

Kerri-Lynn Grell

From:
Sent: February 21, 2022 9:55 AM
To: Shannon Duong
Cc: Info E-Box
Subject: Fwd: Project No. A2021.020-ZONE

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning Ms. Duong.

[Tues. Feb. 15th](#), my husband Randy and myself joined in the Public Information Meeting - Proposed Rezoning of 14805 89th St. despite the incorrect date and cumbersome link to join.

We were glad we were able to make the connection though just in time for your presentation.

We do have some concerns and questions outlined below.

First, would it be possible for you to forward us the dates when further conversation/meetings regarding this proposal are scheduled? as we would like to plan to attend.

Will there be a site open house, to walk and view exactly where this plan will be situated on the properties should it be approved?

Brad stated in the meeting that these units will be:

30sq. meters each at most, and he described them as being "glorified hotel units".

Brad said they will be sleeping units only with a washroom.

There will be **no cooking facilities inside**, but that does beg the question, will there be outdoor cooking areas? i.e. bbqs, fire pits, picnic tables, gathering spots?

No long term rentals exceeding 30 days. Is this correct?

Maggie inquired, is this a one time change/exception to current zoning AG1 to AG1s? Can this be guaranteed by the RDOS?

George asked, what is the vision for 5 - 10 - 15 years? What does that look like?

Severine responded with her guarantee. They are wine makers, that's what they do. Wine making is their business and that is what they plan to continue to do from now until forever. I believe her. Her position is the viticulturalist and I believe that is HER plan, for her, from now until forever. However, the Enotecca Winery and Resorts (owner of the properties) corporation and website state they have a different plan in mind. An excerpt follows:

ABOUT ENOTECCA WINERY AND RESORTS

Enotecca is an idea that was developed from the restaurant table. Wonderful food and wine led us to dream of a place in the Okanagan Valley where one could come relax, bathe in the wonderful Okanagan sunshine and enjoy fine wines. Combining luxurious resorts with high-end wineries will allow guests the ultimate experience in relaxation and comfort.

To realize this dream Enotecca was created with the goal to establish **three unique boutique wineries and three luxurious and intimate resorts.**

Inserted is a link where you can view their entire website where intentions and goals are outlined. What is concerning is they say here the plan is to have 3 unique boutique and 3 luxurious and intimate resorts? currently being planned. Are

these the "sleeping units" discussed in this proposal? Or is that another project? Here is their website. <https://www.enotecca.ca/index.php>

I wonder why Sean Salem, owner, who appeared to be present at the meeting, did not make that distinction, and guarantee himself, as he is the owner? That would have held more weight.

Further to George's question regarding, what will this "luxury hotel" look like in the future?

I ask, will there be any recreational activities on site for their guests? i.e. tennis courts, swimming pool, pickleball courts, hot tubs? typical "luxury resort" type of activities, restaurant? or simply they will come, sleep, drink wine and leave?

Mike asked about the rezoning. If and when land is rezoned, is the covenant then automatically removed? How does that work? Could you please explain.

What about the use of the lake? Will these guests be exclusively using only the waterfront beach owned by La Stella should they want to lounge, swim, float, boat, paddle, canoe etc.?

Will there be a guest beach dedicated to these guests? How will that be managed in order to not negatively impact our neighbourhood as it is **today**? It's a small busy street and bay area already.

Noise restrictions. Mike mentioned perhaps time frames could be implemented. 10:00 p.m. was suggested to be fair. Is that an option?

Who will supervise the boat traffic should these guests have boats? Where will they moore their watercrafts? And where will they park their trailers etc.?

Brad mentioned there is only one parking spot per unit.

Where will employees that do the maintenance i.e. cleaning of rooms, go for their breaks? Dedicated areas on La Stella's property?

In **December 2015** La Stella Winery was looking to build an oversized wharf. They were granted a 5 year period vs. a regular time frame to prove to be responsible. The reason being, there was a number of issues with the winery being used as a wedding venue previously. It had posed a lot of problems for the neighbourhood. That trial period is now nearing the 5 year mark and they have kept their word so far. It should be noted as well however, that the past 2 years we have all been in Covid lock down and businesses have been closed or very limited to the number of guests allowed, so was this a true indication of what is expected once mandates and restrictions are lifted? If this particular request is granted, what's to say after another 5 years pass by, there won't be yet another rezoning, revamping, or addition requested? How can we be assured? Well. The answer really is, we cannot be. There are no guarantees for tomorrow. As a mom who lost her only son one year ago, in a tragic unexpected accident, I've learned first hand in the very hardest, most painful of ways, there are no guarantees for tomorrow. We need to do what we can today to preserve our ALR/AG1 areas and nature for our future generations. To live peacefully, respectfully of others around us and not encroach on others' rights to maintain the peace and quiet they seek in their homes. Bringing more people to this already busy area should be limited. If understood correctly, 5 units are already approved in the vineyard location. There must have been very valid reasons why capacity restrictions were originally put in place. As Brad mentioned, they can also put 5 sleeping units on the La Stella property totalling the 10 units if they desire. Brad stated he felt that putting them all in the one location in the vineyard would be less impactful. Perhaps that's true for La Stella, however I'm not sure that's true for the local neighbouring residents. If at least 5 of the sleeping units are on La Stella's lakefront property, the likelihood and hope those guests will stay and enjoy their beach is more likely rather than them wandering down the street and along the shoreline in front of all the neighbouring properties, as we have noticed their guests have done in the past.

Many of the concerns we had in 2015 regarding the oversized wharf being approved and accomodating float planes remain the same **today**. I've inserted a portion my letter from 2015 outlining those concerns.

This eco system is the only one of its' kind in Canada, in the throes of possibly becoming ONE OF CANADA'S NATURAL WONDERS. Do we want to encourage overhead float plane traffic descending 100's of feet over this desert centre while we invite the world to visit and marvel at the wonders that this area offers? We certainly do not want to listen to these planes or other float planes landing and taking off in this sensitive bay area. Have you ever heard a de Havilland beaver float plane? We have. Open exhaust. Extremely loud. The float plane of choice for transporting large numbers of destination tourists, definitely not what we expected to deal with in this residential/ALR bay. Approximately 1,000 meters from this Winery, is home to Canada's Desert Center. As stated on the Desert Center website, this desert is:

Tucked into the southernmost corner of British Columbia's beautiful Okanagan Valley is an extraordinary habitat popularly referred to as Canada's pocket desert. This dry, shrub-grassland is one of Canada's most fragile and endangered ecosystems.

You are invited to experience the beauty and diversity of this unique desert environment at the Osoyoos Desert Centre, a 67-acre nature interpretive facility located 3 km north of Osoyoos. Enjoy a guided or self-guided tour along the Centre's 1.5 km boardwalk, explore hands-on displays in the interpretive building, and stroll through the native plant demonstration garden.

The Desert Centre is operated by the Osoyoos Desert Society, a non-profit organization dedicated to conserving the south Okanagan's rich biodiversity for future generations.

To conserve and restore the antelope-brush ecosystem in the South Okanagan.

To educate the public and inspire active concern for ecosystems worldwide.

That in itself is so extremely precious I can't imagine why anyone would allow anything to disrupt such a place, and for what?

Again, we are pleading with you Jerry to reconsider your decision regarding the approval of the wharf by Enotecca Wineries & Resorts.

Regards,
The Hillier's

Kerri-Lynn Grell

From: McBurnie, Michael ALC:EX <Michael.McBurnie@gov.bc.ca>
Sent: December 13, 2021 4:35 PM
To: Shannon Duong
Cc: Fox, Alison AFF:EX
Subject: RE: Bylaw Referral - Zoning Amendment - Electoral Area "A" - 14805 89th St
Attachments: 52451m1.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Shannon,

Please find attached the Agricultural Land Commission's response with respect to the Zoning Amendment for 14805 89th Street.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Michael McBurnie (he/him)
Regional Planner, Northeast, Interior, and Okanagan Regions
Agricultural Land Commission
michael.mcburnie@gov.bc.ca | 236.468.3246

From: Shannon Duong <sduong@rdos.bc.ca>
Sent: December 8, 2021 11:32 AM
To: McBurnie, Michael ALC:EX <Michael.McBurnie@gov.bc.ca>; Forbes, Christina D AFF:EX <Christina.Forbes@gov.bc.ca>; hbe@interiorhealth.ca; fire@osoyoos.ca; referrals@fortisbc.com; XT:Osoyoos, Town ENV:IN <tosoyoos@osoyoos.ca>
Subject: Bylaw Referral - Zoning Amendment - Electoral Area "A" - 14805 89th St

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Re: Amendment Bylaw No. 2451.33, 2021

<https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-a/a2021-020-zone/>

The Regional District of Okanagan-Similkameen (RDOS) is seeking input from agencies whose interests may be affected by a zoning amendment bylaw.



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033

December 13, 2021

Reply to the attention of Michael McBurnie
ALC Issue: 52451
Local Government Bylaw: 2451.33

Shannon Duong
Planner I, Regional District of Okanagan-Similkameen
sduong@rdos.bc.ca

Re: Zoning Amendment - 14805 89th Street

Thank you for forwarding a draft copy of Zoning Amendment - 14805 89th Street for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the bylaw amendment is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The bylaw amendment proposes to amend the zoning on the property identified as 14805 89th Street; PID: 023-827-505 (the "Property") from Agriculture One (AG1) to Agriculture One Site-Specific (AG1s), in order to allow for the construction of ten agri-tourism accommodation units.

The ALC recognizes that section 33 of the ALR Use Regulation permits up to 10 sleeping units per parcel for agri-tourism, provided the property is classified as a farm under the Assessment Act; the accommodation is seasonal or short-term; and the total developed area for structures, landscaping and access for the accommodation is less than 5% of any parcel. ALC staff were not able to verify the total area of the proposed accommodations based on the information provided, but note that if the proposal does meet the criteria in section 33 of the ALR Use Regulation then it is an allowed use in the ALR and the ALC has no concerns with it. If the proposal does not meet the criteria in section 33, it would require an application to the ALC and the proposed bylaw amendment should be paused until the resolution of that application.

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3246 or by e-mail (michael.mcburnie@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Michael McBurnie, Regional Planner

Enclosure: Referral of Zoning Amendment - 14805 89th Street

CC: Ministry of Agriculture – Attention: Alison Fox

52451m1

Kerri-Lynn Grell

From:
Sent: January 6, 2022 4:05 PM
To: Shannon Duong
Subject: Concerns regarding project by LaStella Winery Osoyoos B.C. .

The address of the property is 14805 89th St. .

My concerns are of greatly increased traffic congestion in an area already causing problems for many years. It has recently become part of the KVR trail for bikers ,and is used a lot in the warmer months. Other than winter, 148th ave., 89th street , and 168th ave., are all very busy with residents, farmer's, and tourists staying at Inkaneep Lodge etc.. At the bottom of 148th ave. we have a blind corner turning left onto 89th street. Someone has tried to post a small sign saying "slow 15km ". This would help if people paid attention to the advice. Coming up towards 89th from LaStella and residential point further down by lake, there has been a stop sign for years . You can not count on anyone stopping , before they rush through the blind corner and up 148th to the highway. Coming down the long hill it's common for people to cut the corner short on the inside. They are clueless as to someone driving towards the corner to go up to highway. Some of vision is blocked by tall weeds , bull rushes,etc. and a very large fruit hauling truck parked for last 14 years without a license. This truck along with surrounding bush, weeds, and trees, does contribute to the danger of this corner. Opposite to this , close to the stop sign , problems of vision are also a concern , that's why some drivers don't see someone approaching from the North on 89th. I have in the past done weed and bush pruning myself as road crews

seldom pay attention to important detail . As a result of my explanations above., you may realize I feel added tourist accommodations at this location would only add to the problems , especially with an entrance and exit being right on this blind corner. Thankyou for your time and consideration. Bonnie Dust , 73 year resident of
., Osoyoos, B.C. VOH 1V2

Kerri-Lynn Grell

From: Referrals <Referrals@fortisbc.com>
Sent: December 9, 2021 10:21 AM
To: Shannon Duong
Subject: RE: [External Email] - Bylaw Referral - Zoning Amendment - Electoral Area "A" - 14805 89th St

Hello,

FortisBC Energy Inc. has reviewed the subject proposal and has no objections or concerns.

Mai Farmer
Property Services Assistant
Property Services



From: Shannon Duong <sduong@rdos.bc.ca>
Sent: Wednesday, December 8, 2021 11:32 AM
To: McBurnie, Michael ALC:EX <Michael.McBurnie@gov.bc.ca>; christina.forbes@gov.bc.ca; hbe@interiorhealth.ca; fire@osoyoos.ca; Referrals <Referrals@fortisbc.com>; tosoyoos@osoyoos.ca
Subject: [External Email] - Bylaw Referral - Zoning Amendment - Electoral Area "A" - 14805 89th St

CAUTION: This is an external email.
Do not respond, click on links or open attachments unless you recognize the sender.

Re: Amendment Bylaw No. 2451.33, 2021

<https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-a/a2021-020-zone/>

The Regional District of Okanagan-Similkameen (RDOS) is seeking input from agencies whose interests may be affected by a zoning amendment bylaw.

Please find attached a referral for a Zoning Amendment Bylaw and a link above to the rezoning application, draft amendment bylaw, and related documents. Please review this information and if you have any questions, please do not hesitate to contact me.

Once reviewed, if you have any comments/concerns, please forward them to planning@rdos.bc.ca by **January 7, 2021**.

Regards,



Shannon Duong, MRM • Planner I
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4384 • t.f. 1.877.610.3737 • f. 250.492.0063
sduong@rdos.bc.ca • [RDOS](#)
[FACEBOOK](#) • [YOUTUBE](#) • Sign up for [REGIONAL CONNECTIONS](#)

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Kerri-Lynn Grell

From: Wanda F
Sent: February 17, 2022 8:26 AM
To: Shannon Duong
Subject: Proposed Rezoning of 14805 89th St

Good morning Shannon

We received your letter dated February 3, 2022 regarding the proposed rezoning of 14805 89th Street.

We are the owners of _____ We would like to have it recorded that we vote against the proposed rezoning. Our neighbourhood is quiet and peaceful and this kind of development will bring an influx of people and cars that will change the face of Osoyoos and what it stands for.... A quiet small town.

Please acknowledge receipt of email and keep us posted on any new information.

Regards
Wanda and Jaques Fourie

Sent from my iPhone

February 15, 2022

B. Newell, Chief Administrative Officer
Shannon Duong, Planner I
Regional District of Okanagan-Similkameen
101 Martin Street,
Penticton, BC V2A 5J9

Sent by Email to: planning@rdos.bc.ca
sduong@rdos.bc.ca

Dear Mr. Newell and Ms. Duong,

Re: Public Input to Rezoning proposal involving the property at 14805 89th St Osoyoos BC and legally described as Lot 1, District Lot 2450S, SDYD, Plan KAP59513 - Proposed to change the designation of La Stella Property from Agriculture One (AG1) to Agriculture One Site Specific (AG1s) under the Electoral Area "A" Zoning Bylaw No. 2451, 2008

Please accept this letter as our public comment on, and recommended conditions for approval of, the proposed change of the designation of La Stella Property from Agriculture One (AG1) to Agriculture One Site Specific (AG1s) under the Electoral Area "A" Zoning Bylaw No. 2451, 2008. We refer to your Administrative Report dated February 15, 2022 to the Advisory Planning Commission.

Byway of background, we are nearby residential owners at Roberts Point. We are supporters of La Stella Winery and the Okanagan winery business in general, and we appreciate the economic contribution they make to the area.

While we see the proposed rezoning as a creative way to meet needs of the winery business, we have three concerns about the proposal. We offer the following suggestions for conditions of approval to meet the needs of La Stella, the Regional District, and residents in the area. We see this as a compromise solution and a way of "giving back" to the community in exchange for consideration.

Concern 1 – Securing the Restrictive Covenant

La Stella is the owner of the two adjacent properties and have proposed, as a condition of approval, to place a restrictive covenant on their second southerly property that would prohibit building agri-tourism accommodation. We need assurances that the owner, present or future, will not be able to, or seek to, remove the restrictive covenant at a later date.

Condition 1: The Regional District provide covenant wording so that the intent and reason for it being placed on the property is very clear, with a clear commitment by the landowner and the Regional District that they will not seek to remove the covenant in future.

.../page 2

Concern 2 – Conditions for Use

We are concerned about the possible heightened noise levels, traffic, highway intersection safety, and uses of the lake caused by a group of 10 new agri-tourism units. If each unit is full, this could easily overwhelm our neighbourhood and concentrate the impact. We believe the concerns could be alleviated in part by having conditions for use of these units in place, prepared collaboratively by La Stella, the Regional District and residents.

Condition 2: La Stella prepare a brief management plan describing acceptable uses by guests of the agri-tourism units, and that this be prepared in conjunction with the residential owners. The plan would include a description of acceptable uses on the property including quiet time, for example no noise after 10pm, access points to the lake would be through La Stella's property, storage of boats, docking in the lake, traffic management, etc. La Stella would take the lead in preparing this plan in consultation with the residents and the Regional District. The plan would be approved by the Regional District and would be in place prior to new development being undertaken.

Concern 3 – Clean Water/Health and Safety – City Water Service

Users staying in 10 agri-tourism units will undoubtedly want to use the lake, which will pose increased health and safety risks to residential water supplies. Residents on 148th and 81st streets currently draw their drinking water from the lake and a stream feeding the lake. While most owners have filtering systems, the additional human/boating/pets uses on the lake and the concentrated development area by the agri-tourism units will pose higher exposure to contamination, and result in higher health risks for residential owners. The contamination issues can be averted with the installation of a clean city water service so that residential water is safe to drink and not affected by higher uses. A shovel-ready plan and budget was prepared by TRUE Engineering on September 16, 2016 for installation of a city water service. The plan was agreeable to the Regional District and the Town of Osoyoos in 2016.

Condition 3: La Stella and the Regional District will work to install a city water supply to the residential properties on 148th and 81 street within 1 year. They will undertake and finance the planning and installation of the city water system. Residents could be expected to pay for their own service connections, although this has not been the case for many of the recent water infrastructure upgrades in other areas.

We recommend that the Administrative Recommendation to the RDOS Board of Directors (see page 3 of 7 of the Administrative Report) be revised to include the above three conditions as part of Option 2 approval.

We believe by working together and adding the above conditions as part of the approval of this important zoning proposal, we can meet the needs of La Stella, the Regional District, and area residents. Thank you for your consideration.

Yours sincerely,

^

Mike G Greig, RPF, P.Eng

Kerri-Lynn Grell

From:
Sent: March 7, 2022 2:13 PM
To: Shannon Duong
Cc: Info E-Box
Subject: RE: A2021.020-ZONE

Follow Up Flag: Follow up
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Hi Shannon,

I was wondering if you have an update on this rezoning proposal? Were there any additional conditions added to the approval?

The three issues and solutions we raised were:

1. Restrictive covenant needs to be firm and not allow for removal at some later date.
2. Need for a use management plan governing the higher density development to reduce impacts on our neighbourhood.
3. Request for clean city water to the residential area to alleviate health impacts on our domestic water supply that will result from higher density development users that will use the lake in our area.

Thank you,

Mike and Sharon Greig,

Osoyoos, BC
VOH 1H2

-----Original Message-----

From: Shannon Duong <sduong@rdos.bc.ca>
Sent: January 17, 2022 8:29 AM
To: Michael Greig
Subject: RE: A2021.020-ZONE

Good morning Mike,

Thanks for reaching out regarding RDOS File No. A2021.020-ZONE involving the property at 14805 89th St.

At this time, I am currently working to confirm a Public Information Meeting and Advisory Planning Commission meeting date for the above mentioned application. Once the meeting date/time is confirmed, a notification letter will be sent out to nearby property owners with information on how to attend the Public Information Meeting. This meeting is an opportunity to raise any questions you may have about the project as RDOS staff and, typically, the applicant/agent for the file would be in attendance.

Further, if you have comments that you would like to have available to the Board for consideration, please submit them by email or mail. A feedback form is available here: <https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-a/a2021-020-zone/> though you may also simply submit comments in an email if that is more convenient.

I hope this helps. If you have any questions, please let me know.

Regards,

Shannon Duong, MRM • Planner I
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9 p. 250.490.4384 • t.f. 1.877.610.3737 • f. 250.492.0063 sduong@rdos.bc.ca •
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-----Original Message-----

From: Michael Greig <mgreig@rdos.bc.ca>
Sent: Sunday, January 16, 2022 8:05 AM
To: Shannon Duong <sduong@rdos.bc.ca>
Subject: A2021.020-ZONE

Hello Shannon,

My name is Mike Greig, I'm a resident on 81st in Osoyoos. One of the neighbours brought this rezoning project proposal by LaStella to our attention and we were wondering what the notification and consultation process is for this?

There are a few neighbours with concerns. As you know this is a very quiet residential and rural agriculture area that many would prefer to keep that way, and we have no city water.

Thank you,
Mike Greig
cell: (604)868-0834

Kerri-Lynn Grell

From: Osborne, Tanya <Tanya.Osborne@interiorhealth.ca>
Sent: December 17, 2021 3:41 PM
To: Planning
Subject: IH Response to File A2021.020-ZONE
Attachments: 3d1475c4-2aaa-42cc-9bfb-cc13ce0eaa5f.pdf

Follow Up Flag: Follow up
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Hello RDOS,

The IH Healthy Community Development Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal.

If you have any questions, please feel free to contact me at 250-469-7070 x12287.

Take care,

Tanya Osborne

(she/her/hers)

Healthy Communities Healthy Families

Community Health and Services Centre
505 Doyle Avenue, Kelowna, BC, V1Y 0C5
c: 778-214-0674

p: 250-769-7070 | ext. 12287

e: tanya.osborne@interiorhealth.ca

www.interiorhealth.ca



Interior Health

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.



January 20, 2022

File: 0280-30

Local Government File: A2021.020 - ZONE

Shannon Duong, Planner I
Regional District of Okanagan-Similkameen
Via Email: planning@rdos.bc.ca

Dear Shannon Duong,

Re: Zoning Amendment to allow for Agri-Tourism Accommodation Units at 14805 89th Street, Osoyoos (PID 015-210-740) the Subject Property.

Thank you for providing the Ministry of Agriculture, Food and Fisheries (Ministry) staff the opportunity to comment on a zoning amendment to the Electoral Area "A" Zoning Bylaw 2451, 2008, from Agriculture 1 (AG1) to Agriculture 1 Site Specific (AG1s) to construct ten agri-tourism accommodation units on the Subject Property. It is not entirely clear from the materials submitted if the proposal is fully consistent with s.33 of the ALR Use Regulation. If it is consistent, ministry staff the following suggestions and comments from an agricultural perspective:

- If by consolidating accommodations the proposal will create less impact to agricultural lands, ministry staff view this as a positive outcome of the proposal. We suggest that a covenant be placed on the second parcel, for which tourist accommodation is not planned, to restrict any future tourist accommodation as long as the additional units on the Subject Property are present.
- Ministry staff recommend that the footprint of the proposed accommodation be located to minimize the impact on current vineyard operations. This is assumed to be the plan based on the description of the "high portion" of the property in the application, but was not completely clear in the materials submitted. The footprint, including the structures, all landscaping and access should be kept to less than 5% of the parcel as per section 33 of the ALR Use Regulation.
- While it appears that guests renting the accommodations would understand they will be staying on a vineyard property, they may not be aware that they will be staying within an active agriculture area that is associated with farmers using

"normal farm practices". If possible, RDOS may wish to require signage in each unit stating that guests should expect to experience "normal farm practices" such as noise, odour, and spray drift during their stay on the Subject Property. Some suggested wording is as follows:

"Please be advised that you are staying within an active agricultural area that is commonly associated with noise from farm operations at various times of the day, farm odours, chemical spray and dust"

Please contact Ministry staff if you have any questions regarding the above comments.

Sincerely,



Alison Fox, P.Ag.
Land Use Agrologist
Ministry of Agriculture, Food
and Fisheries
Alison.Fox@gov.bc.ca
(778) 666-0566



Philip Gyug, P.Ag.
Regional Agrologist
Ministry of Agriculture, Food
and Fisheries
Philip.Gyug@gov.bc.ca
(250) 378-0573

Email copy: Michael McBurnie, ALC Regional Planner, Michael.McBurnie@gov.bc.ca



**DEVELOPMENT SERVICES
PRELIMINARY BYLAW
COMMUNICATION**

Your File #: A2021.020-ZONE
(Topaz Properties)
BL2451.33
eDAS File #: 2021-06461
Date: December 8, 2021

Regional District Okanagan Similkameen
101 Martin Street
Penticton, BC V2A 5J9

Attention: Lauri Feindell, Planning Secretary

**Re: Proposed Bylaw 2451.33 for:
Lot 1, District Lot 2450S, SDYD, Plan KAP59513
14805 – 89th Street, Osoyoos, BC**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions, please feel free to call Penticton Development Services at (250) 712-3660.

Yours truly,

Rob Bitte
Development Officer

Local District Address

Penticton Area Office
102 Industrial Place
Penticton, BC V2A 7C8
Canada
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Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** A2021.020-ZONE

FROM: Name: George and Margaret Psiharis
(please print)

Street Address: _____

Date: March 1, 2022

RE: Electoral Area "A" Zoning Amendment Bylaw No. 2451.33
14805 89th St — Lot 1, District Lot 2450S, SDYD, Plan KAP59513

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2451.33.

Please see attached feedback document. Thank you in advance for your consideration!

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

To the Regional District of Okanagan Similkameen (RDOS),

Thank you for your consideration of our response and accompanying comments detailed below.

As long-time customers of the La Stella winery and new property owners in the RDOS, we are highly supportive of Okanagan viticulture and the many positive economic and social impacts that local wineries drive in our communities.

While our response is formally a no to the existing proposal, we are eager to engage in a collaborative process and dialogue with the applicant and our aim is not to obstruct economic progress.

We did, however, leave the February 15th Public Information Meeting feeling as if the thought process underlying the rezoning application in its current form was abbreviated and unclear in ways that are important to us as property owners and members of this thriving community. We've done our best to summarize our most important thoughts, as follows:

- **Vision for the neighbourhood:** while the public information session focused on the plans and rationale put forth by the applicant, as local property owners we were left desiring more clarity from the RDOS on what the long-term vision is for our neighbourhood. This context is vital for us in understanding and evaluating the fit of the applicant's current proposal.
- **Full scope of impact:** during the information session, we inquired about the expected short-and long-term impacts of this change to the local community. In reply, the primary information shared was that there would be limited impact to local traffic. While this in and of itself seems like an assumption (vs a conclusion based on deeper analysis) we believe that the impacts to the community (both positive and negative) will be broader in scope and warrant additional study and dialogue.
- **Potential for future amendments:** the applicant communicated that there is currently no planned future expansion of the initial proposal to build 10 agritourism units. While we appreciate this transparency, we should also note that it is unclear as to if or how this commitment will be encoded or otherwise guaranteed within the proposed bylaw amendment. In assessing the total scope of impact to our community, this applies to both the parcel in question (14805 89th St) and the La Stella winery parcel.

We deeply appreciate your consideration of our feedback and comments. We are eager to participate in productive dialogue and to be engaged in this process wherever the opportunity presents itself.

Best regards,

George and Margaret Psiharis

Lauri Feindell

Subject:

FW: La Stella Winery

-----Original Message-----

From: Donna

Sent: September 4, 2022 7:52 PM

To: Shannon Duong <sduong@rdos.bc.ca>

Subject: La Stella Winery

We are a resident of 81 Street just down from LaStella winery. This land is slated to the ALR. WHY ARE WE ALLOWING La Stella Winery to put guest houses in the ALR? This could open a whole bag of worms to other land owners in the ALR. We have had to put up with La Stella Winery parties that were out of control to the point that the police had to come and direct traffic. We have had to put up with people at the parties wondering in our yards throwing beers cans on our grass, as well as using the yard for a bathroom. We live out here for the view, the quietness and no traffic. We need to stop this because we as tax payers will have have to put up with more problems. We have all had enough.

Thanks Harvie and Donna Roman.

Sent from my iPad