

Council Resolution 1.06.131, from the June 15, 2021 Regular Council Meeting, requested that 12 items be addressed prior to the development proposal proceeding. A summary of how the items identified in the resolution have been addressed is as follows:

1. an updated traffic study;
 - has been completed and has determined that the existing road network has capacity to accommodate the increased traffic
2. an economic assessment including lifecycle costs and cost-benefit analysis;
 - An Economic Impact Assessment was prepared by Urban Systems Ltd (June 2024); this assessment is currently under review.
3. a Council site tour;
 - Council had an opportunity to tour the site at a Public Information Meeting as held on July 29, 2021. Since then, individual Council members have visited the facility.
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;
 - ORFV have committed to facilitate trail access within their existing land holdings by dedicating a 5-meter wide right-of-way for future public access.
5. the exclusion of Area C from the DC-13 zone;
 - these lots are no longer included within the proposed zone.
6. to address ALR buffers (especially as referenced by the Ministry of Agriculture);
 - a minimum 30m setback is proposed for the winery, amphitheatre and event centre. A 30m buffer is a typical requirements for non-ALR lands adjacent to ALR lands (as identified in [*Guide to Edge Planning: Promoting Compatibility Along Agricultural – Urban Edges*](#), Ministry of Agriculture, 2015). The Ministry requested a 15m vegetated buffer, which has been met as the area is planted with vines.
7. the consideration of a multimodal frontage path on Carr's Landing Road;
 - this has been considered. Contemplated improvements would be timed with various other servicing projects would occur in the area. ORFV will be required to complete road/mobility improvements on a section of Commonage Road (between the intersection with Carr's Landing Road and the ORFV main entrance).
8. the clear identification of location of farm worker, agritourism and tourism accommodation;
 - a map demonstrating these locations has been provided (Attachment D).
9. a demonstration of an adequate amount of land for sewage disposal for the proposed uses;

- the Interior Health Authority (IHA) has provided the District with confirmation of the On-Site Sewerage Servicing (OSS) approval for 15240, 15362, and 15445 Barkley Rd.¹ for the winery/restaurant, including four Winery Tourist Accommodation suites. The District's Department of Engineering must review the design of the system to confirm compliance with all municipal regulations.
- 10. removal of invasive species and revegetation of the slopes along Carr's Landing Road;
 - ORFV and District staff worked together to remove the invasive plants along the Carr's Landing Road frontage of the subject properties in 2022.
- 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;
 - there are two access driveways adjacent to 15575 Commonage Road (along east and south boundaries). There is vegetation between both driveways and the adjacent shared property boundaries.
- 12. a Stormwater Management Plan.
 - 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.

¹ Legal descriptions Lot 16, Plan KAP525, Lot A, Plan EPP87503, and Lot B, Plan EPP88444 all of Section 5, TWP 14, Osyoos Division Yale Land District