



Minutes

Regular Council Meeting

July 15, 2025, 7:15 p.m.
Council Chambers/Video Conference
10150 Bottom Wood Lake Road
Lake Country, British Columbia V4V 2M1

Council Present: Mayor Blair Ireland
Councillor Tricia Brett
Councillor Heather Irvine
Councillor Michael Lewis
Councillor Todd McKenzie
Councillor Bib Patel
Councillor Cara Reed

Staff Present: Paul Gipps, Chief Administrative Officer
Jeremy Frick, Director of Planning & Development
Trevor James, Chief Financial Officer
Darren Lee, Fire Chief
Matthew Salmon, Director of Infrastructure & Development Engineering
Brad Savoury, Director of Legal Services and Risk Management
Reyna Seabrook, Director of Corporate Services
Matt Vader, Director of Parks, Recreation & Culture
Steven Gubbels, Manager of Development
Scott Unser, Public Works Manager
Richard Wagner, Manager of Finance
Kiel Wilkie, Capital Project Manager
Brian Zurek, Manager of Long Range Planning
Makayla Ablitt, Legislative & FOI Coordinator
Travis Tonn, Information Technology Manager
Lauren Sanbrooks, Grant Funding Specialist
Mike Mitchell, Utility Operations Manager

1. Call to Order and Territorial Acknowledgement

*We acknowledge that we are conducting our business today on the unceded territory of *squilx*"/*syilx* (Okanagan) peoples. As a Council, we recognize the importance of doing our best to build respectful relationships that contribute to stewarding the land and waters in the community with integrity and consideration for future generations.*

The Mayor called the meeting to order at 7:29 p.m.

2. Adoption of Agenda

2025-07-161 It was moved and seconded

THAT the Regular Council Meeting Agenda of July 15, 2025 be adopted with the following amendments:

- Remove item 7.4 Official Community Plan and Zoning Bylaw Amendment | ASP00002 | 11470 Bond Road
- Addition of Item 9.2 OCP and Zoning Bylaw Amendments | OCP00062 & Z0000253 | Copper Hill

Carried.

3. Adoption of Minutes

3.1 Regular Council Meeting Minutes of July 8, 2025

2025-07-162 It was moved and seconded

THAT the Regular Council Meeting Minutes of July 8, 2025 be adopted.

Carried.

4. Mayor's Report

5. Announcements

- During summer wildfire season, it is important to discuss your household emergency plan and be prepared with a grab and go emergency kit.
 - Remember a fire can spread extremely quickly, engulfing a home in a matter of minutes.
 - Smoke alarms and a home fire escape plan will provide time for you to get out safely. When your smoke alarm beeps, first get everyone out of the premises.
 - When everyone is safely out of harm's way, call 9-1-1 to report the fire.
 - In the event of a wildfire, follow directions from emergency personnel to leave the area.
 - Subscribe to [CORDemergency.ca](https://cordemergency.ca) updates for emergency information for communities in the Central Okanagan.
- When the summer temperatures rise, the District of Lake Country would like to remind members of our community to check in on neighbours, friends and loved ones frequently -- especially those who are more susceptible to heat illness -- to ensure they are prepared the summer heat. Lake Country Health and some local community associations and faith groups have taken the initiative to do wellness checks on individuals they are aware of that may be more vulnerable – you can too.
 - Drink plenty of water to stay hydrated
 - Visit cooler indoor and outdoor spaces like lake front parks or Swalwell Park with Tretheway Splash Park, the Library, Municipal Hall, and Winfield Arena, or businesses open to the public.

- Take a cool shower or put part of your body into a tepid bath
- Wear a wet shirt or apply damp towels to your skin to cool down
- This Saturday, July 19th, come to a special kids story time at the Library with the Lake Country Fire Department! They'll read some books, talk about fire safety and might even bring the fire truck along. Junior firefighter outfits welcome! Held 10:30-11:30am at the Lake Country Library.

6. Delegations

6.1 Valley Inter-City Tram-Train Connector

Dr. Gord Lovegrove to present.

7. Planning and Development Applications

7.1 Official Community Plan Amendment | OCP00063 | Housing Needs Policy

Proposed Housing Policy Changes to Comply with Local Government Act (Bill 44) Legislation

2025-07-163 It was moved and seconded

THAT Official Community Plan Amendment (OCP00063) Bylaw 1289, 2025 be read a first time;

AND THAT Official Community Plan Amendment (OCP00063) Bylaw 1289, 2025 be considered in conjunction with the District's financial plan and waste management plan;

AND THAT Official Community Plan Amendment (OCP00063) Bylaw 1289, 2025 be read a second time;

AND FURTHER THAT Official Community Plan Amendment (OCP00063) Bylaw 1289, 2025 be forwarded to Public Hearing.

Carried.

7.2 Temporary Use Permit | TUP00111 | 14864, 14838 & 14824 Carrs Landing Road

Application to allow use of three existing docks located on three adjacent properties for commercial purposes

2025-07-164 It was moved and seconded

THAT Temporary Use Permit TUP00111 (Attachment A in the Report to Council dated July 15, 2025) for the properties at 14864, 14838 & 14824 Carrs Landing Road, legally described as LOT 1 SEC 5 TWP 14 ODYD PLAN EPP77578 (PID: 030-326-231), LOT A SEC 5 TWP 14 ODYD PLAN EPP101104 (PID: 031-065-317), and LOT B SEC 5 ODYD TWP 14 PLAN EPP101104 (PID: 031-065-325), allowing limited commercial use of the lands and associated existing docks, be approved with the following condition:

- Hours of operation be amended to adjust the opening time to 9:00 a.m. as opposed to 6:00 a.m.

Main Motion Carried as Amended.

OPPOSED: Councillors Irvine, and Reed

Amendment:
2025-07-165 It was moved and seconded

THAT the hours of operation be amended to adjust the opening time to 7:00 a.m.

Amendment to Main Motion Carried.

OPPOSED: Councillors Irvine, Reed, McKenzie

Main Motion as amended reads as follows:

THAT Temporary Use Permit TUP00111 (Attachment A in the Report to Council dated July 15, 2025) for the properties at 14864, 14838 & 14824 Carrs Landing Road, legally described as LOT 1 SEC 5 TWP 14 ODYD PLAN EPP77578 (PID: 030-326-231), LOT A SEC 5 TWP 14 ODYD PLAN EPP101104 (PID: 031-065-317), and LOT B SEC 5 ODYD TWP 14 PLAN EPP101104 (PID: 031-065-325), allowing limited commercial use of the lands and associated existing docks, be approved with the following condition:

- Hours of operation be amended to adjust the opening time to 7:00 a.m. as opposed to 6:00 a.m.

7.3 Liquor License Referral Application | R0000418 | 2850 Woodsdale Road

An application for Turtle Marine Bay Pub to change the hours of liquor service (outside service hours)

2025-07-166 It was moved and seconded

THAT the following recommendation be forwarded to the Liquor and Cannabis Regulation Branch (LCRB) regarding Liquor License Referral Application R0000418 for property located at 2850 Woodsdale Road:

1. Council has considered the following:

- the location of the establishment (2850 Woodsdale Road) and impacts on the surrounding neighbourhood.
- the current business operating hours are:
11:00 AM to 11:00 PM Sunday - Tuesday

11:00 AM to 12:00 AM Wednesday - Saturday
- the current hours of liquor service permitted by the LCRB are:
9:00 AM to 12:00 AM Sunday – Tuesday,
9:00 AM to 1:00 AM Wednesday – Thursday,
9:00 AM to 2:00 AM Friday – Saturday
- the proposed hours of liquor service permitted by LCRB are:
9:00 AM to 2:00AM Monday through Sunday

2. Council's comments on the prescribed criteria are as follows:

(a) Location: the location of the establishment is within a Tourist Commercial (C9) zone on Wood Lake, adjacent to similar tourist-oriented uses, highway commercial use, and buffered from residential areas.

(b) Hours of operation: while aligning late-night liquor service (2:00AM) across the full week provides flexibility for the business, the extended hours during the week could create unnecessary disturbances for neighbouring overnight accommodation uses, and residential properties in the vicinity. It is recommended that weeknight hours not be extended.

(c) Noise: there are concerns for potential late-night noise disturbances on weeknights for residential properties if liquor service hours were extended to 2:00 AM to accommodate special events.

(d) Impact on community: weeknight hour extensions may retract from the quiet neighbourhood(s) in the vicinity without compelling economic justification for weekdays.

3. District of Lake Country gathered the views of residents regarding this application.

(a) Views were gathered via the following methods:

- The views of residents were solicited by letters to the surrounding property owners and tenants within a 100-metre buffer area, signage on the subject property, and advertisement in the local newspaper for two consecutive weeks on July 3rd and July 10th, 2025.
- Community members had an opportunity to provide comments at the regular Council meeting of July 15th, 2025.
- Council received public feedback received by the District during the consultation process, and a summary of feedback received at the Council meeting on July 15th, 2025.

(b) Views of the residents include:

- Opposition to extended weekday service hours at Turtle Bay Marine Pub due to concerns about excessive summer noise disrupting nearby residents' peace, especially after midnight.
- Opposition to extended pub service hours due to existing noise complaints and concerns that late-night alcohol consumption near the lake increases safety risks, including potential drownings and strain on emergency services.
- *additional comments to be added if further correspondence received.*

4. Council recommends a partial change to the hours of liquor service (outside service hours) with the following conditions and reasons:

- a partial change to the liquor service hours (outside service hours) could have a positive impact on the community provided that the liquor service hours do not exceed the following:
 - 9:00 AM to 2:00 AM for Friday through Sunday, and
 - 9:00 AM to 12:00 AM for Monday and Tuesday, and
 - 9:00 AM to 1:00 AM for Wednesday through Thursday, and

- 9:00 AM and 2:00 AM Statutory holidays and the day preceding a statutory holiday.
- liquor service hours will remain the same on weeknights, Monday through Thursday, unless a separate application for a special event or temporary extension of liquor service hours through the LCRB is reviewed and accepted.
- supporting the change in liquor service hours only on weekends provides Turtle Bay Marine Pub with opportunity to continue operating special events with after parties, while maintaining noise levels on weekdays for surrounding community members.

Motion Failed.

OPPOSED: Mayor Ireland, Councillors Brett, Irvine, Lewis, McKenzie, Patel

2025-07-167 It was moved and seconded

THAT the following comments be forwarded to the Liquor and Cannabis Regulation Branch (LCRB) regarding Liquor License Referral Application R0000418 for property located at 2850 Woodsdale Road:

1. Council has considered the following:

(a) the location of the establishment (2850 Woodsdale Road) and impacts on the surrounding neighbourhood,

(b) the current business operating hours of:

11:00 AM to 11:00 PM Sunday - Tuesday

11:00 AM to 12:00 AM Wednesday - Saturday

(c) the current hours of liquor service permitted by LCRB are:

9:00 AM to 12:00 AM Sunday – Tuesday,

9:00 AM to 1:00 AM Wednesday – Thursday,

9:00 AM to 2:00 AM Friday – Saturday

(d) the proposed hours of liquor service are:

9:00 AM to 2:00AM Monday through Sunday

2. Council's comments on the prescribed criteria are as follows:

(a) Location: the location of the establishment is within a Tourist Commercial (C9) zone on Wood Lake, adjacent to similar tourist-oriented and highway commercial uses, and buffered from residential areas,

(b) Hours of liquor service and person capacity: aligning late-night liquor service (2:00AM) across the full week provides flexibility for special-event scheduling; these hours would match the existing liquor service hours permitted by LCRB for Friday and Saturday. The applicant has indicated that changes in hours would only be for occasional/annual special events, intended for after-hours parties. The applicant has indicated that the requested change in liquor service hours would not affect the current business operating hours except for special events.

The current person capacity for liquor service does not exceed the occupancy load stipulated by the BC Building Code,

(c) Noise: no noise complaints have been received by the District regarding Turtle Bay Marine Pub; additional impacts are expected to be minimal on the neighboring properties,

(d) Impact on community: extending hours is anticipated to enhance tourism through the provision of special events (i.e. Boots 'n' Boats), and stimulate economic activity for local businesses with minimal impacts on the neighbouring properties,

3. The District of Lake Country gathered the views of residents regarding this application:

(a) Views were gathered via the following methods:

- The views of residents were solicited by letters to the surrounding property owners and tenants within a 100-metre buffer area, signage on the subject property, and advertisement in the local newspaper for two consecutive weeks on July 3rd and July 10th, 2025. All feedback received was provided to Council,
- Community members had an opportunity to provide comments at the regular Council meeting of July 15th, 2025.

(b) Views of the residents include:

- Opposition to extended weekday service hours at Turtle Bay Marine Pub due to concerns about excessive summer noise disrupting nearby residents' peace, especially after midnight.
- Opposition to extended pub service hours due to existing noise complaints and concerns that late-night alcohol consumption near the lake increases safety risks, including potential drownings and strain on emergency services.
- *additional comments to be added if further correspondence received.*

4. Council recommends the issuance of the changed hours of liquor service (outside service hours) for the following reasons:

- Council believes the proposed change will have a positive impact on the community by providing flexibility of hours for Turtle Bay Marine Pub to host special events that support tourism and community engagement.
- The extended liquor service hours are not intended for daily use but rather for occasional or annual events, such as the Boots 'n' Boats music festival.

Carried.

OPPOSED: Councillor Reed

7.4 Official Community Plan and Zoning Bylaw Amendment | ASP00002 | 11470 Bond Road

Item deferred to a future council meeting.

8. Departmental Reports

8.1 Notice on Title | 14810 and 14814 Pelmewash Parkway | Teddy Bear Lodge and Wood Lake Terrace

To consider placing a notice on title in accordance with section 57 of the Community Charter

2025-07-168 It was moved and seconded

THAT a Notice on Title be filed in the land title office for the properties 14810 Pelmewash Parkway PID: 002-923-980 and 14814 Pelmewash Parkway PID: 008-401-314 pursuant to section 57 of the Community Charter.

Carried.

8.2 Demonstration Garden

A demonstration garden that will showcase sustainable gardening practices

2025-07-169 It was moved and seconded

THAT the Community Engagement Grant request in the amount of \$8,000 from the Lake Country Garden Club for a demonstration garden be approved.

Carried.

8.3 Kelowna Regional Fare Review Update

To provide an update on the Transit Fare Review outcomes and seek direction on implementing the recommended fare strategy.

2025-07-170 It was moved and seconded

THAT the Fare Increase outlined as Option 1, Recommended Increase, in Table 1: Current Fare Rates and Fare Options, in the Report to Council dated July 15, 2025, be approved and implemented effective October 1, 2025;

AND THAT staff be directed to increase the UPASS rate to align with the 30-day Adult Pass rate (less approved administrative costs);

AND THAT implementation of automatic DayPASS and DayPASS on board in place of the current transfer policy be approved;

AND FURTHER THAT implementation of the EcoPASS program allowing for bulk transit purchases by developers on behalf of future residential tenants be approved.

Carried.

8.4 Strategic Priorities Fund 2025

Strategic Priorities Fund 2025 - Application

2025-07-171 It was moved and seconded

THAT an application to the Strategic Priorities Fund for up to \$1,288,793, for design, permitting and construction of a pedestrian bridge, a multi-use pathway connecting Lake Country's Town Centre across Middle Vernon Creek, and two pocket parks on Main Street, be supported;

AND THAT staff be authorized to apply for, receive and manage the grant funding on behalf of the District of Lake Country.

AND THAT if successful, the 2025-2029 Financial Plan be amended to include the receipt and expenditure of the grant funds.

Carried.

8.5 Water and Sanitary Sewer Regulation and Rate Amendment Bylaws

A Bylaw to amend the Water Regulation and Rates Bylaw 984, 2016 and Sanitary Sewer Regulation and Rate Bylaw 1176, 2022

2025-07-172 It was moved and seconded

THAT the Water Regulation and Rates Bylaw 1286, 2025 be read a first, second, and third time

AND THAT the Sanitary Sewer Regulation and Rate Bylaw 1287, 2025 be read a first, second, and third time

Carried.

8.6 Alternative Means of Public Notice | Bylaw 1293, 2025

To consider providing public notice by other means than in a newspaper distributed at least weekly

2025-07-173 It was moved and seconded

THAT Alternative Means of Public Notice Bylaw 1293, 2025 be read a first, second and third time with the condition that the link to the Public Notice webpage be accessed from the home page.

Carried.

9. Bylaws for Adoption and Readings Following a Public Hearing

9.1 Council Procedure Bylaw 1282, 2025

Read a 1st, 2nd, 3rd time [June 3, 2025](#).

2025-07-174 It was moved and seconded

THAT Council Procedure Bylaw 1282, 2025 be adopted.

Carried.

OPPOSED: Councillor Reed

9.2 OCP and Zoning Bylaw Amendments | OCP00062 & Z0000253 | Copper Hill

Consideration of Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025 and Zoning Amendment (Z0000253) Bylaw 1285, 2025 following a public hearing.

2025-07-175 It was moved and seconded

THAT Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025 be read a third time;

AND THAT Zoning Amendment (Z0000253) Bylaw 1285, 2025 be read a third time.

Carried.

10. Rise and Report from In Camera

11. Council Committees

12. External Committees and Boards

13. Strategic Priorities

14. Report from Councillors

Councillor McKenzie noted some interesting findings from travelling in different cities

Councillor Irvine said goodnight

Councillor Brett echoed Councillor Irvine and said goodnight.

Councillor Patel wished everyone a happy and safe summer

Councillor Reed noted the Carrs Landing Water Meeting is being held in Council Chambers on Wednesday July 23rd at 7:00 p.m. Carr's Landing Community Association is hosting an evening of music in Coral Beach Park on July 26th. Councillor Reed announced Tri Lake Animal Hospital is celebrating 40 years in the community this year.

Councillor Lewis thanks for everyone who came to Public Hearing. He looks forward to attending Live In Lake Country this week, and for the rest of summer.

Mayor Ireland attended Live In Lake Country last week, and thanked the Staff who put it on each summer. He noted meetings with ministers over the next couple of weeks, and reminded the community to not litter or smoke in public places.

15. Adjournment

The Mayor adjourned the meeting at 10:35 p.m.

Mayor, Blair Ireland

Corporate Officer, Reyna Seabrook