSION/ANALYSIS

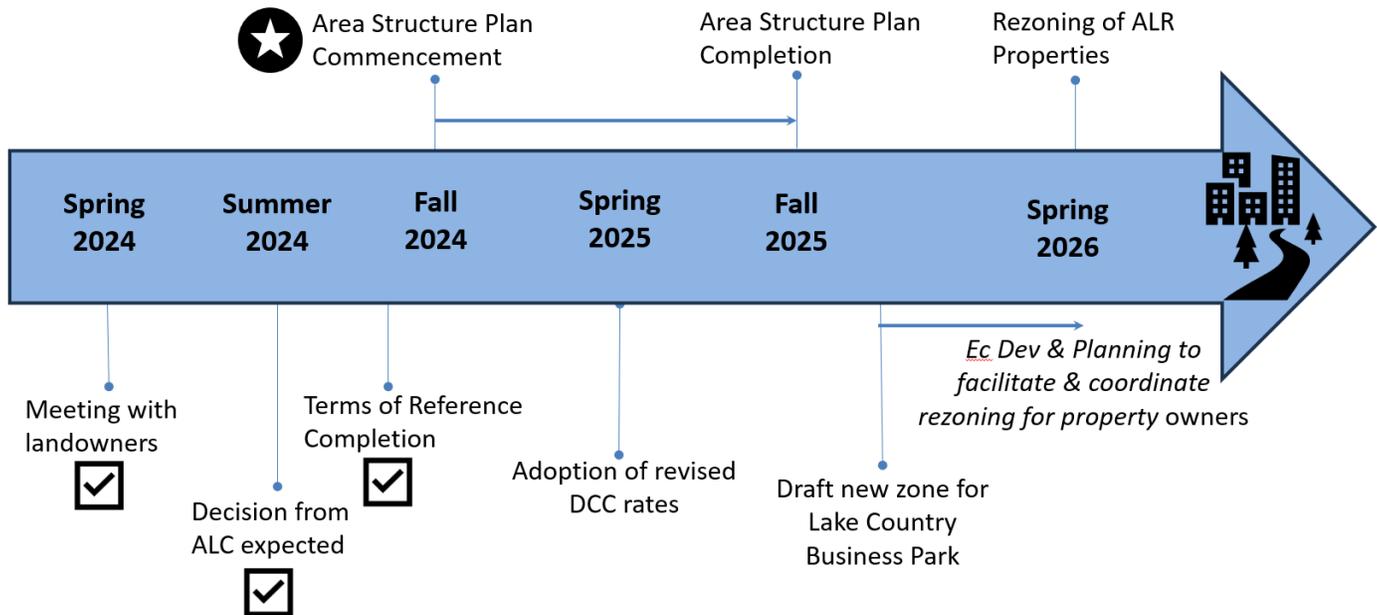
On April 23, 2024 staff met with the 13 landowners to provide an update on the Lake Country Business Park project. Earlier in 2024 the ALR approved excluding nine parcels of land from the ALR, however the land parcels must be rezoned by 2026. Landowners within the ALR are anxious to rezone, not wanting to miss the small window of opportunity to have the properties rezoned. The landowners are nervous and have many questions about the timing and process.

Staff have asked the 13 landowners to wait until the Area Structure Plan (ASP) is completed and new zone(s) are created. The new zone(s) would be recommended to Council based on engagement with the landowners and a market analysis of what type of businesses would be successful in the area. Staff has also assured landowners that staff will assist with facilitating the rezoning process limiting the stress and uncertainty for landowners.

Staff have worked with Placemark Design & Development to complete the Term of Reference (ToR) for the Lake Country Business Park. Placemark Design & Development has extensive experience at Predator Ridge, McCoubrey Plateau & McKinley Landing amongst several other development projects throughout Kelowna and the Okanagan.

Council is being asked to approve the ToR and provide staff with support to continue with Phase 1 of the ASP.

To meet the timelines of the ALR the following schedule will have to be followed and maintained:



Prior to the October 15th Council meeting - communication to the 13 landowners, along with the agenda for the October 15th meeting, will be sent to landowners informing them of Council’s upcoming decision on the ToR and ASP.

FINANCIAL IMPLICATIONS

- None
- Budget Previously Approved
- Other (see below)

Budget in the amount of \$80,000 for Phase 1 of the ASP is available in 2024 however additional budget would be requested in 2025 for Phase 2. Road improvements along with water and sewer expansion analysis have already been completed internally and will be added to the ASP.

COMMUNICATION

Individual conversations and communications with the 13 landowners. Let’s Talk – Lake Country page will be launched to inform the community of the project. Full communication plan will be developed for the ASP.

ALTERNATE RECOMMENDATION(S)

THAT Lake Country Business Park Area Structure Plan (ASP) Terms of Reference (Attachment A to the Report to Council dated October 15, 2024) not be approved.

Respectfully Submitted.

Report Approval Details

Document Title:	Lake Country Business Park Terms of Reference.docx
Attachments:	- Attachment A-Lake Country Business Park-ASP Terms of Reference.pdf
Final Approval Date:	Oct 8, 2024

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

Matt Vader, Director Parks, Recreation and Culture - Oct 7, 2024 - 10:06 AM

Reyna Seabrook, Director of Corporate Services - Oct 7, 2024 - 10:52 AM

Paul Gipps, Chief Administrative Officer - Oct 8, 2024 - 7:36 AM



Lake Country Business Park ASP Terms of Reference

September 20, 2024

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Executive Summary

Introduction

Identified within the District of Lake Country (DLC) *Official Community Plan (OCP)*, Area Structure Plans (ASPs) respond to the need for a more sustainable Central Okanagan Region by providing policies, land use and infrastructure planning to manage growth within a given geographic area. Providing the linkage between a future site-specific development proposal and the OCP, an ASP is a high-level community planning document that describes the vision, set of objectives, and land use strategy to achieve the build-out of a future project or neighbourhood. Adopted by Council within the OCP, ASPs do not provide future development rights for a project, nor does ASP approval supersede any Council-adopted municipal Bylaws.

This Terms of Reference serves as policy for the preparation of an ASP for the Lake Country Business Park, including the required content, consultation process and technical studies. The ASP will identify a policy framework for land use, technical assessments, environmental management, transportation planning, public engagement, and requirements for servicing and financing. The ASP will be prepared by a Professional Consulting Team with project oversight and technical review by DLC staff. Below is a summary of resources and expertise required for the completion of the ASP, for further details refer to Schedule A:

Professional Consulting Team Expertise:

- Master Planning and Urban Design;
- Public Consultation and Facilitation;
- Environmental Assessment and Management;
- Archaeological Overview Assessment;
- Geotechnical Assessment and Management;
- Transportation Engineering;
- Civil Engineering (water, sanitary, rainwater management and street design);
- GHG Assessment;
- Wildfire Abatement Report;
- Industrial + Commercial Market Analysis; and,
- Cost Recovery Analysis and Land Economics.

District of Lake Country:

- Council; and,
- District Staff: Planning + Development, Engineering, and Parks, Recreation + Culture Departments.

Area Structure Plan Intent

The Area Structure Plan's overall intent is to:

- Plan and guide development of the Lake Country Business Park as a vibrant and market-ready commercial and industrial hub towards diversifying the municipal tax base;
- Apply Land Use designations on the business park lands, including light industrial, commercial, and potential residential;
- Plan the supporting servicing and transportation infrastructure that is consistent with the vision, guiding principles, and the policies of the OCP, including Development Permit Areas; and,
- Support the commercial, industrial and financial goals of the District of Lake Country through a feasible plan that has been proven through detailed technical analysis.

The Area Structure Plan will provide:

- A statement of goals, objectives and policies;
- An inventory of the existing site conditions;
- Business Park vision and rationale, including a vision for project edge conditions;
- Land Use Plan with associated policies;
- Parks and Environmental Network Plan with associated policies relating to the provision of public amenities, including parks, trails and connections to broader community;
- Environmental protection policies;
- Street Hierarchy Plan with associated transportation policies based on the completed business park street design;
- Water, sanitary and stormwater management plans with associated servicing policies;
- Infrastructure lifecycle costing information;
- Implementation policies, including prerequisites for construction; and,
- Draft zoning analysis for up to three Land Use Zones to inform the future rezoning process.

OCP Policy Framework

The OCP designates the Lake Country Business Park area for future industrial and commercial growth near Glenmore Road and Highway 97, and includes goals and policies to support the development of a business park with associated municipal servicing and transportation network. The ASP process will determine the substance and detail of the future growth area.

OCP Goals for the Glenmore Industrial Lands:

- 6.1.1 Support the creation of well-paying jobs for residents.
- 6.1.2 Expand the non-residential sustainable community.
- 6.1.3 Develop an economically sustainable community.
- 6.1.4 Encourage the creation of a vibrant commercial and industrial sector.
- 6.1.5 Increase the proportion of Lake Country residents working within the District.

OCP Policies for the Glenmore Industrial Lands:

OBJECTIVE: 6.1.8 Ensure sufficient supply of commercial and industrial development lands

- POLICY: 6.1.9 c. *Support redevelopment of the Glenmore Industrial Lands from gravel extraction to light industrial uses*

OBJECTIVE: 6.4.1 Advertise existing local business and attract new business to Lake Country

Attachment A-Lake Country Business Park-ASP Terms of Reference

- POLICY: 6.4.2 b. *Highlight the new Main Street development and Town Centre areas, the Glenmore Industrial Lands, as well as the existing agricultural industry for new business opportunities*

OBJECTIVE: 19.1.3 Provide suitable and sufficient serviced industrial lands

- POLICY: 19.1.4
 - a. *Continue to phase out gravel extraction pits in the Glenmore area*
 - b. *Establish a strategy outlining a reclamation and development plan for the Glenmore Road industrial area*
 - c. *Temporary Use Permits may be used to allow businesses to temporarily locate in non-industrially zoned areas*
 - d. *Evaluate home occupation and Temporary Use Permits with the mind to encouraging industrial business owners on residential lots to move into industrial areas*
 - e. *Permit limited accessory residential uses in industrial developments to maintain security and allow flexibility for live/work industrial uses*

The Lake Country Business Park ASP will complete the land use and infrastructure planning required to implement future development that aligns with the Goals and Policies of the OCP.

Reference Material

The following reference materials will be reviewed by the Professional Consulting Team in preparation of the ASP to ensure coordination with the District's overall planning framework:

- District of Lake Country Official Community Plan (OCP) | 2018-2038;
- Regional District of Central Okanagan Regional Growth Strategy | 2014;
- District of Lake Country Business Park Servicing Plan | 2024;
- Lake Country Business Park - Glenmore Road Conceptual Sanitary Servicing Options | 2024;
- District of Lake Country Development Cost Charges Bylaw Update Report to Council | July 2024;
- District of Lake Country Development Cost Charges Bylaw Update DRAFT Report | July 2024;
- Report to Council on Glenmore Industrial Lands | June 2022;
- District of Lake Country Mobility Master Plan | 2021;
- District of Lake Country Water Master Plan | 2023;
- District of Lake Country Community Sewer Servicing Strategy | 2013;
- District of Lake Country Community Wildfire Protection Plan | 2010;
- McCoubrey Plateau Area Structure Plan Terms of Reference | 2023; and,
- Regional District Employment Lands Inventory Report | 2024 ETA.

SCHEDULE A:

AREA STRUCTURE PLAN – Scope of Work

Resourcing: People + Expertise

DLC Staff Lead

The ASP will be overseen by an assigned DLC Staff Lead who is responsible for working with the Prime Planning Consultant to guide completion of the ASP.

Prime Consultant

A Prime Consultant will be retained to undertake ASP planning + design, public engagement, and support the project through the municipal review process. The Prime Consultant must have experience and expertise in master planning and design at a neighbourhood scale.

Professional Consulting Team Expertise

A number of professional disciplines are required to work together to develop the District of Lake Country Business Park ASP. The DLC Staff Lead will assemble the Professional Consulting Team with input from the Prime Planning Consultant.

The following disciplines are anticipated to be required:

- Civil Engineering (water, sanitary, stormwater management and street design);
- Transportation Engineering;
- Geotechnical Assessment and Management;
- Environmental and Wildlife Assessment and Management;
- Archaeological Assessment;
- Wildfire Hazard Assessment;
- Greenhouse Gas Emissions Assessment; and,
- Market Analysis and Land Economics.

Municipal Departments

In preparing the ASP, the DLC Staff Lead and Prime Planning Consultant will collaborate with the DLC Planning + Development, Engineering + Environmental Services, and Parks, Recreation + Culture Departments.

Referral Agencies

In preparing the ASP, the DLC will consult with Provincial agencies, the Regional District of Central Okanagan, First Nations, and public utility operators prior to the ASP Bylaw process.

Council

The DLC Staff Lead and Prime Planning Consultant will present updates to Council on progress of the ASP within Phases 2, 3 and 4 of the Process.

Process

OCP Requirements

As outlined in the OCP, Area Structure Plans are required for areas anticipating growth in density to provide a linkage between the specific development proposal and all DLC Plans (outlined in Section 4.7 of the OCP).

Area Structure Planning and Consultation Process

The ASP will be prepared according to the following 4-Phase process. A Project Checklist will be maintained to ensure all requirements for a given phase are completed before proceeding to the next phase. Refer to Schedule D for Project Checklist.

PHASE 1 | Technical Due Diligence - Biophysical Studies, Planning + Engineering Inventories

Phase 1 of the ASP involves completing technical due diligence including the biophysical, planning, and infrastructure baseline mapping. The studies completed through Phase 1 will provide the inventory and analysis for understanding the opportunities and constraints of the land, as well as considerations for phasing and implementation.

Project Initiation

- Initiation meetings with DLC staff to review Scope of Work, major milestones, schedule and available resources.
- Understanding priorities and requirements of DLC staff.
- Acquire digital mapping and technical background information available from the DLC.

Biophysical Assessments

- The following studies need to be completed as part of the ASP Phase 1 process:
 - Physical: Aerial with Cadastral Overlay, Landform, Slope and Aspect Analysis;
 - Archaeological: Archaeological Overview Assessment;
 - Environmental: Environmental Baseline Assessment;
 - Geotechnical: Geotechnical Hazard Assessment; and,
 - Wildfire Hazard Assessment
- Refer to Schedule C for further details.

Planning + Engineering Inventories

- Planning: OCP Land Use, Zoning and Land Ownership plans;
- Engineering: public streets, water, sanitary, and stormwater infrastructure plans, as well as all utility infrastructure, right-of-ways and easements;
- Industrial + Commercial Market Analysis: identification of existing industrial and commercial areas outside the ASP area and potential supportable industrial and commercial uses within the ASP; and,
- Refer to Schedule C for further details.

Phase 1 Consultation

- Following the IAP2 Spectrum, the following stakeholders will participate in Phase 1 of the ASP Process:
 - DLC Staff | Collaborate: The Consulting Team will work directly with staff throughout the process to ensure concerns and aspirations are consistently understood and considered.

Phase 1 Deliverables

- The following materials will be provided as part of the Phase:
 - Environmental, Archaeological and Geotechnical draft studies and associated GIS mapping;
 - Biophysical Assessment Summary with Opportunities and Constraints Plan; and
 - Planning, Engineering, Market Analysis Inventory Summary.

PHASE 2 | Preliminary Design Options

The assessments and studies undertaken in Phase 1 will inform the preparation of the Preliminary Design Options which will be presented to DLC staff and the public as part of Phase 2.

Development of Preliminary Design Options

- Based on the OCP Objectives and the work completed in Phase 1, the Consulting Team will develop multiple Design Options (not less than 2), with corresponding objectives, statistical summary with total floorspace projections, and associated amenities.
- The ASP Preliminary Design Options should include a high-level Servicing Analysis to prove feasibility and support evaluation.
- The ASP Preliminary Design Options should be consistent with the OCP Goals and Policies for the DLC Business Park.

Phase 2 Consultation

- Following the IAP2 Spectrum, the following stakeholders should participate in Phase 2 of the ASP Process as follows:
 - DLC Council | Empower: Preliminary Design Options and the Summary of Consultation will be presented to Council for consideration and direction towards a Preferred Design Option;
 - DLC Staff | Collaborate: The Consulting Team will work directly with staff throughout the process to ensure concerns and aspirations are consistently understood and considered;
 - Landowners | Consult: The Consulting Team will obtain feedback from landowners on ASP Preliminary Design Options, analysis, alternatives and proposed plan direction; and,
 - General Public | Consult: The Consulting Team will provide the public with balanced and objective information and obtain feedback to assist in the public understanding of the ASP Preliminary Design Options, analysis, alternatives and proposed plan direction.

Phase 2 Deliverables

- The following materials will be provided as part of the Phase:
 - Preliminary Design Options, including high-level servicing analysis;
 - Consultation materials; and,
 - Feedback Summary of Phase 2 Consultation.

PHASE 3 | Preferred Option and Technical Due Diligence

Based on DLC staff feedback and Council direction obtained in Phase 2, the Consulting Team will prepare a Preferred ASP Option, consistent with the OCP Goals + Policies. With the development of the Preferred Option, the required Engineering and Financial Studies will be initiated; to be finalized as part of Phase 4.

Prepare Preferred Option

- Based on an evaluation of the Preliminary Design Options and the feedback collected during Phase 2 consultation, the Preferred Option will be prepared as a single design with corresponding objectives, statistical summary (floorspace projections), development phasing, implementation plan and associated amenities.

Engineering Studies

- The following engineering studies are required to support the land uses envisioned in the Preferred Option:
 - Civil: Street Hierarchy Plan, Water, Sanitary and Stormwater Conceptual Master Plans;
 - Transportation: Transportation Impact Assessment update; and,
 - Greenhouse Gas Emissions Assessment (per DLC OCP requirement).
- Refer to Schedule D for further details.

Financial Study

- Financial Analysis: Assessment of lifecycle costing implications as it relates to planning, finance, engineering, and infrastructure – Refer to Schedule E for further details.

Development Phasing + Implementation Plan

- In accordance with Land Use Planning, Servicing Studies, and Financial Analysis, a Conceptual Phasing Plan will be developed to ensure efficient implementation of the ASP.

Phase 3 Consultation

- Following the IAP2 Spectrum, the following stakeholders will participate in Phase 3 of the ASP Process:
 - DLC Council | Empower: Preferred Design Option and the Summary of Consultation will be presented to Council for information on the ASP status;
 - Staff | Involve: The Consulting Team will work directly with staff throughout the process to ensure that concerns and aspirations are consistently understood and considered;
 - Landowners | Consult: The Consulting Team will obtain feedback from landowners on studies, analysis, alternatives and the Preferred ASP option; and,
 - General Public | Consult: The Consulting Team will provide the public with balanced and objective information to assist and obtain feedback to assist in understanding of the studies, analysis, and Preferred ASP Option.

Phase 3 Deliverables

- The following materials will be provided as part of the Phase:
 - Preferred Option Land Use Plan and statistical summary;
 - Development Phasing + Implementation Plan;
 - Visual Impact Assessment in form of 3D Model Video;
 - Draft Civil, Transportation and GHG Emissions Assessment Studies;
 - Draft Financial Analysis;
 - Consultation materials; and,
 - Feedback Summary of Phase 3 Consultation.

PHASE 4 | Area Structure Plan Document

Phase 4 will require synthesizing all technical findings, Preferred ASP Option and associated figures, schedules and policies in an ASP document for staff review and consideration. The research, analysis

and engagement activities carried out in the earlier phases will inform policy directions and implementation actions. Following staff review, the ASP will be brought forward to Council for final adoption within the OCP.

Final Area Structure Plan and Technical Studies

- Finalize ASP based on feedback provided by DLC staff and Phase 3 Consultation, as well as potential new findings from Engineering and Financial studies;
- Finalize Engineering and Financial studies to reflect the ASP and associated statistical summary.

Area Structure Plan document

- Prepare draft ASP document with associated figures, schedules and policies according to the content requirements outlined in Section 2 of the Terms of Reference;
- Review draft ASP document with DLC staff;
- Finalize document for Adoption by Council reflecting DLC staff feedback.

ASP Public Hearing and Council Adoption Process

- Prepare staff report and present to Council for 1st Reading;
- Refer the ASP Bylaw to required external agencies;
- Provide ASP document and the final Technical Appendices for public review;
- Advertise and administer a Public Hearing in accordance with the DLC Bylaw adoption process with 2nd, 3rd and 4th Reading at the discretion of DLC Council.

Phase 4 Deliverables

- The following materials will be provided as part of the Phase:
 - Draft and final ASP document; and,
 - Final Technical Studies formatted as a Technical Appendices to the ASP.

AREA STRUCTURE PLAN CONTENT

While the Consulting Team is encouraged to be creative and innovative in its approach, the ASP is required to include the following:

Overview

- Rationale for ASP;
- Alignment with Regional Growth Strategy and OCP;
- Land Uses – Descriptions and Policies;
- Light Industrial + Commercial;
- Public Parks;
- Civic Infrastructure;
- Environmentally Sensitive Areas;
- Infrastructure – Descriptions and Policies;
- Transportation:
 - Street Network and Hierarchy;
 - Cycling Network;
 - Pedestrian Network;
 - Transit Network.
- Servicing:

- Water Conceptual Master Plan;
- Sanitary Conceptual Master Plan;
- Stormwater Conceptual Master Plan.
- Designation of Development Permit Areas within the ASP, including the opportunity to update or establish new Development Permit Guidelines, where applicable:
 - Erosion Hazard;
 - Wildland Fire;
 - Natural Environment;
 - Commercial; and,
 - Industrial.
- Implementation:
 - Phasing + Implementation Plan;
 - Regulatory Requirements; and,
 - Pre and Post Construction regulations.

Schedules

- Land Use Plan
- Park and Trails Plan
- Street Hierarchy Plan
- Transportation Network Plan (pedestrian, cycling, transit)
- Water Conceptual Master Plan
- Sanitary Conceptual Master Plan
- Stormwater Conceptual Master Plan
- Development Permit Areas Plan
- Development Phasing Plan

Figures

- Area Structure Plan Context;
- Site Analysis, including Aerial, Landform, Slope and Aspect Plans;
- Land ownership, including delineation of ownership and parcels boundaries;
- Form and Character images; and,
- Illustrative Plan.

Technical Appendix

SCHEDULE B:

COMMUNICATION AND PUBLIC ENGAGEMENT STRATEGY

Schedule B: Communication and Public Engagement Strategy (CPES) has been prepared to describe potential public engagement for the DLC Business Park Area Structure Plan process.

The CPES covers the following key elements:

- Consultation Objectives;
- Consultation Formats + Outcomes; and
- Engagement Structure Next Steps.

Consultation Objectives

The CPES identifies the following objectives for the DLC Business Park Area Structure Plan process:

- Fair Process: accessible and inclusive notification, communication and engagement of stakeholders;
- Equitable Stakeholder Involvement: rational information, communication and response to stakeholder feedback and queries; and,
- Transparent + Timely Communication: easy to understand information provided in a timely manner to permit stakeholders to be informed about the project, ask questions and provide input.

Consultation Formats + Outcomes

Consultation Formats

The CPES identifies the following range of potential on-line and in-person communication formats:

- DLC project website and social media notices, plan information and updates;
- Public Open Houses with information boards, annotated plans, 3D models and videos; and,
- Public Feedback Surveys.

In addition, regular technical review meetings with DLC staff will be used to involve municipal departments in the ASP process.

Public Open Houses

Public Open Houses will be held to engage the community by providing information on the ASP and collecting feedback. The specific format and sequencing of events will be determined in collaboration with DLC staff and will align with the phased ASP process. Materials prepared for the events will make use of materials such as annotated plans and infographics, 3D site models and flythrough videos to communicate complex or technical information and concepts.

The Open Houses are expected to conform to the following process:

- Events will be held for the DLC Area Structure Planning process;
- Events will be advertised through mailouts, newspaper, and on-line notifications;
- Events will be hosted in local facility to ensure an accessible meeting venue; and,
- The Prime Planning Consultant will prepare required materials and information and will co-facilitate events with DLC Staff.

Landowner Engagement

Landowners in the ASP area will be informed at the beginning of the process with an Information Notice, delivered via mail-outs and/or electronically, will be used to provide Landowners information regarding:

- ASP website address + launch date;
- Upcoming community consultations and/or opportunities to provide feedback; and,
- Updates or amendments to the ASP process.

Specific engagement formats for ASP Landowners will be determined by the DLC Staff Lead and Prime Planning Consultant and may include dedicated Landowner Open Houses and/or 1-on-1 Virtual Meetings.

District Staff Meetings

The Consulting Team will work directly with DLC staff through regular meetings throughout the ASP process.

Council Presentations

The DLC Staff Lead and Prime Planning Consultant will present updates to Council on progress of the ASP within Phases 2, 3 and 4 of the APS Process. Council presentations will make use of annotated plans and infographics, 3D site models and videos to communicate technical information and concepts.

On-line Consultation Options:

Project page – hosted on the DLC website. The project page will serve to inform residents and the public and provide the opportunity to:

- Learn more about the project (written, plans, videos);
- review plans and reports;
- learn about the status of the project;
- be notified about upcoming meetings or milestones; and,
- provide comments and ask questions.

Consultation Outcomes

Through undertaking a range of communication formats, events and methods, the CPES is intended to satisfy the stated objectives for a Fair Process, with Equitable Stakeholder Involvement, and Transparent and Timely Communication.

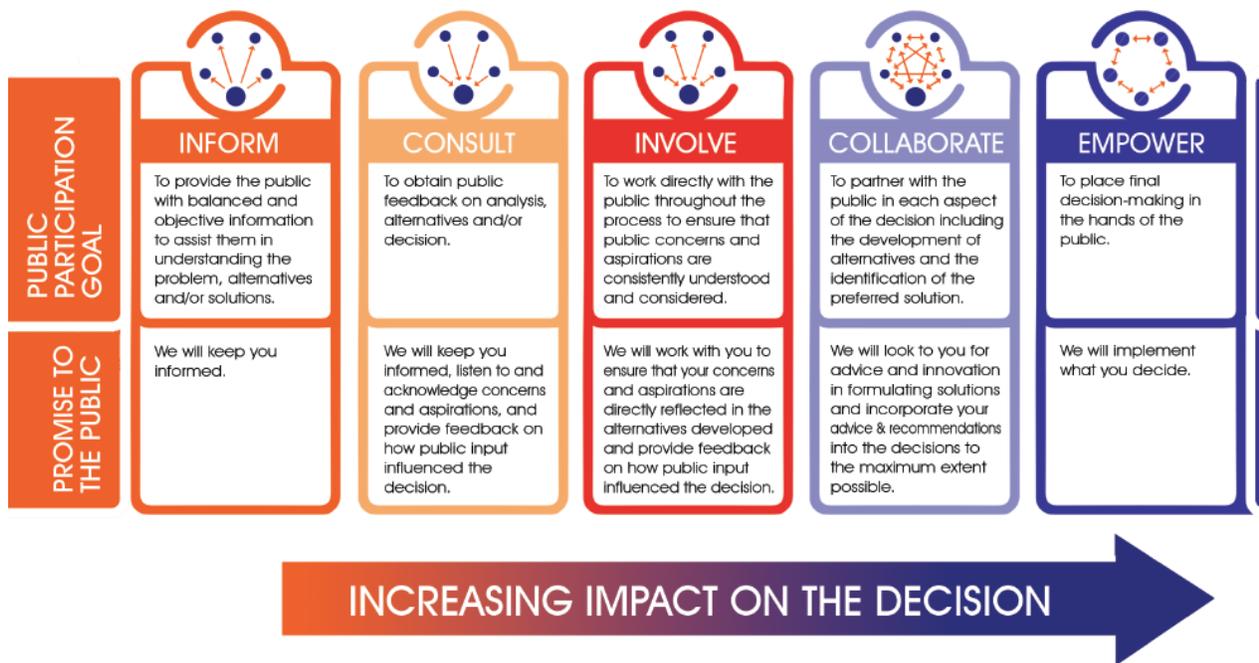
Engagement Structure

The DLC Staff Lead and Prime Planning Consultant will collaborate to detail the specific methodology of engagement, the purpose and objectives of each engagement phase, detailed schedule of events, and how input will be used to inform subsequent steps of the process. Each phase of engagement is expected to be flexible to allow for additional engagement for new and emerging topics, as required.

International Association for Public Participation (IAP2) Spectrum

<https://www.iap2.org/mpage/Home>

IAP2 Spectrum



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iap2.org

SCHEDULE C:

TECHNICAL STUDIES – Terms of Reference

Introduction

OCP Requirements

As outlined in the OCP, ASPs should, at a minimum, provide the information outlined in pages 4-15 to 4-16 of the OCP.

4.7.3: In preparing an ASP, the following should be provided:

- a) An inventory of existing conditions and a statement of goals, objectives and policies.*
- b) Confirmation that the proposed site design identifies and avoids constraints to growth.*
- c) A vision for the Urban Containment Boundary, not based on ownership but on community need and a coordinated vision for the land use of all development lands in the area.*
- d) Detailed information on the natural environment and other influences from development.*
- e) Identification of future land uses, subdivision requirements and zoning by type and density.*
- f) Specific transportation networks and traffic management impact studies.*
- g) Identification of need for any required major institutional facilities.*
- h) An assessment of all available opportunities to connect to adjacent neighbourhoods.*
- i) Orderly provision of supporting infrastructure required to service the development.*
- j) Identification of required infrastructure upgrades and a resolution of servicing issues.*
- k) Assessment of life cycle costing implications as it relates to planning, finance, engineering and infrastructure.*
- l) A greenhouse gas emissions assessment for construction and other longterm impacts.*
- m) A detailed public consultation plan, outlining timing and opportunities for public input.*

Environment

ASP Environmental Assessment

An Environmental Assessment will be conducted in Phase 1 of the ASP process. Undertaken by a Registered Professional Biologist (R.P.Bio), and following provincial methodologies and professional standards, the required Environmental Assessment is a process to predict environmental effects of proposed changes to the land before they are carried out and includes:

- Identifying potential adverse environmental effects;
- Proposing measures to mitigate adverse environmental effects;
- Predicting whether there will be significant adverse environmental effects, after mitigation measures are implemented; and,
- A follow-up program to verify the accuracy of the environmental assessment and the effectiveness of the mitigation measures.

The Environmental Assessment is a planning and decision-making tool, with the objectives of which are to:

- Minimize or avoid adverse environmental effects before they occur; and,
- Incorporate environmental factors into decision making.

The R.P. Bio responsible for the Environmental Assessment should continue to provide support and guidance with respect to environmental issues throughout the ASP process.

Wildfire

Wildfire Assessment Report

A qualified Professional will prepare a Wildfire Assessment Report that addresses the following:

- Ignition potential and predictable fire behaviour including the influence of weather, topography and structural conditions;
- Fuel hazards and physical fuel characteristics such as fuel arrangement, load, condition of herbaceous vegetation and the presence of ladder fuel;
- The risk of a fire starting and difficulty controlling the fire; and,
- Define their rating: Low, Moderate, High and Extreme.

A supportive planning tool for the DLC ASP, the Wildfire Assessment Report is carried out to identify potential fire hazard of an industry or prescribed activity situated in locations with higher-than-normal fire risk.

Geotechnical

Geotechnical Hazard Assessment Report

Phase 1 of the ASP process will require a high-level geotechnical assessment that identifies major geotechnical limitations in the ASP area. The Geotechnical Hazard Assessment will identify and characterize areas where:

- Naturally occurring geologic events, including slope instabilities and rockfall hazards within or adjacent to proposed development areas;
- Present potential hazards or challenges; and,
- Areas where anthropologic changes to the natural terrain have created potential geologic hazards.

The report will provide guidance to the ASP's Consulting Team for siting buildings and roadways with respect to avoiding the influence areas of identified potential geologic hazards.

Archaeological

Archaeological Overview Assessment Report

Phase 1 of the ASP process requires preparation of an Archaeological Overview Assessment (AOA). The AOA presents the archaeological research and methodology, including:

- Biophysical and cultural setting context;
- The results of desktop analysis and potential field assessment work; and,
- Recommendations for future archaeological management during the DLC Business Park build-out.

Consideration will be given to include local First Nations in the development of the AOA. This may include hiring a First Nations company to complete the AOA itself.

Industrial + Commercial Market Analysis

ASP Industrial + Commercial Market Analysis

An Industrial + Commercial Market Analysis will be undertaken to understand the District of Lake Country's current market for retail, service commercial, and industrial space to determine the nature and magnitude of retail space that may be warranted within the DLC ASP area over the projected buildout of the area. The Market Analysis Study will document the regional supply and demand for lands supporting industrial and commercial development.

The Market Analysis Study will reflect potential changes in the industrial and commercial market space such as:

- The Winfield Town Centre;
- Built commercial nodes; and,
- The proposed ASP design.

The study will provide a summary of potentially supportable industrial and commercial floor space within the ASP and will comment on retail composition, land requirements and building footprint.

Communities Facilities Inventory

ASP Community Facilities Inventory

As part of the ASP planning inventory, the community facility requirements including but not limited to civic parkland will be identified for the ASP area. Working in conjunction with DLC staff, the Prime Consultant will:

- Review and inventory potential Community Facility requirements (i.e., Parks) for the ASP; and,
- Include a precedent review of comparable facilities, including the major program, area requirements, building size, and approximate cost.

Street Network + Transportation

Street Engineering

As the ASP planning proceeds, refinement of proposed street network alignments will be required to achieve planning and development objectives. The ASP's road-network expansion and redevelopment will utilize suitable street standards for:

- Light industrial and commercial development;
- Strive to reduce the physical, visual and environmental impact of new road construction; and,
- Accommodate pedestrian and cycling needs.

The Lake Country Business Park ASP's transportation network design will build on the four Aims for Mobility outlined in the *DLC Mobility Master Plan, 2021* by establishing the connection of mobility to:

- The public;
- The community;
- Economy; and,
- Environment.

The ASP's Transportation Network will advance equitable means, modes and distribution of transportation networks within the DLC's Business Park.

Street Network

The Business Park's street network will be designed to foster easy, convenient and comfortable walking and cycling throughout the community. The street network will be sensitive to topography and have multiple connections with relatively direct routes. With the exception of boulevards, streets will be kept as narrow as possible to limit environmental and topographic impacts. Traffic calming will be employed where appropriate and recommended by the Transportation Engineer.

The pattern of new urban streets will ensure each street is tailored to its purpose and connected as a network to allow choice and flexibility in moving through the Business Park. The proposed ASP Street Network will:

- Provide Collector and Local Street alignments;
- Adhere to applicable street standards;
- Incorporate cycling and pedestrian routes;
- Incorporate potential transit circulation;
- Incorporate streetscape elements such as trees, vegetation and street furniture;
- Include connections to existing and future neighbourhoods; and
- Include traffic control details - signals or roundabouts.

Cycling Network

The street and transportation network of the DLC Business Park ASP will reflect the diverse mobility requirements of the DLC Mobility Master Plan and will continue to grow the network of cycling routes within the DLC.

The Consulting Team will prepare a Cycling Network that takes into consideration the natural topography and proposed street grades, as well as the integration of on and off-street bike paths, and location of end-of-trip facilities at major destinations.

Pedestrian Network

Providing alternatives to auto dependency for local trips, the ASP will create a positive pedestrian realm through the provision of pathways, street trees, and boulevard landscaping that responds to the topography and built forms of the DLC Business Park.

The Consulting Team will prepare a Pedestrian Network that not only includes on-street sidewalks, but also considers off-street connections where applicable.

Transit Network

The Business Park ASP will incorporate Transit Network planning to connect residents with places of work, commerce and leisure and expand the sustainable active transportation network of the DLC. Informed by the District of Lake Country Transit Study, the Transit Network plan will identify potential future bus connections, and stops and exchanges, as applicable and work to enhance the accessibility and efficiency of the regional transportation system.

ASP Transportation Impact Assessment (TIA)

A Transportation Impact Assessment (TIA) will be conducted as part of Phase 3 of the ASP Process once the draft Preferred Plan and associated metrics have been prepared. The TIA will be based on the District of Lake Country's Traffic Model, which is the most current and comprehensive model for the area. The TIA will include:

- The existing road network of the surrounding neighbourhoods;
- The expansion and redevelopment of planned roadways as part of the DLC ASP; and,
- Recommendations for future traffic monitoring.

Servicing

The Business Park ASP Servicing Plans will align with the goals, objectives and policies outlined in Section 9 of the OCP and the DLC Water Master Plan 2023. The Business Park ASP will also adhere to the DLC Business Park Servicing Plan 2024 and the Lake Country Business Park Glenmore Road Conceptual Sanitary Servicing Options 2024 to ensure the Servicing Plans are well executed and adhere to the high level of service required by the DLC.

The servicing standards used in the ASP shall be in accordance with the District of Lake Country Subdivision and Development Servicing Bylaw (#1121-2020). Any proposed variances to the DLC's current design standards must be clearly identified, and technical rationale and justification presented to DLC staff for review. The technical rationale will certify:

- The variances are safe and functional; and,
- Operations and Maintenance requirements are approved in the context considered by the qualified P.Eng. involved.

The variances must be supported by the DLC and any necessary Policy or Bylaw amendments approved as part of the ASP approval process.

ASP - Water Engineering Plan

Building on the existing engineering plans, the ASP will include a conceptual Water Engineering Plan that:

- Contains watermain routing to reflect ASP layouts and includes off-site tie-in locations, reservoirs, booster pumps, and PRVs;
- Completes required water modelling; and
- Includes a written summary of the proposed Water Engineering Plan, along with associated plans and construction and life cycles cost estimates to a level C.

ASP - Sanitary Engineering Plan

Building on the existing engineering plans, the ASP will include a conceptual Sanitary Engineering Plan that:

- Includes sanitary routing to reflect ASP layouts and identifies off-site tie-in locations and pump stations;
- Completes required sanitary modelling; and,
- Includes a written summary of the proposed Sanitary Engineering Plan, along with associated plans and construction cost estimates to a level C.

ASP - Stormwater Management Plan

The ASP will include a Stormwater Management Plan to provide a design for rainwater management, while ensuring that the hydrologic function of the ASP area is maintained as closely as possible to its current state. Following the OCP Objective 9.2.1 and Policy 9.2.2, the Stormwater Management Plan reduce the risks of stormwater to public safety and environmentally sensitive areas.

Building on the existing engineering plans, and the District of Lake Country Integrated Stormwater Management Plan, the ASP must include a conceptual Stormwater Management Plan that:

- Includes stormwater routing to reflect ASP layouts and identifies off-site tie-in and on-site discharge areas;
- Completes required stormwater modelling; and,
- Includes a written summary of the proposed Stormwater Management Plan, along with associated plans and construction cost estimates to a level C.

GHG Assessment

Greenhouse Gas Emissions Assessment

Per the OCP Environment and Sustainability Policies (Section 3), a GHG Emissions Assessment for construction and other long-term impacts will be prepared based on the ASP Street and Building Layouts. Greenhouse Gas Reduction and Resource Conservation Area Development Permit Guidelines include policies and actions to achieve:

- Targets for greenhouse gas (GHG) emissions reductions in line with the Province of BC and the RDCO Regional Growth Strategy; and,
- Reduce emissions by 33% below 2007 levels by the year 2020, and 80% by the year 2050.

Financial Analysis

As outlined in the OCP, new developments must, “pay for themselves and not place an undue financial burden on the municipality” (OCP Policy 4.8.2 a). As such, the ASP will include “Assessment of lifecycle costing implications as it relates to planning, finance, engineering and infrastructure” (OCP Policy 4.7.3 k).

ASP Infrastructure Cost Recovery Analysis

The ASP will include the preparation of a Financial Model that reflects the ASP Preferred Option with accuracy and resolution in terms of cost, phasing and absorption, providing information relating to the following:

- DCC: Select eligible DCC projects, estimate associated costs, and calculate DCCs values;
- Community Amenities: Costs and financing for parks and community facilities/improvements;
- Employment: Estimated jobs generated by commercial and institutional land uses; and,
- Tax: Additional tax revenue by phase, compared to expenses of new development, accounting for emergency services, operations and replacement funding.

Phasing

Development Phasing + Implementation Plan

The ASP will include the preparation of a Development Phasing + Implementation Plan incorporating the Preferred Land Use Plan and information related to the following:

- Phasing of bulk site earthworks;
- Phasing of major subdivisions;
- Phasing of Street Network improvements;
- Phasing of sanitary and water servicing infrastructure; and,
- Phasing of civic facilities and parks.

SCHEDULE D:**PROJECT CHECKLIST – Terms of Reference**

Neighbourhood Plan Component	Status
Phase 1	
Physical Inventory Plan Set with Cadastral Overlay, Landform, Slope and Aspect Analysis	<input type="checkbox"/>
Planning Inventory Plan Set with OCP Land Use, Zoning and Land Ownership	<input type="checkbox"/>
Engineering Inventory Plan Set with Public Streets, Water, Sanitary, Rainwater, Utility Infrastructure, Rights-of-Way, and Easements	<input type="checkbox"/>
Archaeological Overview Assessment	<input type="checkbox"/>
Environmental Assessment	<input type="checkbox"/>
Geotechnical Hazard Assessment	<input type="checkbox"/>
Wildfire Hazard Assessment	<input type="checkbox"/>
Biophysical Assessment Summary with Opportunities + Constraints Plan	<input type="checkbox"/>
Industrial/Commercial Market Analysis	<input type="checkbox"/>
Community Facilities Inventory	<input type="checkbox"/>
Phase 1 Complete	<input type="checkbox"/>
Phase 2	
Land Use Options (at least 2) with objectives, statistical summary, and amenities	<input type="checkbox"/>
High-Level Servicing Analysis	<input type="checkbox"/>
Visual Impact Assessment (3D Model)	<input type="checkbox"/>
Phase 2 Consultation Materials	<input type="checkbox"/>
Phase 2 Consultation Feedback Summary	<input type="checkbox"/>
Phase 2 Complete	<input type="checkbox"/>
Phase 3	
Preferred Land Use Plan with objectives, statistical summary, and amenities	<input type="checkbox"/>
Street Hierarchy Plan	<input type="checkbox"/>
Draft Civil Engineering Study, including:	<input type="checkbox"/>
Water Conceptual Master Plan	<input type="checkbox"/>
Sanitary Conceptual Master Plan	<input type="checkbox"/>

Attachment A-Lake Country Business Park-ASP Terms of Reference

Stormwater Conceptual Master Plan	<input type="checkbox"/>
Draft Transportation Impact Assessment	<input type="checkbox"/>
Draft Greenhouse Gas Emissions Assessment	<input type="checkbox"/>
Development Phasing + Implementation Plan	<input type="checkbox"/>
Draft Financial Analysis	<input type="checkbox"/>
Visual Impact Assessment Update (3D Model)	<input type="checkbox"/>
Phase 3 Consultation Materials	<input type="checkbox"/>
Phase 3 Consultation Summary	<input type="checkbox"/>
Phase 3 Complete	<input type="checkbox"/>
Phase 4	
Draft ASP Document	<input type="checkbox"/>
Final Civil Engineering Study, including:	<input type="checkbox"/>
Water Conceptual Master Plan	<input type="checkbox"/>
Sanitary Conceptual Master Plan	<input type="checkbox"/>
Rainwater Conceptual Master Plan	<input type="checkbox"/>
Final Transportation Impact Assessment	<input type="checkbox"/>
Final Greenhouse Gas Emissions Assessment	<input type="checkbox"/>
Final Industrial + Commercial Market Study	<input type="checkbox"/>
Final Financial Analysis	<input type="checkbox"/>
Final ASP Document	<input type="checkbox"/>
Phase 4 Complete	<input type="checkbox"/>



BOARD OF EDUCATION BOARD MEETING HIGHLIGHTS

The Central Okanagan Board of Education acknowledged that this meeting was held on the unceded, Traditional Territory of the Okanagan People.

Date: **Wednesday, September 25, 2024**

Inside 23

1. Student Perspectives

In attendance:

Jennifer Adamson, Principal, Chief Tomat Elementary School
Lincoln Burge, Kindergarten, Chief Tomat Elementary School
Isla Derickson, Kindergarten, Chief Tomat Elementary School
Cadence Quigley, Grade 12, Rutland Senior Secondary School
Mila Kresina, Grade 12, École Kelowna Secondary School

The kindergarten students, Lincoln and Isla, shared their learning over the past 2 weeks of school and their excitement in starting their education. Cadence and Mila spoke of their learning over the past twelve years and their hopes for the upcoming school year.

Introductions

1. Introduction of Staff in New Roles

The Board of Education recognized the following on their new roles in the District:
Stephanie Read, Principal, École Glenrosa Elementary School
Ryan Wakefield, Principal, South Rutland Elementary School

2. Introduction of New Staff

The Board of Education welcomed Jorge Siller, to Central Okanagan Public Schools as the new Welcome Centre Assistant Manager.

Declarations

1. World Teachers' Day – October 5, 2024

The Central Okanagan Board of Education declared October 5, 2024 as "World Teachers' Day" in Central Okanagan Public Schools.

2. International Walk to School Day – October 9, 2024

The Central Okanagan Board of Education declared October 9, 2024 as "International Walk to School Day" in Central Okanagan Public Schools.

3. Principal and Vice-Principal Month – October

The Central Okanagan Board of Education declared the month of October as "Principal and Vice-Principal Month" in Central Okanagan Public Schools.

Staff Presentations

1. 2024 School Opening Report – Part 2

Kevin Kaardal, Superintendent of Schools/CEO for the Central Okanagan Public Schools, presented the 2024 School Opening Report - Part 2. The Report provides detailed information about school enrolment effective September 23, 2024. To date, the District has enrolled 25,405 students this year. The differences between this year and last year are as follows:

- Secondary schools have 61 more students than they had in September 2023.
- Middle schools have 38 more students than they had in September 2023.
- Elementary schools have 1 more student than they had in September 2023.
- Fee payers, Central School Programs and Services and eSchool23 have 7 less students.

Director of Operations, Rob Drew, provided an overview of the highlights of the 2024 summer work. (The School Opening Report – Part 2 and presentation are available on the Central Okanagan Public Schools website – www.sd23.bc.ca.) The Board of Education received the 2024 School Opening Report - Part 2.

Action Items

1. Annual Enhancing Student Learning Report 2024

The Board of Education approved the Annual Enhancing Student Learning Report. The Framework for Enhancing Student Learning (FESL) is British Columbia's approach to continuous improvement of public education. The Framework facilitates the improvement of student learning outcomes and the equity within those outcomes. All BC School Districts are expected to participate in an annual process to regularly review and analyze data and evidence to identify and act on findings in a timely manner. The District's continuous improvement cycle is the review process to produce the Annual Enhancing Student Learning Report. Districts are required to provide an Annual Enhancing Student Learning Report to the Ministry of Education and Child Care each year to report progress made on student learning outcomes identified in the Ministerial Order and the Board's Strategic Plan.

2. Audited Financial Statements Fiscal Year 2023/2024

The Board of Education received and approved the Audited Financial Statements Fiscal Year 2023/2024.

3. 2023/2024 Accumulated Operating Surplus

The Board of Education received and approved the 2023/2024 Accumulated Operating Surplus.

Information Items

The Board of Education reviewed the following:

1. Level 4 and 5 Field Study Summary – 2024/2025
2. General Statement – September 11, 2024
3. Amended Standing Committee Meeting Schedule – 2024/2025
4. Financial Statement Discussion and Analysis for the Year Ending June 30, 2024

Advocacy

At the October 4-5, 2024 BCSTA Thompson-Okanagan Branch Meeting being held in Revelstoke, a roundtable discussion will be held on Building Skills for Advocacy.

Items of Special Mention

Trustees and the Superintendent of Schools/CEO spoke of the following:

1. Participating in the Terry Fox Runs held at school sites.
2. Trustees and senior staff were provided with the Fourth Annual Report 2023-2024 of the Equity in Action Agreement for Truth and Reconciliation 2020-2025. The Report will be presented and reviewed in full at the upcoming Education and Student Services Committee on October 2, 2024.

3. On Tuesday morning, Olympic Gold Medalist Jerome Blake visited Rutland Senior Secondary School. Jerome spoke with the students at his former high school and shared sprinting techniques with current student athletes. Students and staff were thrilled to view Jerome's Olympic Gold Medal.
4. Schools and District offices will be closed on Monday, September 30th to recognize National Day for Truth and Reconciliation and Orange Shirt Day. National Day for Truth and Reconciliation is a day for all Canadians to commemorate and learn more about the history and legacy of the residential school system. It's a day to honour the resilience, dignity and strength of survivors and intergenerational survivors, to acknowledge and accept their experiences at Residential School and remember the children who never came home. It's a chance to engage and educate people about B.C.'s colonial history and how it has and continues to impact Indigenous communities.

Next Public Board Meeting

Wednesday, October 9, 2024 at 6:00 pm
Wednesday, November 13, 2024 at 6:00 pm

Annual General Meeting

Wednesday, October 30, 2024 at 4:30 pm

Board Standing Committee Meetings

Wednesday, October 2, 2024

4:00 pm ~~General Affairs Committee Meeting (Cancelled)~~
6:00 pm Education and Student Services Committee Meeting

Wednesday, October 16, 2024

4:00 pm Finance and Planning Committee Meeting

For comments, please contact:

Lee-Ann Tiede, Chair of the Board of Education, 250-258-3556

Kevin Kaardal, Superintendent of Schools/CEO, 250-470-3256

Delta Carmichael, Secretary-Treasurer/CFO, 250-860-8888

Highlights of the Regional Board meeting – September 26, 2024

Central Okanagan demographic and housing projections

The Regional Board was presented with an overview of demographic and housing projection scenarios for the Central Okanagan. The Central Okanagan is one of the fastest growing regions in Canada. By 2046, the region's population is anticipated to grow by between 43,000 to 119,000 new residents. The high end of this range would bring approximately 54% more people in the working age bracket, supporting our growing economy and aging population. Approximately 53,000 new housing units would be needed to accommodate these additional workers and our growing population. Communities within the region are updating their long-term growth management plans to proactively plan for this growth.

Updates to Building Bylaw No. 1482

The Regional Board approved Building Bylaw amendments to define the works necessary to convert an existing dwelling into a non-residential accessory building or accessory home, so that a new principal dwelling can be built on the same property.

Updates to Business Bylaw

The Regional Board repealed the Regional District of Central Okanagan's Business Licensing and Regulation Bylaw and replaced it with a new bylaw and updated fee schedule. The new bylaw ensures that the RDCO recovers the costs associated with the service and removes outdated bylaw content that is not applicable in the RDCO's Electoral Areas.

Zoning Amendment Bylaw No. 871-289 – Shelter Cove

The Regional Board adopted Zoning Amendment Bylaw No.871-285, which includes a text amendment to the RU5 zone to allow for the development of 36 single-family homes at Shelter Cove Estates.

Board Policy - Fire Inspector and Fire Investigator Designation

The Regional Board approved the Board Policy BP20-2024 – Designation of Fire Inspectors and Fire Investigators under the Fire Safety Act. The Board must, before October 28, 2024, designate Fire Inspectors and Fire Investigators to ensure compliance with the requirements of the Act.

Mutual Fire Aid Agreement Renewal

The Regional Board approved renewing the Mutual Fire Aid Agreement between the RDKB Big White Fire Department and the RDCO Joe Rich Fire Department. Through the agreement, the Big White Fire Department and the Joe Rich Fire Department continue to cooperate in resolving emergency incidents by providing mutual fire aid when requested by either party.

Appointment of Corporate Officer

The Regional Board appointed Corie Griffiths as Corporate Officer under section 234 of the Local Government Act (LGA).

Regional Board meetings

Regional District office – 1450 KLO Road, Kelowna (Woodhaven Boardroom)

- Thursday, October 10 – 8:30 a.m. – Committee of the Whole
- Thursday, October 24 – 8:30 a.m.

A live stream video link will be available for each meeting in the Upcoming Meeting agenda section of rdco.com/agenda. When available, a link to the Video recording will be posted in the Past Meetings section for the individual meeting date.

Stay informed about the Regional District

Sign up at rdco.com/subscribe for customized news and information from the Regional District.



BOARD REPORT: October 10, 2024

1450 KLO Road, Kelowna, BC V1W 3Z4

P 250.469.6271 F 250.762.7011

www.obwb.ca



Okanagan Basin

WATER BOARD

OBWB Directors

Blair Ireland - Chair,
Regional District of Central
Okanagan

Doug Holmes - Vice-Chair,
Regional District of Okanagan-
Similkameen

Victor Cumming, Regional
District of North Okanagan

Rick Fairbairn, Regional
District of North Okanagan

Bob Fleming, Regional
District of North Okanagan

Wayne Carson, Regional
District of Central Okanagan

Charlie Hodge, Regional
District of Central Okanagan

Rick Knodel, Regional District
of Okanagan-Similkameen

Sue McKortoff,
Regional District of Okanagan-
Similkameen

Tim Lezard, Okanagan Nation
Alliance

Bob Hrasko, Water Supply
Association of B.C.

Jeremy Fyke, Water
Stewardship Council

The next regular meeting of the
OBWB will be held virtually on
Tuesday, November 5th, 2024.

Water Board Directors share water priorities across Okanagan communities: Directors discussed their recent attendance at the 2024 UBCM Convention, where they met with fellow local government elected officials. Communities across the province are facing increasing infrastructure costs for water filtration and treatment, while having little authority to protect source waters. As noted by Okanagan Nation Alliance Director, Tim Lezard, "If people didn't pollute, we wouldn't have to pay to clean it up. We are basically subsidizing polluters." Directors stressed the importance of working together with all partners because the least expensive treatment option is to have clean source water in the first place. The board heard that OBWB is working on a number of initiatives and partnerships for source protection which will be reported in the following months.

Board Directors hear about new real-time hydrometric data: The Okanagan Basin Water Board (OBWB), in collaboration with the Okanagan Nation Alliance (ONA) Fisheries Department, is enhancing its communication tool to provide real-time hydrometric data aligned with stream-specific fish and environmental flow requirements. Recent data reveals that several Okanagan streams experienced stress in September, a crucial period for spawning fish when water demand peaks. This situation emphasizes the need for reliable hydrometric data to inform water management decisions that benefit both local communities and ecosystems. Notably, the EFN Explorer highlights streams falling below their Environmental Flow Needs, with Mission Creek illustrated in detail to provide further context.

Directors receive Summary of the 2024 drought: Board Directors heard that the Okanagan region started out at drought level 2 in May 2024 due to low snowpack and a continuation of severe drought conditions left over from fall 2023. Although the drought level was raised to 3, and high summer temperatures threatened to exacerbate conditions. Periodic rain through spring and into summer helped alleviate the dry start, although streamflow varied by stream, affecting fish spawning and ecosystem health in some areas. Cooler stream temperatures in late summer and the end of the irrigation season should alleviate some strain, with a predicted La Nina winter, bringing an increased chance of recharge.

New permit to allow expanded milfoil control options while protecting the environment. The Board received the welcome news that an updated 5-year permit to manage milfoil in the Okanagan was received from the province. The new permit relies on updated maps of lakes in the Okanagan, accounting for all known aquatic habitat protections, and allowing treatment of new areas as needed. OBWB will follow referrals processes with Okanagan First Nations before adding new areas, and will be connecting with local governments and First Nations to ensure that milfoil control is provided in their high-priority areas like public beaches, swimming areas, boat launches and marinas. Milfoil has a number of negative economic, tourism, and water quality effects, and can become a hazard for swimmers and boaters. The new permit allows for a more agile, science-based response to invasive weed management in the Okanagan.

Stay connected! Follow us on



For more information, please visit: www.OBWB.ca



LAKE COUNTRY

Life. The Okanagan Way.

COUNCIL'S VALUES, VISION, AND MISSION STATEMENT

VALUES

1. **INTEGRITY:** We practice honesty by showing a consistent adherence to our shared vision and mission statement and through the truthfulness and accuracy of our actions.
2. **ACCOUNTABILITY:** We answer to our citizens with the expectation that we acknowledge and assume responsibility for our actions, decisions, and policies at all times.
3. **EMPATHY:** We make a sincere effort to understand our citizens' perspective and assist them with all our abilities within the boundaries given to us by the law, local regulations and approved policies.

VISION

Lake Country, Living the Okanagan Way. Embracing our Histories and Nurturing our Future

MISSION STATEMENT

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.

THE 5 PILLARS OF OUR VISION AND MISSION STATEMENT

ENVIRONMENT:	Maintaining a healthy and natural environment through responsible use, protection, and sustainable practices.
INFRASTRUCTURE:	Well maintained infrastructure and facilities that meet community needs and allow growth and development for prosperity.
ECONOMY:	Building a strong and vibrant community by attracting, supporting and retaining businesses and residents.
SOCIAL:	Building Social Capital and engaging citizens and partners to improve the well-being and diversity of the community.
GOVERNANCE:	Fiscally sustainable government focused on strategic decision-making, transparency and inclusiveness.

LAKE COUNTRY