

Minutes of PUBLIC HEARING of the Regional District of Central Okanagan held at Regional District Offices, 1450 KLO Road, Kelowna, B.C. on Monday, May 30, 2022.

Directors: L. Wooldridge, Chairperson (City of Kelowna)
(In Person) R. De Jong, Alternate for G. Milsom (City of West Kelowna)
J. Baker (District of Lake Country)
M. Bartyik (Central Okanagan East Electoral Area)
C. Basran* (City of Kelowna)
W. Carson (Central Okanagan West Electoral Area)
M. DeHart (City of Kelowna)
G. Given (City of Kelowna)
B. Sieben* (City of Kelowna)

Directors: C. Fortin* (District of Peachland)
(Electronic) C. Hodge (City of Kelowna)
L. Stack (City of Kelowna)
J. Coble (Westbank First Nation)

Directors: S. Johnston (City of West Kelowna)
(Absent)

Staff: B. Reardon, Chief Administrative Officer
(In Person) C. Griffiths, Director of Corporate Services/Deputy CAO
D. Komaike, Director of Engineering Services
L. Smith, Director of Financial Services
K. Needham, Corporate Officer
S. Horning, Supervisor-Corporate Services (Recording Secretary)
S. Ballan-Brown, Corporate Services Executive Assistant
M. Czarny*, Planner

Staff: M. Kopp*, Director of Parks Services
(Electronic) B. Nichols, Manager of Development Services

(* denotes partial attendance)

1. PUBLIC HEARING INTRODUCTION

Chairperson Wooldridge commenced the public hearings at 7:00 p.m.

It was acknowledged that these public hearings are being held on the traditional territory of the syilx/Okanagan people.

Noted as these are public hearings, a live audio-video feed is being broadcast and recorded on rdco.com.

Everyone who wishes to speak shall be given the opportunity to be heard. No one will be, or should feel, discouraged or prevented from making his or her views known. However, it is important that all who speak at this meeting restrict their

remarks to matters contained in the bylaws and it is my responsibility as Chairperson of this meeting to ensure that all remarks are so restricted.

Members of the Regional Board may, if they so wish, ask questions of you following your presentation. However, the main function of the Regional Board members this evening is to listen to the views of the public. It is not the function of the Regional Board at this public hearing to debate the merits of the proposed bylaw with individual citizens.

Directors Basran and Sieben joined the public hearings at 7:02 p.m.

No decision will be made at the public hearing, but the bylaws that are the subject of this hearing will be considered by the Regional Board at the regular meeting following the close of this public hearing.

No further information or representations can be considered by the Regional Board after the Public Hearing is terminated.

2. PUBLIC HEARING #1 - Z21-06 (LUC No. 249 Termination) - Alpine Road (EA West)

Chairperson Wooldridge called Public Hearing #1 to order at 7:03 p.m. the hearing to order.

Roll call was taken as some Board Members appeared electronically.

Advised this Public Hearing is being held for the purpose of terminating Land Use Contract Bylaw No. 249 and considering an amendment to Rural Westside Official Community Plan Bylaw No. 1274 and Zoning Bylaw No. 871.

The role of the Regional Board is to hear representation from those persons who wish to provide comments regarding the bylaws that are the subject of this hearing.

NOTICE:

The Corporate Officer provided information on notice to the public, including posting at the public notice place, advertising in the Kelowna Capital News on May 5, 2022 and the Vernon Morning Star on May 19 and 26, 2022, and 80 mailing notices to property owners and adjacent properties between May 5, 2022 and May 26, 2022.

Advised no correspondence was received as of 4:00 pm, May 30, 2022 regarding the proposed bylaws.

Staff:

- Displayed a PowerPoint presentation summarizing the application.
- Responded to questions from the Board.

Kyle Stewart, Property Owners' Agent:

- Advised his client is a real estate/property development company.
- Advised his client owns other property in Valley of the Sun and is looking into options for the redevelopment of the sites.

- Expressed concerns with the Land Use Contract termination process and timelines.
- Spoke to potential development and property value impacts.
- Responded to questions from the Board;

There were no members of the public who wished to speak.

3. CLOSE PUBLIC HEARING #1

Chairperson Wooldridge declared Public Hearing #1 closed at 7:27 p.m.

4. PUBLIC HEARING #2 - Z20-05 (LUC225 Termination) - 2751 Westside Rd (Lake Okanagan Resort) (EA West)

Chairperson Wooldridge called Public Hearing #2 to order at 7:27 p.m. the hearing to order.

Roll call was taken as some Board Members appeared electronically.

Advised this Public Hearing is being held for the purpose of terminating Land Use Contract Bylaw No. 225 and considering an amendment to Rural Westside Official Community Plan Bylaw No. 1274 and Zoning Bylaw No. 871.

The role of the Regional Board is to hear representation from those persons who wish to provide comments regarding the bylaws that are the subject of this hearing.

NOTICE:

The Corporate Officer provided information on notice to the public, including posting at the public notice place, advertising in the Kelowna Capital News on May 5, 19 and 26, 2022, and mailing 118 notices to property owners and adjacent properties between May 5, 2022 and May 26, 2022.

Advised of the following correspondence received and circulated to the Board as of 4:00 pm, May 30, 2022 regarding the proposed bylaws, and forming part of the public record:

- Letters of Inquiry – 2 submissions
- Letter of Concern – 1 submission

Staff:

- Displayed a PowerPoint presentation summarizing the application.
- Responded to questions from the Board.

Keith Funk, New Towne Services, Property Owners' Agent:

- Advised that his clients have been working interactively over the years to resolve some of the issues with the property (Lake Okanagan Resort).
- Expressed a concern with the proposed CD-2 zone.
- Expressed a future desire to make an application to have the Board consider moving around some of the density proposed under the CD-2 zone, while maintaining the proposed overall density of the resort.
- Spoke to future plans and desires the property owners have for the property.
- Responded to questions from the Board.
- Believes the zoning needs to be amended to allow for a successful resort.

Director Fortin joined the meeting at 7:44 p.m.

Public:

Mr. Peralta, Chalet #1, Lake Okanagan Resort

- New owner to the Resort.
- Looking for confirmation of the definition of 'chalet housing'.
- The proposed zone indicates that chalet housing is 2 dwellings. Some of the existing chalets at the resort are 3 dwellings. What is going to happen to the 3 dwelling chalet housing units?

Megan P., Chalet #12 & #13, Lake Okanagan Resort:

- Read the questions that were submitted by Lake Okanagan Resort's Strata Management:
 - o What does short term occupancy mean? Does it cover short term rentals (including Airbnb)?
 - o The LUC provides the strata owners with rights (access and fees etc. that are not covered by the new zonings. Will the RDCO ensure that these LUC 225 rights remain on all the resort titles, particularly schedule in LUCA 225 95 44.?
 - o The LUC assumed that the Golf course would exist in perpetuity and could only be changed with the consent of all the surrounding Stratas. Can the RDCO confirm that the new CD 2(J) zoning will not be changed with without the consent of all surrounding Stratas?

Staff:

- Advised the property owner could make an application to the Board to amend the OCP and Zoning Bylaw in the future.
- Advised that staff would need to review previous building permits for any 3-unit chalet dwelling to determine if they will be allowed to remain under the proposed zone.
- Responded to the questions raised by the Resort's Strata Management.
- Responded to questions from the Board.

There were no further comments.

5. CLOSE PUBLIC HEARING #2

Chairperson Wooldridge declared Public Hearing #2 closed at 7:58 p.m.

L. Wooldridge, Chairperson

K. Needham, Corporate Officer

/slh