



Agenda

Regular Council Meeting

Tuesday, February 4, 2025, Immediately following the Public Hearing
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 February 4, 2025 be adopted.
3. **Adoption of Minutes**
 - 3.1 **Public Hearing Minutes of January 14, 2025** 4
For adoption.

Recommendation
THAT the Public Hearing Minutes of January 14, 2024 be adopted.
 - 3.2 **Regular Council Meeting Minutes of January 14, 2025** 7
For adoption.

Recommendation
THAT the Regular Council Meeting Minutes of January 14, 2025 be adopted.
 - 3.3 **Public Hearing Minutes of January 21, 2025** 15
For adoption.

Recommendation
THAT the Public Hearing Minutes of January 21, 2025 be adopted.
 - 3.4 **Regular Council Meeting Minutes of January 21, 2025** 19
For adoption.

Recommendation
THAT the Regular Council Meeting Minutes of January 21, 2025 be adopted.
4. **Mayor's Report**

5. **Announcements**

Join us for the next Budget Open House on Thursday, February 6th at Municipal Hall in Council Chambers. Drop in between 3 pm and 6 pm.

Review the budget information online at letstalk.lakecountry.bc.ca and use the Q&A feature to ask a question. Staff will ensure feedback from this platform is relayed to Council before adoption of the five-year financial plan.

Don't forget to renew your dog license before the end of February to save \$20.

6. **Delegations**

6.1 Update from MP Tracy Gray

7. **Planning and Development Applications**

8. **Departmental Reports**

8.1 **Fourth Quarter Statistics For Information.** 40

8.2 **ALR Exclusion Application Policy 2007-082 Repeal of policy no longer required for ALR Exclusion Applications** 64

Recommendation
THAT ALR Exclusion Policy 2007-082 be repealed.

9. **Bylaws for Adoption and Readings Following a Public Hearing**

9.1 **Zoning Amendment Bylaw 1265, 2025 | Z0000335 | 14198 Middle Bench Rd Consideration Following a Public Hearing** 69

Read a 1st, and 2nd time January 14, 2025. Public Hearing February 4, 2025.

Recommendation
Consideration of options:

- A. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be read a third time and adopted.
- B. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be read a third time.
- C. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be amended by adding: *(Additional requirements as identified by Council)* AND THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be read a third time as amended.
- D. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be read a third time with the following conditions to be met prior to consideration of adoption: *(Additional requirements as identified by Council)*.
- E. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be forwarded to a future meeting for consideration.
- F. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be deferred, pending clarification from staff on Public Hearing comments as identified by Council: *(Additional requirements as identified by Council)*.
- G. THAT first and second reading of Zoning Amendment (Z0000335) Bylaw 1265, 2025 be rescinded and the file be closed.

9.2 **Revenue Anticipation Borrowing Bylaw 1267, 2025** 74

For adoption.

Read a 1st, 2nd, and 3rd time January 21, 2025.

Recommendation

THAT Revenue Anticipation Borrowing Bylaw 1267, 2025 be adopted.

- 9.3 OCP and Zoning Amendment Bylaws 1247 and 1248|OPZ00002|9751 & 9819 Bottom Wood Lake Road** 75
Consideration following 3rd reading

Recommendation

THAT Official Community Plan Amendment (OPZ00002) Bylaw 1247, 2024 be adopted;
AND THAT Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be adopted.

- 9.4 OCP and Zoning Amendment Bylaw 1249 and 1250 | OPZ00003 | O'Rourke Family Vineyard** 86
Consideration following 3rd reading.

Recommendation

THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be adopted;

AND THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be adopted with the condition that the Applicant be required to provide:

- a. Park and trail improvements works including widening the access drive to accommodate two-way traffic, and grading and surface improvements to facilitate parking for the Spion Kop trail head located near the District Reservoir at Raven Ridge; or
- b. Land dedication from Lot 1 Plan EPP141228 (PID 032-401-914) to facilitate access to crown land.

10. Rise and Report from In Camera

11. Council Committees

12. External Committees and Boards

13. Strategic Priorities

14. Report from Councillors

15. Adjournment

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posted January 31, 2025

Reyna Seabrook, Corporate Officer



Minutes Public Hearing

January 14, 2025, 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
Councillor Cara Reed

Staff Present: Paul Gipps, Chief Administrative Officer
Jeremy Frick, Director of Planning & Development
Trevor James, CFO, Director of Finance & Administration
Matthew Salmon, Director of Infrastructure & Development Engineering
Brad Savoury, Director of Legal Services and Risk Management
Reyna Seabrook, Director of Corporate Services
Matt Vader, Director of Parks, Recreation and Culture
Greg Price, Manager of Building and Bylaw Services
Carie Liefke, Manager of Current Planning
Brian Zurek, Manager of Long Range Planning
Makayla Ablitt, Legislative & FOI Coordinator
Mike Mitchell, Utility Operations Manager
Kiel Wilkie, Capital Project Manager
Richard Wagner, Manager of Finance

1. 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. Public Hearing Statement

The Mayor opened the Public Hearing at 7:00 p.m.

The Mayor read the statement regarding the role of Council at a Public Hearing. There were approximately 50 people in attendance.

3. Official Community Plan Amendment | OCP00061 | Map 6

Councillor Lewis declared a conflict of interest due to property ownership and left the meeting at 7:04 p.m.

3.1 Letters received prior to posting of Agenda

None.

3.2 Letters received following posting of Agenda

1 letter was received after posting the Agenda.

3.3 Public Comment

Martina Bevil | Nighthawk Rd

Ms. Bevil spoke on behalf of residents on Nighthawk Rd and asked that their area be considered for inclusion within the conceptual sewer area boundary the same as the properties on the proposed OCP amendment are.

Brad Thompson | Nighthawk Rd

Mr. Thompson asked if the District's sewage treatment plant is capable of adding more development. His comments were addressed by the Director of Engineering.

Martina Bevil | Nighthawk Rd

Ms. Bevil asked for clarification regarding comments from the Director of Infrastructure and Development Engineering regarding the capacity of the waste water treatment facilities.

Jeff Zeitz | Nighthawk Rd

Mr. Zeitz addressed Council regarding how these changes are going to effect tax payers in several years.

The Mayor asked if there were any further comments from the gallery a first, second and third time. There were none.

4. Zoning Bylaw Amendment | Z0000341 | Backyard Chickens

Councillor Lewis returned at 7:16 p.m.

4.1 Letters received prior to posting of Agenda

None.

4.2 Letters received following posting of Agenda

9 letters were received after posting the Agenda.

4.3 Public Comment

Erin Newens | Owner of Perks Pastures

Ms. Newens emphasized to Mayor and Council the benefits and responsibilities of owning backyard chickens. She highlighted the importance of proper management to prevent issues such as avian flu and nuisances to neighbors. Ms. Newens also noted the advantages of backyard chickens for food sustainability, reducing landfill impact, and educating the public about nature.

Frank O'Connor | Bonnie Drive

Mr. O'Connor expressed his opposition to amending the bylaw to allow chickens. He shared that he had previously appeared before Council in 2019 to voice his concerns. Since then, he has continued to experience issues with chickens in his yard, leading to disturbances and attracting coyotes. He emphasized that the current bylaw should remain unchanged.

Veronica Liew |

Ms. Liew raised concerns about the bylaw definition of "nuisance" concerning backyard chickens. She clarified that her neighbor's chickens are hens, not roosters, and are kept in a cage, yet a neighbor complained about noise. She also expressed frustration over a bylaw officer's entries into her neighbor's house. She seeks clarity on what constitutes a "nuisance" under the bylaw.

Amanda Armstrong |

Ms. Armstrong supports backyard chickens and believes residents can be responsible chicken owners. She addressed fears around avian influenza, noting that guidelines requiring covered coops mitigate risks. Ms. Armstrong mentioned that many residents already keep chickens responsibly and are registered with the premise ID to receive notifications about outbreaks. She emphasized that the risk already exists and allowing chickens in urban lots does not add new risks.

The Mayor asked if there were any further comments from the gallery a first, second and third time. There were none.

5. Closure of Public Hearing

The Mayor terminated the public hearing at 7:37 p.m.

Mayor, Blair Ireland

Corporate Officer, Reyna Seabrook



Minutes

Regular Council Meeting

January 14, 2025, 7:15 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
Councillor Cara Reed

Staff Present: Paul Gipps, Chief Administrative Officer
Jeremy Frick, Director of Planning & Development
Trevor James, Chief Financial Officer
Darren Lee, Fire Chief
Matthew Salmon, Director of Infrastructure & Development Engineering
Brad Savoury, Director of Legal Services and Risk Management
Reyna Seabrook, Director of Corporate Services
Matt Vader, Director of Parks, Recreation & Culture
Carie Liefke, Manager of Current Planning
Greg Price, Manager of Building and Bylaw Services
Scott Unser, Public Works Manager
Richard Wagner, Manager of Finance
Kiel Wilkie, Utility Manager
Brian Zurek, Manager of Long Range Planning
Makayla Ablitt, Legislative Technical Clerk

1. Call to Order and Territorial Acknowledgement

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The Mayor called the meeting to order at 7:39 p.m.

2. Adoption of Agenda

2025-01-001 It was moved and seconded

THAT the Regular Council Meeting Agenda of January 14, 2025 be adopted.

Carried.

3. Adoption of Minutes**3.1 Regular Council Meeting Minutes of December 17, 2024****2025-01-002 It was moved and seconded**

THAT the Regular Council Meeting Minutes of December 17, 2024 be adopted.

Carried.

4. Mayor's Report**5. Announcements**

Mark your calendar – drop in to either of the Budget Open House events scheduled for:

- Tuesday, January 28 5pm-8pm at GESS; and
- Thursday, February 6 3pm-6pm Municipal Hall

Come out and chat in person to have your questions answered and learn what is included in the 2025 budget.

Submit a question before the meeting through [Let's Talk – Lake Country](https://letstalk.lakecountry.bc.ca).
(letstalk.lakecountry.bc.ca)

6. Delegations**7. Planning and Development Applications****7.1 Liquor Licence Referral Application | R0000379 | 3950 Irvine Road**

An application for a lounge area endorsement to a manufacturer's licence for Folktale Cider

Graham Kershaw | Old Mission Rd

Mr. Kershaw addressed Council with concerns about the notification process for surrounding property owners related to this application. He also expressed concerns about the extended hours and increased traffic.

Blake Morris | Old Mission Rd

Mr. Morris addressed Council with concerns regarding the condition of surrounding roads and noted a lack of plan for lighting, and lack of parking for cidery customers. He suggested no parking signs could be installed along the road. He asked for clarification regarding how the cidery plans to control numbers between the outside and inside areas. Further concerns included lighting at the cidery reflecting into homes in the area and the hours the lights need to be on. Mr. Morris asked if a working group could be established to create compromise between the applicant and residents.

Alan Gatzke | Old Mission Rd

Mr. Gatzke acknowledged concerns raised by residents, and expressed his support for the application.

Colin Reid | Irvine Rd

Mr. Reid noted concerns regarding the orientation of the red barn and his residence. He asked the application be reconsidered because of the proposed opening hours.

James Stowell | Irvine Rd

Mr. Stowell echoed the previous speakers concerns, and asked for reconsideration regarding the opening hours.

Blain Weber | Owner/Applicant

Mr. Weber addressed Council and outlined his intentions for the cidery, suggesting the concerns previously noted be resolved through conversation between himself and the residents. He is motivated to work with neighbours of the area to help accommodate their concerns.

Sheron Keenan | Old Mission Rd

Ms. Keenan noted her concerns related to traffic and the quality of the road. She asked for speed bumps and speed limit signs to be installed.

Kyle Green | Irvine Road

Mr. Green expressed his support for the cidery and encouraged community members to speak with the applicant about their concerns adding the applicant is very approachable.

The Mayor asked if there were any further comments from the gallery a first, second, and third time. There were none.

2025-01-003 It was moved and seconded

THAT members of the gallery be permitted to address Council in consideration of Liquor Licence Referral Application (R0000379) at 3950 Irvine Road.

Carried.

2025-01-004 It was moved and seconded

THAT the following recommendation be forwarded to the Liquor and Cannabis Regulation Branch (LCRB) regarding Liquor Licence Referral Application R0000379 for property located at 3950 Irvine Road:

1. Council has considered the following:
 - The location of the establishment (3950 Irvine Road) and impacts on the surrounding neighbourhood.
 - The person capacity (30) and hours of liquor service (9:00 am to 10:00 pm).
2. Council's comments on the prescribed criteria are as follows:
 - Noise is not expected to be an issue as the proposed location is in an agricultural area which borders commercial development with few rural residential properties nearby.
 - If the application is approved, the impact on the community is expected to be positive as it will support the growth in agri-tourism and offer a new social venue in the community.
3. Council's comment on the views of residents are as follows:

- The views of residents were solicited by letters to the surrounding property owners and tenants within a 100-metre buffer area, signage on the subject property, and advertisement in the local newspaper for two consecutive weeks on January 2nd and January 9th, 2025. Residents will have an opportunity to provide comments at the regular Council meeting of January 14th, 2025. Council will receive public feedback received by the District during the consultation process. At the Council meeting on January 14th, staff will provide Council with a summary of feedback received.
4. Council recommends the issuance of the licence with an endorsement for an interior lounge area for the following reasons:
- Council believes the proposal will contribute positively to the community. The cidery would provide a unique social venue in the District and would support a new local business in the agri-tourism sector. The 10 pm closing time proposed by the applicant is not expected to be an issue due to limited occupancy of the venue and the rural nature of the property.

Carried.

The Mayor called a recess at 8:46 p.m. and the meeting reconvened at 8:55 p.m.

7.2 Agricultural Land Reserve and Zoning Amendment |ALR00192 & Z0000333 |12820 Trewitt Road

To permit Agri-Tourism Accommodation for a seasonal campsite on a property in the Agricultural Land Reserve.

Nathan Cooney | Applicant Representative

Mr. Cooney addressed concerns noted by Council, and the Agricultural Advisory Commission. He answered questions from Council, and advised that all of the applicants property is agricultural land.

2025-01-005 It was moved and seconded

THAT Agricultural Land Reserve ALR00192 application for Non-Farm Use on the property at 12820 Trewitt Road (Roll 02907.000; PID 011-888-261) and Zoning Amendment (Z0000333) Bylaw 1264, 2025 be referred back to staff to address the concerns raised by the Agricultural Advisory Committee and Council to:

- Ensure no loss of agricultural land
- Compliant with the zoning bylaw
- Spray buffers in place for the property to the north and on the property
- That any new septic results in no loss of viable agricultural land

Carried.

OPPOSED: Mayor Ireland, Councillors Brett and Patel

7.3 Development Variance Permit | DVP00398 | 10074 Highway 97

Development Variance Permit to authorize an existing non-conforming fascia sign and to allow additional building signage.

2025-01-006 It was moved and seconded

THAT Development Variance Permit DVP00398 (Attachment A in the Report to Council dated January 14th, 2024) for the property at 10074 Highway 97 (PID: 001-729-721), to authorize an existing non-conforming fascia sign and up to four fascia signs, be approved.

Carried.

7.4 Zoning Bylaw Amendment | Z0000335 | 14198 Middle Bench Road

To rezone a property allowing Agri-tourism accommodation at 14198 Middle Bench Road, within the Agricultural Land Reserve.

2025-01-007 It was moved and seconded

THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be read a first, and second time;

AND THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be forwarded to a public hearing.

Carried.

8. Departmental Reports

8.1 Development Cost Charge (DCC) Amendment Bylaw 1233, 2024

Amendment to the Water, Sanitary Sewer, Drainage and Mobility DCCs

Presentation from UDI.

2025-01-008 It was moved and seconded

THAT third reading of Development Cost Charge (DCC) Amendment Bylaw 1233, 2024 be rescinded;

AND THAT Development Cost Charge (DCC) Amendment Bylaw 1233, 2024 as shown on Attachment C (OPTION 1) to the Report to Council dated January 14, 2025, be read a third time as amended.

Carried.

OPPOSED: Councillor Lewis

8.2 UBCM-CEPF for ESS Training and Equipment 2025 Intake

RDCO Application to the UBCM-CEPF for ESS Training and Equipment

2025-01-009 It was moved and seconded

THAT the Regional District of Central Okanagan (RDCO) 2025 grant application to the Union of British Columbia Municipalities (UBCM) Community Emergency Preparedness Fund (CEPF) for Emergency Support Services Training and Equipment stream, be supported;

AND THAT the RDCO be authorized to apply for, receive and manage the grant funding on behalf of the District of Lake Country.

Carried.

8.3 Subdivision and Development Servicing Amendment (Cash In-Lieu) Bylaw 1262, 2025

Updates to the provision for Cash In-Lieu for the construction of works and services

2025-01-010 It was moved and seconded

THAT Subdivision and Development Servicing Amendment (Cash In-Lieu) Bylaw 1262, 2025 be read a first, second and third time.

Carried.

9. Bylaws for Adoption and Readings Following a Public Hearing

9.1 Zoning Amendment Bylaw 1243, 2024 | Z0000339 | Strata Hotel / Motel Secondary Use

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

Read a 1st and 2nd time [October 1, 2024](#). Public Hearing [November 5, 2024](#).

2025-01-011 It was moved and seconded

THAT the Regular Council Meeting of January 14, 2025 continue past 11:00 p.m.

Carried.

2025-01-012 It was moved and seconded

THAT Zoning Amendment (Z0000339) Bylaw 1243, 2024 be amended by adding the following text at the end of the item (g): "where a maximum of up to 26 units (30%) are permitted to be used as Strata Hotel/Motel at any one time, and a minimum stay of five nights is required."

AND THAT Zoning Amendment (Z0000339) Bylaw 1243, 2024 be read a third time as amended.

Carried.

9.2 Zoning Bylaw Amendment | Z0000341 | Backyard Chickens

Zoning Amendment (Backyard Chickens) Bylaw 1246, 2024 for third reading following Public Hearing.

Read a 1st, and 2nd time [October 15, 2024](#). Public Hearing January 14, 2025.

2025-01-013 It was moved and seconded

THAT Zoning Amendment (Backyard Chickens) Bylaw 1246, 2024 be amended by adding the following subsection (e) to item 10.16.2:

(e) apply for and receive an annual permit from the District to keep backyard chickens.

AND THAT Zoning Amendment (Backyard Chickens) Bylaw 1246, 2024 be read a third time as amended.

Carried.

9.3 Fees Amendment (Business Licence) Bylaw 1244, 2024

Fees Amendment (Business Licence) Bylaw 1244, 2024 for adoption.

Read a 1st, 2nd, and 3rd time [December 17, 2024](#).

2025-01-014 It was moved and seconded

THAT Fees Amendment (Business Licence) Bylaw 1244, 2024 be adopted.

Carried.

9.4 Highways and Building Regulation Bylaw Amendments for Driveways and Driveway Accesses

Highways Amendment Bylaw 1256, 2025 and Building Regulation Amendment Bylaw 1257, 2025 for adoption.

Both bylaws read a 1st, 2nd, and 3rd time [December 17, 2024](#).

2025-01-015 It was moved and seconded

THAT Highways Amendment Bylaw 1256, 2025 be adopted;

AND THAT Building Regulation Amendment Bylaw 1257, 2025 be adopted.

Carried.

9.5 Rezoning Application | Z0000345 | 3223 Woodsdale Rd & 11437 Bottom Wood Lake Road

Zoning Amendment (Z0000345) Bylaw 1252, 2024 for adoption.

Read a 1st, 2nd, and 3rd time [December 17, 2024](#).

2025-01-016 It was moved and seconded

THAT Zoning Amendment (Z0000345) Bylaw 1252, 2024 be adopted.

Carried.

9.6 Official Community Plan Amendment | OCP00061 | Map 6

Official Community Plan Amendment (OCP00061) Bylaw 1263, 2024 for third reading following Public Hearing.

Read a 1st, and 2nd time [December 17, 2024](#). Public Hearing January 14, 2025.

Councillor Lewis declared conflict of interest due to property ownership and left the meeting at 11:24 p.m.

2025-01-017 It was moved and seconded

THAT Official Community Plan Amendment (OCP00061) Bylaw 1263, 2024 be read a third time.

Carried.

Councillor Lewis returned at 11:27 p.m.

10. **Rise and Report from In Camera**
11. **Council Committees**
 - 11.1 **Parks and Recreation Advisory Committee DRAFT Meeting Minutes of November 25, 2024**
 - 11.2 **Public Art Advisory Committee DRAFT Meeting Minutes of December 9, 2024**
 - 11.3 **Agricultural Advisory Committee DRAFT Meeting Minutes of December 9, 2024**

12. **External Committees and Boards**

- 12.1 **Regional District of Central Okanagan Board Report of December 12, 2024**

13. **Strategic Priorities**

14. **Report from Councillors**

Councillor Irvine, Councillor McKenzie, and Councillor Brett thanked the community for attendance at this meeting and said goodnight.

Councillor Patel echoed thank you, and gave kudos to Canada's U18 Women's Hockey Team who won gold this year. He acknowledged Hayley McDonald, Danica Maynard, Alida Korte, and Ava Drabyk who train in Lake Country with Coach Garrett Festerling.

Councillor Reed thanked Staff and noted the Public Hearing for the O'Rourke Family Vineyards winery OCP and Zoning Amendment application is on January 21.

Councillor Lewis thanked owner and staff at Lake Country Brewing for their business in Lake Country and hopes their closure does not discourage others from trying a new business.

Mayor Ireland echoed Councillor Lewis' comments. He wished Councillor Patel a Happy Birthday, and the community a Happy New Year. Mayor Ireland encouraged residents to continue connecting with Council.

15. **Adjournment**

The Mayor adjourned the meeting at 11:31 p.m

Mayor, Blair Ireland

Corporate Officer, Reyna Seabrook



Minutes

Public Hearing

January 21, 2025, 7:00 p.m.
Council Chambers/Video Conference
10150 Bottom Wood Lake Road
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Council Present: Mayor Blair Ireland
Councillor Tricia Brett
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Staff Present: Paul Gipps, Chief Administrative Officer
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1. 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. Public Hearing Statement

The Mayor opened the Public Hearing at 7:00 p.m.

There were approximately 55 people in attendance.

The Mayor read a statement of apology and recognition of behaviour in response to language and statements made by Mayor Ireland at the January 14, 2025 Regular Council Meeting.

3. OCP Amendment Bylaw 1247, 2025 and Zoning Amendment Bylaw 1248, 2025 | OPZ00002 | 9751 & 9819 Bottom Wood Lake Road

3.1 Letters received prior to posting of Agenda

None.

3.2 Letters received following posting of Agenda

None.

3.3 Public Comment

Eileen McCarthy | McCarthy Rd

Ms. McCarthy expressed concern about insufficient parking. She also mentioned the need for improvements to the rail trail connection to Kelowna.

The Mayor asked if there were any further comments from the gallery a first, second, and third time. There were none.

The Public Hearing for OCP Amendment Bylaw 1247, 2025 and Zoning Amendment Bylaw 1248, 2025 concluded at 7:28 p.m.

4. OCP and Zoning Bylaw Amendment | OPZ00003 | O'Rourke Family Vineyard

4.1 Letters received prior to posting of Agenda

3 pieces of correspondence were received prior to posting the agenda.

4.2 Letters received following posting of Agenda

4 pieces of correspondence were received after posting the agenda.

4.3 Public Comment

Edwin Blastek | Barkley Rd

Mr. Blastek has endured almost two years of construction disruptions, including dust, dirt, and noise. He asked for a pause in development and questioned fire safety measures, evacuation plans, and water infrastructure adequacy. He emphasized the need for improved infrastructure before continuing the project to ensure the community's safety.

Terrance Day | Carr's Landing Neighbourhood

Mr. Day echoed the frustration of the previous speaker, noting the project's ongoing changes and difficulties in keeping up. He questioned the definition and management of "events," their impact on residents' lives, and the transparency of event notifications. Mr. Day raised concerns about late-night noise affecting both people and wildlife, and asked for a compromise to address these issues, emphasizing the need for planning and clear communication.

Tom Bradowicz | Barkley Rd

Mr. Bradowicz expressed strong support for the winery, praising its design, sound management, and community benefits, such as job creation and tax revenue. He mentioned the need for road improvements on Barkley Rd. to address traffic and dust issues but emphasized the winery's positive impact on the community.

Rob Pelletier | Predator Ridge VP, Wesbild Holdings

Mr. Pelletier expressed support for the proposed development, emphasizing their 33 years of experience with similar projects. He highlighted the importance of fire safety, effective planning, and community engagement. Mr. Pelletier expressed excitement about the project's potential to enhance the region, comparing it to other successful investments in tourism. He acknowledged residents' fears but assured them of the project's positive impact on the community.

Jerome Wowchuk | Owner, Blind Tiger Vineyards

Mr. Wowchuk shared his initial skepticism about the winery business and ongoing struggles with grape production and sales in his own business. Despite these challenges, he continues to remain optimistic. He praised the decision to turn residential land into farmland and expressed confidence in the benefits of the development, including improved roads and water supply for the area.

Ken Story | Commonage Rd

Mr. Story supports the development of a tourism property but emphasizes the need for clear regulations and guidelines. He expressed concerns about potential overbuilding, dust problems from construction traffic, and the impact on wildlife. He stressed the importance of defining and managing events properly to minimize disruption and ensure the development benefits the community while maintaining safety and order.

Junko Okazaki | Barkley Rd

Ms. Okazaki expressed concerns about the proposed applications impact on water quality, increased traffic, and potential pollution from construction. She emphasized the need for proper management and regulations to address these issues and highlighted the negative changes in the community's cleanliness and behavior since construction began. She supports the winery's development but insists on the importance of community safeguards and responsibility.

Sean Fisher | Sr. Project Manager, Christman Plumbing and Heating

Mr. Fisher highlighted his involvement in the project since 2017 and the local employment opportunities it created. As a resident of Lake Country, he expressed pride in the development, viewing it as a legacy project. He emphasized the importance of the facility for future job opportunities for the town's youth. While acknowledging construction disruptions, he believes the project will have a lasting positive impact on the community.

Jeff Harder | Previous Owner, Ex Nihilo Vineyards

Mr. Harder expressed strong support for the proposed application, emphasizing its world-class quality and community benefits. He highlighted the tourism industry's importance to the area and the project's potential to give back to the community through initiatives like the kids' center. Mr. Harder also mentioned fire safety, noting that proper planning can address potential issues. Overall, he views the project as a valuable long-term investment that the community should be proud of.

Jennifer Hill | Employee, O'Rourke Family Vineyards

Ms. Hill, a professional engineer working for O'Rourke Family Vineyards, shared her positive experience moving to Lake Country and finding a career opportunity. She emphasized the abundance of job opportunities at the winery for people of all ages and skill levels. Ms. Hill expressed gratitude for the chance to stay in Lake Country, contribute to the community, and grow professionally within the company.

Doug Orbits | Commonage Rd

Mr. Orbits is pleased with the development of a winery and agricultural area instead of

more homes. However, he highlights a major challenge: the transportation plan is insufficient. He emphasized the need to manage ongoing development and change to ensure the community remains safe and wonderful.

Larry Hayes | Barkley Rd

Mr. Hayes expressed his long-term support for the winery but highlighted the negative impact on his property. He mentioned the noise and dust from a nearby gravel pit. Mr. Hayes emphasized that while development brings benefits, it also comes with costs, and he feels he is paying the highest price in the district.

Ian Scromeda | Employee, O'Rourke Family Vineyards

Mr. Scromeda shared his positive perspective of the proposed application. He grew up in Lake Country and has seen the area's changes. He emphasized the economic benefits, job opportunities, and infrastructure improvements brought by the application. Mr. Scromeda addressed concerns about fire safety and the location of the proposed children's camp, reassuring the camp is not part of the winery itself. He believes the project will have a significant positive impact on the community.

The Mayor asked if there were any further comments from the gallery a first, second, and third time. There were none.

5. Closure of Public Hearing

The Mayor terminated the public hearing at 9:07 p.m.

Mayor, Blair Ireland

Corporate Officer, Reyna Seabrook



Minutes

Regular Council Meeting

January 21, 2025, 7:15 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
Councillor Cara Reed

Staff Present:

Paul Gipps, Chief Administrative Officer
Jeremy Frick, Director of Planning & Development
Trevor James, Chief Financial Officer
Darren Lee, Fire Chief
Matthew Salmon, Director of Infrastructure & Development Engineering
Brad Savoury, Director of Legal Services and Risk Management
Reyna Seabrook, Director of Corporate Services
Matt Vader, Director of Parks, Recreation & Culture
Carie Liefke, Manager of Current Planning
Steven Gubbels, Manager of Development
Shaun Lesowski, Parks and Facilities Manager
James Robertson, Land Agent
Ruth Sulentich, Economic Development and Public Engagement Specialist
Scott Unser, Public Works Manager
Richard Wagner, Manager of Finance
Kiel Wilkie, Utility Manager
Brian Zurek, Manager of Long Range Planning
Makayla Ablitt, Legislative Technical Clerk

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 9:25 p.m.

The Mayor read a statement of apology and recognition of behaviour in response to language and statements made by Mayor Ireland at the January 14, 2025 Regular Council Meeting.

2. Adoption of Agenda

2025-01-018 It was moved and seconded

THAT the Regular Council Meeting Agenda of January 21, 2025 be adopted.

Carried.

3. Adoption of Minutes

4. Mayor's Report

5. Announcements

Mark your calendar – drop in to either of the Budget Open House events scheduled for:

- Tuesday, January 28 5pm-8pm at GESS; and
- Thursday, February 6 3pm-6pm Municipal Hall

Come out and chat in person to have your questions answered and learn what is included in the 2025 budget.

Submit a question before the meeting through [Let's Talk – Lake Country](http://letstalk.lakecountry.bc.ca).
(letstalk.lakecountry.bc.ca)

Free Christmas tree chipping is going on until the end of the month at Jack Seaton Park. Take the decorations and tinsel off your natural tree and drop it off before January 31.

Save \$20 on dog license renewal fee until the end of February.

6. Delegations

7. Planning and Development Applications

7.1 Official Community Plan Amendment Bylaw 1263 | OCP00061 | Map 6

For adoption.

Read a 1st and 2nd time [December 17, 2024](#). Public Hearing and 3rd reading January 14, 2025.

Councillor Lewis declared a conflict due to property ownership for items 7.1, 7.2 and 7.3 and left the meeting at 9:29 p.m.

2025-01-019 It was moved and seconded

THAT Official Community Plan Amendment (OCP00061) Bylaw 1263, 2024 be adopted.

Carried.

7.2 Zoning Amendment Bylaw 1261 | Z0000269 | Lot 63 Tyndall Road

Rezoning from RR1 – Rural Residential 1 to RU1 – Small-Scale Multiple Housing to support future development of the property.

2025-01-020 It was moved and seconded

THAT Zoning Amendment (Z0000269) Bylaw 1261, 2025 be read first and second time.

Motion Failed.

OPPOSED: Councillors Brett, Irvine, and Reed

2025-01-021 It was moved

THAT Zoning Amendment (Z0000269) 1261, 2025 be read a first time;

AND THAT staff be directed to bring back a report prior to second reading, addressing sewer, fire, stormwater and access on the subject property.

Carried.

OPPOSED: Mayor Ireland and Councillor Patel

7.3 Zoning Amendment Bylaw 1259 | Z0000274 | Lot 64 Tyndall Road

Rezoning from RR2 – Rural Residential 2 to RU1 – Small-Scale Multiple Housing to support future development of the property.

2025-01-022 It was moved and seconded

THAT Zoning Amendment (Z0000274) Bylaw 1259, 2025 be read first time;

AND THAT staff be directed to bring back a report prior to second reading addressing sewer, fire, stormwater and access on the subject property.

Carried.

OPPOSED: Mayor Ireland and Councillor Patel.

7.4 Zoning Amendment Bylaw 1266 | Z0000277 | 3118 Reimche Rd.

To rezone from RM4 – Low Density Multiple Housing to RM5 – Medium Density Multiple Housing

Councillor Lewis returned at 10:05 p.m.

2025-01-023 It was moved and seconded

THAT Zoning Amendment (Z0000277) Bylaw 1266, 2025, for a portion of the property at 3118 Reimche Road, be read for a first, second and third time.

AND THAT prior to adoption, the District secure a covenant for road dedication and offsite pedestrian improvements.

Carried.

7.5 Development Permit with Variance | DP000839 | 11551 Bottom Wood Lake Road

Multiple Unit Development Permit for the construction of an apartment building with variances to landscaping, site coverage and parking regulations.

2025-01-024 It was moved and seconded

THAT Development Permit with Variance DP000839 (Attachment A in the Report to Council dated January 21, 2025) for property at 11551 Bottom Wood Lake Road, legally described as LOT 1 DISTRICT LOT 169 OSOYOOS DIVISION YALE DISTRICT PLAN 9194 EXCEPT PLAN 15147; PID: 006-438-318 be approved.

Carried.

7.6 Development Variance Permit | DPV00405 | 12558 Lake Vista Court

Variance to permitted height of two constructed retaining walls

2025-01-025 It was moved and seconded

THAT Development Variance Permit DVP00405 (Attachment A in the Report to Council dated January 21, 2025), to permit an increase in height of two retaining walls for the property at 12558 Lake Vista Court, be approved.

Carried.

OPPOSED: Councillor Reed

7.7 Development Variance Permit | DVP00408 | 13595 Forest Hill Drive

To authorize construction of a proposed secondary suite with variances to site coverage, building height, maximum floor area and total floor area regulations.

2025-01-026 It was moved and seconded

THAT the Regular Council Meeting of January 21, 2025 continue past 11:00 p.m.

Carried.

2025-01-027 It was moved and seconded

THAT Development Variance Permit DVP00408 and Development Permit DP001066 (Attachment A to the Report to Council dated January 21, 2025) for the property located at 13595 Forest Hill Drive (Roll 3017105; PID: 018-311-644), to vary site coverage, height and floor area provisions of Zoning Bylaw #561, 2007 for the development of a secondary suite, be approved.

Carried.

8. Departmental Reports

8.1 Revenue Anticipation Borrowing Bylaw 1267, 2025

To consider a bylaw that permits temporary borrowing to meet current lawful expenditures.

2025-01-028 It was moved and seconded

THAT Revenue Anticipation Borrowing Bylaw 1267, 2025 be read a first, second and third time.

Carried.

8.2 Road Closure | RC2023-025 | 15851 Trask Road

Road Closure Bylaw (RC2023-025) 1237, 2024 to remove highway dedication adjacent to 15851 Trask Road

2025-01-029 It was moved and seconded

THAT Road Closure Bylaw (15851 Trask Road) 1237, 2024 be read a first, second and third time.

Carried.

OPPOSED: Councillor Reed

8.3 Road Closure Application | RC2023-030 | 11th Street

A Bylaw to close a portion of road, and remove its highway dedication, 11th Street

2025-01-030 It was moved and seconded

THAT Road Closure Bylaw (11th Street) 1210, 2024 be read a first, second and third time.

Carried.

OPPOSED: Councillor McKenzie

8.4 Community Hall Capital Grant Funding

Consider amendments to the funding strategy Community Hall Capital Grant

2025-01-031 It was moved and seconded

THAT the Community Hall Capital Grant budget be increased from \$15,000 to \$24,000 for 2025 and future years, with funds to be reallocated from Council Contingency;

AND THAT each of the community halls, Winfield Memorial Hall, Okanagan Centre Hall and Oyama Community Club, be allocated \$8,000 of the Community Hall Capital Grant each year, to be accrued annually and available for use by each respective group for capital projects, upon receipt of a request for funds and supporting documents, including budgets and financial statements substantiating the project;

AND THAT staff be directed to bring forward amendments to Grant In Aid Policy 175, 2019 clarifying the proposed changes.

Carried.

8.5 Council Authority to Approve Travel 2025

Council authorization for attendance at 2025 Conferences.

2025-01-032 It was moved and seconded

THAT the Mayor and Council (7 members) be authorized to attend the 2025 UBCM and SILGA Conferences;

AND THAT the Mayor and one member of Council be authorized to attend the 2025 FCM Conference;

AND THAT Councillor Patel be authorized to attend the 2025 Local Government Leadership Academy (LGLA) Forum with expenditures not to exceed \$2,000;

AND THAT the Council Conferences budget be increased from \$25,000 to \$35,000 for 2025 and future years, with funds to be reallocated from Council Contingency.

Carried.

9. Bylaws for Adoption and Readings Following a Public Hearing

9.1 Zoning Amendment Bylaw 1243 | Z0000339 | Strata Hotel / Motel Secondary Use

For adoption.

Read a 1st and 2nd time [October 15, 2024](#). Public Hearing and 3rd reading January 14, 2025.

2025-01-033 It was moved and seconded

THAT Zoning Amendment (Z0000339) Bylaw 1243, 2024 be adopted.

Carried.

9.2 OCP and Zoning Amendment Bylaws 1247 and 1248 | OPZ00002 | 9751 & 9819 Bottom Wood Lake Road

Consideration of readings after a Public Hearing.

Read a 1st and 2nd time [November 5, 2024](#). Public Hearing held January 21, 2025.

2025-01-034 It was moved and seconded

THAT Official Community Plan Amendment (OPZ00002) Bylaw 1247, 2024 be read a third time;

THAT Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be read a third time with the condition that the Owner be required to enter into a Cash in Lieu Agreement with the District of Lake Country in lieu of offsite improvements.

Carried.

9.3 OCP and Zoning Amendment Bylaws 1249 and 1250 | OPZ00003 | O'Rourke Family Vineyard

Consideration of readings after a Public Hearing.

Read a 1st time [November 19, 2024](#). Read a second time [December 17, 2024](#). Public Hearing held January 21, 2025.

An amended version of Bylaw 1249 and Bylaw 1250 were circulated to Council for consideration and are attached to and form part of these minutes.

2025-01-035 It was moved and seconded

THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be deferred, pending clarification from staff on Public Hearing comments;

AND THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be deferred, pending clarification from staff on Public Hearing comments.

Motion Failed.

OPPOSED: Mayor Ireland, Councillors Brett, Irvine, Lewis, and Patel.

2025-01-036 It was moved and seconded

THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be amended as identified in the version of Bylaw 1249, 2025 circulated to Council at the January 21, 2025 Regular Council Meeting, attached to and forming part of the minutes;

AND THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be read a third time as amended;

AND THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be amended circulated to Council at the January 21, 2025 Regular Council Meeting, attached to and forming part of the minutes;

AND FURTHER THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be read a third time as amended.

Main Motion Carried as Amended.

OPPOSED: Councillor Reed

Amendment:

2025-01-037 It was moved and seconded

THAT the main motion be amended to include:

AND FURTHER THAT prior to adoption, staff be directed to report back with options for the applicant to contribute to parks and trails.

Amendment to Main Motion Carried.

The main motion as amended reads as follows:

THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be amended as identified in the version of Bylaw 1249, 2025 circulated to Council at the January 21, 2025 Regular Council Meeting, attached to and forming part of the minutes;

AND THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be read a third time as amended;

AND THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be amended circulated to Council at the January 21, 2025 Regular Council Meeting, attached to and forming part of the minutes;

AND FURTHER THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be read a third time as amended;

AND FURTHER THAT prior to adoption, staff be directed to report back with options for the applicant to contribute to parks and trails.

9.4 Subdivision and Development Servicing Amendment (Cash-in-lieu) Bylaw 1262, 2025

For adoption.

2025-01-038 It was moved and seconded

THAT Subdivision and Development Servicing Amendment (Cash-in-lieu) Bylaw 1262, 2025 be adopted.

Carried.

10. Rise and Report from In Camera

11. Council Committees

12. External Committees and Boards

12.1 Regional District of Central Okanagan Board Report of January 16, 2025

13. Strategic Priorities

14. Report from Councillors

15. Adjournment

The Mayor adjourned the meeting at 12:28 p.m.

Mayor, Blair Ireland

Corporate Officer, Reyna Seabrook

DISTRICT OF LAKE COUNTRY

BYLAW 1249, 2024

A BYLAW TO AMEND OFFICIAL COMMUNITY PLAN BYLAW 1065, 2018

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

1. Official Community Plan Bylaw 1065, 2018 is hereby amended by:

1.1. Changing Map 1 – Future Land Use Plan and the associated land use designation of:

~~Lot 3 Section 5 Township 14 Osoyoos Division Yale District Plan 525~~
~~Lot B Sections 5 and 8 Township 14 Osoyoos Division Yale District Plan EPP88444~~
LOT 1 SECTIONS 5 AND 8 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141228

From: Rural Residential
To: Agricultural

And, a portion of:

LOT A SECTIONS 5 AND 8 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141227 ~~Lot 20~~
~~Section 5 Township 14 Osoyoos Division Yale District Plan 525~~

From: Rural Residential
To: Agricultural

As shown on Schedule A, attached to and forming part of this bylaw.

2. This bylaw may be cited as “Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024”.

READ A FIRST TIME this 19th day of November, 2024.

CONSIDERED in conjunction with the financial plan and waste management plan this 17th day of December 2024.

READ A SECOND TIME this 17th day of December, 2024.

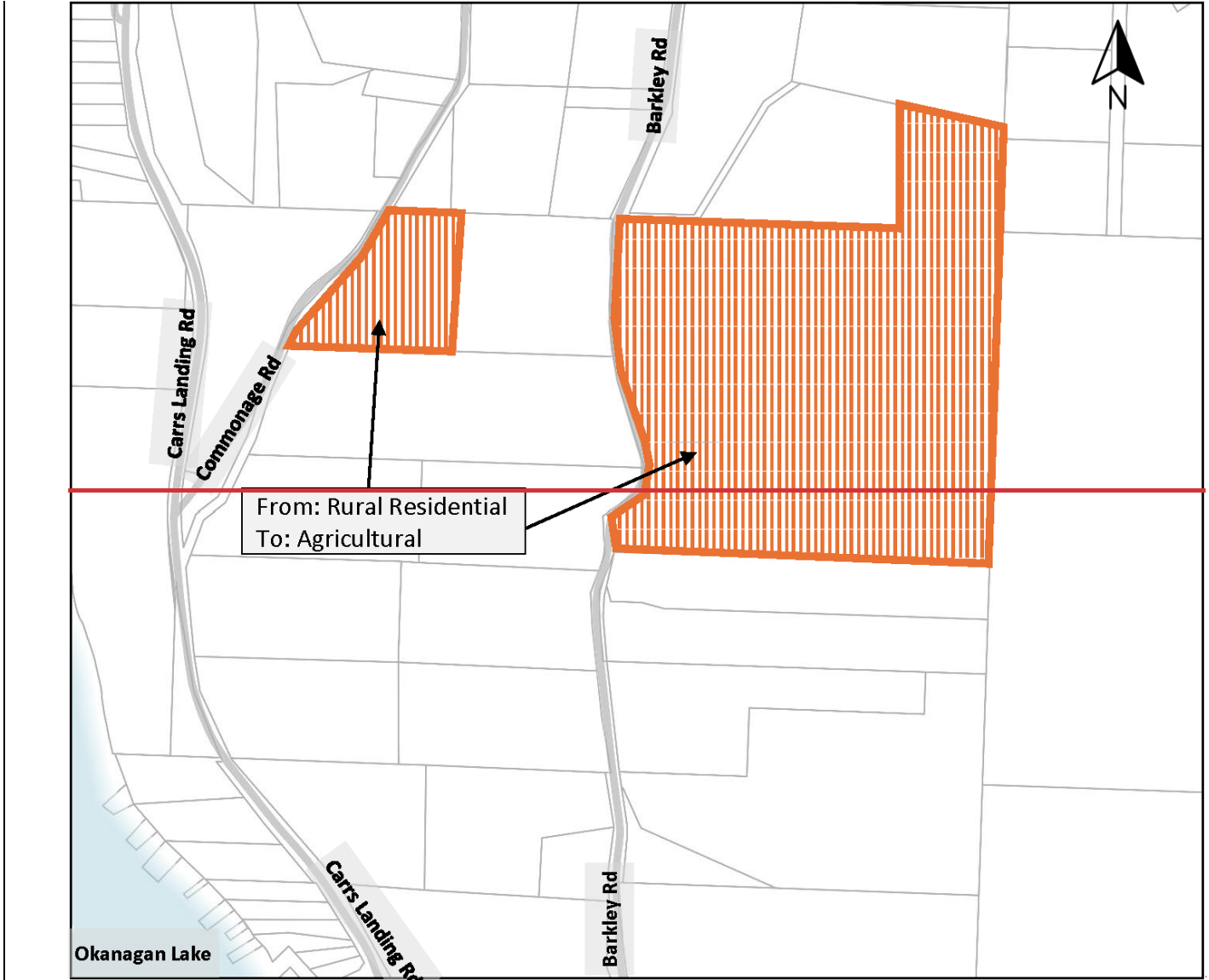
ADVERTISED on the 9th and 16th days of January, 2025 and a Public Hearing held pursuant to Section 464 of the Local Government Act on the 21st day of January, 2025.

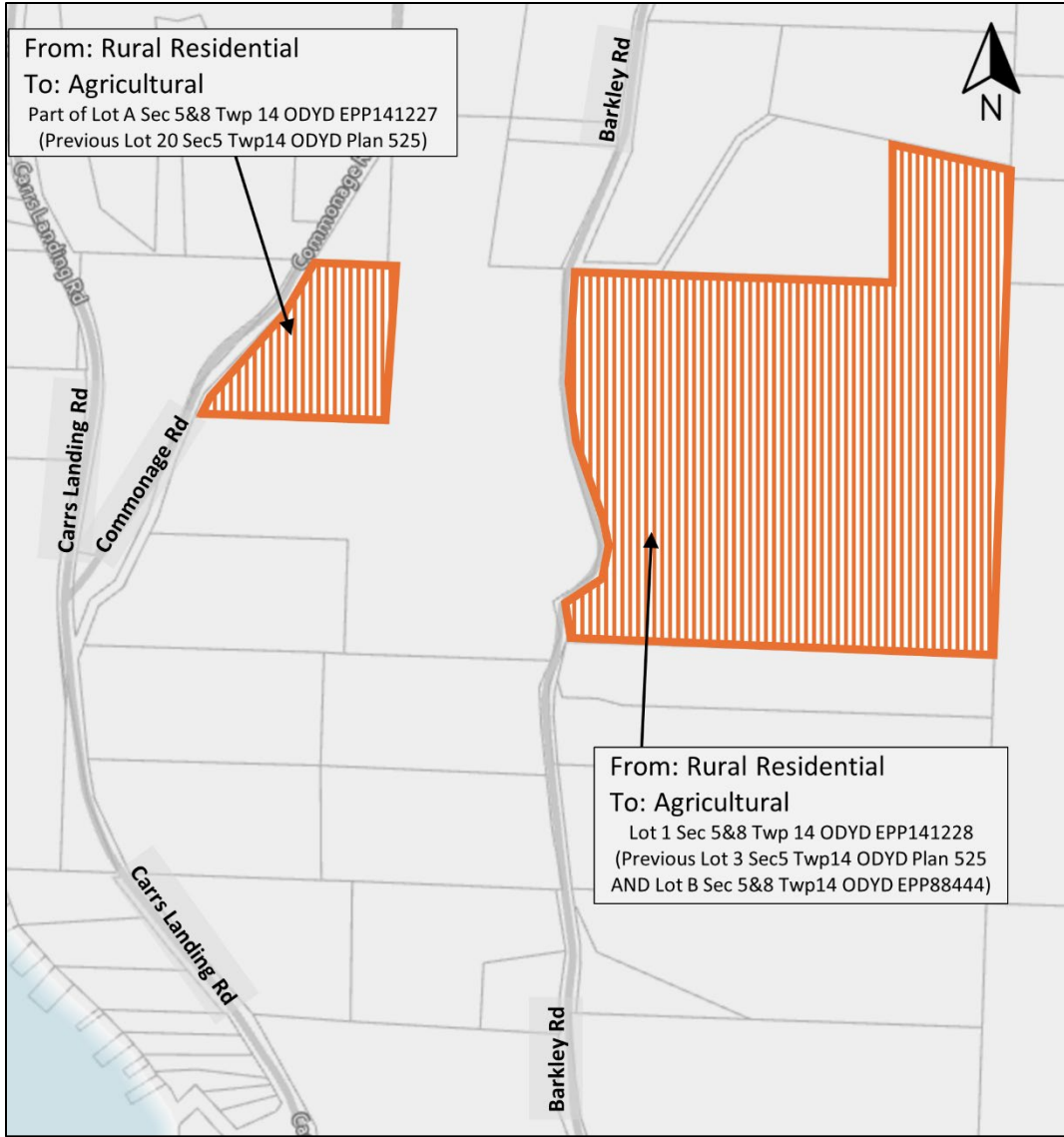
READ A THIRD TIME, as amended, this X day of XX, 202x
ADOPTED this xx day of month, 202X.

Mayor

Corporate Officer

Schedule A to Bylaw 1249, 2024





DISTRICT OF LAKE COUNTRY

BYLAW 1250

A BYLAW TO AMEND ZONING BYLAW 561, 2007

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

1. Zoning Bylaw 561, 2007 is hereby amended as follows:

1.1. Section 2 General Administration, subsection 2.3. Zoning Map, sub section 2.3.1 is amended by adding the following row to the table titled “Section 19-Direct Control and Comprehensive Development Zones” immediately beneath the row DC12 Direct Control 12 (Turtle Bay Crossing Developments td.):

CD13	Comprehensive Development 13 (O’Rourke Family Vineyard)
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1.2. Section 3 Interpretation, subsection 3.3. General Definitions, section 3.3.3 is amended by adding the following definitions, in alphabetical order:

AMPHITHEATRE means a building or outdoor area or structure specifically designed and used as a place of assembly.

CHILDREN’S CAMP means the use of a site for provision of indoor or outdoor activities for children, including sports, arts and crafts, entertainment, recreation, educational activities, swimming, fishing, horseback riding, and incidental food service and dormitory accommodation. If incidental to the camp use, camp facilities may be used to provide meeting, recreation, or social facilities for a private association or group.

EMPLOYEE HOUSING means a building(s) or portion of a building(s) used to provide sleeping unit(s) or dwelling(s) for persons employed on the property, and where such housing is provided and regulated by the employer.

EVENT CENTRE means a facility used for meetings, conferences and similar social, corporate, and governmental events and functions, including but not limited to professional, educational, musical, cultural, and theatrical performances.

WINERY TOURIST ACCOMODATION means a building(s) or portion of a building(s) used for the accommodation of tourists and may have self-contained cooking facilities, and such use is associated with a vineyard/winery, orchard/cidery or honey farm/meadery. Winery tourist accommodation may include multiple sleeping rooms with shared cooking facilities and seating areas, or individual sleeping rooms with private cooking facilities and seating areas. The maximum length of stay is no more than ~~240~~30 days during any calendar year.

1.3. Section 19-Direct Control and Comprehensive Development Zones, is amended by inserting a new section the 19.12. CD13 – Comprehensive Development 13 (O’Rourke Family Vineyard)’

zone, as shown on Schedule A attached to and forming part of this Bylaw, in numerical order and re-numbering subsequent sections.

1.4. By changing the zoning classification of:

~~Lot 14 Section 5 Township 14 Osoyoos Division Yale District Plan 525~~

~~Lot 16 Section 5 Township 14 Osoyoos Division Yale District Plan 525~~

Lot 17 Section 5 Township 14 Osoyoos Division Yale District Plan 525

Lot 18 Section 5 Township 14 Osoyoos Division Yale District Plan 525

Lot B Section 5 Township 14 Osoyoos Division Yale District Plan EPP34669

Lot 22 Section 5 Township 14 Osoyoos Division Yale District Plan 525

Lot 23 Section 5 Township 14 Osoyoos Division Yale District Plan 525

Lot 24 Section 5 Township 14 Osoyoos Division Yale District Plan 525

Lot 25 Section 5 Township 14 Osoyoos Division Yale District Plan 525

~~Lot A Section 5 Township 14 Osoyoos Division Yale District Plan EPP87503~~

~~Lot 14 Section 8 Township 14 Osoyoos Division Yale District Plan 712~~Lot A Sections 5 and 8 Township 14 Osoyoos Division Yale District Plan EPP141227

From: A1 – Agriculture 1

To: CD13 – Direct Control 13 (O’Rourke Family Vineyard)

And

~~Lot 3 Section 5 Township 14 Osoyoos Division Yale District Plan 525~~

~~Lot B Sections 5 and 8 Township 14 Osoyoos Division Yale District Plan EPP88444~~

Lot 1 Sections 5 and 8 Township 14 Osoyoos Division Yale District Plan EPP141228

From: RR1 – Rural Residential 1

To: CD13 – Direct Control 13 (O’Rourke Family Vineyard)

And

Lot 20 Section 5 Township 14 Osoyoos Division Yale District Plan 525

From: RR2 – Rural Residential 2

To: CD13 – Direct Control 13 (O’Rourke Family Vineyard)

As shown on Schedule B, attached to and forming part of this bylaw.

2. This bylaw may be cited as “Zoning Amendment (OPZ00003) Bylaw 1250, 2024”.

READ A FIRST TIME this 19th day of November, 2024.

READ A SECOND TIME AS AMENDED this 17th day of December, 2024.

ADVERTISED on the 9th and 16th days of January 2025 and a Public Hearing held pursuant to Section 464 of the Local Government Act on the 21st day of January 2025.

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

ADOPTED this xx day of month, 202X.

| _____
Mayor

Corporate Officer

Schedule A to Bylaw 1250, 2024

19.12. CD-13 – Comprehensive Development 13 (O’Rourke Family Vineyard)

19.12.1. Purpose

This zone provides for the comprehensive development of land holdings within the Carr’s Landing area and identified as the O’Rourke Family Vineyard including a winery and associated agricultural, tourist and residential uses.

The CD-13 zone is divided by use and topography into three sub-areas, as described below and generally depicted in Figure 19.12.1:

Area A Agriculture, vineyards, winery including ancillary uses of administration, storage/distribution, wine tasting, service and utility, restaurants, amphitheatre/event centre, tourist accommodation and dwellings.

Area B Non-contiguous areas with tourist accommodation and dwellings and infrastructure for water reservoir and storm water retention.

Area C Employee housing, children’s camp, dwellings, storage buildings, and infrastructure including gravel pit and septic field.

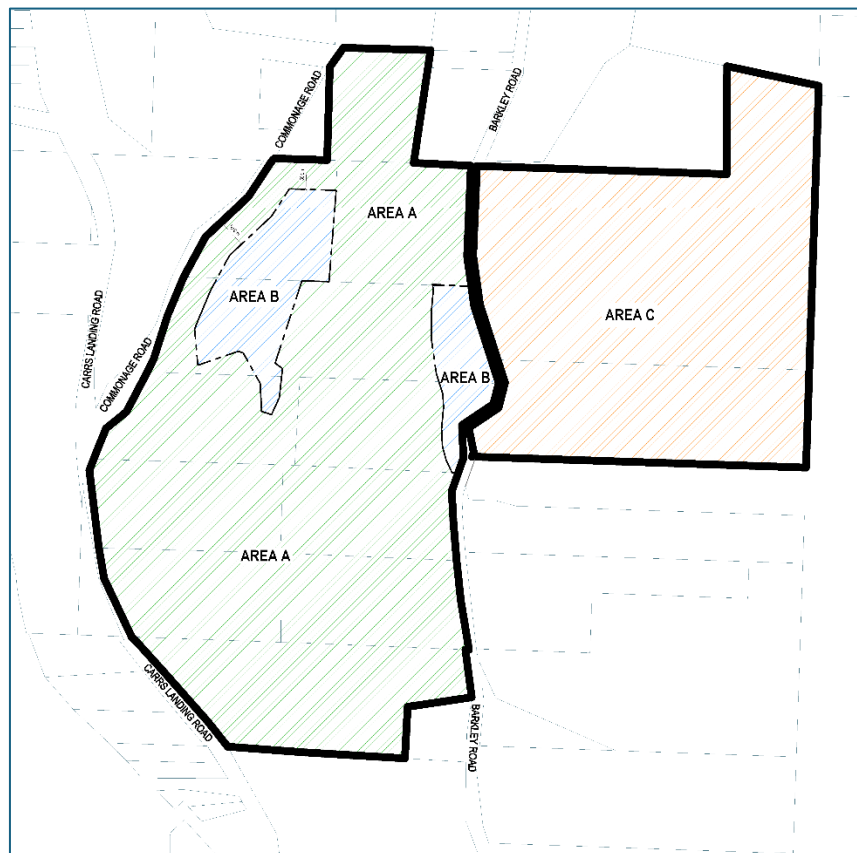


Figure 19.13.1 - CD 13 Zone Use Areas

19.12.2 Principal Uses

Principal uses shall occur within specified Area(s) on the land as indicated in the following table and depicted in Figure 19.13.1

Use	Area A	Area B	Area C
(a) Agriculture, extensive	P ¹	P	P
(b) Agri-tourism	P	P	P
(c) Amphitheatre	P		
(d) Dwelling unit	P	P	P
(e) Event Centre	P		
(f) Food Primary Establishment	P		
(g) Food Primary License	P		
(h) Spectator Entertainment Establishment	P		
(i) Wineries, Cideries, and Meaderies	P		

19.12.3 Secondary Uses

(a) Secondary uses shall occur within specified Area(s) on the land as indicated in the following table and depicted in Figure 19.13.1

(b) Accessory and/or Secondary buildings and uses are permitted on any property within the CD-13 zone, despite any definition or regulation to the contrary.

Use	Area A	Area B	Area C
(i) Accessory Buildings	P	P	P
(ii) Children’s Camp			P
(iii) Dwelling unit	P		
(iv) Employee Housing			P
(v) Licensee Retail Liquor Store	P		
(vi) Liquor Primary Establishment, Major	P		
(vii) Outdoor Storage	P	P	P
(viii) Retail stores, convenience	P		
(ix) Secondary Suite	P	P	P
(x) Winery tourist accommodation	P	P	P
(xi) Utility Services, Minor Impact	P	P	P

¹ P = permitted

19.12.3 Subdivision Regulations

	Area A	Area B	Area C
(a) Minimum Area	4.0 ha		
(b) Minimum Depth	30.0 m	100.0 m	100.0 m
(c) Minimum Width	30.0 m	40.0 m	40.0 m

19.12.4 Development Regulations

(a) Density

	Area A	Area B	Area C
(i) Dwelling units	2	3	2
(ii) Amphitheatre / Event Center	10,000 m ²		
(iii) Children’s Camp			<u>Accommodation for 80 attendees & 80 attendees at a time</u>
(iv) Employee Housing			<u>±100 sleeping units accommodation for 100 employees</u>
(v) Food and Liquor Establishments and Retail Store, convenience and liquor (combined total)	3,500m ²		
(vi) Secondary Suite	one per dwelling unit		
(vii) Winery, Cidery, Meadery	7,500 m ²		
(viii) Winery Tourist Accommodation	25 sleeping rooms	55 sleeping rooms	

(b) Site Coverage

	Area A	Area B	Area C
(i) Total of all buildings and structures within sub-area	15%	15%	15%

(c) Height

	Area A	Area B	Area C
(i) Agricultural Buildings	16.0 m		
(ii) Accessory Buildings, unless otherwise specified	4.5 m		
(iii) Accessory buildings, winery	12.0 m		
(iv) Amphitheatre / Event Center / Winery	20.0 m		
(v) Dwelling Unit	10.0 m	10.0 m	

(vi) Children’s Camp			10.0 m
<u>(vii) Employee Housing</u>	<u>12.0 m</u>		
(viii) Winery Tourist Accommodation	10.0 m	10.0 m	

(d) Setbacks: minimum setback required from the building/use to the exterior boundaries of the CD13 zone and nearest lot line adjacent to a dedicated road:

	Public Road Right of Way	North Site Boundary	East Site Boundary	South Site Boundary	West Site Boundary
(i) Agricultural Buildings	10.0 m	10.0 m	10.0 m	10.0 m	10.0 m
(ii) Accessory Buildings (all)	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m
(iii) Amphitheatre / Event Center / Winery	30.0 m	30.0 m	30.0 m	30.0 m	30.0 m
<u>(iv) Employee Housing</u>	<u>10.0m</u>	<u>10.0m</u>	<u>10.0m</u>	<u>10.0m</u>	<u>10.0m</u>
(iv) Winery Tourist Accommodation	6.0 m	15.0 m	15.0 m	15.0 m	15.0 m
(vi) All uses not listed separately	10.0 m	10.0 m	10.0 m	10.0 m	10.0 m

19.12.5 Landscaping

Notwithstanding any regulations contained in Section 8 Landscaping and Screening, only the following regulations shall apply to the CD13 zone:

- (a) The minimum Landscape Buffer for the CD13 zone is Level 1, except that:
 - (i) the minimum landscaping required for all parking and loading areas is Level 2, as regulated by Section 8.6, and
 - (ii) the minimum landscaping required for access driveways is Level 2, as regulated by Section 8.6., when adjacent to:
 - a. a dedicated road, or
 - b. the exterior boundary of the site.
 - (iii) Site refuse and recycling bins, including all other large receptacles used for the temporary storage of materials, require opaque screening from adjacent lots and streets.

19.12.6 Parking and Loading

Notwithstanding any regulation contained in Section 9 Parking, only the following regulations shall apply to CD-13:

- (a) the minimum number of parking spaces: 200

- (b) the minimum number of loading stalls: 3
- (c) the minimum number of Class I bike parking spaces: 5
- (d) the minimum number of Class II bike parking spaces: 5
- (e) parking for all events shall be provided on-site; no parking may occur off-site or on public road right of ways.

19.12.7 Events, Amphitheatre and Spectator Entertainment Regulations

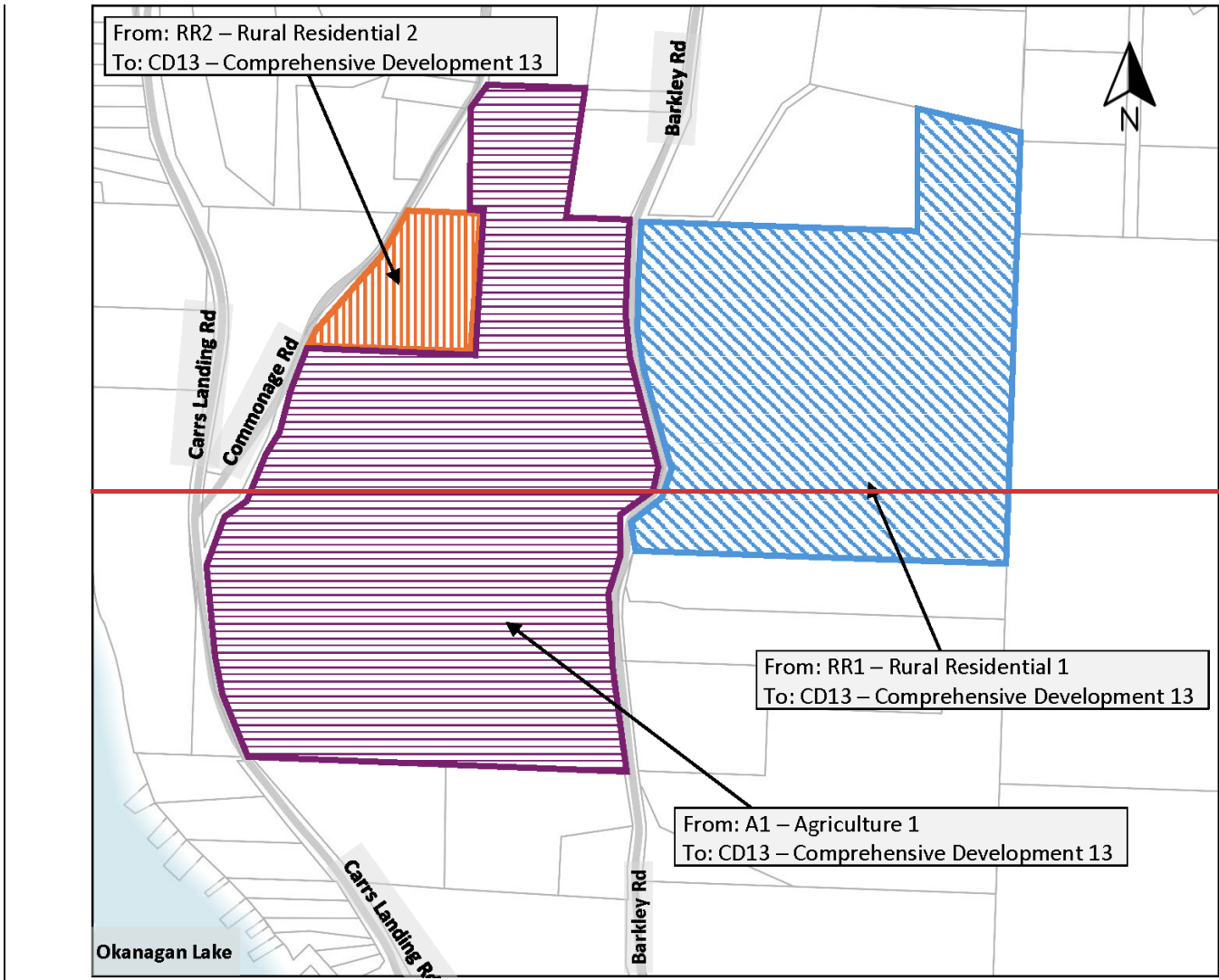
- (a) outdoor events, amphitheatre use and outdoor spectator entertainment shall be limited to the following hours of operation:
 - (i) Sunday through Thursday between 7:00 hours and 22:00 hours, and
 - (ii) Friday, Saturday between 7:00 hours and 23:59 hours, or
 - (iii) Statutory holidays and the day preceding a statutory holiday between 7:00 hours and 23:59 hours
- (b) outdoor events, amphitheatre use and outdoor spectator entertainment shall have a maximum of 500 attendees, except that:
 - (i) there may be up to 4 events annually with a maximum of 1,200 attendees where a traffic management plan is in place (which may include but is not limited to shuttle buses and traffic management personnel at key intersections).

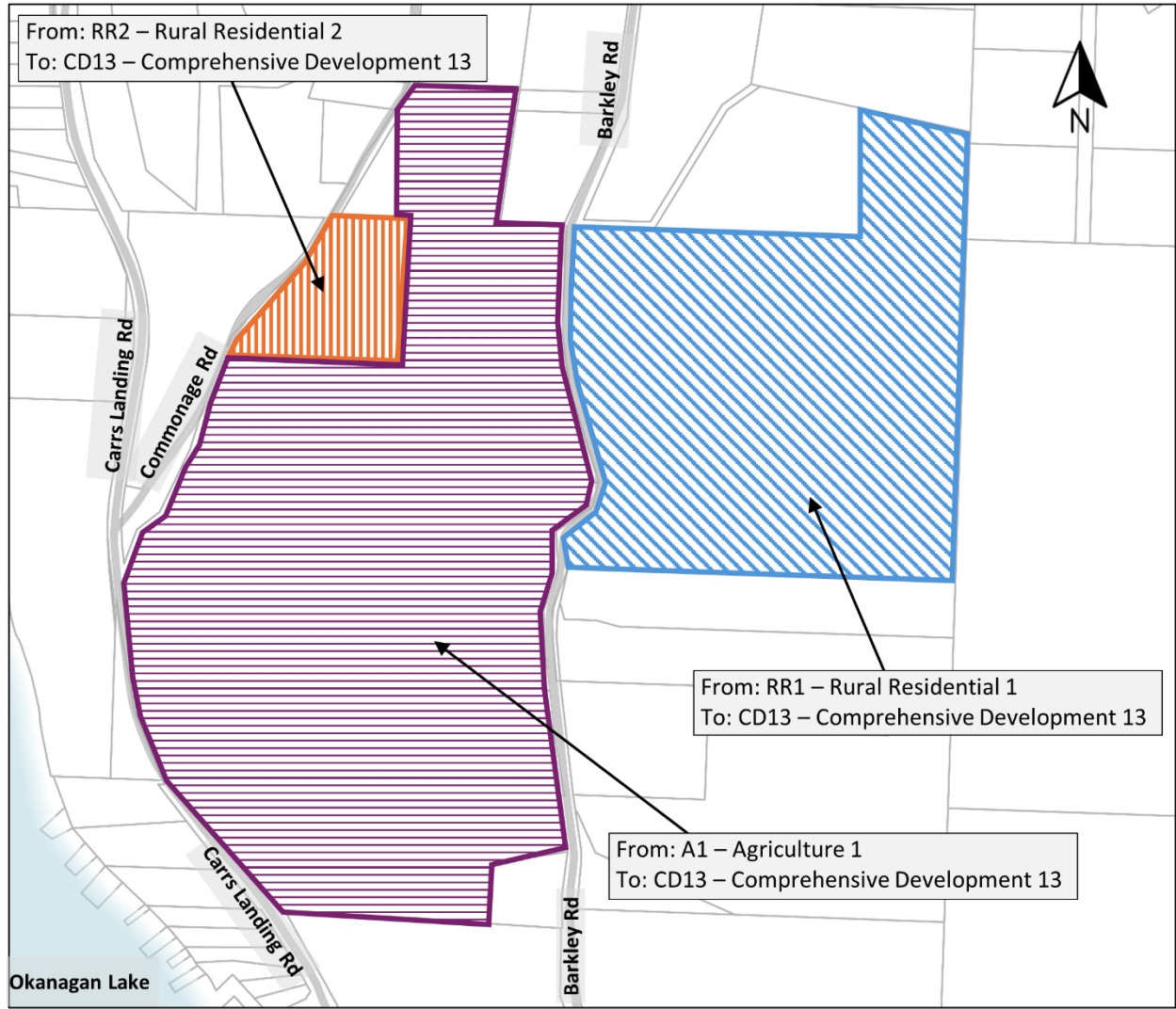
19.12.8 Other regulations

In addition to the regulations listed above, other regulations may apply, including but not limited to:

- (a) Section 7 General Development Regulations shall apply to CD-13, except ~~for that~~:
 - ~~(i) Section 7.12 Lake Development Sight Lines, and~~
 - ~~(ii)~~(i) Section 7.13 Hillside Development Sight Lines shall only apply to residential and commercial buildings.
- (b) Section 10 Specific Use Regulations, and
- (c) Section 11 Signs.

Schedule B to Bylaw 1250, 2024

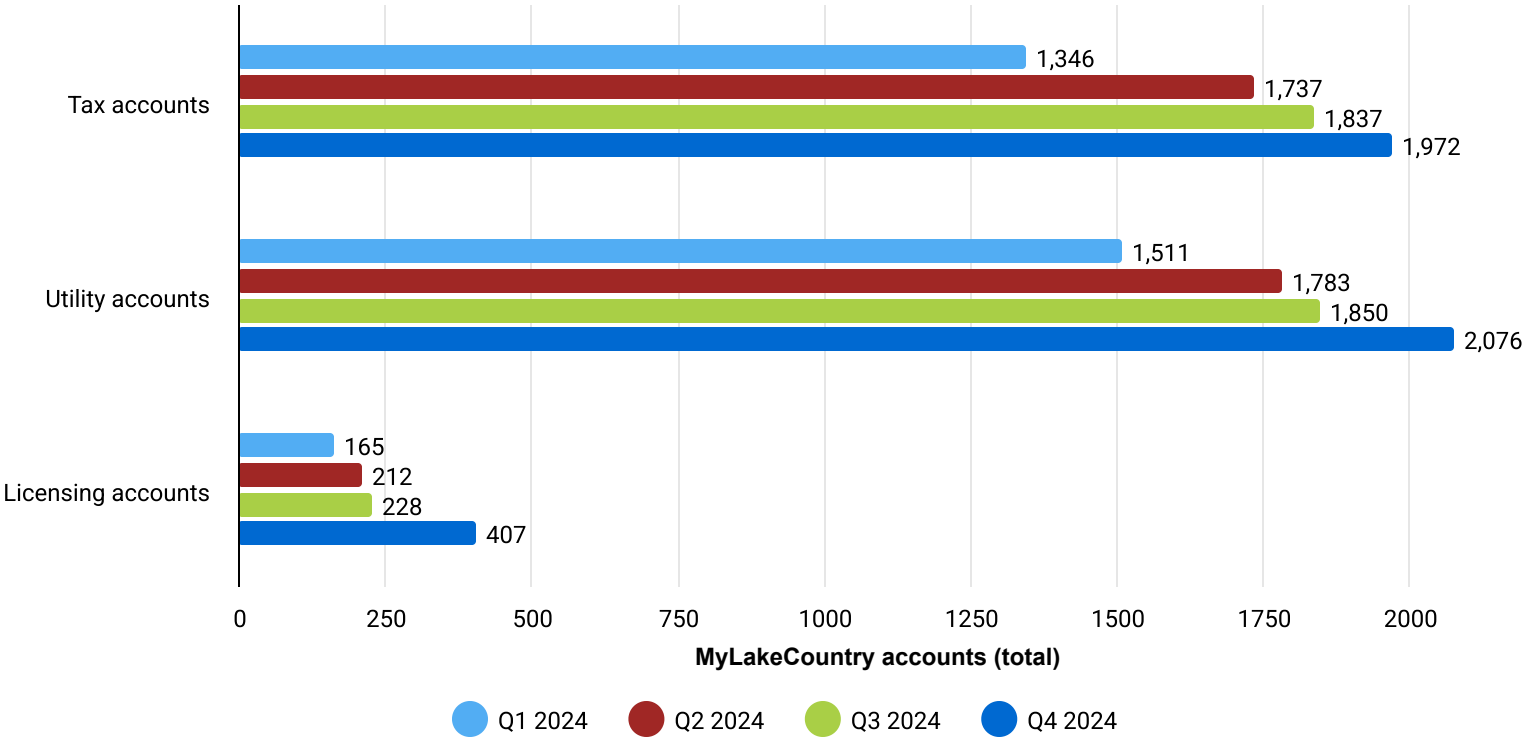




Progress In Our Digital Offerings



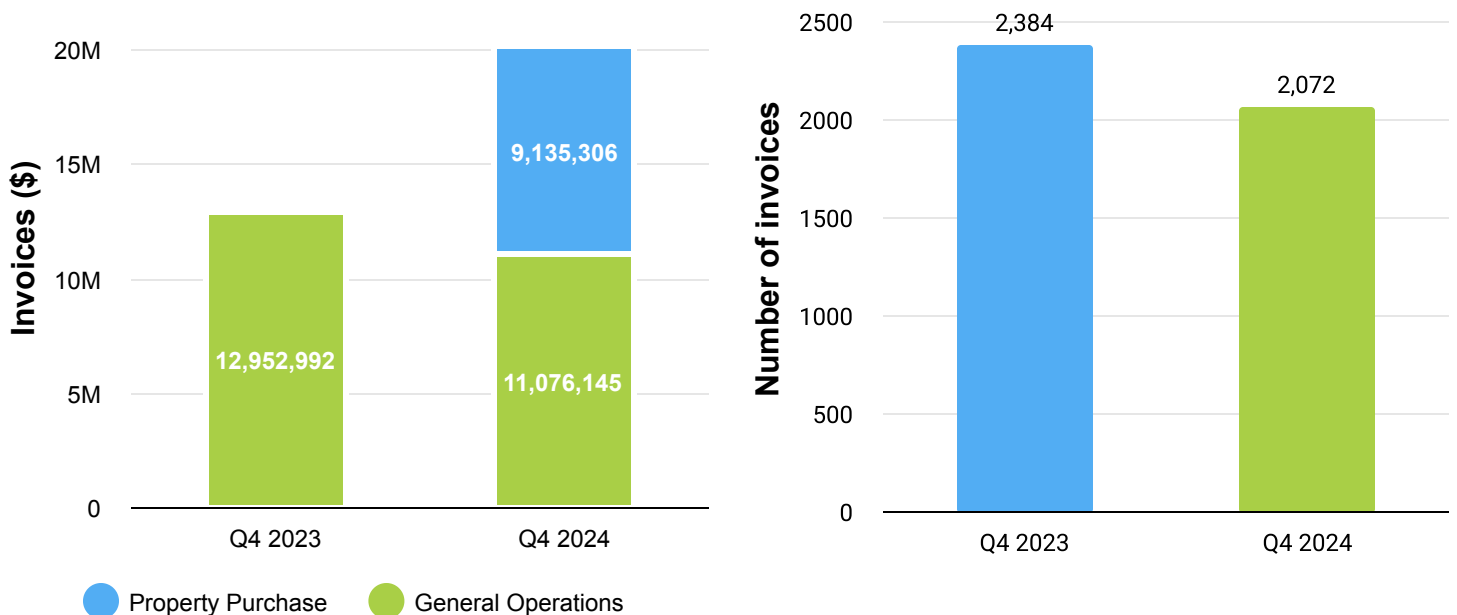
MyLakeCountry account growth in the fourth quarter of 2024 had a large uptick, largely attributable to the Canada Post strike in early November.



Accounts Payable



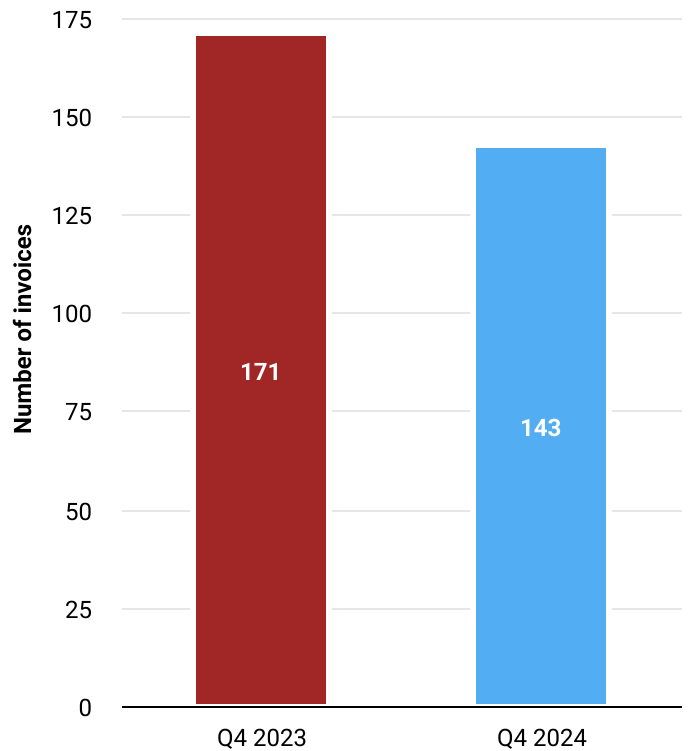
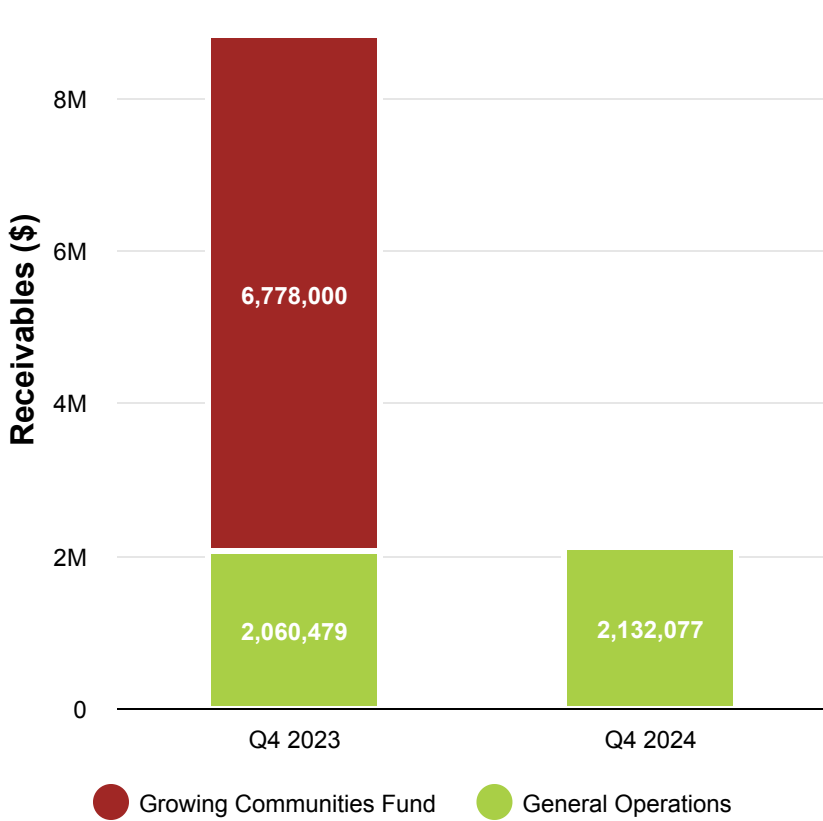
In the fourth quarter of 2024, Finance processed 2,072 unique invoices, a 13% decrease compared to Q4 2023. This is attributable to an increase in consolidate billings from select vendors, and general decrease in frequency of invoices received by the District in connection with various capital projects.



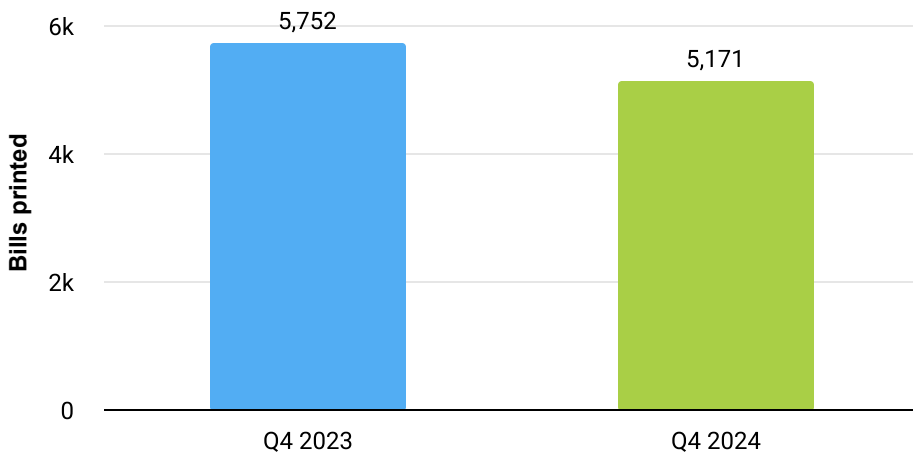
Accounts Receivable



The District sent out 143 invoices in the fourth quarter of 2024, down slightly from Q4 of 2023. The various is mainly made up of decline in BC Wildfire invoicing from 2023. Total invoices in general operations sent out amounted to \$2,132,077 for Q4 2024, compared to \$2,060,479 in Q4 of 2023.



Utility Bills Printed



Utility bill printing continues to decline, reflecting the success of the MyLakeCountry platform as more customers opt for electronic billing. Notably, the District saw an upswing in digital offering usage during the Canada Post strike.

Occupational Health and Safety

Q4 Safety By The Numbers

	Q4 2024	2024 YTD	2023 YTD
<i>Hazard Assessments</i>	229	681	370
<i>Safety Meetings</i>	44	177	180
<i>Inspections</i>	35	169	238
<i>Near Misses</i>	4	11	23
<i>Corrective Actions</i>	39	171	96
<i>Lost Time Injuries</i>	0	2	1
<i>Medical Aid Injuries</i>	0	3	4
<i>First Aid Injuries</i>	1	7	8
<i>Workplace Violence</i>	1	2	4
<i>WorkSafeBC Inspections</i>	2	6	2

Certificate of Recognition (COR) Audit

The District of Lake Country was successful in achieving their COR Certification and received an overall score of **97%** on the audit of the Safety Management System. Congratulations!

Certificate of Recognition (COR) is a voluntary WorkSafe BC employer certification program intended to motivate employers to take a proactive role in occupational health and safety. COR is awarded to employers that implement and maintain an OHS Management System that exceeds regulatory requirements as measured against an established framework.

Safety Training for Employees

Completed Training in Q4 2024:

- Fatigue Awareness and Lifestyle
- First Aid Transport Endorsement
- Confined Space Entry & Monitor
- Fall Protection
- Basic First Aid

Upcoming Training in Q1 2025:

- Basic First Aid
- Fall Protection
- Shoring & Excavation
- Isolation & Lockout
- Chainsaw Training
- Respectful Conduct in the Workplace
- Safety Leadership by Fiore Group

Q4 2024 Update

Human Resources

High retention reduces lost knowledge, hiring expenses, and missed revenue opportunities. The **Employee Retention Rate** and **Employee Turnover Rate** represent different aspects of the ability to nurture and maintain a workforce. Data includes comparison of Q4 2023 and Q4 2024 for both the Employee Turnover Rate and Employee Retention Rate.



Employee Retention Rate

	Q4 2023	Q4 2024
Headcount October 1 (beginning of quarter)	92	96
Headcount December 31 (end of quarter)	90	95
Employee Retention Rate	97.83%	98.96%

- **Employee Retention** measures workforce stability, not including new hires
- The **Employee Retention Rate** measures the percentage of employees who remain employed over a specific period of time
- A target annual retention rate of **85-90% or higher** is considered good for most industries



Employee Turnover Rate

	Q4 2023	Q4 2024
Headcount October 1 (beginning of quarter)	92	96
Headcount Sept 30 (end of quarter)	90	95
Employee Turnover Rate	2.12%	1.05%

- **Employee Turnover** measures movement and includes new hires
- The **Employee Turnover Rate** measures the percentage of employees who leave an organization within a specific period of time
- A target annual turnover rate of **10%** is considered normal and desirable

Q4 - October 1, 2024 - December 31, 2024

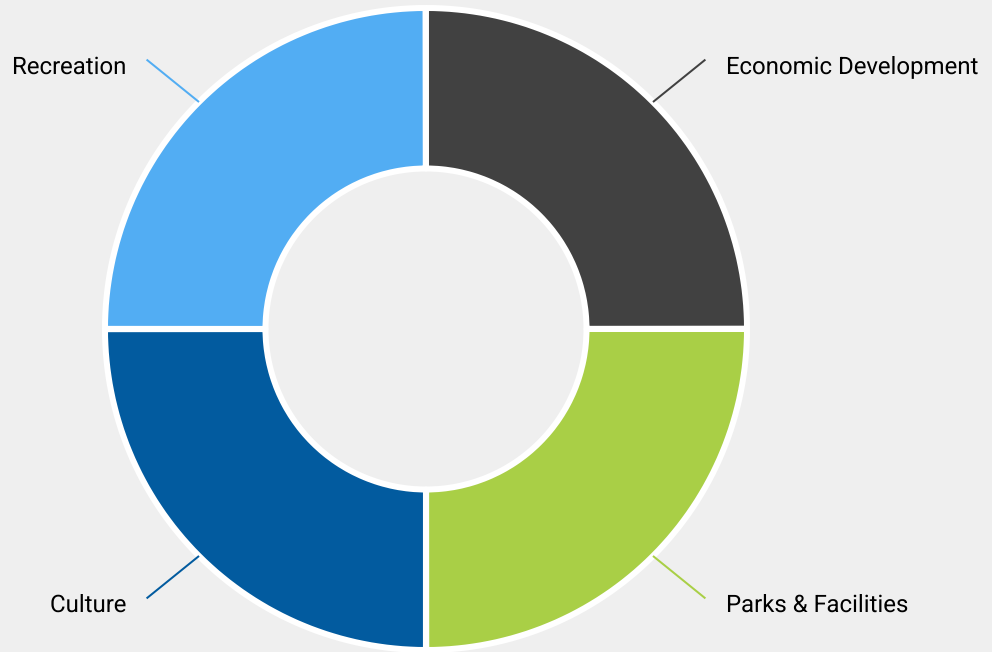
Highlights

Business Licensing
Facilities
Parks
Culture
Recreation



Summary

This report will cover key highlights for the fourth quarter of 2024 in the following areas: Business Licensing, Facilities, Parks, Culture & Recreation.



● Economic Development ● Parks & Facilities ● Culture ● Recreation

Economic Development

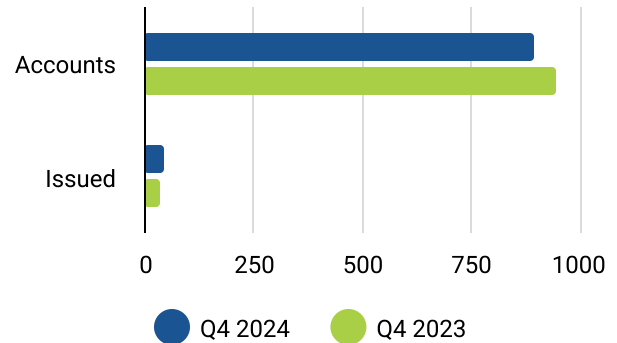
Business Licensing



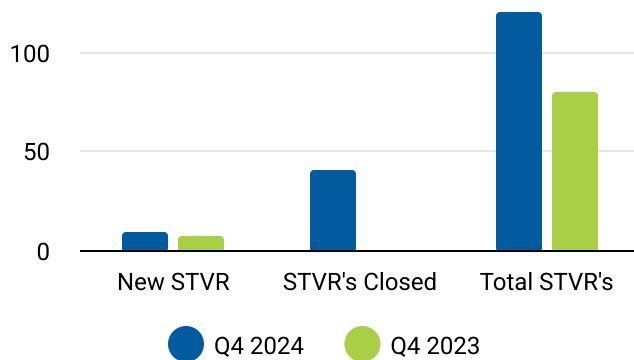
4th Quarter

Issued Business Licenses

December 2024 – 954 business license renewals were sent out. Payment is due before March 1, 2025.

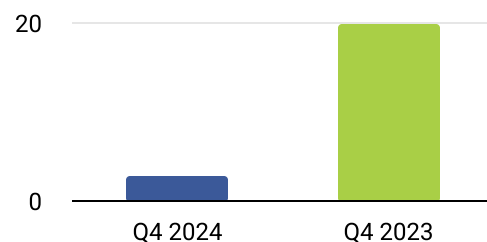


Short-Term Vacation Rentals



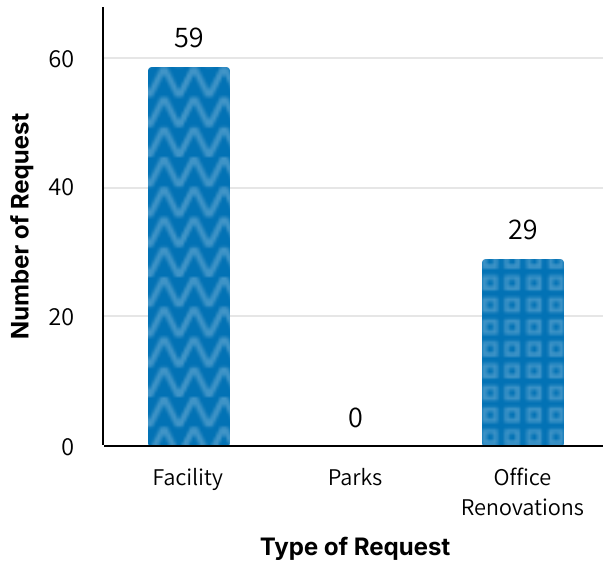
It is anticipated that several STVR business licences will not be renewed in 2025 due to escalating cost and regulations from the Province of BC.

Outstanding Business License Account Balances



Parks & Facilities

External & Internal Service Requests

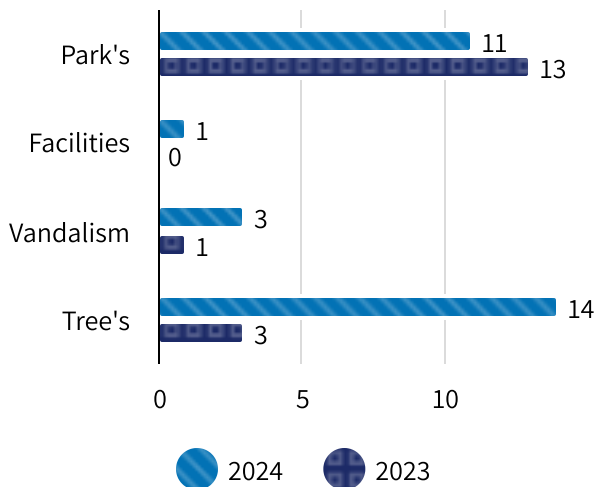


Internal Service Requests

Q4, (Oct 1, 2024 - December 31, 2024) a total of 88 internal service requests we're addressed. Internal requests include, but are not limited to, building repairs, renovations and maintenance.



External Service Requests



(Q4) The removal of hazardous trees has increased due the lingering effects of the August 2023 fires. This work is strategically conducted during the fall to minimize disruptions to migratory and nesting birds.



FAQ

Type of Requests	Definition
Park Requests	Mowing, maintenance, litter, grooming trails
Facility Requests	Building maintenance & repairs.
Vandalism Requests	Removal of park & property defacement.
Tree Requests	Hazardous Tree Assessments & removal



LAKE COUNTRY

Life. The Okanagan Way.

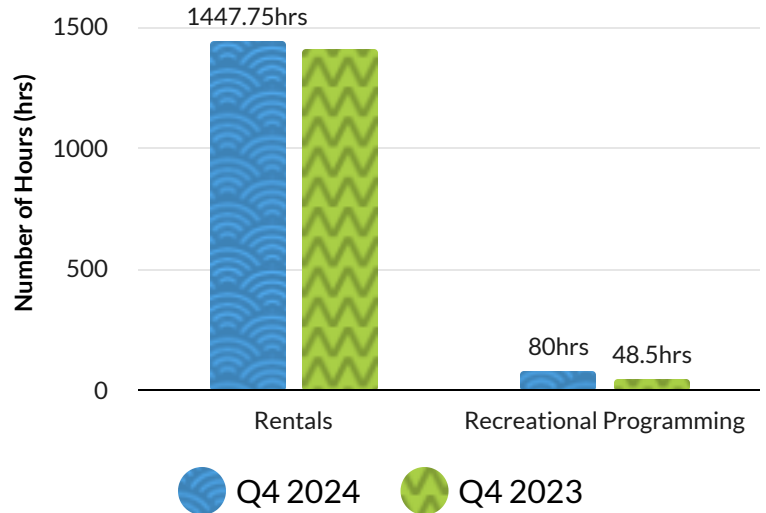
Arena, Parks & Fields



Arena

This brief report provides an overview of ice rentals for Q4 (2023/2024) at Winfield Arena.

While ice rental hours in 2024 remained similar to those in 2023, the district introduced an additional 31.5 hours of recreational programming at the arena.



Field Rentals

Year	Q4 Rentals
2024	177
2023	65

Q4 - Field rentals in the district increased from 65 to 177, driven by logistical challenges that arose in 2023.



Events

Year	Q4 Events
2024	2
2023	2

Q4 - During the last quarter of the year, the district hosted two annual events: Super8 Soccer Fest & the Rotary Lobster Crawl.



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CULTURE

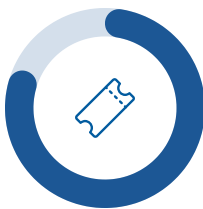


Creekside Theatre Tickets



3332

Q4, (2024) Creekside Theatre sold 3332 tickets.



3207

Q4, (2023) Creekside Theatre sold 3207 tickets.

Some of the artists hosted at the Creekside Theatre include, but are not limited to, Dawson Gray, The Cruzeros and Okanagan Vocal Harmony.

Volunteer Hours



775 hrs

Q4, (2024) Creekside Theatre offered 775 hrs of volunteer work.

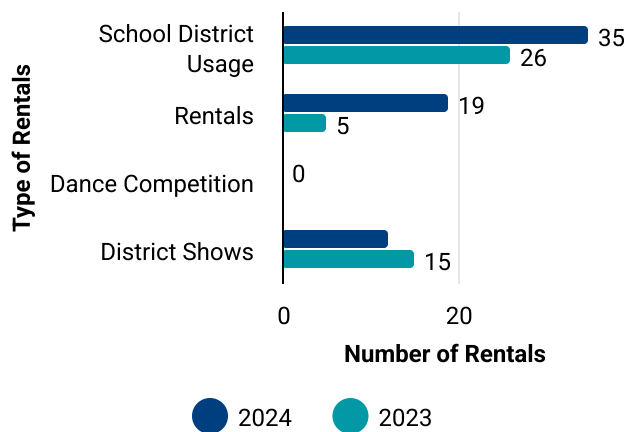


450 hrs

Q4, (2023) Creekside Theatre offered 450 hrs of volunteer work.

The theatre relies on volunteers to assist with venue operations and events. Typically, each show requires 6 volunteers.

Creekside Rental/Uses



There was increase in rentals during fall 2024. As a result, the Cultural staff will be booking fewer shows in Q4 2025 to accommodate more rental opportunities in 2025.

Live! in Lake Country

Q4 - 0 concerts were hosted.



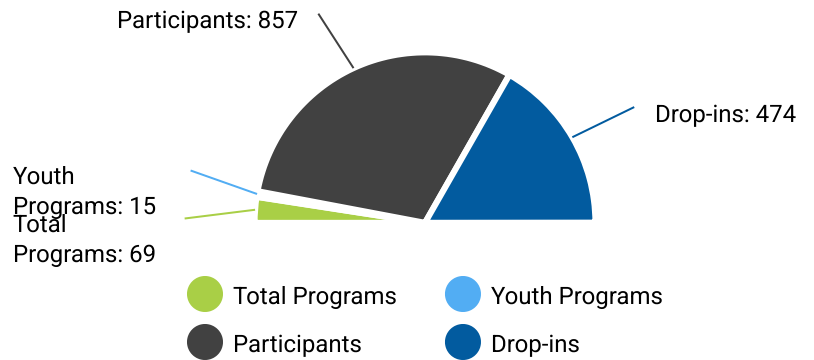
The Live! in Lake Country concerts conclude in August, no concerts we're hosted from Oct 1, 2024 - December 31, 2024.

RECREATION



Recreational Programming

Q4 (2024) The adult recreation programs include volleyball, badminton, pickleball, dance, and various fitness activities. The adult leisure programs encompass cooking, Thursday night adult basketball drop-ins, all ages volleyball drop-in and family open gym.



Culture & Recreation Events

Q4 (2024) This chart highlights our free, family-friendly events organized directly by the district. The numbers displayed represent **participation levels**. Santa's Workshop was the only event held during the fourth quarter

Number of Participants



Santa's Workshop

2024 (Q4) Summary

In Q4, the district had a great turnout for recreation programs, with 857 participants across 69 programs, including 15 specifically for youth. Drop-in activities like basket-ball and all-ages volleyball we're a hit with 474 people talking part. Our one big event brought in 600 participants and was a success for families in the community. Moving forward, the goal is to keep building on this momentum by creating opportunities for the community to come out and get involved!

Infrastructure & Development Engineering

Q4 - 2024

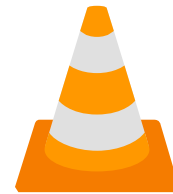


Public Works

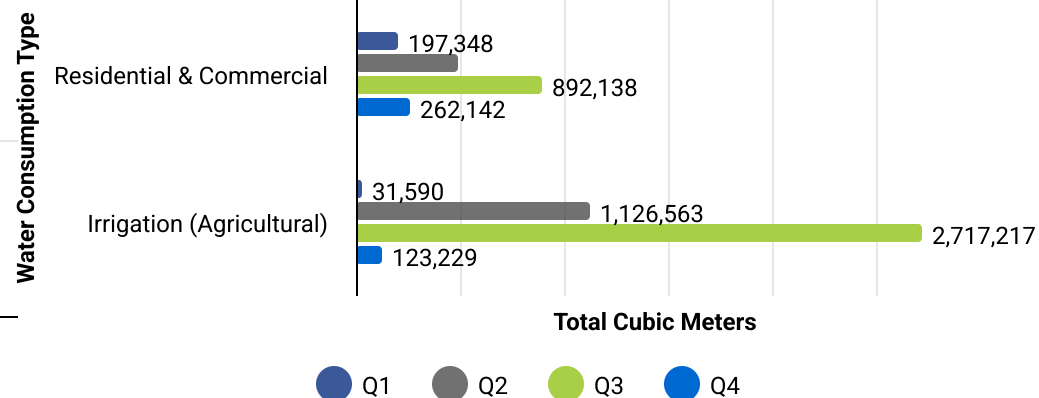
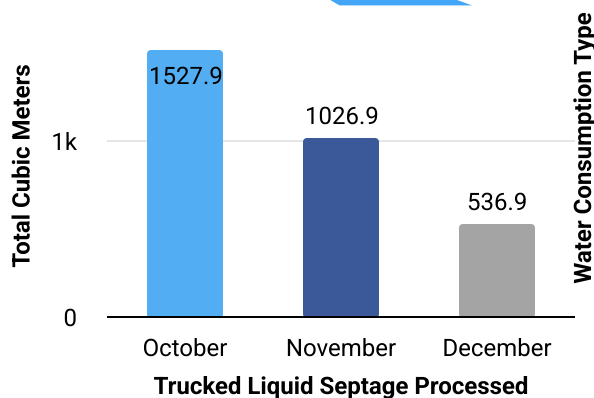
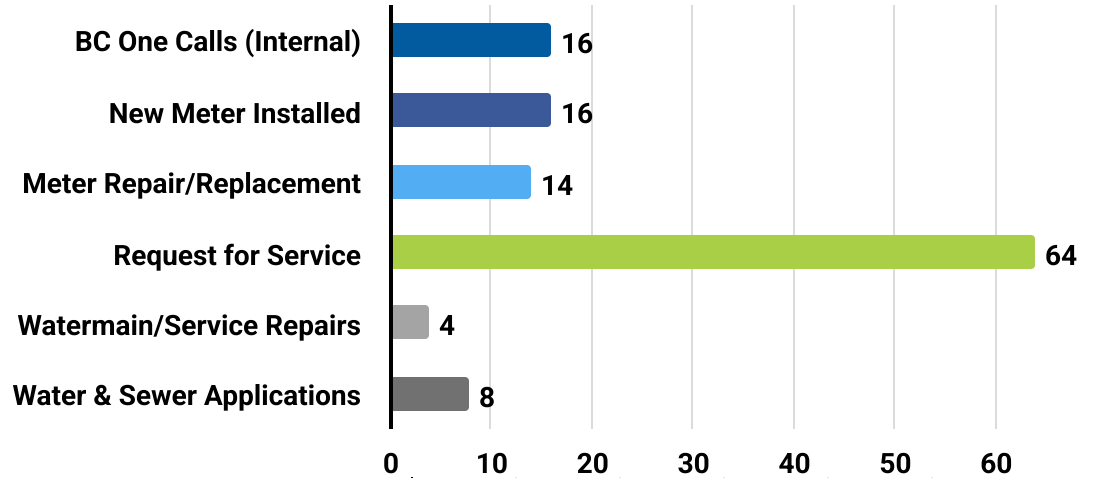
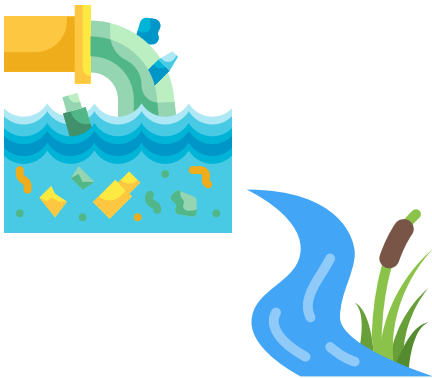


2024 WRAP-UP

6.5 KMS OF ROADS PAVED
 1178 CATCH BASINS CLEANED
 106 KMS OF ROAD LINES PAINTED
 77 STREETLIGHTS REPAIRED

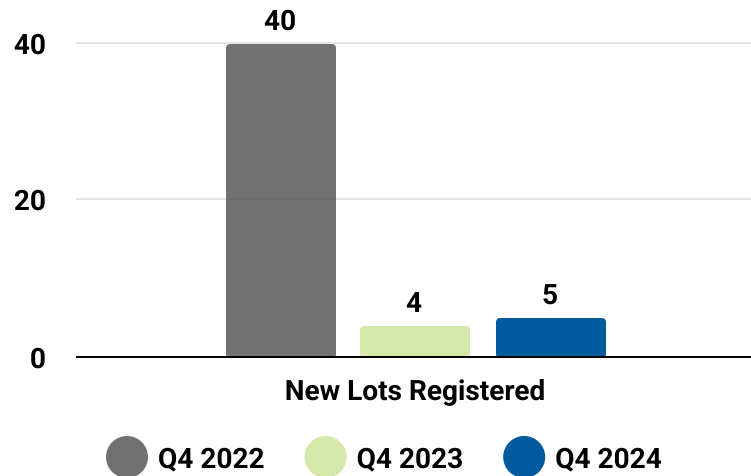
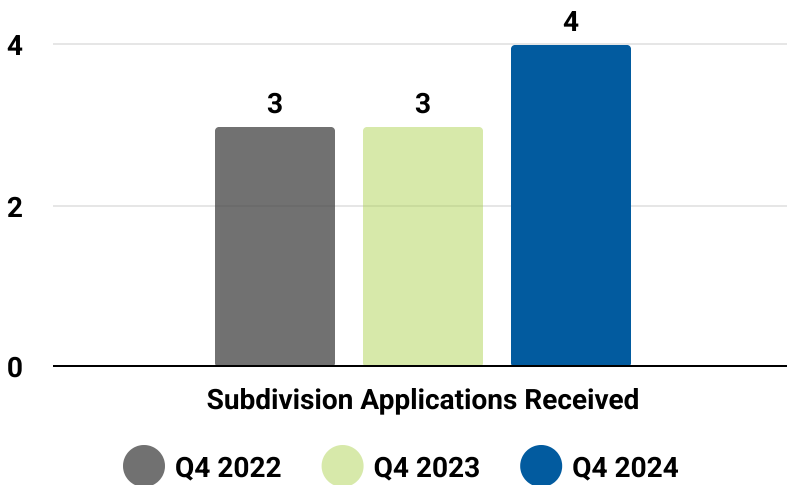


Water & Sewer Utilities

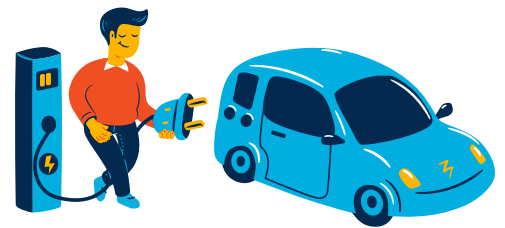




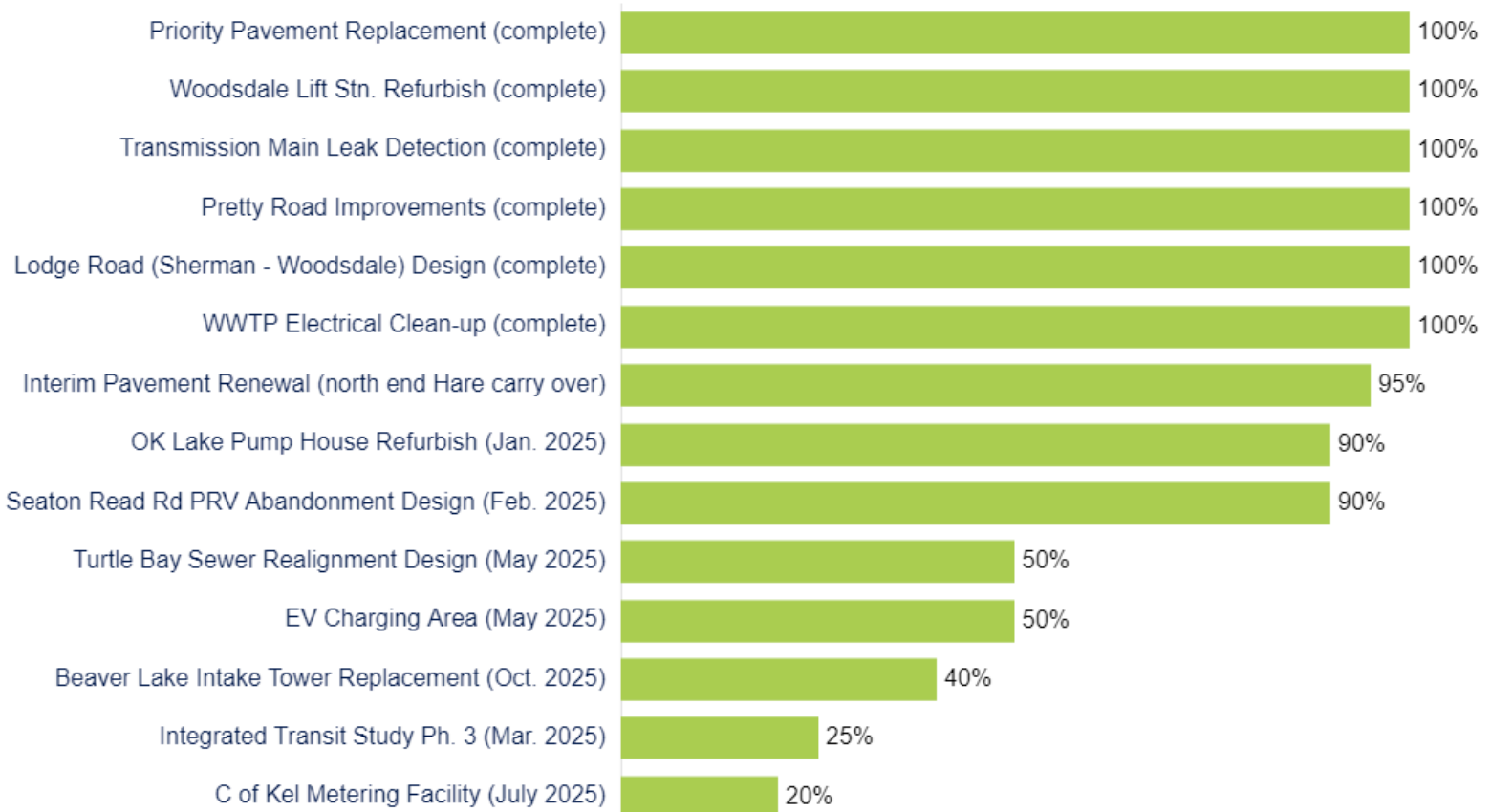
Development Engineering



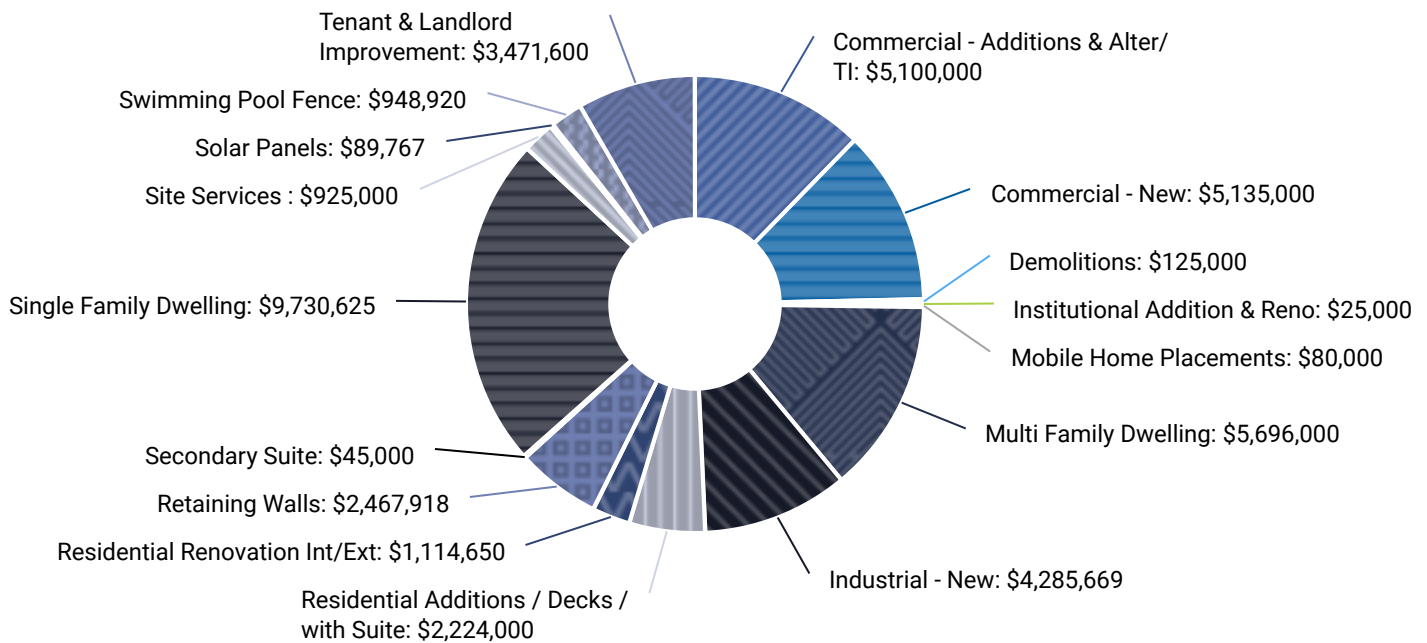
Capital Program



Key Capital Projects & Anticipated Completion Date - Progress to End of Q4 2024



Building Permits Q4 2024



- Commercial - Additions & Alter/ TI
- Commercial - New
- Demolitions
- Institutional Addition & Reno
- Mobile Home Placements
- Multi Family Dwelling
- Industrial - New
- Residential Additions / Decks / with Suite
- Residential Renovation Int/Ext
- Restoration
- Retaining Walls
- Secondary Suite
- Service Connection & Ext Sewer / Water
- Single Family Dwelling
- Site Services
- Solar Panels
- Swimming Pool Fence
- Tenant & Landlord Improvement



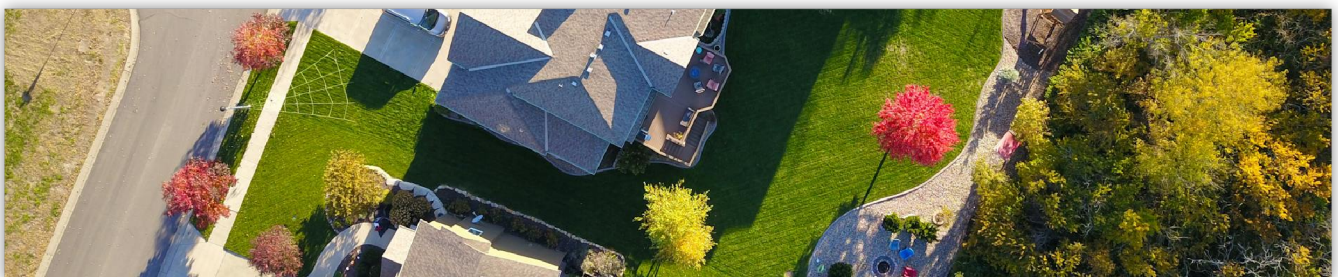
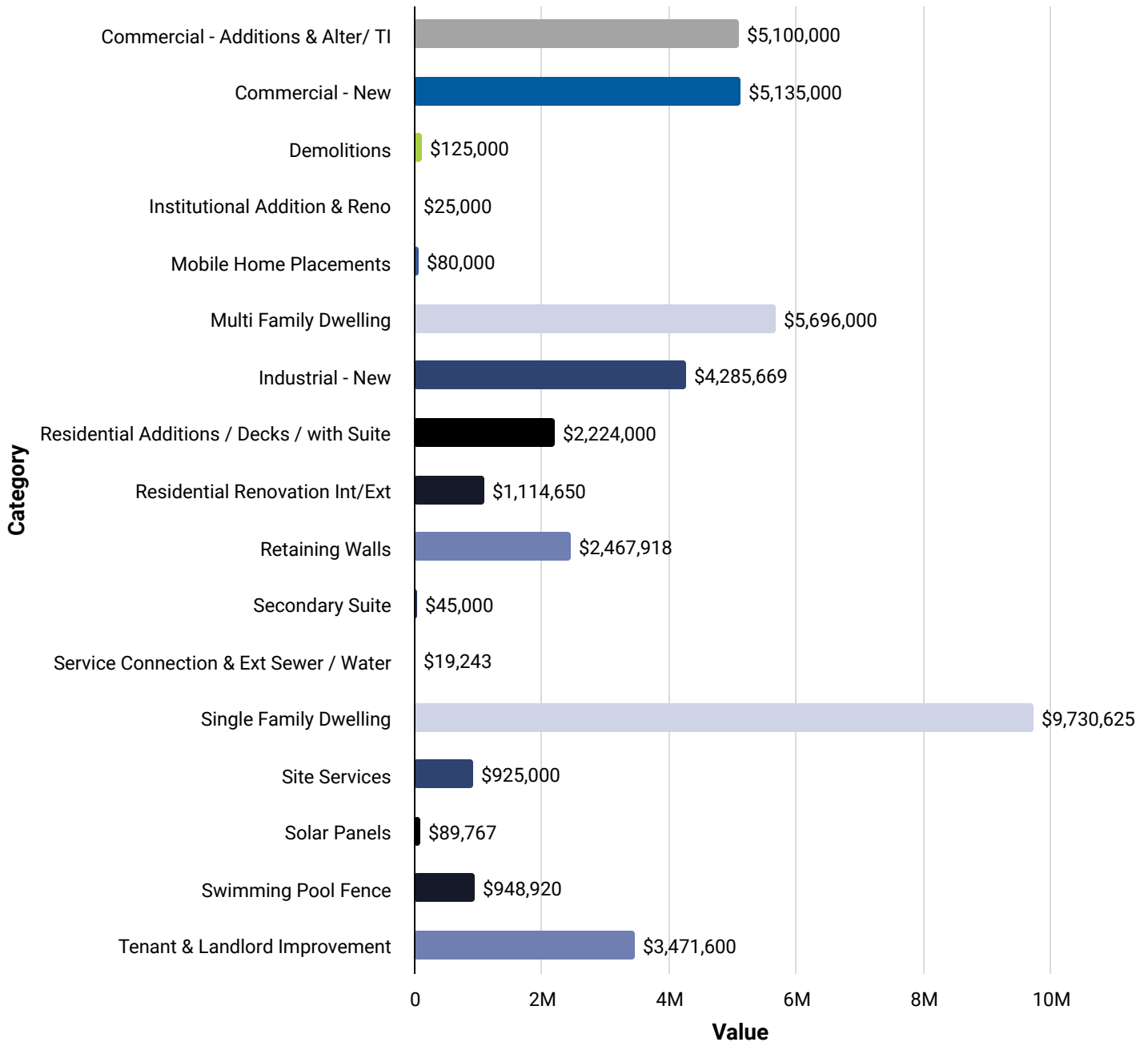
The predominant types of building permits being issued are for Residential Additions, Demolitions, and Multi Family Dwellings.

Building Permits

Q4 2024

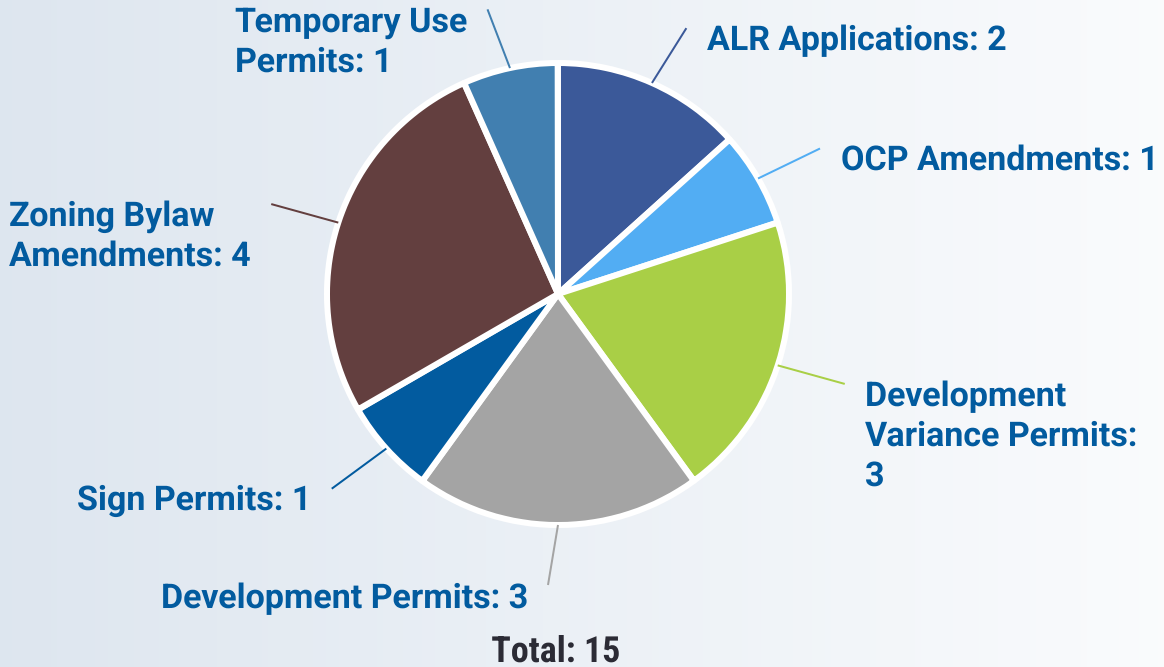


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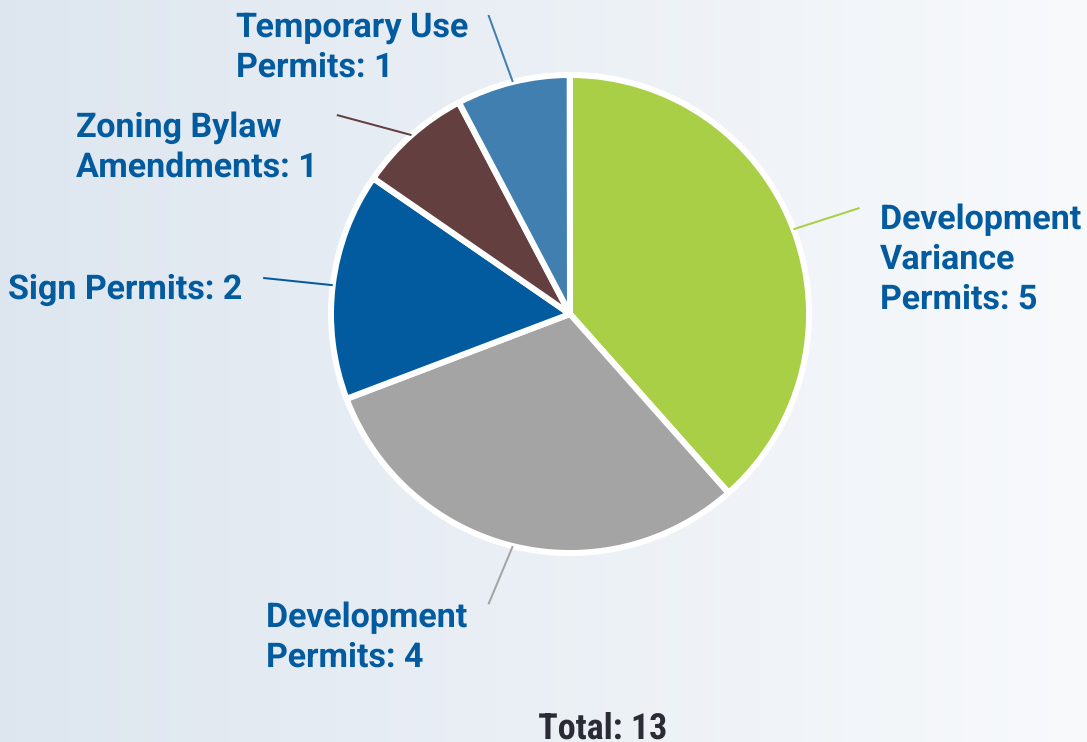


Development Services Q4 - 2024 - Planning

Planning Applications - Received



Planning Applications - Processed



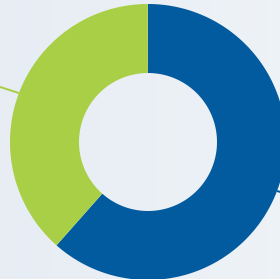
Development Services Q4 - 2024 - Planning



Planning Applications Processed



Staff: 5

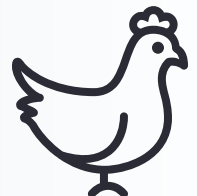


Council: 8







Project Updates

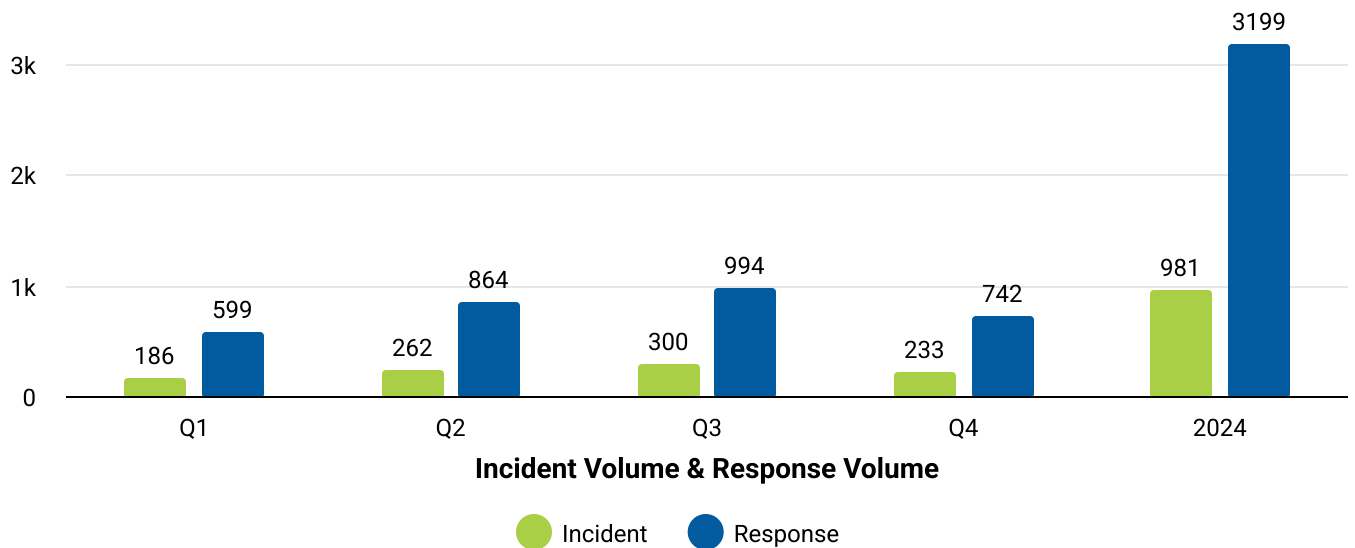
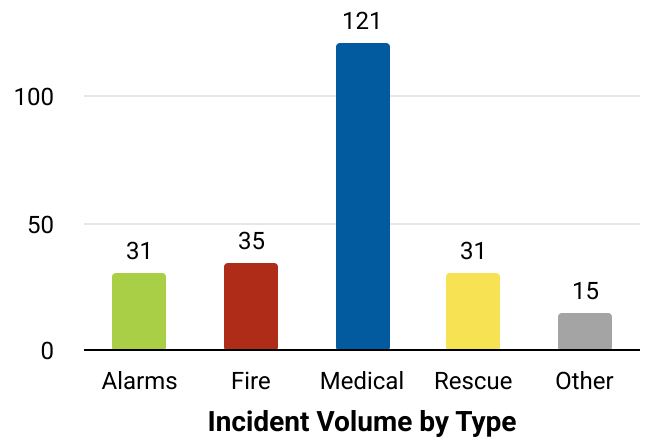
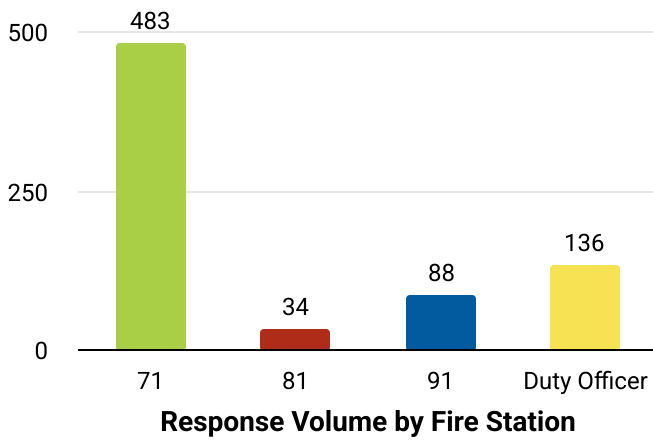
- **9751 and 9819 Bottom Wood Lake Road – OCP and Zoning Bylaw Amendments – Council Granted 1st and 2nd Reading**
- **O’Rourke Family Vinyards – OCP and Zoning Bylaw Amendments – Council Granted 1st and 2nd Reading**
- **2024 Interim Housing Needs Assessment – Adopted by Council**
- **Backyard Chicken Regulations – Zoning Bylaw Amendment – Council Granted 1st and 2nd Reading**



Lake Country Fire Department

Q4 2024 - Emergency Response Summary

Emergency Services for Residents & Businesses 24 - 7 - 365 49+ Paid-On-Call Firefighters 9 Career Staff 3 Fire Stations				
	1	0	2 Investigations	29
	Critical Lifesaving Medical Interventions	Civilian Fire Related Injuries	Property Saved \$712,000 Property Lost \$8,000	Scheduled Firefighter Training Events





Lake Country Fire Department

Q4 2024 - Fire Prevention Summary

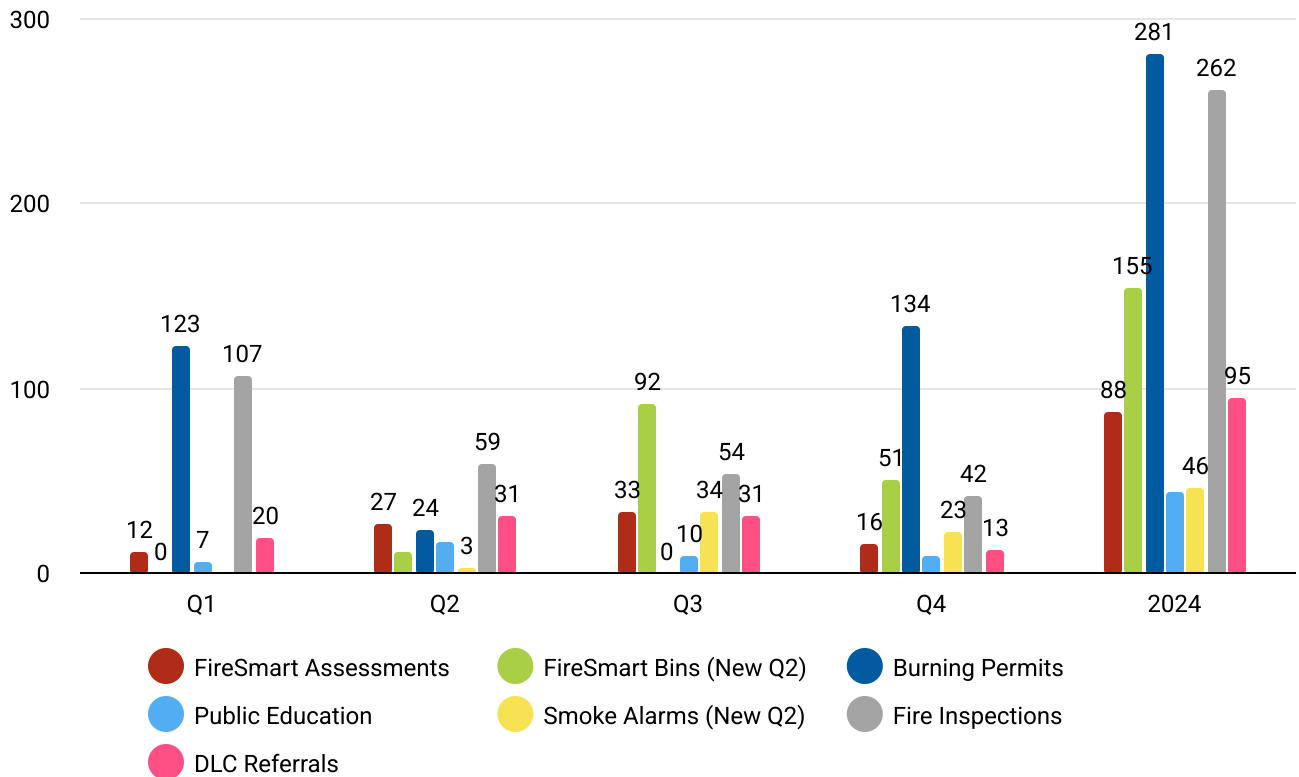


Lake Country FireSmart Recycling Bin Pilot Program

4 Strategically Located Recycling Bins deployed throughout the Community on District Property to Support Residents

4 Neighborhood Recycling Bins Deployed for Special Projects to Support FireSmart BC Community Champions

Total Weight of Recycled Vegetation YTD - 183,346 Kg
Q1 - 0 Kg Q2 - 14,060 Kg Q3 - 99,176 Kg Q4 - 70,110 Kg



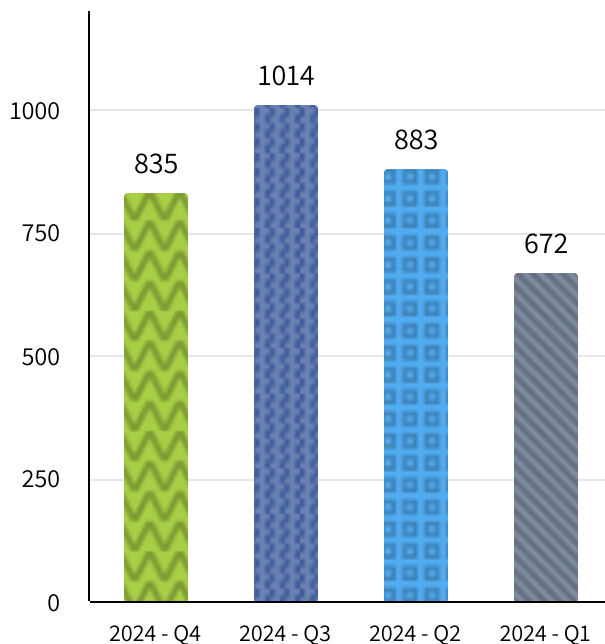


2024- Q4 Report Lake Country Community Highlights

- October 2 officers executed a search warrant at a Copperhill Rd address recovering a stolen vehicle, ammunition and approximately 75 lbs of dried marihuana. This has been a problem residence in the area. The residence, owners and occupants have been receiving enhanced police and bylaw attention as a result.
- October 24 Cst. Hazlewood, Lake Country traffic officer, received an award from the BC Association of Chiefs of Police for Traffic Safety and Education for his career and in the community of Lake Country. Cpl. Birtwistle attended to present the award to Cst. Hazlewood.
- November to December 2024, there was a traffic initiative operation by Cst. Hazlewood in Lake Country. Three dedicated traffic shifts in that period resulted in 180 violation ticket, 73 in school zones, 129 traffic warnings and 14 alcohol related prohibitions, 2 prohibited drivers and 5 drug impaired investigation. This was a resounding success. Another traffic blitz will be planned in the near future.
- December 1, Cst. Parish, with her children lit the Lake Country Star on Spion Kop Mountain. Lake Country officers along with Cst. Parish collected donations of toys and food for Cram the Cruiser.
- December 7 Officers and staff participated in Cram the Cruiser. Several hundred toys were collected for the Salvation Army and Lake Country Food Bank.
- Through enhanced enforcement and cooperation with Lake Country Bylaws, Officers at two problem residences has resulted in one house being put up for sale and a significant decrease in suspicious activity in the other.

CALLS FOR SERVICE

Comparison for Lake Country
2024 Q4, Q3, Q2 & Q1



Police/Community
Relations

SCHOOL RESOURCE OFFICER (SRO)

In this Quarter the School Resource Officer

- Liaise with Child Youth Advocacy Centre
- Liaise BGC
- School/Community Terry Fox Run
- GESS Staff meeting
- Peter Greer Elementary Classroom visits
- PGE class visits and Strong Start Community Helpers Collaboration
- GESS classroom presentation
- Indigenous Remembrance Day and Remembrance Day Ceremonies, DRE, HMS, GESS, OTS
- Community Business Engagement / Smile day
- Regional SRO briefing
- Additional foot / business patrols
- HMS staff meeting / presentation
- HMS Safety Implementation
- Attend Community Initiative Capstone presentation (SAFR)
- Collaboration Meeting



DISTRICT OF LAKE COUNTRY POLICE SERVICES

Lake Country Policing Priorities 2024 Q4 Report

Lake Country Community Highlights

- October 2 officers executed a search warrant at a Copperhill Rd. address recovering a stolen vehicle, ammunition and approximately 75 lbs. of dried marihuana. This has been a problem residence in the area. This residence, owners and occupants have been receiving enhanced police and bylaw officer attention as a result.
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- December 7 officers and staff participated in Cram the Cruiser. Several hundred toys were collected for the Salvation Army as well as for the Lake Country Food Bank.
- Through enhanced enforcement and cooperation with Lake Country Bylaw Officers, two problem residences have resulted in one house being put up for sale and a significant decrease in suspicious activity at the other.

Calls for Service

Q1, Q2, Q3 & Q4- 2024 Comparison for Lake Country

	2024 Q4	2024 Q3	2024 Q2	2024 Q1
Calls for Service	835	1,014	672	883



PRIORITY: REINFORCE ROAD SAFETY

OBJECTIVE	MEASURABLE	Q4	Q3	Q2	Q1
Increase the visibility of traffic enforcement through intelligence-led initiatives	• Number of police officers in the traffic unit	1	1	1	0
	• Number of speeding violations	134			41
	• Number of excessive speeding violations	13	3	1	4
	• Number of warnings	306	252	169	114
	• Number of distracted driving violations	0	2		
	• Number of prohibited driving Offences	3	8	7	1
	• Number of CVSE inspections				
	• Number of school zone initiatives	4	8	10	
Target impaired driving by alcohol and drug	• Number of impaired driving including Criminal Code and IRP	160	29	12	1
	• Number of Impaired driving initiatives	13	7	10	1
Citizen on Patrol (COP) Reporting	• Hours of COP patrols	40.5	25.25	48.5	60.5
	• Number of vehicles checked for violations	1,057	1198	943	
	• Number of warning letters issued	2	3	17	
	• Number of vehicles checked for signs of auto crime	0	0	0	0



PRIORITY: REDUCE AND PREVENT CRIME

OBJECTIVE	MEASURABLE	Q4	Q3	Q2	Q1
Implement intelligence-led projects / initiatives focused on the crime types that are impacting the crime severity index and driving up the number of criminal code offences	Number of intelligence-led projects / initiatives focused on the crime types that are impacting the crime severity index and driving up the number of criminal code offences	3	2	2	2
	Number of criminal code offences	202	174	210	182
	Number of crimes against persons	49	51	57	17
Implement intelligence-led projects / initiatives focused on repeat offenders	Number of intelligence-led projects / initiatives focused on repeat offenders	2	2	3	2
	Number of curfew checks	40	11	22	35
Enhance external communication to increase public awareness and decrease crimes of opportunity	Number of police-led crime-reduction public education releases based on crime trends	4	3	10	12



PRIORITY: ENHANCE POLICE / COMMUNITY RELATIONS

OBJECTIVE	MEASURABLE	Q4	Q3	Q2	Q1
Enhance relationships with community youth, seniors & vulnerable citizens	Number of events / initiatives attended by members where the focus is on youth, seniors or vulnerable citizens	SRO 7	SRO 4	SRO 12	14
	Number of Coffee with a Cop sessions	0	0	0	0
	Delivery of a Detachment Open House	0	0	1	0
Develop / foster partnerships and strengthen key stakeholder relations to enhance integrated community response to existing and emerging social issues	Number of community events / celebrations and / or community service group meetings attended by members	11	6	15	4
Support and expand crime prevention programs	Number of crime prevention programs	2	1	1	1
	Number of times members attended a crime prevention initiative	4	4	3	0

STRATEGIC ENABLER

OBJECTIVE	MEASURABLE	Q4	Q3	Q2	Q1
Show up at our best for every citizen	Number of GIS police officers in Lake Country	3	2	2	2
	Number of training sessions attended by detachment members and support staff	6	2	7	2
	Reports to Council highlighting crime trends	2	2	1	1
	Percentage of callbacks within 3 days to citizens who contact Lake Country RCMP with a priority 1, 2 or 3 call for service				

STATISTICAL OVERVIEW Q4 YEAR: 2024

	Q4 2024 (Oct to Dec)	Q3 2024 (July to Sept)	Q2 2024 (Apr to June)	Q1 2024 (Jan to March)
Homicide	0	0	0	0
Attempt Murder	0	0	0	0
Violent Offences	40	51	39	36
Property Offences	112	118	116	96
Robbery	1	0	0	0
Assault w/Weapon or CBH	1	5	4	1
Uttering Threats/Harassment	6	21	12	14
Common Assault	12	14	17	15
Family/Relationship/Violence	12	23	15	14
Sexual Offences	4	1	3	3
B & E (Business & Other)	4	2	3	4
B & E (Residential)	5	3	1	2
Stolen Vehicles	8	13	9	1
Theft from MV	14	17	13	15
Drug Investigations	5	4	5	5
Disturbing the Peace	12	16	16	11
Noise Bylaws	1	1	16	8
MVA – Fatal	0	0	0	0
MVA – Injury	11	12	6	12
MVA – Over/Under 10000	40	39	44	30
Traffic VT Issued	336	145	149	112
Traffic Warnings Issued	306	252	169	157
Immediate Roadside Prohibitions	22	27	34	8
24 Hour Driving Suspension - Drugs	2	0	2	3
Liquor VTs Issued	0	5	6	1
Sudden Death	4	3	8	6
Missing Persons	5	4	2	2
Fraud	16	18	25	30
False Alarm	24	24	20	24
Mental Health	22	19	22	26
Dropped 911	15	21	13	24

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: February 4, 2025
Meeting Type: Regular Council Meeting

Prepared by: James Robertson, Land Agent
Department: Corporate Services

Title: ALR Exclusion Application Policy 2007-082
Description: Repeal of policy no longer required for ALR Exclusion Applications

RECOMMENDATION

THAT ALR Exclusion Policy 2007-082 be repealed.

EXECUTIVE SUMMARY

In 2007 Council adopted ALR Exclusion Application Policy 07.82 to provide guidance on considering ALR exclusions including: ensuring the OCP was considered, ensure land use planning was done consultation with the ALC, ensure public involvement in the process and ensuring applicants are aware of the process when they apply.

Since 2007, the *Agricultural Land Commission Act* and guidelines available for the Exclusion Application process have changed. In 2018 Bill 52-2018 implemented the requirement that all exclusion applications be submitted to the ALC by a “prescribed body” (local government, First Nation or Public Body) whereas previously, property owners could apply directly to the ALC. The prescribed body is also responsible for completing the requirements of the application including providing notice and holding a public hearing.

The new legislation and guidelines provide clear procedures for exclusion applications which the District is required to adhere to. While ALR Policy 82 is not contradictory to the legislation, the policy is generally no longer applicable and staff recommend the policy be repealed. The specific sections in Policy 82 are addressed below:

If a proposal complies with the OCP, Council may forward the application to the ALC for a decision. The ALC Act requires the District follow the prescribed process and consideration of compliance with the OCP would be addressed in a Report to Council.

If a proposal complies with a previous resolution of the ALC indicating an area may be removed from the ALR, Council may forward the application to the ALC for a decision. Previous resolutions of the ALC are processed through a separate ALC process which the District would be required to adhere to.

If a proposal does not comply with the OCP or a previous resolution of the ALC, then Council should hold planning discussion with representatives of the ALC before forwarding the application to the ALC for a decision. Any exclusion applications received by the District, regardless of complying with the OCP or ALC resolutions, would be referred to all required parties. Staff regularly discuss items of concern with the ALC and ensure all appropriate information is processed prior to consideration of the application.

Following agency referral including the Agricultural Advisory Committee (AAC), a public hearing should be held prior to sending the application to the ALC for a decision. The AAC Terms of Reference set out the requirement for applications to be forwarded to the committee and the requirement to hold a public hearing for an exclusion application is included in legislation.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

ALTERNATE RECOMMENDATION

THAT ALR Exclusion Policy 2007-082 not be repealed.

Respectfully Submitted.

James Robertson, Land Agent

Report Approval Details

Document Title:	ALR Exclusion Policy 2007-082.docx
Attachments:	- Attachment A - ALR Exclusion Policy 2007-082.pdf
Final Approval Date:	Jan 31, 2025

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

Task assigned to Paul Gipps, Chief Administrative Officer was completed by workflow administrator Reyna Seabrook, Director of Corporate Services

Paul Gipps, Chief Administrative Officer - Jan 31, 2025 - 1:33 PM



District of Lake Country ALR Exclusion Application Policy

POLICY 07.82

The following was adopted as policy at the Regular Council Meeting held on February 20, 2007.

Moved by: Councillor Gambell
Seconded by: Councillor Leamont

Resolution # 07.02.080

That when dealing with ALR exclusion applications, Council will use the following as guidelines regarding process:

If a proposal complies with the Official Community Plan, Council may forward the application to the Land Reserve Commission (ALC) for a decision;

If a proposal complies with a previous resolution of the ALC indicating an area may be removed from the ALR, Council may forward the application to the ALC for a decision;

If a proposal does not comply with the OCP or a previous resolution of the ALC, then Council should hold planning discussions with representatives of ALC before forwarding the application to the ALC for a decision; and

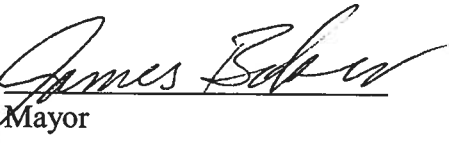
Following agency referral including the Agricultural Advisory Committee, a public hearing should be held prior to sending the application to the ALC for a decision.

Background

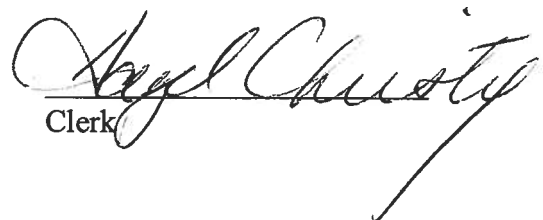
- The Land Reserve Commission has ultimate authority for excluding land from the ALR, but the decision making process also involves the municipality. In most cases, Council must first give authorization for the application before it can be forwarded to the Commission. When land is excluded from the ALR, it results in urbanization and sometimes places pressure on adjoining agricultural land. The Commission prefers that prior to considering applications to exclude land from the reserve, the municipality and the Commission should carry out a planning process through an OCP review or a neighbourhood plan. This is preferable to dealing with ALR exclusions on an individual ad-hoc basis.
- The District and the Commission have met on several occasions to discuss community planning issues. This includes the Town Centre area, the two Official Community Plans, and the Woodsdale Neighbourhood Plan, all involving amendments to the ALR. The

District has been successful in getting lands either excluded or designated for future exclusion. In exchange, the District agreed to only forward applications for exclusions that are in compliance with the plans. This consultative planning is then beneficial to both the municipality and the LRC. The LRC has also asked the municipality to reserve water for agriculture, which was included as part of the Response and Assessment Plan adopted by Council. The LRC was appreciative of our efforts to amend our zoning bylaw to match the Commission's regulations respecting land use in the ALR.

The purpose of the policy is ensure ALR exclusions are considered in the context of the Official Community Plan, that there is land use planning in consultation with the ALC, that the public is involved in the process and that applicants are aware of the process at the time of submitting the application.



Mayor



Clerk

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: February 4, 2025
Meeting Type: Regular Council Meeting

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

Title: Zoning Amendment Bylaw 1265, 2025 | Z0000335 | 14198 Middle Bench Rd
Description: Consideration Following a Public Hearing

OPTIONS

Consideration of options:

- A. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be read a third time and adopted.
- B. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be read a third time.
- C. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be amended by adding:
(Additional requirements as identified by Council)
 AND THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be read a third time as amended.
- D. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be read a third time with the following conditions to be met prior to consideration of adoption:
(Additional requirements as identified by Council).
- E. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be forwarded to a future meeting for consideration.
- F. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be deferred, pending clarification from staff on Public Hearing comments as identified by Council:
(Additional requirements as identified by Council).
- G. THAT first and second reading of Zoning Amendment (Z0000335) Bylaw 1265, 2025 be rescinded and the file be closed.

EXECUTIVE SUMMARY

The applicant has proposed to rezone the land, located at 14198 Middle Bench Road, from A1 - Agriculture 1 to A1TA – Agriculture 1 (Agri-Tourism Accommodation) in order to use an existing residential building with five sleeping units for Agri-Tourism Accommodation.

KEY DATES

DATE	ACTION
January 14, 2025	First and second reading to Zoning Amendment Bylaw 1265, 2025
February 4, 2025	Public Hearing held Zoning Amendment Bylaw 1265, 2025

Property Information			
Application Type:	Rezoning Amendment (Z0000335)	Application Date: November 26, 2024	
Folio/Roll #:	03060.000		
PID & Legal Description	011-871-075; LOT D SECTION 36 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 974 EXCEPT PLANS 9150 AND 20591		
Civic Address:	14198 Middle Bench Road		
Applicant:	ROHL, JASON	Owner:	10049421 MANITOBA LTD
OCP Designation:	Agricultural		

Zoning Designation:	A1 – Agriculture 1	
Land Use Contract	NA	
ALR:	Yes	
Parcel Size:	3.75 ha/9.26 ac	
Development Permit Areas:	Drainage Hazard	
Water Supply:	Municipal	
Sewer:	On-site	
Site Summary:	Zoning:	Use:
North:	A1 - Agriculture 1	agriculture, extensive
East:	A1 - Agriculture 1	agriculture, extensive
South:	A1 - Agriculture 1	agriculture, extensive
West:	RR3 – Rural Residential 3	single family housing

Respectfully Submitted.

Carie Liefke, Manager of Current Planning

Report Approval Details

Document Title:	Z0000335 - Zoning Amendment for 14198 Middle Bench Rd - Consideration after a Public Hearing.docx
Attachments:	Attachment A – Zoning Amendment (Z0000335) Bylaw 1265, 2025
Final Approval Date:	Jan 29, 2025

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

Jeremy Frick, Director of Development Approvals - Jan 27, 2025 - 11:19 AM

Reyna Seabrook, Director of Corporate Services - Jan 28, 2025 - 1:12 PM

Paul Gipps, Chief Administrative Officer - Jan 29, 2025 - 7:38 AM

DISTRICT OF LAKE COUNTRY

BYLAW 1265

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 by changing the zoning classification of: Lot D Section 36 Township 20 Osoyoos Division Yale District Plan 974 Except Plans 9150 and 20591 (PID: 011-871-075)

From: A1 – Agriculture 1

To: At1ta – Agriculture 1(Agri-Tourism Accommodation)

As shown on Schedule A, attached to and forming part of this bylaw.

2. This bylaw may be cited as “Zoning Amendment (Z0000335) Bylaw 1265, 2025”.

READ A FIRST TIME this 14th day of January, 2025.

READ A SECOND TIME this 14th day of January, 2025.

ADVERTISED on the 23rd and 30th days of January, 2025 and a Public Hearing held pursuant to Section 464 of the Local Government Act on the 4th day of February, 2025.

READ A THIRD TIME this X day of XX, 2025

Certified correct at third reading.

Dated at Lake Country, B.C.

Corporate Officer

RECEIVED the approval of the Ministry of Transportation this ___ day of ____, 2025

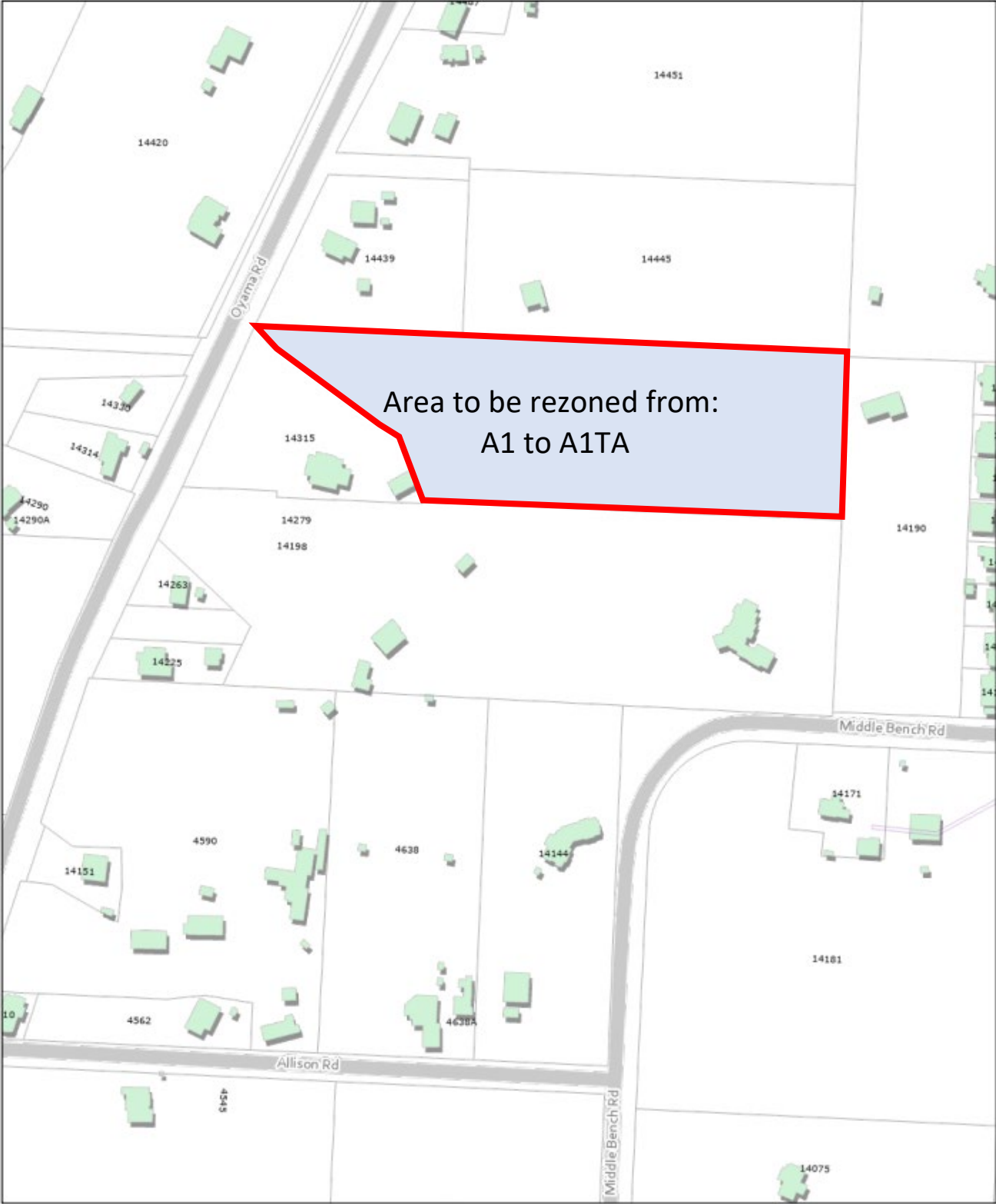
Ministry of Transportation and Infrastructure

ADOPTED this xx day of XXX, 2025.

Mayor

Corporate Officer

SCHEDULE A
Bylaw 1265, 2025 ZONING MAP



12/16/2024, 1:52:05 PM

Building

1:2,000

DISTRICT OF LAKE COUNTRY

BYLAW 1267

**A BYLAW TO PROVIDE FOR THE BORROWING OF MONEY IN ANTICIPATION OF
REVENUE REQUIRED TO MEET CURRENT LAWFUL EXPENDITURES OF THE
MUNICIPALITY IN 2025**

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

1. It shall be lawful for the District of Lake Country to borrow upon the credit of the said municipality, the sum of Six Million Dollars (\$6,000,000) in such amounts and at such times, as the same may be required.
2. That the monies so borrowed together with interest thereon, shall be payable when the unpaid taxes and taxes of the current year are collected.
3. That the form of obligation to be given as acknowledgement of such liability shall be a promissory note for such sums as may be required and advanced from time to time and shall be signed on behalf of the municipality by the Mayor and the Financial Officer under Section 149 of the Community Charter and the Corporate Seal shall be affixed thereto.
4. This bylaw may be cited as "Revenue Anticipation Borrowing Bylaw 1267, 2025".

READ A FIRST TIME this 21st day of January, 2025.

READ A SECOND TIME this 21st day of January, 2025.

READ A THIRD TIME this 21st day of January, 2025.

ADOPTED this ___ day of _____, 2025.

Mayor

Corporate Officer

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: February 4, 2025
Meeting Type: Regular Council Meeting

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

Title: OCP and Zoning Amendment Bylaws 1247 and 1248 | OPZ00002 | 9751 & 9819 Bottom Wood Lake Road
Description: Consideration following 3rd reading

RECOMMENDATION

THAT Official Community Plan Amendment (OPZ00002) Bylaw 1247, 2024 be adopted;
 AND THAT Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be adopted.

EXECUTIVE SUMMARY

The applicant has proposed to change the future land use designation of the subject properties from Service Commercial to High Density Residential, and to rezone the land to CD14 – Comprehensive Development 14 (Westpoint Apartment Housing) in order to redevelop the subject properties into a multi-family residential development.

Following third reading of the amendment bylaws, the applicant entered into a Cash in Lieu Agreement with the District of Lake Country regarding off-site transportation infrastructure improvements. The applicant has satisfied the conditions of Zoning Bylaw amendment. Staff recommend that Council support the final adoption of the amendment bylaws.

KEY DATES

Date	Event
November 5, 2024	<ul style="list-style-type: none"> First and second reading to OCP Amendment Bylaw 1247, 2024 and Zoning Amendment Bylaw 1248, 2024
January 21, 2025	<ul style="list-style-type: none"> Public Hearing held for OCP Amendment Bylaw 1247, 2024 and Zoning Amendment Bylaw 1248, 2024 Third reading to OCP Amendment Bylaw 1247, 2024 and Zoning Amendment Bylaw 1248, 2024

Property Information			
Application Type	Official Community Plan and Zoning Bylaw Amendment	Application Date: 2024-JUN-20	
PID & Legal Description	011-168-196; Lot 44 District Lot 118, Osoyoos Division, Yale District, Plan 457 Except Plans 20108, 36673, and 39429 (9751 Bottom Wood Lake Road); and 003-448-991; Lot 2 Sections 10 and 11, Township 20, Osoyoos Division, Yale District, Plan 4169 (9819 Bottom Wood Lake Road)		
Civic Address:	9751 & 9819 Bottom Wood Lake Road		
Applicant:	Corey Makus, 9751 Bottom Wood Lake Road Properties Ltd.	Owners:	1432858 BC Ltd. & 1432863 Ltd.

OCP Designation:	Existing: Service Commercial; Proposed: High Density Residential	
Zoning Designation:	Existing: I1 – General Industrial; Proposed: CD14 – Comprehensive Development 14 (Westpoint Apartment Housing)	
Land Use Contract	NA	
ALR:	NA	
Parcel Size:	2.6 ha / 6.5 ac (District of Lake Country); 0.9 ha / 2.2 ac (City of Kelowna); 3.5 ha / 8.7 ac (total)	
Development Permit Areas:	Agricultural, Town Centre	
Water Supply:	Municipal	
Sewer:	Municipal	
Site Summary:	Zoning:	Use:
<i>North:</i>	A1 – Agriculture	Agriculture
<i>East:</i>	I2 – General Industrial (City of Kelowna) I3 – Heavy Industrial (City of Kelowna)	Industrial
<i>South:</i>	I2 – General Industrial (City of Kelowna)	Industrial
<i>West:</i>	I1 – General Industrial P2 – Administration, Public Service and Assembly	Light Industrial, & Institutional

ALTERNATE RECOMMENDATIONS

- A. THAT Official Community Plan Amendment (OPZ00002) Bylaw 1247, 2024 be adopted;
AND THAT third reading of Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be rescinded,
AND THAT Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be amended by adding:
(additional requirements as identified by Council);
AND THAT Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be read a third time as amended;
AND FURTHER THAT Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be adopted.
- B. THAT first, second, and third reading Official Community Plan Amendment (OPZ00002) Bylaw 1247, 2024 Be rescinded and the file be closed;
AND THAT first, second, and third reading of Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be rescinded and the file be closed.

Respectfully Submitted.

Brian Zurek, Manager of Long Range Planning

Report Approval Details

Document Title:	OPZ00002 - Bylaw 1247, 1248 - Westpoint-Consideration after 3rd.docx
Attachments:	- Attachment A - OPZ00002 - Bylaw 1247, 2024.pdf - Attachment B - OPZ00002 - Bylaw 1248, 2024.pdf
Final Approval Date:	Jan 31, 2025

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

Jeremy Frick, Director of Development Approvals - Jan 31, 2025 - 11:29 AM

Reyna Seabrook, Director of Corporate Services - Jan 31, 2025 - 1:29 PM

Task assigned to Paul Gipps, Chief Administrative Officer was completed by workflow administrator Reyna Seabrook, Director of Corporate Services

Paul Gipps, Chief Administrative Officer - Jan 31, 2025 - 1:29 PM

DISTRICT OF LAKE COUNTRY

BYLAW 1247

A BYLAW TO AMEND OFFICIAL COMMUNITY PLAN BYLAW 1065, 2018

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

1. Official Community Plan Bylaw 1065, 2018 is hereby amended by:

1.1. Changing Map 1 - Future Land Use Plan and the associated land use designation of:

Lot 44 District Lot 118, Osoyoos Division, Yale District, Plan 457 Except Plans 20108, 36673, and 39429
(9751 Bottom Wood Lake Road)

From: Service Commercial

To: High Density Residential

And

Lot 2 Sections 10 and 11, Township 20, Osoyoos Division, Yale District, Plan 4169 (9819 Bottom Wood Lake Road)

From: Service Commercial

To: High Density Residential

As shown as Area A on Schedule A, attached to and forming part of this bylaw.

2. This Bylaw may be cited as "Official Community Plan Amendment (OPZ00002) Bylaw 1247, 2024".

READ A FIRST TIME this 5th day of November, 2024.

READ A SECOND TIME this 5th day of November, 2024.

ADVERTISED on the 9th and 16th days of January, 2025 and a Public Hearing held pursuant to Section 464 of the *Local Government Act* on the 21st day of January 2025.

READ A THIRD TIME this 21st day of January, 2025.

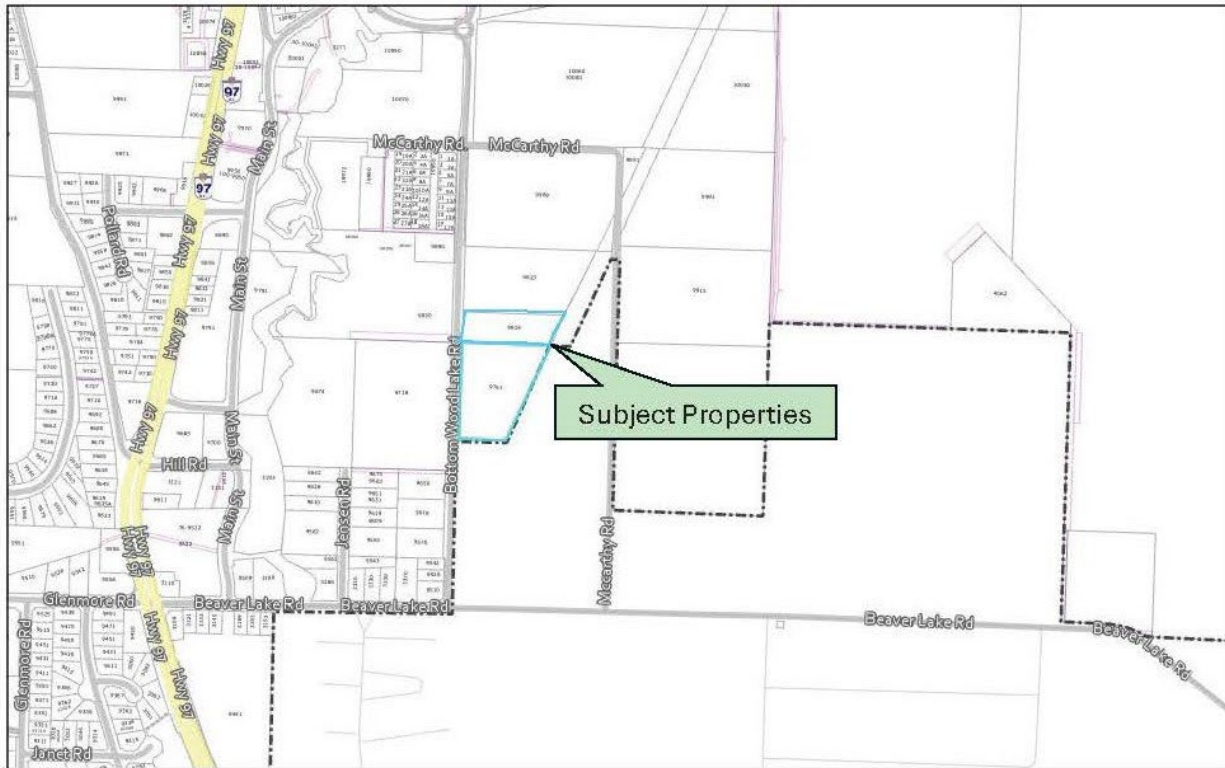
ADOPTED this xx day of month, 2025.

Mayor






Corporate Officer

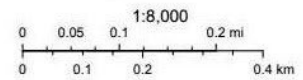
Schedule A to Bylaw 1247

District of Lake Country Map



10/24/2024, 3:39:12 PM

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



DISTRICT OF LAKE COUNTRY

BYLAW 1248

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 2.3, General Administration, Zoning Map, subsection 2.3.1 is amended by:

- (a) deleting the table header text “Section 19 – Direct Control Zones” and replacing it with “Section 19 – Direct Control and Comprehensive Development Zones”; and
- (b) in the same, table, now titled “Section 19-Direct Control and Comprehensive Development Zones”, adding the following row immediately beneath the row “DC12 Direct Control 12 (Turtle Bay Crossing Developments Ltd.)”:

CD14	Comprehensive Development 14 (West Point Apartment Housing)
------	---

1.2. In Section 19 – Direct Control Zones, deleting the heading title “Section 19 – Direct Control Zones” and replacing it with “Section 19 – Direct Control and Comprehensive Development Zones”.

1.3. In Section 19, inserting the new Section 19.12. CD14-Comprehensive Development 14 (West Point Apartment Housing), as shown on Schedule A, attached to and forming part of this Bylaw, immediately following the end of section 19.11. DC-12.

2. By changing the zoning classification of:

Lot 44 District Lot 118, Osoyoos Division, Yale District, Plan 457 Except Plans 20108, 36673, and 39429 (9751 Bottom Wood Lake Road)

From: I1 – General Industrial

To: CD14-Comprehensive Development 14 (West Point Apartment Housing)

And

Lot 2 Sections 10 and 11, Township 20, Osoyoos Division, Yale District, Plan 4169 (9819 Bottom Wood Lake Road)

From: I1 – General Industrial

To: CD14-Comprehensive Development 14 (West Point Apartment Housing)

As shown as Area A on Schedule B attached to and forming part of this bylaw.

3. This bylaw may be cited as “Zoning Amendment (OPZ00002) Bylaw 1248, 2024”.

READ A FIRST TIME this 5th day of November, 2024.

READ A SECOND TIME 5th day of November, 2024.

ADVERTISED on the 9th and 16th days of January, 2025 that a Public Hearing be held pursuant to Section 464 of the *Local Government Act* on the 21st day of January 2025.

READ A THIRD TIME this 3rd day of January, 2025.

Certified correct at third reading.

January 30, 2025

Dated at Lake Country, B.C.

Original signed by Reyna Seabrook

Corporate Officer

RECEIVED the approval of the Ministry of Transportation this 30th day of January 2025 pursuant to section 52(3)(a) of the Transportation Act.

Original signed by Damian Kusiak

Ministry of Transportation and Infrastructure

ADOPTED this xx day of month, 202X.

Mayor

Corporate Officer

Schedule A to Bylaw 1248

19.12. CD-14 – Comprehensive Development 14 (West Point Apartment Housing)

19.12.1. Purpose

The purpose is to provide a zone for multi-family residential ranging up to 6 storeys and complimentary commercial uses on the border of the District of Lake Country and City of Kelowna.

19.12.2 Principal Uses

- (a) apartment housing
- (b) congregate housing
- (c) multiple dwelling housing
- (d) public park
- (e) row housing
- (f) stacked row housing

19.12.3 Secondary Uses

- (a) accessory buildings
- (b) accessory uses
- (c) care centres, major
- (d) food primary establishment
- (e) health services
- (f) home occupations
- (g) offices
- (h) participant recreation services, indoor
- (i) personal service establishments
- (j) public libraries and cultural exhibits
- (k) retail store, convenience

19.12.4 Subdivision Regulations

- (a) WIDTH
The minimum lot width is 30.0 m
- (b) DEPTH
The minimum lot depth is 30.0 m
- (c) AREA
The minimum lot area is 1400 m²

19.12.5 Density and Height Regulations

- (a) DENSITY
The maximum floor area ratio is 2.35.
The minimum floor area ratio is 0.5.
- (b) HEIGHT

The maximum height is the lesser of 22 m or 6 storeys, except it is 4.8 m for accessory buildings and structures.

19.12.6 Development Regulations

(a) SITE COVERAGE

The maximum site coverage of all buildings is 65%, and together with driveways, parking areas, other structures and impermeable surfaces, shall not exceed 85%.

(b) FRONT YARD

The minimum front yard is 3.0 m.

(c) SIDE YARD

The minimum side yard is 3.0 m, except it shall be 6.0 m for a side yard abutting ALR-designated property.

(d) REAR YARD

The minimum rear yard is 4.5 m.

(e) PRIVATE OPEN SPACE

A minimum of 5 m² of private open space shall be provided per dwelling unit and congregate housing bedroom.

(f) BUILDING FRONTAGE

A continuous building frontage shall not exceed 100 m in length.

19.12.7 Parking Regulations

(a) RESIDENTIAL PARKING

A minimum of 1.0 off-street vehicle parking spaces shall be provided per dwelling unit.

A minimum of 0.33 off-street vehicle parking spaces shall be provided per unit of special needs housing or non-market housing.

(b) NON-RESIDENTIAL PARKING

Required off-street vehicle parking minimums shall meet the regulations contained in Section 9.5 General Provisions.

(c) VISITOR PARKING

A minimum of 0.14 parking spaces shall be provided for each parking space required in 19.12.7(a).

(d) BICYCLE PARKING

Required off-street bicycle parking minimums shall meet the regulations contained in Section 9.4 Off-Street Bicycle Parking.

(e) OTHER PARKING & LOADING

Up to 50% of the required residential and non-residential off-street vehicle parking spaces may be of a length shorter than 6.0 m, to a minimum of 5.0 m.

All other residential and non-residential off-street vehicle parking and loading spaces shall adhere to Section 9 for size, location, and development standards.

19.12.8 Other Regulations

(a) LANDSCAPING AND SCREENING

Landscaping requirements shall be as specified in Section 8.

Minimum landscape buffers shall be as follows:

Front Yard: Level 2

Side Yard: Level 3

Rear Yard: Level 3

(b) ALR BUFFER

The minimum landscape buffer for a yard abutting ALR-designated property shall be as follows:

Level 5 as per Section 8.6(e)

(c) OTHER LANDSCAPING AND SCREENING

Landscaping shall adhere to the landscaping and screening provisions of Section 8.

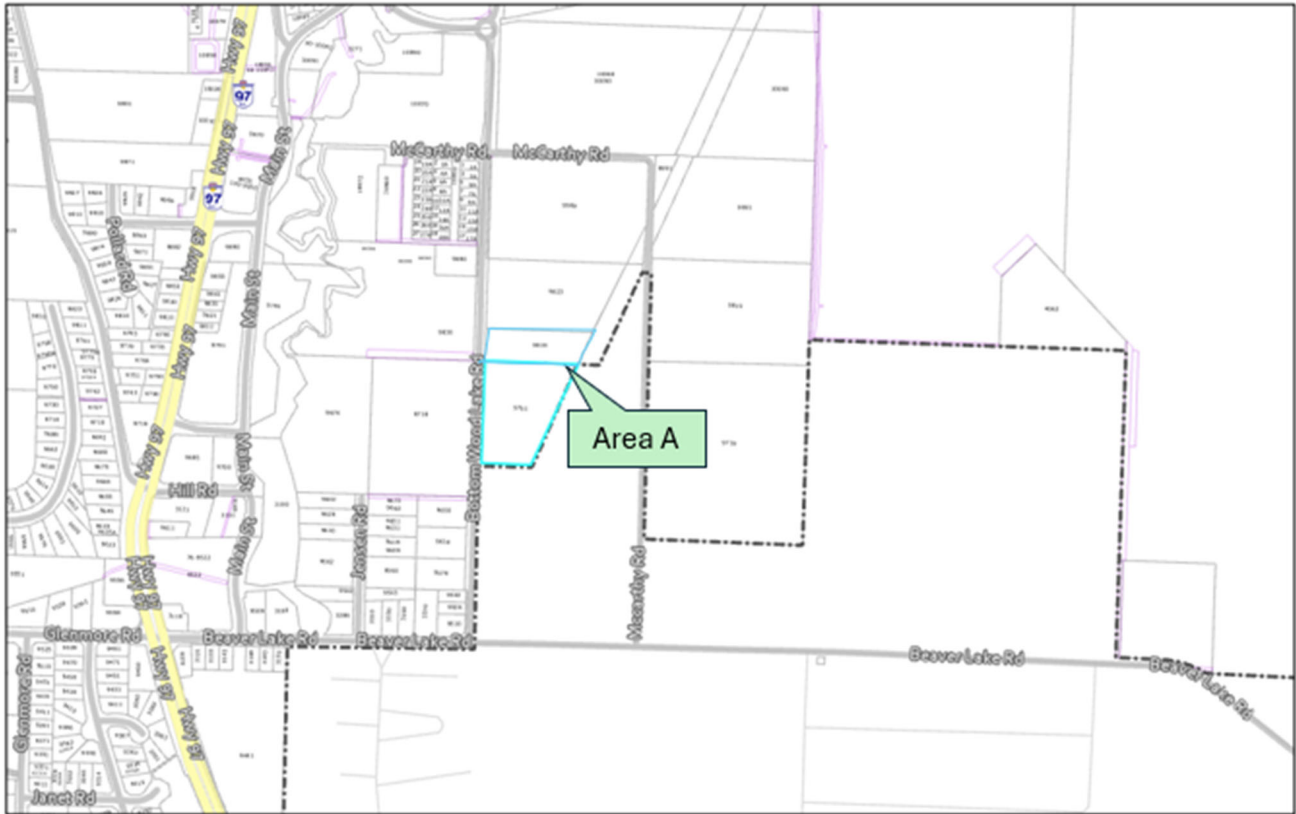
19.12.9 Additional Regulations

Daylighting standards do not apply to buildings constructed in this zone.

Unless otherwise specified in this zone, the following regulations apply: the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the specific use regulations of Section 10, and the sign regulations of Section 11.

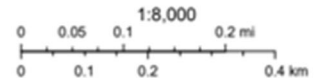
Schedule B to Bylaw 1248

District of Lake Country Map



10/24/2024, 3:39:12 PM

- Parcels
- Streets
- Highway
- Easements
- Street
- Lake Country Boundary



District of Lake Country Online Mapping System
District of Lake Country

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: February 4, 2025
Meeting Type: Regular Council Meeting

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

Title: OCP and Zoning Bylaw 1249 & 1250 | OPZ00003 | O'Rourke Family Vineyard
Description: Consideration following 3rd reading.

RECOMMENDATION

THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be adopted;
AND THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be adopted with the condition that the Applicant be required to provide:

- a) Park and trail improvements works including widening the access drive to accommodate two-way traffic, and grading and surface improvements to facilitate parking for the Spion Kop trail head located near the District Reservoir at Raven Ridge; or
- b) Land dedication from Lot 1 Plan EPP141228 (PID 032-401-914) to facilitate access to crown land.

SUMMARY

O'Rourke Family Vineyard proposes to develop a vineyard, winery, amphitheater/event center, restaurants, tourist accommodation units, and residential uses on the subject properties (Figure 1).

Under the current zoning of A1 for CD zone Areas A and B (Figure 2) the operation of the winery, outdoor events up to 500, restaurant (limited size), tastings, agriculture extensive, accessory buildings, additional dwelling unit, retail sales of products produced, seasonal accommodation for farm help, heli pad and associated secondary uses are permitted.

In CD zone Area C (Figure 2) the operation of the wine storage and other agriculture extensive uses are currently permitted.

The proposed development by Orouke Family vineyard is looking to add additional uses, beyond what is currently permitted in the A1, RR1 and RR2 zones, under the CD 13 zone by allowing the following additional uses:

Area A

- Event Center, Spectator Entertainment Establishment, Amphitheatre,
- Food and Liquor Primary Establishment (i.e. increased restaurant size)
- Retail Convenience and Liquor Store

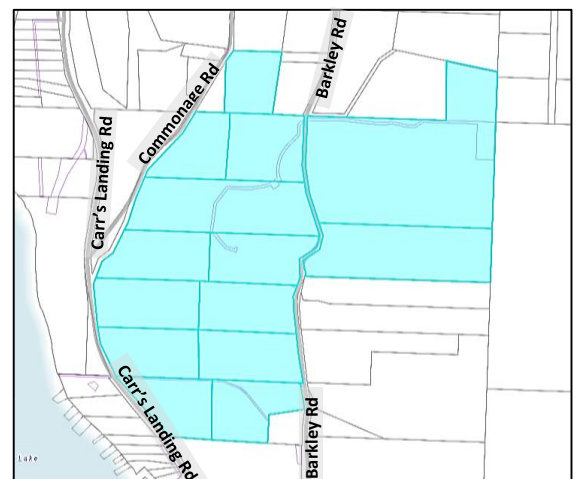


Figure 1: Subject Properties

- Winery Tourist Accommodation

Area B

- Outdoor Storage
- Winery Tourist Accommodation

Area C

- Children’s Camp,
- Agri-Tourism
- Employee Housing
- Outdoor Storage

Therefore Council’s consideration regarding the OCP and Zoning Bylaws (Attachments A and B) is for the additional incremental uses that are identified in the CD13 zone.

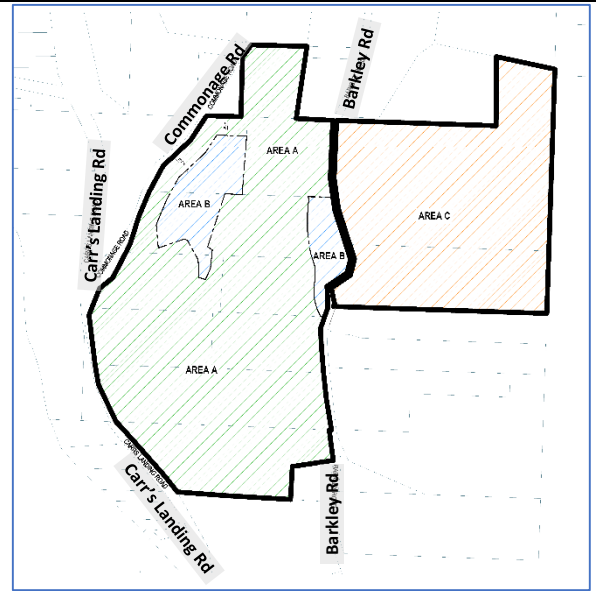


Figure 2: CD Zone Areas

KEY DATES

Date	Event
November 19, 2024	<ul style="list-style-type: none"> • First reading to OCP Amendment Bylaw 1249, 2024 and Zoning Amendment Bylaw 1250, 2024
December 17, 2024	<ul style="list-style-type: none"> • Second reading to OCP Amendment Bylaw 1249, 2024 and Zoning Amendment Bylaw 1250, 2024
January 21, 2025	<ul style="list-style-type: none"> • Public Hearing held for OCP Amendment Bylaw 1249, 2024 and Zoning Amendment Bylaw 1250, 2024 • Third reading to OCP Amendment Bylaw 1249, 2024 and Zoning Amendment Bylaw 1250, 2024

Application Information			
Application Type	OCP Amendment / Rezoning Application		Application Date: 2020-07-17
Properties	Folio/Roll #	PID & Legal Description	Civic Address:
1	1747085	012-273-660; LOT 17 SECTION 5 TWP 14 ODYD PLAN 525	15150 Barkley Rd
2	1747090	012-273-716; LOT 18 SECTION 5 TWP 14 ODYD PLAN 525	Barkley Rd
3	1747110	012-273-791; LOT 22 SECTION 5 TWP ODYD PLAN 525	15251 Commonage Rd
4	1747115	012-273-813; LOT 23 SECTION 5 TWP 14 ODYD PLAN 525	15155 Carrs Landing Rd
5	1747120	012-273-856; LOT 24 SECTION 5 TWP 14 ODYD PLAN 525	Carrs Landing Rd
6	1747125	012-273-864; LOT 25 SECTION 5 TWP 14 ODYD PLAN 525	14985 Carrs Landing Rd
7	1747097	029-287-634; LOT B SECTION 5 TWP 14 ODYD PLAN EPP34669	Barkley Rd
8	Not yet assigned	032-401-906; LOT A SECTIONS 5 AND 8 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141227	15595 Commonage Rd
9	Not yet assigned	032-401-914; Lot 1 Sections 5 and 8 Township 14 Osoyoos Division Yale District Plan EPP141228	15445 Barkley Rd
A	1747070	012-273-601; LOT 14 SECTION 5 TWP 14 ODYD PLAN 525	15474 Barkley Rd
B	1747080	012-273-651; LOT 16 SECTION 5 TWP 14 ODYD PLAN 525	15240 Barkley Rd
C	1747100	012-273-759; LOT 20 SECTION 5 TWP 14 ODYD PLAN 525	15495 Commonage Rd
D	1758030	003-064-549; LOT 14 SECTION 8 TWP 14 ODYD PLAN 712	Commonage Rd
E	1747130	030-634-211; LOT A SECTION 5 TWP 14 ODYD PLAN EPP87503	15362 Barkley Rd
F	1747015	012-273-465; LOT 3 SECTION 5 TWP 14 ODYD PLAN 525	15255 Barkley Rd
G	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)
Parcel Size:	82.3 hectares (203.78 acres)
Development Permit Areas:	Agricultural, Wildland Fire, Natural Environment, Commercial, Industrial, and Multi-Unit DP Areas
Water Supply:	Private
Sewer:	Private

DISCUSSION

Following the public hearing during the regular meeting (January 21, 2025) Council considered and moved third reading of the attached bylaws. Council also tasked staff to determine, for Councils consideration, the extent of proposed park improvement work in the Spion Kop area, as well as determine the potential dedication of land for access to lands beyond for eventual access to crown land for recreation values.

OCP & Mobility Master Plan Context:

- Both documents contain maps indicating future recreation trail connections to the Glacier Glades crown lands from the east (Barkley Road)
- Future trail alignments are conceptual and for planning purposes only - final infrastructure solutions are determined on a case-by-case basis taking into consideration all constraints.

Constraints/Challenges with Glacier Glades:

- There is 50-100m elevation change over steep, rugged terrain from the nearest public corridor (Barkley Road) to the western boundary of the crown lands
- The crown lands are currently land-locked with private property surrounding all sides
- The crown lands are leased from the Province for agriculture/grazing purposes, held by a private individual
- The crown lands are within the Commonage Land Claim area of OKIB
- Trail network development and associated infrastructure, such as parking lots and washrooms, would be costly to build/maintain and would require additional land acquisition for trailhead/staging area

Analysis:

- The proposed pedestrian easement at the north boundary of the O’Rourke property would not provide any immediate benefit to the community and is unlikely to provide a long-term solution for access to Glacier Glades due to lack of space for parking, too narrow of a corridor, challenging and steep terrain. For trail network creation to truly be considered at Glacier Glades, at minimum the following steps should be undertaken:
 - An agreement negotiated with the current crown land leaseholder for public access
 - Provincial approvals obtained for trail network construction on crown land, including First Nations consultation/acceptance
 - Land acquisition of a 5+ acre parcel for trailhead/staging area from Barkley Road
 - Significant capital funding for construction of trail network and associated infrastructure, along with ongoing operational funding for maintenance
- The proposed improvements at Raven Ridge Trailhead at the Spion Kop hiking trail network would instead provide an immediate and long-lasting benefit to the community by addressing issues with lack of parking, and impact/nuisance to neighbouring properties. Spion Kop already includes an extensive network of hiking trails, and is supported by the local community group, Walk Around Lake Country (WALC).

-
- The contribution of works has a significant financial value in the neighbourhood of approximately \$150,000 of works, equipment and in-kind services. The use of other funds such as reserves and DCC's may be viable however it does come at a cost of other potential park and trail improvements being considered.

RESPONSE TO PUBLIC HEARING COMMENTS

Please see Attachment C.

ALTERNATE RECOMMENDATIONS

- A. THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be adopted;
THAT third reading of Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be rescinded,
AND THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be amended by adding:
(additional requirements as identified by Council)
AND THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024, be read a third time as amended.
AND FURTHER THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024, be adopted.

- B. THAT first, second and third reading of Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be rescinded and the file be closed;
THAT first, second and third reading of Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be rescinded and the file be closed.

Respectfully Submitted,

Paul Gipps, Chief Administrative Officer

Report Approval Details

Document Title:	OPZ00003 - Bylaw 1249, 1250 - O'Rourke-Consideration after 3rd.docx
Attachments:	<ul style="list-style-type: none"> - Attachment A - OPZ00003 - OCP Amendment (OPZ00003) Bylaw 1249, 2024.pdf - Attachment B - OPZ00003 - Zoning Amendment (OPZ00003) Bylaw 1250, 2024.pdf - Attachment C - OPZ00003 - Summary of PH Questions.pdf
Final Approval Date:	Jan 31, 2025

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

Jeremy Frick, Director of Development Approvals - Jan 31, 2025 - 12:30 PM

Reyna Seabrook, Director of Corporate Services - Jan 31, 2025 - 2:47 PM

Task assigned to Paul Gipps, Chief Administrative Officer was completed by workflow administrator Reyna Seabrook, Director of Corporate Services

Paul Gipps, Chief Administrative Officer - Jan 31, 2025 - 2:48 PM

DISTRICT OF LAKE COUNTRY

BYLAW 1249, 2024

A BYLAW TO AMEND OFFICIAL COMMUNITY PLAN BYLAW 1065, 2018

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

1. Official Community Plan Bylaw 1065, 2018 is hereby amended by:

1.1. Changing Map 1 – Future Land Use Plan and the associated land use designation of:

LOT 1 SECTIONS 5 AND 8 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141228

From: Rural Residential

To: Agricultural

And, a portion of:

LOT A SECTIONS 5 AND 8 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141227

From: Rural Residential

To: Agricultural

As shown on Schedule A, attached to and forming part of this bylaw.

2. This bylaw may be cited as “Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024”.

READ A FIRST TIME this 19th day of November, 2024.

CONSIDERED in conjunction with the financial plan and waste management plan this 17th day of December 2024.

READ A SECOND TIME this 17th day of December, 2024.

ADVERTISED on the 9th and 16th days of January, 2025 and a Public Hearing held pursuant to Section 464 of the Local Government Act on the 21st day of January, 2025.

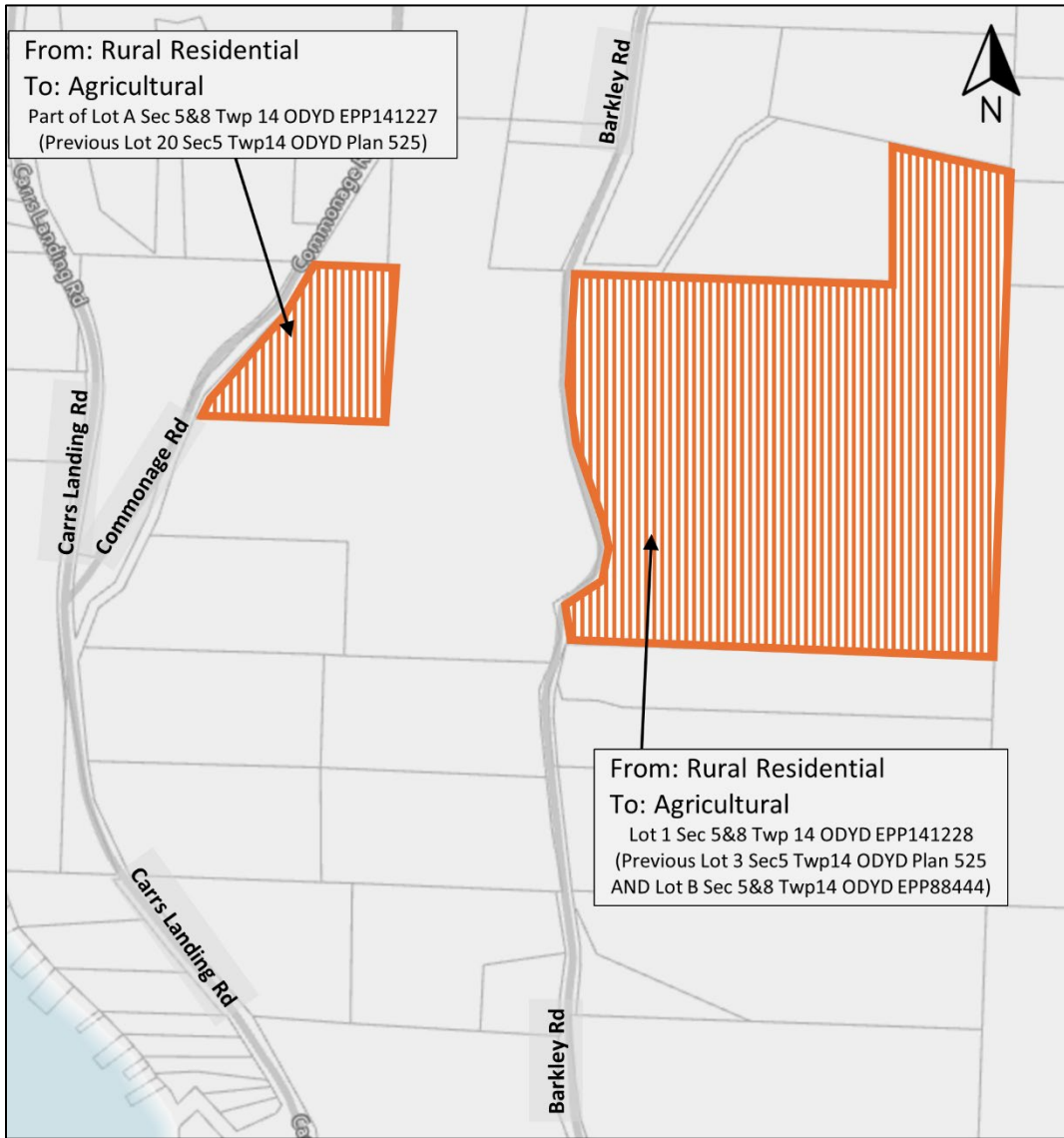
READ A THIRD TIME, as amended, this 21st day of January, 2025

ADOPTED this xx day of month, 202X.

Mayor

Corporate Officer

Schedule A to Bylaw 1249, 2024



DISTRICT OF LAKE COUNTRY

BYLAW 1250

A BYLAW TO AMEND ZONING BYLAW 561, 2007

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

1. Zoning Bylaw 561, 2007 is hereby amended as follows:

1.1. Section 2 General Administration, subsection 2.3. Zoning Map, sub section 2.3.1 is amended by adding the following row to the table titled “Section 19-Direct Control and Comprehensive Development Zones” immediately beneath the row DC12 Direct Control 12 (Turtle Bay Crossing Developments td.):

CD13	Comprehensive Development 13 (O’Rourke Family Vineyard)
------	---

1.2. Section 3 Interpretation, subsection 3.3. General Definitions, section 3.3.3 is amended by adding the following definitions, in alphabetical order:

AMPHITHEATRE means a building or outdoor area or structure specifically designed and used as a place of assembly.

CHILDREN’S CAMP means the use of a site for provision of indoor or outdoor activities for children, including sports, arts and crafts, entertainment, recreation, educational activities, swimming, fishing, horseback riding, and incidental food service and dormitory accommodation. If incidental to the camp use, camp facilities may be used to provide meeting, recreation, or social facilities for a private association or group.

EMPLOYEE HOUSING means a building(s) or portion of a building(s) used to provide sleeping unit(s) or dwelling(s) for persons employed on the property, and where such housing is provided and regulated by the employer.

EVENT CENTRE means a facility used for meetings, conferences and similar social, corporate, and governmental events and functions, including but not limited to professional, educational, musical, cultural, and theatrical performances.

WINERY TOURIST ACCOMODATION means a building(s) or portion of a building(s) used for the accommodation of tourists and may have self-contained cooking facilities, and such use is associated with a vineyard/winery, orchard/cidery or honey farm/meadery. Winery tourist accommodation may include multiple sleeping rooms with shared cooking facilities and seating areas, or individual sleeping rooms with private cooking facilities and seating areas. The maximum length of stay is no more than 30 days during any calendar year.

1.3. Section 19-Direct Control and Comprehensive Development Zones, is amended by inserting a new section the 19.12. CD13 – Comprehensive Development 13 (O’Rourke Family Vineyard)’

zone, as shown on Schedule A attached to and forming part of this Bylaw, in numerical order and re-numbering subsequent sections.

1.4. By changing the zoning classification of:

Lot 17 Section 5 Township 14 Osoyoos Division Yale District Plan 525
Lot 18 Section 5 Township 14 Osoyoos Division Yale District Plan 525
Lot B Section 5 Township 14 Osoyoos Division Yale District Plan EPP34669
Lot 22 Section 5 Township 14 Osoyoos Division Yale District Plan 525
Lot 23 Section 5 Township 14 Osoyoos Division Yale District Plan 525
Lot 24 Section 5 Township 14 Osoyoos Division Yale District Plan 525
Lot 25 Section 5 Township 14 Osoyoos Division Yale District Plan 525
Lot A Sections 5 and 8 Township 14 Osoyoos Division Yale District Plan EPP141227

From: A1 – Agriculture 1
To: CD13 – Direct Control 13 (O’Rourke Family Vineyard)

And

Lot 1 Sections 5 and 8 Township 14 Osoyoos Division Yale District Plan EPP141228

From: RR1 – Rural Residential 1
To: CD13 – Direct Control 13 (O’Rourke Family Vineyard)

And

Lot 20 Section 5 Township 14 Osoyoos Division Yale District Plan 525

From: RR2 – Rural Residential 2
To: CD13 – Direct Control 13 (O’Rourke Family Vineyard)

As shown on Schedule B, attached to and forming part of this bylaw.

2. This bylaw may be cited as “Zoning Amendment (OPZ00003) Bylaw 1250, 2024”.

READ A FIRST TIME this 19th day of November, 2024.

READ A SECOND TIME AS AMENDED this 17th day of December, 2024.

ADVERTISED on the 9th and 16th days of January 2025 and a Public Hearing held pursuant to Section 464 of the Local Government Act on the 21st day of January 2025.

READ A THIRD TIME, as amended, this 21st day of January, 2025.

ADOPTED this xx day of month, 202X.

Mayor

Corporate Officer

Schedule A to Bylaw 1250, 2024

19.12. CD-13 – Comprehensive Development 13 (O’Rourke Family Vineyard)

19.12.1. Purpose

This zone provides for the comprehensive development of land holdings within the Carr’s Landing area and identified as the O’Rourke Family Vineyard including a winery and associated agricultural, tourist and residential uses.

The CD-13 zone is divided by use and topography into three sub-areas, as described below and generally depicted in Figure 19.12.1:

Area A Agriculture, vineyards, winery including ancillary uses of administration, storage/distribution, wine tasting, service and utility, restaurants, amphitheatre/event centre, tourist accommodation and dwellings.

Area B Non-contiguous areas with tourist accommodation and dwellings and infrastructure for water reservoir and storm water retention.

Area C Employee housing, children’s camp, dwellings, storage buildings, and infrastructure including gravel pit and septic field.

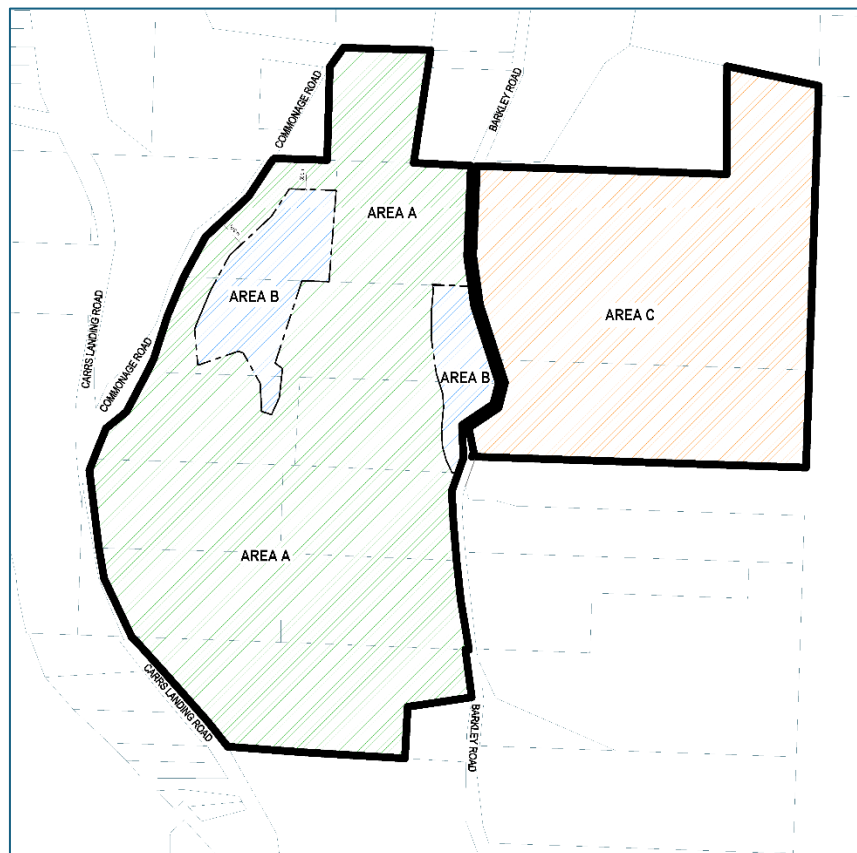


Figure 19.13.1 - CD 13 Zone Use Areas

19.12.2 Principal Uses

Principal uses shall occur within specified Area(s) on the land as indicated in the following table and depicted in Figure 19.13.1

Use	Area A	Area B	Area C
(a) Agriculture, extensive	P ¹	P	P
(b) Agri-tourism	P	P	P
(c) Amphitheatre	P		
(d) Dwelling unit	P	P	P
(e) Event Centre	P		
(f) Food Primary Establishment	P		
(g) Food Primary License	P		
(h) Spectator Entertainment Establishment	P		
(i) Wineries, Cideries, and Meaderies	P		

19.12.3 Secondary Uses

- (a) Secondary uses shall occur within specified Area(s) on the land as indicated in the following table and depicted in Figure 19.13.1
- (b) Accessory and/or Secondary buildings and uses are permitted on any property within the CD-13 zone, despite any definition or regulation to the contrary.

Use	Area A	Area B	Area C
(i) Accessory Buildings	P	P	P
(ii) Children’s Camp			P
(iii) Dwelling unit	P		
(iv) Employee Housing			P
(v) Licensee Retail Liquor Store	P		
(vi) Liquor Primary Establishment, Major	P		
(vii) Outdoor Storage	P	P	P
(viii) Retail stores, convenience	P		
(ix) Secondary Suite	P	P	P
(x) Winery tourist accommodation	P	P	P
(xi) Utility Services, Minor Impact	P	P	P

¹ P = permitted

19.12.3 Subdivision Regulations

	Area A	Area B	Area C
(a) Minimum Area	4.0 ha		
(b) Minimum Depth	30.0 m	100.0 m	100.0 m
(c) Minimum Width	30.0 m	40.0 m	40.0 m

19.12.4 Development Regulations

(a) Density

	Area A	Area B	Area C
(i) Dwelling units	2	3	2
(ii) Amphitheatre / Event Center	10,000 m ²		
(iii) Children’s Camp			Accommodation for 80 attendees
(iv) Employee Housing			accommodation for 100 employees
(v) Food and Liquor Establishments and Retail Store, convenience and liquor (combined total)	3,500m ²		
(vi) Secondary Suite	one per dwelling unit		
(vii) Winery, Cidery, Meadery	7,500 m ²		
(viii) Winery Tourist Accommodation	25 sleeping rooms	55 sleeping rooms	

(b) Site Coverage

	Area A	Area B	Area C
(i) Total of all buildings and structures within sub-area	15%	15%	15%

(c) Height

	Area A	Area B	Area C
(i) Agricultural Buildings	16.0 m		
(ii) Accessory Buildings, unless otherwise specified	4.5 m		
(iii) Accessory buildings, winery	12.0 m		
(iv) Amphitheatre / Event Center / Winery	20.0 m		
(v) Dwelling Unit	10.0 m	10.0 m	
(vi) Children’s Camp			10.0 m

(vii) Employee Housing	12.0 m		
(viii) Winery Tourist Accommodation	10.0 m	10.0 m	

(d) Setbacks: minimum setback required from the building/use to the exterior boundaries of the CD13 zone and nearest lot line adjacent to a dedicated road:

	Public Road Right of Way	North Site Boundary	East Site Boundary	South Site Boundary	West Site Boundary
(i) Agricultural Buildings	10.0 m	10.0 m	10.0 m	10.0 m	10.0 m
(ii) Accessory Buildings (all)	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m
(iii) Amphitheatre / Event Center / Winery	30.0 m	30.0 m	30.0 m	30.0 m	30.0 m
(iv) Employee Housing	10.0m	10.0m	10.0m	10.0m	10.0m
(v) Winery Tourist Accommodation	6.0 m	15.0 m	15.0 m	15.0 m	15.0 m
(vi) All uses not listed separately	10.0 m	10.0 m	10.0 m	10.0 m	10.0 m

19.12.5 Landscaping

Notwithstanding any regulations contained in Section 8 Landscaping and Screening, only the following regulations shall apply to the CD13 zone:

- (a) The minimum Landscape Buffer for the CD13 zone is Level 1, except that:
 - (i) the minimum landscaping required for all parking and loading areas is Level 2, as regulated by Section 8.6, and
 - (ii) the minimum landscaping required for access driveways is Level 2, as regulated by Section 8.6., when adjacent to:
 - a. a dedicated road, or
 - b. the exterior boundary of the site.
 - (iii) Site refuse and recycling bins, including all other large receptacles used for the temporary storage of materials, require opaque screening from adjacent lots and streets.

19.12.6 Parking and Loading

Notwithstanding any regulation contained in Section 9 Parking, only the following regulations shall apply to CD-13:

- (a) the minimum number of parking spaces: 200
- (b) the minimum number of loading stalls: 3

- (c) the minimum number of Class I bike parking spaces: 5
- (d) the minimum number of Class II bike parking spaces: 5
- (e) parking for all events shall be provided on-site; no parking may occur off-site or on public road right of ways.

19.12.7 Events, Amphitheatre and Spectator Entertainment Regulations

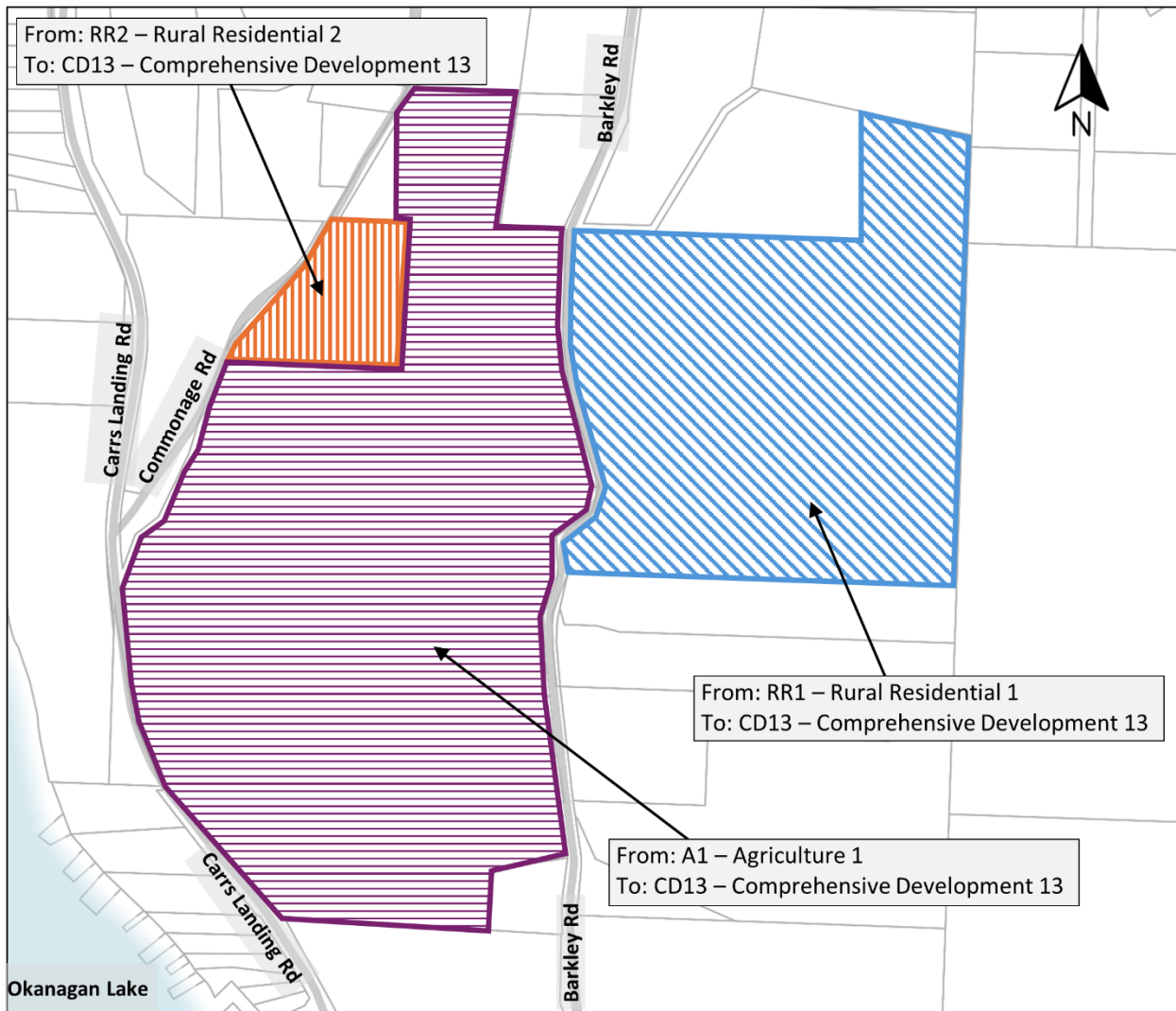
- (a) outdoor events, amphitheatre use and outdoor spectator entertainment shall be limited to the following hours of operation:
 - (i) Sunday through Thursday between 7:00 hours and 22:00 hours, and
 - (ii) Friday, Saturday between 7:00 hours and 23:59 hours, or
 - (iii) Statutory holidays and the day preceding a statutory holiday between 7:00 hours and 23:59 hours
- (b) outdoor events, amphitheatre use and outdoor spectator entertainment shall have a maximum of 500 attendees, except that:
 - (i) there may be up to 4 events annually with a maximum of 1,200 attendees where a traffic management plan is in place (which may include but is not limited to shuttle buses and traffic management personnel at key intersections).

19.12.8 Other regulations

In addition to the regulations listed above, other regulations may apply, including but not limited to:

- (a) Section 7 General Development Regulations shall apply to CD-13, except that:
 - (i) Section 7.13 Hillside Development Sight Lines shall only apply to residential and commercial buildings.
- (b) Section 10 Specific Use Regulations, and
- (c) Section 11 Signs.

Schedule B to Bylaw 1250, 2024



Summary of comments and questions raised at the OPZ00003 Public Hearing

On January 21, 2025 a Public Hearing was held for file OPZ00003 (O'Rourke Family Vineyard). During the Public Hearing and the subsequent Council dialogue, remarks were made about fire safety, wildlife impacts, gravel extraction, the construction of the facility, building approvals, general operations, parking and traffic, event attendance, light, and noise.

Fire Safety:

Public raised concerns about potential wildfire and the ability of the district to fight the wildfire as it pertains to allowing the development to proceed through this rezoning and OCP amendment.

In discussions with our Fire Service leadership, the development of the subject lands has improved the potential risk related to wildfire. Typically farm uses, as proposed, with the planting of a vineyard creates a significant fire break over the previous state of the property. The removal of the pine forested areas on this property has reduced the risk for the surrounding properties.

In addition, the property owner has offered to allow Lake Country Fire Service, under the direction of the fire service leadership, to utilize their lands and fire protection equipment to aid in managing emergency situations. There are several fire hydrants on the property that are capable of providing significant fire flow to protect the property.

Impact to Wildlife

The current zoning of A1 allows for a variety of intensive agricultural uses which typically could affect the migratory patterns and foraging habits of wildlife by limiting access across properties used for agriculture purposes, including the subject properties. In addition, under the current A1 zoning the properties are permitted to host events, and other farming activities that involve auditory influences that could affect the wildlife as well.

Light interference through intensive agriculture activities permitted under the current zoning (greenhouse farming) would more than likely have a greater impact than periodic lighting utilized for events. Outdoor events typically would be hosted during the late spring and summer months when external lighting times would be unnecessary until after 9:00 pm reducing the chance of light interference for extended periods.

It should also be noted that the Right to Farm Act supersedes Local Government bylaws that could be seen to interfere with farming and related activities.

Mining/Gravel Extraction:

Gravel extraction for purposes of on-site development has been considered and is generally permitted providing the noise, dust and site development does not create drainage and site development issues. The impact to neighbours related to noise and dust falls with construction management. Staff are aware this has been referred to the Ministry of Mines and the applicant has

Attachment C-OPZ00003-Response to Public Hearing Comments

been in contact with the Ministry. The district has not been asked to become involved by the Ministry which essentially means they are operating within their property rights under Provincial legislation.

Construction Impacts:

Impacts associated with construction such as noise, dust, blasting etc. are not unique to this project. In fact the District regularly deals with concerns of this nature through out our boundaries and on many projects. This is not a question related to land use. Staff are discussing options on how best to address construction related impacts for all of Lake Country.

Building Approvals:

The building approvals for all structures that are part of the permitted uses in the A1 and RR zones have been issued. Building permits for the uses that are new within the CD13 zone have not been issued or checked pending the determination of the zoning bylaw.

All building permits that are issued or considered to be issued will be checked for compliance with the zoning bylaw or proposed CD 13 zone as it relates to siting, size and setbacks. Currently all discussions with the applicant indicate that any proposed development being considered would fall within the limits.

General Operations:

With respect to compatible uses on the property and a portion of the property being able to serve alcohol while a portion of the property could be used as a children's camp, the perspective of a 203 acre (82 hectare) property ought to be considered, along with the Province's authority around liquor licencing.

Public comments were made regarding on-site water and septic. Both services are regulated by the Interior Health Authority and Provincial regulations; permits are in place.

Traffic/Parking:

Traffic related concerns have been addressed in the "Carr's Landing Road Improvement Strategy" and Council will have an opportunity to consider the timing of associated road upgrades over the course of their budget considerations.

The proposed bylaw for consideration addresses parking required for the operation of the Winery and associated uses. This will be met should the bylaw proceed.

Events:

The current A1 zoning allows for events to take place and is in practice with many similar occupancies throughout the district. The extent of the events for similar uses within Lake Country see participants up to 500 per event and the events are held both indoor and outdoor. The proposed

Attachment C-OPZ00003-Response to Public Hearing Comments

bylaw would allow the applicant to participate with events to the same extent as the other wineries etc. The proposed bylaw would allow the applicant to have an event with up to 1200 participants providing there is a traffic management plan in place; this could occur up to 4 times per year.

Light interference:

This is not specifically addressed in the proposed CD 13 zone or for any other similar properties or uses. It should be noted that light interference through intensive agriculture activities permitted under the current zoning (greenhouse farming) would more than likely have a greater impact than periodic lighting utilized for events. Outdoor events typically would be hosted during the late spring and summer months when external lighting times would be unnecessary until after 9:00 pm reducing the chance of light interference for extended periods.

Noise:

The District of Lake Country has a noise bylaw in effect, which we respond to upon complaint. The proposed zoning under CD13 sets specific times to further regulate noise from events held outdoors, which would likely be the cause of any noise complaint. It should be noted that this bylaw has no effect on farm operations that cause a noise complaint as the Right to Farm Act has paramountcy.



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