

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

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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

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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.