

## ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** J. Zaffino, Chief Administrative Officer  
**DATE:** January 4, 2024  
**RE:** Petition to Enter Service Area – Electoral Area “I” (I2023.004-SAP)

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### Administrative Recommendation:

**THAT the Okanagan Falls Fire Protection Service Establishment Amendment Bylaw 1310.04, 2024, being a bylaw to reduce the service area, be read a first, second and third time.**

**AND THAT the Willowbrook Fire Prevention and Suppression Local Service Establishment Amendment Bylaw 1388.04, 2024, be read a first, second and third time.**

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Purpose: To remove the subject property from the Okanagan Falls Fire Service Area and to extend the Willowbrook Fire Service Area to the subject property

Owners: 3763820 Canada LTD                      Agent: Christa Phillips                      Folio: I-01156.110

Legal: Lot 1, Plan EPP1591, District Lot 34S, SDYD                      Civic: 2563 Green Lake Road

OCP: Resource Area (RA) / Agriculture (AG)                      Zone: Resource Area (RA) / Agriculture Three (AG3)

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### Purpose:

The applicant has submitted a petition request to the Regional District that seeks to remove the property at 2563 Green Lake Road (being Lot 1, Plan EPP1591, District Lot 34S, SDYD) from the Okanagan Falls Fire Service Area and to include the property in the Willowbrook Fire Service Area.

In order to facilitate this, it is being proposed to amend Schedule ‘A’ of the Okanagan Falls Fire Protection Service Establishment Bylaw No. 1310, 1992, to remove the property and to amend Schedule ‘A’ of the Willowbrook Fire Prevention and Suppression Local Service Establishment Bylaw No. 1388, 1993 to include the property.

While the applicant has not provided a rationale in support of this petition request, the Willowbrook Fire Department has facilitated this petition and has stated “the OK Falls fire department does not feel that they can safely provide fire protection to the See Ya Later Ranch properties in the winter due to the steep switchback leading up to the properties”.

### Site Context:

The subject property is approximately 68.4 ha in area and straddles the north and south sides of Green Lake Road. It is understood that the parcel is comprised of an alcohol production facility, agricultural land and multiple accessory buildings.

The surrounding pattern of development is generally characterised by similar resource area and agricultural parcels.

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**Background:**

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on December 8, 2008, while available Regional District records indicate that building permits for a deck addition (1997), a patio and retaining wall addition to the winery (2012), a wine storage building (2016) and a commercial kitchen in a barn (2019) have previously been issued for this property.

Under the Electoral Area "I" Official Community Plan (OCP) Bylaw No. 2683, 2016, the subject property is currently designated Resource Area (RA) and Agriculture (AG), and is the subject of an Environmentally Sensitive Development Permit Area designation.

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Resource Area (RA) and Agriculture Three (AG3). The AG3 zone lists alcohol production facility as a principal permitted use.

This petition was referred to the Regional District by the Willowbrook Fire Chief on behalf of the property owner. It is understood that during winter months the Okanagan Falls Fire Department vehicles are unable to access the subject property due to the steep grade and ice on Green Lake Road.

As a result, Willowbrook Fire Department has been providing service to this property and the current petition is requested to formalize this arrangement.

**Analysis:**

This service area petition is to formalize an existing arrangement between the Willowbrook and Okanagan Falls Fire Departments that is seen to improve fire service delivery.

The Willowbrook Fire Department has confirmed they have capacity to provide service to the subject property and both fire departments have consented to adjusting the service area boundaries.

The Electoral Area "H" OCP generally supports wild fire hazard prevention

**Alternatives:**

1. THAT Bylaw No. 1310.04, 2024, Okanagan Falls Fire Protection Service Establishment Amendment Bylaw, and Bylaw No. 1388.04, 2024, Willowbrook Fire Prevention and Suppression Local Service Establishment Amendment Bylaw, be denied;

**Respectfully submitted:**

*Ben Kent*

Ben Kent, Planner I

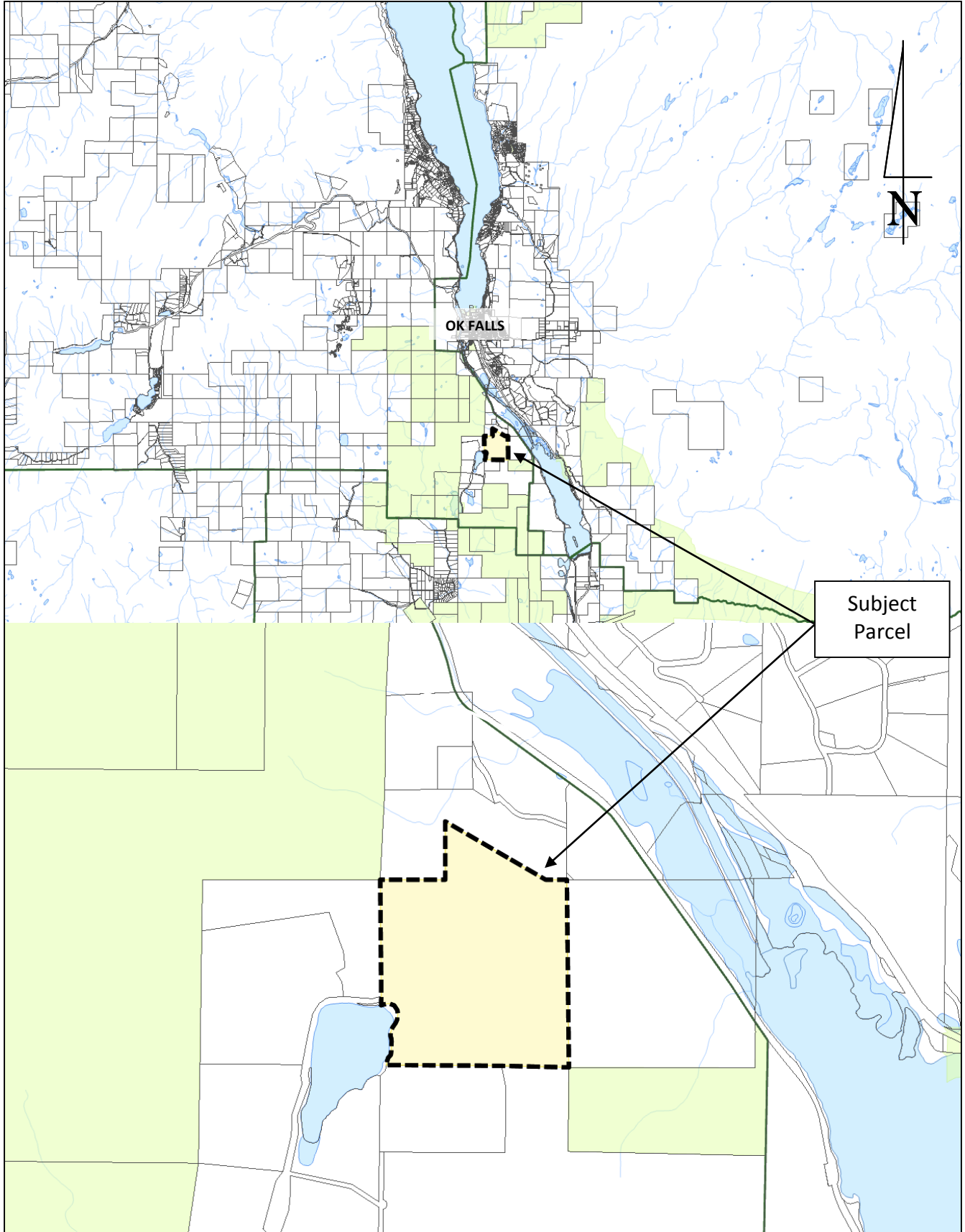
**Endorsed By:**

C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Context Map

No. 2 – Context Map

Attachment No. 1 – Context Maps



Attachment No. 2 – Context Map

