



TO: Regional Board of Directors

FROM: Director Monteith

DATE: December 7, 2020

RE: Public Hearing Report - Amendment Bylaw No. 2457.20, 2018

Purpose of Bylaw:

The proposed amendments to the Electoral Area "I" Zoning Bylaw No. 2457.20, 2018, are related to the proposed development of a phased multi-use development resort at the Twin Lakes Golf Course.

Public Hearing Overview:

The Public Hearing for Bylaw No. 2457.20, 2018 was convened on Monday, December 7, 2020, at 6:00 pm, electronically via the RDOS's WebEx online meeting platform.

Pursuant to Section 464, 465 & 468 of the *Local Government Act*, Chair Monteith called the Public Hearing to order at 6:05 p.m. in order to consider the amendment bylaw.

Members of the Regional District staff present were:

- Cory Labrecque, Planner II
- Stephen Juch, Development Engineering Supervisor

There were approximately 25 members of the public present in the electronic meeting.

In accordance with Section 466, the time and place of the public hearing was advertised in the November 25, 2020 and December 2, 2020, editions of the Penticton Western.

Copies of reports and correspondence received related to Bylaw No. 2457.2018, were available for viewing at the Regional District office during the required posting period.

Summary of Representations:

There were no written briefs submitted during the public hearing.

Chair Monteith called a first time for briefs and comments from the floor and noted that a binder is available which includes all written comments received to date and anyone wishing to review the comments could do so.

C. Labrecque, Planner II outlined the proposed bylaw.

Chair Monteith asked if anyone wished to speak to the proposed bylaw.

Valerie Windsor, 306 Westview Road: Stated their opposition to the bylaw. Expressed concerns related to the viability of water, and questioned if there is enough water to support the proposed development, including those who live in the area full time and those who have summer homes.

Patrick Walker, 178 Twin Lakes Road: Stated their opposition to the bylaw. Expressed concerns about impact of the development in relation to water flows to fight fires in the area.

Marie-Eve Lamarche, 236 Twin Lakes Road: Stated their opposition to the bylaw. Concerned that the development would lower the water acquirer and negatively affect the surrounding community. Expressed concerns that increased daily traffic would negatively impact safety on the local roads and increase public access and pollution on the lake, and that increased population in the area would lead to an increase in risk of fire.

Patrick Walker, 178 Twin Lakes Road: Stated their opposition to the bylaw. Expressed their main concern is future water shortages. Expressed concerns around whether the development would be sustainable, and about water related shortages leading to requiring a deeper well on their property in the future.

Jennifer Strong, 305 Westview Road: Stated their opposition to the bylaw. Read out part of the letter that they emailed to the RDOS on December 6, 2020. (The letter is included in the public representations).

John Geary, Twin Lakes: Stated their opposition to the bylaw. Expressed concerns about water shortages, and the methods that will be used to determine if the development is sustainable for the future. Expressed concerns about an increase in crime and traffic in the area, increased usage of the lake, and around increased parking issues on west side of the lake near the boat ramp.

David Hetherington, 264 Westview Road: Stated their opposition to the bylaw. Expressed concerns around traffic, traffic access, water shortages. Also expressed concerns about the impacts on nearby nature's trust land from increased recreation and usage of the area, and concerns about possible contamination from a possible previous dump site on the property.

William Rogocky, 202 Range Road: Stated their opposition to the bylaw. Would like to see the proposed road redesigned to be put beside their property. Concerned about narrow roadway and traffic safety impacts for local children.

Coral Brown, 158 Twin Lakes Road: Stated their opposition to the bylaw. Concerned about water use and recharge and that there is not enough water for the water to be sustainable. Expressed concern that if the water is not sustainable, and asked who would be responsible or liable in that case. Expressed concerns about impacts on DRAO, and about snow pack and water supply in the area.

Peter Jensen, 194 Range Road: Expressed concerns over water supply and increased traffic on Twin Lakes Road. Concerned about fire protection and is uncertain about if there would be added fire protection for the area. Also concerned about the increase of weekend party-goers.

Marie-Eve Lamarche, 236 Twin Lakes Road: Concerned about Airbnb rentals and the need for a bylaw to address increased crime in the area. Concerned about lack of parking supply at the boat ramp and species-at-risk in the area.

Neal Moretti, 302 Westview Road: Stated their opposition to the bylaw. Concerned about that the development would not be appropriate for the community, including increased density in a rural area. Concerned about future water supply related to the proposed development.

William Rogocky, 2020 Range Road: Expressed concern that there may only be one way in and out of the development, and wondering if there will be two accesses to get back out onto Highway 3A in the case of a fire.

Suki Sekhon (applicant): Expressed that they have spent significant time and funds to study the water supply. Expressed that they have addressed a number of requests from the local community, including reducing the overall development footprint, removing the hillside development proposal, phasing the development, and committing to a water and sewer system that would be more sustainable and benefit the community in the long term. Expressed they felt the water supply issue had already been studied and resolved.

Sandra Wilson, 445 Eastview Road: Expressed concern that there has been a longer-term cycle of flood and drought, and concerned about future drought affecting the water supply.

Valerie Windsor, 306 Westview Road: Reiterated opposition to the bylaw. Expressed concern over the water supply, and that there is no guarantee that there is going to be sufficient water for a resort development.

Verna Mumby, 305 Westview Road: Stated their opposition to the bylaw. Reiterated concerns in a letter to the RDOS about water and does not support placing development above confirmation of water source. Expressed species-at-risk on the property. Concerned about traffic, fire, and visitors trespassing on properties. Expressed that the proposed zoning change does not serve the broader public interest.

Brian Wilman, 234 Twin Lakes Road: Expressed concerns about water supply that the golf course might be impacted by future water shortages.

Coral Brown, 158 Twin Lakes Road: Expressed concerns in relation to water supply and cyclical long-term flooding and drought. Expressed concern about an upcoming period of drought, given climate change and nearby logging.

Chair Monteith: asked a second time if there was anyone who wished to speak further to the proposed bylaw.

Chair Monteith: asked a third time if there was anyone who wished to speak further to the proposed bylaw and hearing none, declared the public hearing closed at 7:28 p.m.

Recorded by:

Cory Labrecque

C. Labrecque
Planner II

Confirmed:

S. Juch

S. Juch
Engineering Supervisor

Confirmed:

S. Monteith

S. Monteith
Chair