



Minutes

Public Hearing

January 21, 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
Carie Liefke, Manager of Current Planning
Brian Zurek, Manager of Long Range Planning
Makayla Ablitt, Legislative & FOI Coordinator
Shaun Lesowski, Parks & Facilities Manager
Scott Unser, Public Works Manager
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.

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