

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: November 19, 2024
Meeting Type: Regular Council Meeting

Prepared by: Carie Liefke, Manager of Current Planning
Department: Planning and Development

Title: OCP and Zoning Bylaw Amendment | OPZ00003 | O’Rourke Family Vineyard
Description: OCP and Zoning Amendment to facilitate a vineyard, winery, event centre, restaurant, and accommodations.

RECOMMENDATION

THAT first reading of Zoning Amendment (Z0000257) Bylaw 1156, 2021 be rescinded and the bylaw be closed;
AND THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be read a first time;
AND THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be read a first time.

EXECUTIVE SUMMARY

O’Rourke Family Vineyard proposes to develop a vineyard, winery, amphitheater/event center, restaurant, tourist accommodation units, and residential uses on the subject properties (Figure 1) located within the Carr’s Landing Ward. Some of these uses have already been constructed and permitted on lands currently zoned as A1 – Agriculture 1.

As the vineyard proposal includes additional uses that are currently not permitted, the applicant has requested:

- a) an OCP amendment for the redesignation of 3 parcels from Rural Residential to Agricultural.
- b) The creation of a Comprehensive Development Zone (CD13) to accommodate the unique development proposal for the O-Rourke Family Vineyard, and
- c) A zoning amendment to rezone 14 properties to the new Comprehensive Development 13 (CD13) Zone.

The O’Rourke Family Vineyard lands been reviewed by Council over the past decade; it is documented that both the applicant and the District have contributed to delays during the various required approval processes. Nonetheless, the applicant and the District continue to work together to ensure the proper approvals and permits can be obtained.

Infrastructure requirements, such as water and sewer, have received approvals from the Interior Health Authority. District staff and the applicant have worked to identify drainage and road improvements necessary for the applicable adjacent roads.

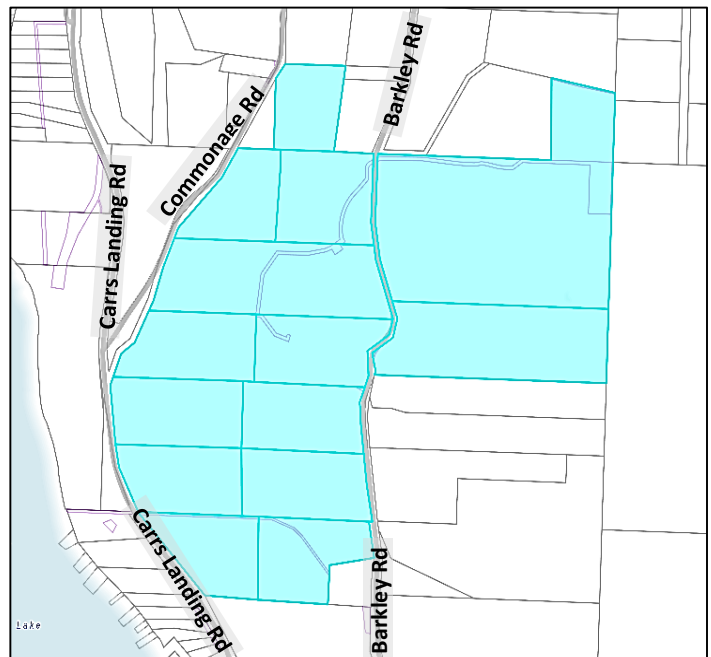


Figure 1: Subject Properties

Staff have reviewed the proposed development and recommend that OCP Amendment Bylaw #1249, 2024 and Zoning Amendment Bylaw #1250, 2024 be supported by Council and granted first reading. If supported, this proposal would be brought back to Council, prior to a public hearing, for consideration with the financial plan and any applicable waste management plan.

It is also recommended that THAT Zoning Amendment (Z0000257) Bylaw 1156, 2021 (Attachment 'E') be rescinded as this proposed bylaw amendment is stale dated.

BACKGROUND

Beginning in 2012 the proponent, O'Rourke Family Vineyards (ORFV), began purchasing and assembling land in the Carr's Landing area of the District of Lake Country. In 2015 ORFV applied to the District for OCP and Zoning Bylaw amendments to establish an estate winery including vineyards across 12 parcels. On June 5, 2018, Council approved OCP Bylaw 928, 2015 and Zoning Amendment Bylaw 929, 2015 to permit the development of the vineyard and estate winery.

The proponent proceeded to develop the site as an estate winery. Five additional parcels were also added to the overall holdings of ORFV and the vision for the site expanded to include an amphitheatre / event centre, restaurant, and tourist accommodation. These newly proposed uses did not comply with the A1 zoning of the property and in 2020 ORFV applied for a zoning amendment to a Direct Control (DC) zone for the 17 parcels.

On June 1, 2021, Zoning Amendment (Z2020-004) Bylaw No. 1156, 2021 for the DC-13 Zone was introduced to Council and first reading to the bylaw was granted. Council Resolution 1.06.131 also identified 12 conditions that required further work and information prior to the consideration of second reading. These items are listed below and a summary of how they have been addressed is included in Attachment 'C'.

1. an updated traffic study;
2. an economic assessment including lifecycle costs and cost-benefit analysis;
3. a Council site tour;
4. a park/trail dedication through Area D (now Area C) to Crown lands beyond in the vicinity of 'Glacier Glade', especially to land-locked parcels to the northeast of the subject property;
5. the exclusion of Area C from the DC-13 zone;
6. to address ALR buffers (especially as referenced by the Ministry of Agriculture);
7. the consideration of a multimodal frontage path on Carr's Landing Road;
8. the clear identification of location of farm worker, agritourism and tourism accommodation;
9. a demonstration of an adequate amount of land for sewage disposal for the proposed uses;
10. removal of invasive species and revegetation of the slopes along Carr's Landing Road;
11. further information on mitigating the effect of the access roads on the neighboring properties, specifically 15575 Commonage Road, to reduce the impact of development on that property and neighboring properties; and
12. a Stormwater Management Plan.

Since that time staff have been working with the applicant to fulfill or address these requirements. At a special meeting on July 18, 2022 staff provided Council with a progress update. However, as Bylaw No. 1156, 2021 has not received any further readings or an extension, this bylaw is considered to be abandoned; as such this report includes a recommendation to rescind Zoning Amendment (Z2020-004) Bylaw No. 1156, 2021. Despite the bylaw being abandoned, staff and the applicant have continued to work to address the 12 conditions which have now been addressed to the extent that they can at this time (Attachment 'C').

The development proposal for the ORFV properties have now been split into two phases:

1. Upland Development (14 lots for vineyard, winery, restaurant, etc.)
2. Lakefront Development (3 lots adjacent to Okanagan Lake)

This application will focus on the proposed upland development parcels.

File Chronology

Date	Event
2015-06-07	OCP & Rezoning proposal introduced, and bylaws granted 1 st and 2 nd readings, OCP Amendment Bylaw 928, 2015 (to change the designation from Rural Residential to Agricultural) Zoning Amendment Bylaw 929, 2015 (to change the zone from RR1 and RR2 Rural Residential 1 / 2 to A1 Agriculture 1).
2018-06-05	Adoption of Bylaws 928 & 929
2020-07-17	Zoning Amendment Application submission for Direct Control (DC) zone
2021-06-15	Rezoning proposal for DC zone introduced, and Bylaw 1156, 2021 granted 1 st reading with 12 conditions to be met prior to consideration of 2 nd reading
2021-07-29	Public Information Meeting held by ORFV, with some Council and staff members in attendance.
2022-06-15	No further action (readings, extensions, etc.) to Bylaw 1156, 2021; bylaw abandoned.
2021 - 2024	Continued review of proposal by applicant and staff.
2024-11-19	OCP & Rezoning proposal re-introduced. OCP Amendment Bylaw 1249, 2024 (to change designation of 3 lots from Rural Residential to Agricultural). Zoning Amendment Bylaw 1250, 2024 (to change zones from A1, RR1 and RR2 to CD13 zone).

CURRENT PROPOSAL

The ORFV upland development consists of 14 lots and consist of 82.48 hectares (203.81 acres) as shown on Attachment 'D'. Twelve properties are located between Carr's Landing and Commonage Roads on the west, and Barkley Road on the east; two properties are east of Barkley Road. It is intended that most of these properties will be consolidated to ensure that the proposed uses do not cross property boundaries.

The upland development proposal for the ORFV would accommodate the creation of an estate winery and ancillary uses, including:

- a) Agricultural production;
- b) Winery production, consumption and sales;
- c) Diverse food and beverage services;
- d) Indoor convention, education and entertainment event spaces (event centre);
- e) Outdoor recreation and event spaces (amphitheatre);
- f) Tourist accommodations and employee housing; and
- g) Related infrastructure.

To permit the range of uses proposed by the applicant, a Comprehensive Development (CD) Zone [also known as a Direct Control (DC) zone] has been prepared for consideration by Council. The Comprehensive Development 13 Zone (O'Rourke Family Vineyard) has been divided into three functional areas relating to topography and the various uses, existing and proposed. These three separate areas are separated by geography and roads and the area boundaries do not follow legal property lines.

Area A: to include the main facility and vineyards. The main facilities consist of wine production facilities with underground tunnels, wine-storage caves, a warehouse, and several tasting rooms. Event facilities include a reception hall, convention and conference space, an outdoor amphitheater, indoor theatre, and dining rooms. The main event center is built into a huge granite outcropping. Seventeen winery tourist accommodation units are also located here.

Area B: to include the private water reservoir and storm water retention infrastructure for the site. This area would also include winery tourist accommodations and long term rental units (employee housing). Area B is comprised of two non-contiguous areas on either side of Area A.

Area C: to include private onsite wastewater infrastructure (septic) and a gravel pit for onsite development purposes. Area C would also include long term rental units for employee housing, storage buildings, and the future establishment of a children's camp. Area C is comprised of two contiguous parcels located to the east of Barkly Road.

The District has received 15 building permit applications for the ORFV project. To date, 14 permits have been issued (4 completed) and the remaining permit is ready to be issued. There are four buildings on the property that would require a building permit application if Council were to approve the proposed CD13 zone.

Application Information			
Application Type	OCP Amendment / Rezoning Application		Application Date: 2020-07-17
Applicant:	Urban Options Planning Corp.		Owner: Blue Properties Ltd.
Properties	Folio/Roll #	PID & Legal Description	Civic Address:
1.	1747070	012-273-601 LOT 14 SECTION 5 TWP 14 ODYD PLAN 525	15474 Barkley Rd
2.	1747080	012-273-651 LOT 16 SECTION 5 TWP 14 ODYD PLAN 525	15240 Barkley Rd
3.	1747085	012-273-660 LOT 17 SECTION 5 TWP 14 ODYD PLAN 525	15150 Barkley Rd
4.	1747090	012-273-716 LOT 18 SECTION 5 TWP 14 ODYD PLAN 525	Barkley Rd
5.	1747097	029-287-634 LOT B SECTION 5 TWP 14 ODYD PLAN EPP34669	Barkley Rd
6.	1747110	012-273-791 LOT 22 SECTION 5 TWP ODYD PLAN 525	15251 Commonage Rd
7.	1747115	012-273-813 LOT 23 SECTION 5 TWP 14 ODYD PLAN 525	15155 Carrs Landing Rd
8.	1747120	012-273-856 LOT 24 SECTION 5 TWP 14 ODYD PLAN 525	Carrs Landing Rd
9.	1747125	012-273-864 LOT 25 SECTION 5 TWP 14 ODYD PLAN 525	14985 Carrs Landing Rd
10.	1747130	030-634-211 LOT A SECTION 5 TWP 14 ODYD PLAN EPP87503	15362 Barkley Rd
11.	1758030	003-064-549 LOT 14 SECTION 8 TWP 14 ODYD PLAN 712	Commonage Rd
12.	1747100	012-273-759 LOT 20 SECTION 5 TWP 14 ODYD PLAN 525	15495 Commonage Rd
13.	1747015	012-273-465 LOT 3 SECTION 5 TWP 14 ODYD PLAN 525	15255 Barkley Rd
14.	1758012	030-665-809 LOT B SECTIONS 5 AND 8 TWP 14 ODYD PLAN EPP88444	15445 Barkley Rd

Property Information	
OCP Designation:	
current	Agricultural and Rural Residential
proposed	Agricultural
Zoning Designation:	
current	A1 – Agriculture 1, RR1 – Rural Residential 1 and RR2 – Rural Residential 2
proposed	CD13 – Comprehensive Development 13 (O'Rourke Family Vineyard)
Land Use Contract	N/A
ALR:	Subject properties not in ALR (other properties owned by ORFV are within ALR)
Parcel Size:	82.3 hectares (203.78 acres)

Development Permit Areas:	<ul style="list-style-type: none"> • Agricultural DP Area • Wildland Fire DP Area • Natural Environment DP Area • Commercial / Industrial / Multi-Unit DP Areas 	
Water Supply:	Private	
Sewer:	Private	
Adjacent Sites:	Zoning:	Use:
<i>North:</i>	RR1 + RR2 Rural Residential	Residential
<i>East:</i>	RR1 + RR2 Rural Residential	Residential
<i>South:</i>	A1 – Agriculture 1	Agriculture
<i>West:</i>	RR1 + RR2 Rural Residential	Residential

DISCUSSION / ANALYSIS

Land Use

Official Community Plan

The Official Community Plan (OCP) currently designates 11 of 14 properties as ‘Agricultural’ and the remaining 3 properties as ‘Rural Residential’. As all of the uses proposed for the lands are intended to support the vineyard and winery, it is recommended that all properties be designated as ‘Agricultural’; the draft OCP amendment bylaw is included as Attachment ‘A’.

Within the OCP, Direct Control Zones (or Comprehensive Development Zones) are described as: “special zones developed for unique or one-of-a kind land use situations” and instructs that Council “only consider Comprehensive Development Zones in exceptional circumstances for proposals that are unusual and have not been considered in the existing zoning structure” (OCP, pages 23-25).

Given the scale and mix of uses, O’Rourke Family Vineyards is consistent with the OCP policy. It is a ‘one-of-a-kind’ development envisioned as a premium winery/hospitality destination.

In addition, the proposed zone would allow the District to achieve many of the goals, objectives and policies within the OCP, such as but not limited to the following:

- 4.1.10.c Investigate opportunities for major projects to address District Infrastructure requirements.
- 4.1.16.e Support appropriate mixed-use and live-work projects that reduce automobile dependence.
- 4.1.16.f Promote non-residential development that augments the employment and taxation base.
- 4.1.16.g Encourage high-quality accommodation and service options to promote the tourist economy.
- 5.3.1 Retain Carr’s Landing as a rural, low density residential neighbourhood while preserving the viewsapes and environmental amenities that characterize the community
- 5.3.4 Improve transportation and access to Carr’s Landing.
- 6.1.2 Expand the non-residential tax base in the District.
- 6.1.4 Encourage the creation of a vibrant commercial and industrial sector.
- 6.1.10 Provide support for agriculturalists to improve long-term economic sustainability.
- 6.1.10.b Support the development of agri-tourism and other agriculture focused enterprises.
- 8.2.2 Provide a safe and efficient transportation network.
- 10.6.1 Support a strong arts and cultural environment in Lake Country
- 14.1.1 Protect and enhance the agricultural sector within the District of Lake Country.

Zoning Bylaw

The zoning bylaw, as currently written, would only permit some of the uses proposed for this development. With the robust nature of this proposal for ORFV it is proposed that a Comprehensive Development Zone be considered by Council. The proposed zone is outlined in the tables below and the full zone being proposed is included as Attachment ‘B’.

PROPOSED USES*	
*where primary / secondary uses are permitted is based on 'Area' as specified in CD13 zone	
PRINCIPAL	Secondary
Agriculture, extensive Agri-tourism Amphitheatre Dwelling units Event Centre Food Primary Establishments Food Primary License Spectator Entertainment Establishment Wineries, Cideries, and Meaderies	Accessory Buildings Children's Camp Dwelling unit Licensee retail Liquor Store Liquor Primary Establishment, Minor Outdoor Storage Retail Stores, convenience Employee Housing Secondary Suites Winery Tourist accommodation Utility Services, Minor Impact

DEVELOPMENT REGULATIONS					
SETBACKS[^]	[^] measured to exterior boundary of CD13 zone and adjacent road frontage(s)				
	Dedicated Road Frontage	North Zone Boundary	East Zone Boundary	South Zone Boundary	West Zone Boundary
Amphitheatre / Event Center / Winery	30.0 m	30.0 m	30.0 m	30.0 m	30.0 m
Accessory Buildings	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m
Agricultural Buildings	15.0 m	10.0 m	10.0 m	10.0 m	10.0 m
Winery Tourist Accommodation	6.0 m	15.0 m	15.0 m	15.0 m	15.0 m
All bldgs / uses not listed separately	10.0m	10.0m	10.0m	10.0m	10.0m

HEIGHT	
Winery, Event Centre, Amphitheatre	20.0m
Winery Tourist Accommodation	10.0m
Agricultural Bldgs	16.0m
Accessory Bldgs	4.5m
DENSITY	
Winery	7,500 m ²
Amphitheatre/ Event Center	10,000 m ²
Children's Camp	80 sleeping units
Dwelling units	7
Food and Liquor Establishments	3,500m ²
Employee Housing	100 sleeping units
Winery Tourist Accommodation	80 units
Landscaping	PROPOSED ZONE – CD13
CD13 zone (except as noted below)	Level 1
Parking & Loading Areas	Level 2 (3.0m)
Refuse & Recycling Bins, Storage Areas	opaque screening from adjacent lots and streets
PARKING	
Vehicle stalls	200 stalls
Loading stalls	3 stalls
Bicycle stalls	Class I: 5 Class II: 5

The uses proposed for this zone would allow the existing agricultural uses (vineyard, and agricultural processing), the winery (including a restaurant up to 250m² [2,690 sq.ft]), dwellings, agri-tourism, employee housing, and utility services to continue on the lands. The proposal for this zone would also allow additional uses to occur: event centre and amphitheatre, tourist accommodations, a children's camp, a larger restaurant, and a convenience retail and liquor store.

In regard to density, there is no direct comparison between the proposed winery and tourist uses and the redevelopment potential of the existing parcel with current zoning. Two redevelopment scenarios are considered below to provide context for the redevelopment potential of the subject properties with existing zoning.

- Current zoning and lot configuration: the three properties currently zoned RR1 and RR2 would be permitted to have two dwelling units each (total of 6); the eleven properties currently zoned A1 would be permitted to have four dwellings each (total of 44), plus agri-tourism accommodation (total of 10 per farm). This would therefore permit up to 50 dwelling units plus 10 agri-tourism accommodation units per farm (potential dwelling unit density would be 0.61 dwelling units per hectare, excluding agri-tourism accommodation units)
- Current zoning and new lot configuration with subdivision (assuming a 4.0ha minimum subdivision lot size as required by the A1 zone [note that A1, RR1 and RR2 regulations are 1.0-4.0ha minimum subdivision lot size]), these lands could be subdivided into approximately 21 lots and therefore would permit up to 84 dwelling units plus 10 agri-tourism accommodation units per farm (potential dwelling unit density would be 1.02 dwelling units per hectare, excluding agri-tourism accommodation units).

The CD13 zone for the ORFV proposes to permit density as outlined in the table above. Some of the uses proposed would operate on a year round basis (i.e. restaurant, event centre, long term dwellings), while others would operate on a more seasonal basis (children's camp, tourist accommodation, employee accommodation). The site would initially include nine winery tourist accommodation units and four long term residents (staff). In future ORFV would like to have up to 80 winery tourist accommodation units, seven long term residents (staff), 100 employee sleeping units, and 80 sleeping units for the children's camp. Therefore, the proposed accommodation density could be up to 2.18 living/sleeping units per hectare, excluding accommodation for the proposed children's camp (3.15 sleeping units per hectare including the children's camp).

DENSITY COMPARISON	
	units per hectare
Current Zoning & Lot Configuration	0.61
Current Zoning with Subdivision	1.02
Proposed CD13	2.18

For comparison, the average urban residential density in Lake Country of six units per hectare. In urban residential areas the target is to increase average density to between 12.5 to 25 units per hectare. The OCP does not identify a density target for agricultural or rural areas.

Parking and landscaping minimums have been included in the proposed zone to ensure that both are provided on-site. Considering that the majority of the lands are already planted as a vineyard and that ample landscaping has already been planted around the existing buildings, staff are confident that ORFV would not only meet, but exceed the landscaping requirements. Due to the large tract of land being proposed for this zone and the imminent consolidation of the majority of the lands, the applicant would be able to provide sufficient parking on-site, and should a large event occur any overflow parking would be able to be accommodated on internal private driveways. It is not anticipated that parking would overflow onto municipal road right of ways.

Infrastructure Servicing

1. **Traffic Study** – The traffic engineering work undertaken by both the proponents, and the District’s traffic engineering consultants, has determined that the existing road network has capacity to accommodate the increased traffic. All intersections perform well in all scenarios except for the Okanagan Centre Road/Carr’s Landing Road/Goldie Road intersection where the level of the service fall below what are generally accepted as appropriate levels during large events. Large events are defined as those with 1,200 attendees (max) and are anticipated to be held two to four times a year. To mitigate the impacts of large events, measures such as the use of buses and the use of traffic management personnel for the period prior to, and post event will be required. It should be noted that traffic management strategies would require monitoring and management as necessary.
2. **Access** – There are four existing accesses off Barkley Road, one access from Carr’s Landing Road and one access off Commonage Road, all accesses have the required permits. No new accesses are being proposed.
3. **Road/Mobility Improvements**
 - a. the District has undertaken a holistic review of the Carr’s Landing neighbourhood mobility/road network to align the District’s planned infrastructure improvements with the proposed O’Rourke Family Vineyard (ORFV) expansion and the creation of the Direct Control Zone. To ensure the Carr’s Landing Mobility/road network remains safe and functional within the topographical and property boundary constraints, a phased approach will be utilized that considers the planned opening of ORFV’s amenities, the Carr’s Landing Water Service Area Strategy (placed on hold at present), and the District’s ability to deliver their portion of the proposed improvements. The initial phasing sequence for infrastructure improvement was established primarily on the basis of the water serving strategy moving forward in the short term. With the recent decision to pause that process, the phasing and sequencing will be revised with consideration to the current situation. As a condition of a previous re-zoning approval, ORFV was required to resolve a portion of the southern section of Commonage Road being in legal trespass. The resolution included ORFV acquiring land and re-designing the road to include mobility improvements. With the design complete and the road trespass resolved, ORFV is now required to complete road/mobility improvements on the section of Commonage Road between the intersection with Carr’s Landing Road to the ORFV main entrance as shown by the blue dashed line in the image below (Figure 2).
4. **Water** Will either be supplied through the ORFV water system which is permitted through Interior Health and operated by a certified water treatment operator, or through individual private water sources permitted through the Subdivision and Development Servicing (SDDS) Bylaw. All parcels have the appropriate water supply and approvals in place.
5. **Sanitary Sewer** will either be supplied through the ORFV centralized system which is designed and certified by a professional engineer under the Sewerage System Regulation (SSR) and permitted through Interior Health, or through individual private septic systems permitted through the SDDS Bylaw. All parcels have the appropriate sanitary sewer systems and approvals in place. No security for the onsite servicing provisions will be required by the District as they are regulated by other Authorities Having Jurisdiction.
6. **Drainage** the ORFV onsite stormwater drainage system has been designed by a professional engineer and reviewed by the District’s drainage engineering consultant. The offsite downstream municipal stormwater drainage system has been assessed by the District’s drainage engineering consultant and determined to have sufficient capacity to accommodate the flows from the ORFV drainage system. The District Engineer

is satisfied with both the onsite and offsite drainage system designs. The Public Works Manager is satisfied with the operational and maintenance requirements of these systems.



Figure 2: ORFV required road/mobility improvements on a portion of Commonage Road

Protective Services

The Fire department has been included in the review of this project from day one. All concerns have been addressed and are in the process of being finalized.

Consultation and Communication**FINANCIAL IMPLICATIONS**

None Budget Previously Approved Other (see below)

The proposed development will have financial implications for the District regarding road infrastructure and taxation.

COMMUNICATION

- This application has had ongoing communication between internal departments over several years.
- Staff comments have been provided to the applicant via verbal communication during site and office meetings, and through various letters.
- A developer hosted information session was held July 29, 2021.
- A second developer hosted information session will be held in the coming weeks.
- Prior to a public hearing, the Planning Department will prepare the required advertisements, signage and landowner notifications.

ALTERNATE RECOMMENDATION(S)

- A. THAT Zoning Amendment (Z0000257) Bylaw 1156, 2021 be rescinded.
 THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 not be read a first and second time and the file closed;
 THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 not be read a first and second time and the file closed.
- B. THAT Zoning Amendment (Z0000257) Bylaw 1156, 2021 be rescinded.
 THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be deferred pending additional information identified by Council;
 THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be deferred pending additional information identified by Council.

ATTACHMENTS:

- Attachment A - OPZ00003 - Proposed Bylaw 1249 OCP Amendment
- Attachment B - OPZ00003 - Proposed Bylaw 1250 ZON Amendment
- Attachment C - OPZ00003 - Resolution 1.06.131 Update
- Attachment D - OPZ00003 - Location and Ortho Maps
- Attachment E – Z0000257 – Proposed Bylaw 1156, 2021 for Rescindment

Respectfully Submitted.

Carie Liefke, Manager of Current Planning

Report Approval Details

Document Title:	OCP and Zoning Bylaw Amendment-OPZ00003-O'Rourke Family Vineyard.docx
Attachments:	<ul style="list-style-type: none"> - Attachment A - OPZ00003-Proposed Bylaw 1249 OCP Amendment-1.pdf - Attachment B -OPZ00003-Proposed Bylaw 1250 Zoning Amendment-1.pdf - Attachment C - OPZ00003 - Resolution 1.06.131 Update.pdf - Attachment D - OPZ00003 - Location and Ortho Maps.pdf - Attachment E - Z0000257 - Proposed Bylaw 1156 to Rescind.pdf
Final Approval Date:	Nov 14, 2024

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

Steven Gubbels, Development Engineering Manager - Nov 14, 2024 - 3:41 PM

No Signature - Task assigned to Matthew Salmon, Infrastructure & Development Engineering Director was completed by workflow administrator Reyna Seabrook, Director of Corporate Services

Matthew Salmon, Infrastructure & Development Engineering Director - Nov 14, 2024 - 4:17 PM

Jeremy Frick, Director of Development Approvals - Nov 14, 2024 - 4:37 PM

Reyna Seabrook, Director of Corporate Services - Nov 14, 2024 - 4:37 PM

No Signature - Task assigned to Paul Gipps, Chief Administrative Officer was completed by workflow administrator Reyna Seabrook, Director of Corporate Services

Paul Gipps, Chief Administrative Officer - Nov 14, 2024 - 4:38 PM