

**Minutes of the *PUBLIC HEARING* of the Regional District of Central Okanagan held in the Woodhaven Board Room, Regional District Offices of Kelowna on Monday, January 23, 2017**

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Directors:

J. Baker (District of Lake Country)  
C. Basran (City of Kelowna)  
W. Carson (Central Okanagan West Electoral Area)  
M. DeHart (City of Kelowna)  
D. Ophus, alternate for R. deJong (City of West Kelowna)  
D. Findlater (City of West Kelowna)  
C. Fortin (District of Peachland)  
G. Given (City of Kelowna)  
T. Gray (City of Kelowna)  
P. Hanson (Central Okanagan East Electoral Area)  
B. Sieben (City of Kelowna)  
L. Stack (City of Kelowna)

Absent:

T. Konek (Westbank First Nation)

Staff:

B. Reardon, Chief Administrative Officer  
R. Fralick, Manager of Development Services  
C. Griffiths, Director of Economic Development  
M. Kopp, Director of Parks Services  
M. Rilkoﬀ, Director of Financial Services  
M. Drouin, Manager-Corporate Services (recording secretary)

Chair Given brought the Public Hearing to order at 7:05 p.m.

Chair Given advised that this Special Meeting is being held for the purpose of considering an amendment to the Rural Westside Official Community Plan and RDCO Zoning Bylaw No. 871.

The Public Hearing was advertised (pursuant to the *Local Government Act*) as follows:

- The Vernon Morning Star on Friday, January 13, 2017 and Wednesday, January 18, 2017
- The Capital News on Friday, January 13, 2017 and Wednesday, January 18, 2017.

A Consultation Notice in accordance with the *Local Government Act* was advertised in the Vernon Morning Star and the Capital News on Friday, December 9, 2016.

In accordance with the Development Applications Procedure Bylaw No. 944, a 'Notice of Application' sign was also posted on the subject property.

Chair Given stated that the role of the Regional Board is to hear representation from those persons who wish to provide comments regarding the proposed bylaws. 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. It is important that all who speak at this meeting restrict their remarks to matters contained in the bylaw and it is her responsibility as Chair of this meeting to ensure that all remarks are so restricted.

Members of the Regional Board may if they so wish, ask questions following the presentation, however noted that 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.

No decision will be made at the Hearing, but the entire proceedings will be considered by the Regional Board at a subsequent meeting.

Submissions regarding the proposed bylaw may be received prior to or at this Hearing.

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

The Chair introduced the following bylaw:

**OWNERS:** The Province of B.C. c/o The Owners of Strata Plan KAS2428

**AGENT:** B. Willis

Rural Westside Official Community Plan Amendment  
Bylaw No. 1274-05  
Zoning Amendment Bylaw No. 871-238 (Our File: Z16/05)  
Received First Reading – October 24, 2016  
Central Okanagan West Electoral Area

**APPLICATION:** To amend the Official Community Plan Future Land Use Designation from Parks and Recreation to Commercial Resort.  
To amend the zoning from P1 Park and Open Space to C5 Campground, Cabin and Motel Commercial

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**Staff:**

Staff report dated January 16, 2017 outlined the amendments. The Regional Board conditionally supported the FrontCounter BC referral application to permit the purchase of the Crown land parcels in 2015 (File: CL-15-10). This OCP/Rezoning Application, specific to Blocks C & D, is a condition of the sale of the subject Crown Land parcels. The applicant, Strata KAS2428 (La Casa Resort) intends to develop the site as ATV access to Terrace Mountain Forest Service Road; swimming pool with amenities; parking for boat trailers/cars/golf carts; garbage transfer station and other uses associated with La Casa Lakeside Cottage Resort.

Staff reviewed the proposed development for Blocks C & D. Photos, as well as the site plan were highlighted. Ministry of Transportation and Infrastructure referral noted that vehicular access is not allowed from Westside Road. Currently there is a large steel gate that prevents vehicle access.

Subsequent to the Public Hearing staff report, three letters of opposition have been received highlighting concerns for development of a campground, traffic, increased garbage and limited beach access. Staff noted that the amendments proposed are not for a campground/motel.

All strata owners received a copy of the proposed bylaw amendments.

**Board:**

No questions of the Board.

**Applicant:**

B. Wills, agent for the Strata addressed the Board. He highlighted that a campground is not being developed. It is believed there is confusion with some owners. The primary purpose is to purchase these lands and rezoning. The site plan is preliminary. If a development permit is applied for in the future further information would be forthcoming.

Correspondence from opponents noted campground/motel would be developed with additional traffic. Mr. Wills noted this is not the plan. The garbage transfer site is a private site, with no changes planned--it is just being relocated up the hill.

**Public:**

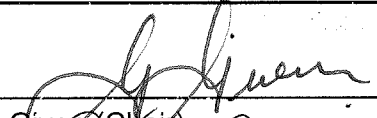
C. Jones -- owns two properties at La Casa. Noted she did not understand La Casa was purchasing the property. Once hearing what is actually planned is happy with the proposal.

**Board:**

No further comments.

The Public Hearing was terminated and adjourned at 7:18 p.m.

**CERTIFIED TO BE TRUE AND CORRECT**

  
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G. Given (Chair)

  
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B. Reardon (Director of Corporate Services)