



Ref: LKC-02

January 22, 2025

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Email: pgipps@lakecountry.bc.ca

Re: Lake Country boundary readjustment

This serves as the Proposal Report (Report) from the Ministry of Housing and Municipal Affairs (HMA) for the District of Lake Country's (District) proposed boundary amendment to include five properties currently in the City of Kelowna. This is a boundary redefinition of adjoining municipalities under the *Local Government Act* (LGA), s. 15. The District is extending its boundary and must follow LGA, s. 12 requirements. There are two fee simple private parcels and three discontinued Okanagan Rail Trail parcels owned by the City of Kelowna (City). The District's proposal satisfied all of HMA's requirements and you may proceed with elector approval.

The proposed boundary redefinition supports a joint Memorandum of Understanding (MOU) between the District, the City and the Okanagan Indian Band. I also understand that the long-term plans for the parcels are to rezone from industrial to multi-family use and build a large housing development.

The purpose of this Report is to help District staff understand what else may be required before presentation of the proposal to the Minister of Housing and Municipal Affairs for decision.

Description of the Proposed Boundary Amendment Area

The proposed boundary redefinition extends the District's boundary to include three sections of discontinued Okanagan Rail Trail (owned by the City) and two fee simple private parcels from the City. The total area to be included equals 2.33 hectares of land.

Status of Land (Fee simple/Crown/Other)	Legal Description and/or address	Parcel identifier (PID)
Fee simple Private	9595 Bottom Wood Lake Road	011-168-218

Fee simple Private	672 Beaver Lake Road	011-168-226
Owned by City of Kelowna	Okanagan Rail Trail [discontinued portion]	011-914-475
Owned by City of Kelowna	Okanagan Rail Trail [discontinued portion]	012-323-951
Owned by City of Kelowna	Okanagan Rail Trail [discontinued portion]	012-323-969

Basic Technical Criteria

Contiguous to current boundary	Yes
Complete parcels as described on land title certificate	Yes
Roads and road-rights-of-way provide access to the extension area	Yes

Proposal Review Synopsis

There is a joint proposal from the District and the City for a boundary redefinition of adjoining municipalities. The redefinition represents an extension of the District's boundaries, adding approximately 1.02 hectares of land from two privately owned parcels in the City (the property owner also owns adjacent properties in the District), and three discontinued sections of the Okanagan Rail Trail (1.31 ha) – currently owned by the City. The long-term plans are to demolish the current buildings, rezone the industrial properties to multi-family housing, and build a major housing development together with the Okanagan Indian Band.

Local Interests

As this proposal is a boundary redefinition between two adjacent municipalities, there are not any electoral area impacts. Regional district support is not necessary, and the District's proposal commits to informing the Regional District of Central Okanagan for awareness. The District has submitted a support letter from the Okanagan Indian Band as this is a joint commitment between the Okanagan Indian Band and the City. The tax impacts for the City amount to just under \$20,000 for the two fee simple properties.

Provincial Interests

Since this is a redefinition of adjoining boundaries, there were not any impacts to the Ministry of Transportation and Transit as there are no impacted provincial highways. There is also no agricultural land involvement.

First Nations Referrals

The District has the support of the Okanagan Indian Band through several pieces of documentation, primarily through a written support letter and the joint MOU. Furthermore, the District has also notified Westbank First Nation (the traditional Syilx Okanagan Peoples contact for the area) about the proposed boundary redefinition.

HMA's Governance and Structure Branch will be sending out letters to provide Indigenous Nations with a synopsis of the project and asking for information, interests and concerns on the matter. This is to fulfill the provincial duty to consult, ensuring awareness of the project and offering a discussion opportunity prior to a provincial decision.

Next Steps

The District may proceed with seeking elector approval for the boundary redefinition through an AAP as chosen through the Council resolution. The District has provided all the necessary materials and information to move forward.

The following steps will be undertaken by HMA:

- Draft legal boundary map (for attachment to Letters Patent) for review by local governments;
- Internal provincial referrals; and
- Begin consultation with Indigenous Nations through notification letters, following up on any raised issues or concerns.

Once the District has completed their AAP and shared that information with HMA, the Ministry will re-evaluate the proposal and advise on next steps. In the meantime, HMA will continue with internal work and initiate consultations with Indigenous Nations.

If you have any questions, you may reach me by telephone at: 778-698-3214; or by email at: david.vanommen@gov.bc.ca.

Regards,

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