



Minutes

Regular Council Meeting

September 16, 2025, Immediately Following Public Hearing
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
Carie Liefke, Manager of Current Planning
Ruth Sulentich, Economic Development and Public Engagement Specialist
Kiel Wilkie, Capital Project Manager
Brian Zurek, Manager of Long Range Planning
Makayla Ablitt, Manager of Corporate Administration
Travis Tonn, Information Technology Manager
Sheeja Vimalan, Planner

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 6:03 p.m.

2. Adoption of Agenda

2025-09-205 It was moved and seconded

THAT the Regular Council Meeting Agenda of September 16, 2025 be adopted.

Carried.

3. Adoption of Minutes

3.1 Regular Council Meeting Minutes of September 2, 2025

2025-09-206 It was moved and seconded

THAT the Regular Council Meeting Minutes of September 2, 2025 be adopted.

Carried.

4. Mayor's Report

5. Announcements

- The District is reviewing its Official Community Plan. This plan will shape how our community grows and develops over the next 20 years. We want to hear from you so we'll be attending various community group meetings, and will be at the:
 - Farmers Market at Swalwell Park Friday, September 19
 - Lunch at the Seniors' Activity Centre Tuesday, September 23
 - Food Bank Thursday morning, October 2. Visit www.LetsGrowLakeCountry.ca to take a survey that is available until Sept 30th. This site is full of information about the process and ways to get involved.
- Council members and some staff will be participating in the annual Union of BC Municipalities convention in Victoria next week; and are taking advantage of the opportunity to raise the priority interests and needs of our community at meetings scheduled with ministers and portfolio leaders. Watch for a report on the highlights later this month.

We'd like to thank Ron Buss for the generous donation of his time and expertise in serving on the Water Service Advisory Committee for the past 15 years. With Ron moving out of the province, we'll need to find another Lake Country resident with demonstrated community interest and concern relative to environmental issues to volunteer to serve on the Water Service Advisory Committee. Volunteer committee members provide advice to Council on a wide range of policy topics related to water infrastructure planning, water conservation, annual water budget requests, and watershed protection. Anyone interested in participating on the WSAC can find out more on the [District website](#) and email admin@lakecountry.bc.ca outlining their interest.

6. Delegations

7. Planning and Development Applications

7.1 Development Variance Permit | DVP00420 | 11487 Darlene Rd

To vary the permitted yard setback requirements for a single dwelling housing lot

2025-09-207 It was moved and seconded

THAT Development Variance Permit DVP00420 (Attachment A in the Report to Council dated September 16, 2025) for the property at 11487 Darlene Road, to vary the permitted yard setbacks and agricultural setback for development, be approved.

Carried.

7.2 Zoning Amendment | Z0000338 | 9971 Okanagan Centre Road East

Rezoning application from RR2-Rural Residential to C1-Town Centre Commercial to support future Commercial and Residential development

2025-09-208 It was moved and seconded

THAT Zoning Amendment (Z0000338) Bylaw 1301, 2025 be read a first time;

AND THAT Staff be directed to report back on traffic impacts.

Main Motion Carried as Amended.

Amendment:

2025-09-209 It was moved and seconded

THAT the main motion be amended to include the following immediately after the text "traffic Impacts":

, the applicants objectives for the development and the impact of the proposed zero setbacks.

Carried.

Main motion as amended reads as follows:

*THAT Zoning Amendment (Z0000338) Bylaw 1301, 2025 be read a first time;
AND THAT Staff be directed to report back on traffic impacts, the applicants objectives for the development and the impact of the proposed zero setbacks.*

7.3 Development Permit Application | DP001076 | 15595 Commonage Rd

To authorize a development permit for components of the existing winery including event spaces, amphitheater and gate house.

2025-09-210 It was moved and seconded

THAT Development Permit DP001076 (Attachment A in the Report to Council dated September 16, 2025) for the property at 15595 Commonage Road, legally described as LOT A SECTIONS 5 AND 8 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141227 (PID: 032-401-906), to authorize construction of event spaces, amphitheater and gate house as part of the winery be approved.

Carried.

7.4 Area Structure Plan | ASP00004 | Okanagan Centre Road West

UPDATE: Item removed from agenda and deferred to a future Council Meeting

Application to include the subject properties inside the Urban Containment Boundary, amend the Official Community Plan future land use designation to Urban Residential, and rezone to a comprehensive development zone.

8. Departmental Reports

8.1 Regional Transportation Service

To consider participating in a Regional Transportation Service administered by the Regional District of Central Okanagan (RDCO)

2025-09-211 It was moved and seconded

THAT consent for participation in the in the Regional Transportation Service set out in in Bylaw No. 1573, Amendment to RDCO Transportation Demand Management Extended Service Establishment Bylaw No. 831, 1999, amending the boundaries of the service area for the Transportation Demand Management Extended Service to include the District of Lake Country as a participating area, not be provided at this time;

AND FURTHER THAT staff be directed to continue collaborating with the RDCO and municipal partners to ensure alignment with shared regional transportation objectives.

Carried.

9. Bylaws for Adoption and Readings Following a Public Hearing

9.1 Zoning Amendment Bylaw 1292, 2025 | Z0000346 | 380 Bubna Rd

Consideration Following A Public Hearing

The Mayor called a recess at 6:58 p.m. and the meeting resumed at 7:08 p.m.

2025-09-212 It was moved and seconded

THAT Zoning Amendment (Z0000346) Bylaw 1292, 2025 be read a third time with the following conditions to be met prior to consideration of adoption:

a covenant be registered on title requiring the conditions outlined within the Okanagan environmental report dated September 12, 2025.

Carried.

9.2 Official Community Plan Amendment | OCP000063 | Housing Needs Policy

Consideration following a Public Hearing.

2025-09-213 It was moved and seconded

THAT Official Community Plan Amendment (OCP000063) Bylaw 1289, 2025 be amended by:

- delete and replace section 1.1(a) with the following:"i. Promote units for families in low-, medium-, and high-density residential units including three and more bedrooms. Encourage family-friendly amenities including play areas, green space, and adaptable unit designs.j. Support the development of housing that address each class of housing need. In addition to traditional forms of

affordable market and non-market housing, housing need can include housing for individuals at risk of homelessness, and shelters for the unhoused. Partner with non-profit organizations, government agencies, or regional governments to increase the supply of needed housing in the community. Lobby senior levels of government for additional housing-related funding."

- delete and replace "future urban growth" with "future growth" at the beginning of the second paragraph of section 1.1(c)

AND THAT Official Community Plan Amendment (OCP000063) Bylaw 1289, 2025 be read a third time as amended;

AND THAT Official Community Plan Amendment (OCP000063) Bylaw 1289, 2025 be adopted.

Carried.

OPPOSED: Councillors Brett, Reed

9.3 Bylaw to amend Zoning Amendment Bylaw 1265, 2025 | Z0000335 | 14198 Middle Bench Rd

Consideration Following A Public Hearing

2025-09-214 It was moved and seconded

THAT Zoning Amendment (Z0000335) Bylaw 1299, 2025 be read a third time and adopted.

Carried.

9.4 Official Community Plan and Zoning Bylaw Amendments | OPZ00004 | 9730, 9750, 9764, 9778 Highway 97 and 9743, 9751 Okanagan Centre Road East (6 Parcels)

Consideration after a Public Hearing

2025-09-215 It was moved and seconded

THAT Official Community Plan Amendment (OPZ00004) Bylaw 1294, 2025 be read a third time;

AND THAT Zoning Amendment (OPZ00004) Bylaw 1295, 2025 be read a third time;

AND THAT Staff be directed to work with the applicant to bring back a development permit which addresses access, sighting, masting and all other forms related to the development for Council's consideration prior to adoption.

Motion Failed.

2025-09-216 It was moved and seconded

THAT Official Community Plan Amendment (OPZ00004) Bylaw 1294, 2025 be read a third time and adopted;

AND THAT Zoning Amendment (OPZ00004) Bylaw 1295, 2025 be referred back to Staff and Staff be directed to work with the applicant to bring forward a comprehensive development (CD) zone for Council's consideration.

Carried.

9.5 Zoning Amendment Bylaw 1298, 2025 | Z0000351 | Rural Large Parcel Oyama Road

Read a 1st, 2nd, 3rd time [August 19, 2025](#).

2025-09-217 It was moved and seconded

THAT Zoning Amendment (Z0000351) Bylaw 1298, 2025 be adopted.

Carried.

10. Rise and Report from In Camera

11. Council Committees

12. External Committees and Boards

12.1 Okanagan Basin Water Board Report of September 5, 2025

13. Strategic Priorities

14. Report from Councillors

Councillor McKenzie shared a story from after last Council meeting.

Councillor Brett thanked the ArtWalk volunteers, and enjoyed her time volunteering there as well.

Councillor Patel echoed comments from Councillor McKenzie and Brett. He reminded the community how important it is to check in on your neighbours and be there for one another.

Councillor Reed echoed previous comments from around the table. She announced the Carr's Landing Community and Recreation Association is meeting is tomorrow night at 7pm at the Carr's Landing fire hall. Further, Lake Country Health is having their grand parade on Saturday September 20th from 10am - 1pm. Councillor Reed attended the OCP open house which was well staffed, with great information shared.

Councillor Lewis echoed comments from the table. He was happy to have conversations at the OCP open houses with different ideas and opinions shared.

Mayor Ireland reminded the public to look after each other and take the time to reach out to neighbours.

15. Adjournment

The Mayor adjourned the meeting at 8:30 p.m.