



## Minutes

### Regular Council Meeting

October 21, 2025, 5:35 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  
Carie Liefke, Manager of Current Planning  
Steven Gubbels, Manager of Development  
Shaun Lesowski, Parks and Facilities Manager  
James Robertson, Land Agent  
Scott Unser, Public Works Manager  
Richard Wagner, Manager of Finance  
Kiel Wilkie, Capital Project Manager  
Brian Zurek, Manager of Long Range Planning  
Makayla Ablitt, Manager of Corporate Administration  
Travis Tonn, Information Technology Manager  
Chelsea Van Dulken, Public Works Clerk  
Brandon Mitchell, Development Engineer  
Lauren Sanbrooks, Grant Funding Specialist  
Mike Mitchell, Utility Operations Manager  
Christien Whyte, Engineering Technician  
Shara Glenn, Legislative and FOI Coordinator

**Others:**

Youth Councillor Mochinski

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## 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 5:51 p.m.

## 2. Adoption of Agenda

**2025-10-231 It was moved and seconded.**

*THAT the Regular Council Meeting Agenda of October 21, 2025 be adopted.*

**Carried.**

## 3. Adoption of Minutes

### 3.1 Committee of the Whole Minutes of October 7, 2025

**2025-10-232 It was moved and seconded.**

*THAT the Committee of the Whole Minutes of October 7, 2025 be adopted.*

**Carried.**

### 3.2 Regular Council Meeting Minutes of October 7, 2025

**2025-10-233 It was moved and seconded.**

*THAT the Regular Council Meeting Minutes of October 7, 2025 be adopted.*

**Carried.**

## 4. Mayor's Report

## 5. Announcements

- FireSmart green waste disposal bins – the LCFD has added a second location for the bins. Residents can dispose of yard waste at:
  - Station 71 (Winfield) on Okanagan Centre Rd E
  - Station 81 (Carr's Landing) on Commonage Road
- Halloween! Come out with your family and friends to the Lake Country bonfire and fireworks at Beasley. Everyone is invited to this free event on Halloween night. Bonfire starts at 6:45pm with fireworks at 8pm. Enjoy free hot dogs and hot chocolate courtesy of the Lions Club. A reminder: noises, fire and crowds can be distressing for pets so we recommend leaving them at home for their safety and comfort.

## 6. Delegations

### 6.1 Recycle BC Transition Update

Cynthia Coates to present

## 7. Planning and Development Applications

### 7.1 Zoning Amendment | Z0000343 | 11375 Woodsdale Court

To amend zoning from RU6 – Large Lot Small-Scale Multiple Housing to CD 17 – Comprehensive Development 17 to allow a future multi-family residential development

#### **2025-10-234 It was moved and seconded**

*THAT Zoning Amendment (Z0000343) Bylaw 1302, 2025 be amended to remove "(rental only)" from section 19.16.1 of Schedule A;*

*AND THAT Zoning Amendment (Z0000343) Bylaw 1302, 2025 be read a first, second and third time.*

*AND THAT prior to consideration of adoption the applicant be required to meet the following conditions:*

- a) dedicate land adjacent to Woodsdale Court for road right of way purposes;*
- and*
- b) provide a monetary contribution, based on infrastructure analysis, for Highway 97 corridor priority improvements.*

**Carried.**

#### **2025-10-235 It was moved and seconded**

*THAT Staff be directed to report back on traffic concerns, density bonusing contributions and provisions of bicycle stalls prior to Building Permit*

**Carried.**

### 7.2 Development Variance Permit | DVP00421 | 11735 Okanagan Centre Rd W

To request a variance to the allowable maximum floor area of a secondary suite.

#### **2025-10-236 It was moved and seconded**

*THAT Development Variance Permit DVP00421 (Attachment A to the Report to Council dated October 21, 2025) for the property located at 11735 Okanagan Centre Rd W, legal described as Lot A Section 20 Township 20 Osoyoos Division Yale District Plan KAP76397 (PID: 026-068-168), to vary the allowable maximum floor area of a secondary suite, be deferred pending clarification from Staff on the following:*

- short-term rental suite compliance with District bylaws; and
- the size of secondary suites currently allowed within District bylaws.

**Carried.**

### 7.3 Development Variance Permit | DVP00423 | 15519 Barkley Road

To Vary the Subdivision and Development Servicing Bylaw Table C-1 to facilitate a 2-lot subdivision

#### **2025-10-237 It was moved and seconded**

*THAT Development Variance Permit DVP00423 (Attachment A in the Report to Council dated October 21, 2025) for the property at 15519 Barkley Road, legally described as Lot A Section 8 Township 14 ODYD, Plan EPP88444, Roll 1758011 to amend the servicing requirements, be approved.*

**Carried.**

#### **7.4 Development Variance Permit | DVP00426 | 2192001**

To Vary the Subdivision and Development Servicing Bylaw Table C-1 and the Zoning Bylaw Section 14.2.5 for Lot Width to facilitate a 1-lot subdivision.

##### **2025-10-238 It was moved and seconded**

*THAT Development Variance Permit DVP00426 (Attachment A to the Report to Council dated October 21,2025) for property PID 012-273-309 Okanagan Centre Rd West, legally described as Lot 28, Plan KAP521, Roll 2192001 to amend the servicing requirements and the minimum lot width, be approved.*

**Carried.**

#### **7.5 Liquor Licence Referral | R0000423 | 2910 Robinson Road**

An application for a lounge area endorsement to a manufacturer's licence for Cutwater Brewery

Councillor Reed recused herself due to a business relationship at 7:30 P.M.

##### **2025-10-239 It was moved and seconded**

*THAT the following recommendation be forwarded to the Liquor and Cannabis Regulation Branch (LCRB) regarding Liquor Licence Referral Application R0000423 for property located at 2910 Robinson Road:*

1. The District of Lake Country has considered the following:
  - The location of the establishment (2910 Robinson Road) and impacts on the surrounding neighbourhood.
  - The person capacity is 108 (including patrons and staff) and hours of liquor service (Sunday to Thursday from 11:00 am to 10:00 pm and Friday to Saturday from 11:00 am to 11:00 pm).
2. The District of Lake Country provides the following comments on the prescribed criteria:
  - Noise is not expected to be an issue as the proposed location is immediately adjacent to a major highway, and there are few residential properties nearby (the nearest being approximately 43 m from the subject building).
  - If the application is approved, the impact on the community is expected to be positive as it would support a growth in tourism and offer a new social venue in the community.
3. The District of Lake Country provides the following comments on the views of residents:

- 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 advertisements on the District of Lake Country website and in two issues of the local newspaper. Public feedback received by the District during the consultation process was reviewed by Council.
4. The District of Lake Country recommends the issuance of the licence with an endorsement for an interior lounge area for the following reasons:
- Council supports the proposal, recognizing its potential to contribute to the community positively as the only brewery in Lake Country. The brewery would offer a unique social venue within the District and promote a new local business in the tourism sector.
  - Noise concerns are minimal, as patrons are expected to remain inside the building, reducing the likelihood of disturbances to adjacent properties.
  - It is a permitted use under the C11 – Highway Commercial zoning.

**Carried.**

*Councillor Reed returned at 7:40 P.M.*

## 8. Departmental Reports

### 8.1 Road Closure | RC2025-004 | 11011 Hallam Drive

To consider closing a portion road adjacent to 11011 Hallam Drive for sale to the property owner

**2025-10-240 It was moved and seconded**

*THAT Road Closure (RC2025-004) Bylaw 1296, 2025 be read a first, second, and third time.*

**Carried.**

### 8.2 Grant Application | UBCM CEPF | Emergency Support Services Training and Equipment

Application for up to \$30,000 to enhance ESS capacity for Muster Centres, updated technology for evacuee processing, and volunteer recruitment, retention, and training

**2025-10-241 It was moved and seconded**

*THAT the District of Lake Country support a regional grant application by the Central Okanagan Regional Emergency Program to the November 2025 intake of the Union of British Columbia Municipalities (UBCM) Community Emergency Preparedness Fund (CEPF) for Emergency Support Services Training and Equipment stream;*

*AND THAT the Regional District of Central Okanagan (RDCO) be authorized to apply for, receive and manage the grant funding on behalf of the District of Lake Country.*

**Carried.**

### 8.3 Grant Application | UBCM CEPF | Volunteer and Composite Fire Departments Equipment and Training

Application for up to \$30,000 to purchase replacement personal protective equipment.

**2025-10-242 It was moved and seconded**

*THAT an application to the Community Emergency Preparedness Fund (CEPF) Volunteer and Composite Fire Departments Equipment and Training program for up to \$30,000, 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 the 2026 Financial Plan be amended to include up to \$60,000 for Firefighter Personal Protective Equipment (PPE), \$30,000 funded from the Fire Facilities and Equipment Reserve and up to an additional \$30,000 if the grant is successful.*

**Carried.**

**8.4 Grant Application | Rural Economic Development Infrastructure Program (REDIP)**

An application for up to \$60,000 to support Economic Development Strategy

**2025-10-243 It was moved and seconded**

*THAT an application to the Rural Economic Development Infrastructure Program (REDIP) for up to \$60,000, 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 2026 Financial Plan be amended to include the receipt and expenditure of the grant funds.*

**Carried.**

**8.5 Grant Application | Rural Economic Development Infrastructure Program (REDIP) – RDCO Letter of Support**

Request for a letter of support for the RDCO REDIP Grant application

**2025-10-244 It was moved and seconded**

*THAT the Mayor provide a letter of support on behalf of Council for the RDCO Central Okanagan Economic Development Commission (COEDC) grant application to the Ministry of Jobs and Economic Growth Rural Economic Development Infrastructure Program (REDIP) for a Regional Employment Lands Strategy (RELS).*

**Carried.**

**8.6 Quarter 3 Statistics**

**9. Bylaws for Adoption and Readings Following a Public Hearing**

**9.1 Official Community Plan and Zoning Bylaw Amendment | OCP00055 & Z0000263 | 12036 Pretty Rd**

OCP Bylaw 1278, 2025 Zoning Amendment Bylaw 1300, 2025 For Consideration After Public Hearing

**2025-10-245 It was moved and seconded**

THAT Official Community Plan Amendment (OCP00055) Bylaw 1278, 2025 be read a third time.

*AND THAT Zoning Amendment (Z0000263) Bylaw 1300, 2025 be read a third time.*

**Carried.**

## **9.2 Official Community Plan and Zoning Amendment | OCP00062 & Z0000253 | Copper Hill**

Bylaw adoption for land use changes for residential, institutional, industrial and park

**2025-10-246 It was moved and seconded**

*THAT Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025 be adopted;  
AND THAT Zoning Amendment (Z0000253) Bylaw 1285, 2025 be adopted.*

**Carried.**

## **10. Rise and Report from In Camera**

### **11. Council Committees**

### **12. External Committees and Boards**

#### **12.1 Board of Education Meeting Highlights of September 24, 2025**

#### **12.2 Okanagan Basin Water Board Report of October 7, 2025**

### **13. Strategic Priorities**

### **14. Report from Councillors**

Councillor Reed announced the Carrs Landing Community Association AGM is October 22, 2025 at 7:00 pm at the Carrs Landing Fire hall. She noted the successful SAFR meeting was held. It was interesting, and relayed the message of road safety and sharing the road.

Councillor Irvine was proud to attend UBCM as a Councillor from the DLC. She noted how intense the 4 days are and she would like to see a mental health break implemented for each attendant in future years to allow time to rest and recover.

Councillor McKenzie met with the Oyama Community Hall president regarding a town hall on November 12. The CAO will be attending.

Councillor Brett spoke about the OK Centre Hall fundraiser on Oct 25 730PM - 1230AM, tickets are on sale at Intrigue Winery. George Elliot Senior Secondary School (GESS) Senior Volleyball Fill the Fridge event is on Saturday Oct 25 9am-12:00PM. Students will be in the community knocking on doors looking for donations. She would like Staff to follow up on how vehicle accidents are recorded.

Councillor Patel echoes Councillor McKenzie's comments.

Youth Councillor Mochinski echoed Councillor Brett's comments regarding accidents. Through the BC Parks Learning by Nature program, (GESS) received a \$2000 grant to build a green learning space behind the school and wondered if Council/Staff would be interested in attending the launch party in November to help design and plan the green space. The Learning Innovation team representing the District of Lake Country asked if he would talk about Climate Action Ripple Effect (C.A.R.E.) a learning opportunity for students grades 6-12 identify local problems based on the UN Global Goals. They are wondering if anyone from Council/Staff would be interested in becoming a mentor. He provided an update regarding the grad mural at GESS and advised the student council will be submitting an application to CUPE. He is applying to attend summits with BC Youth Parliament and thanked Staff and Mayor for their endorsement.

Councillor Lewis is looking forward to the Halloween bonfire and encourages the community to attend. He also gave a shout out to local businesses for all the great events/offerings and encourages people to check them out.

Mayor Ireland echoed earlier comments about traffic accident reports. He was first on the scene of an accident on Oceola Rd the previous week. First responders responded promptly, and the individual involved was taken to hospital. He echoed Councillor Lewis' comments, and reminded the community to support local events and farmers.

**15. Adjournment**

The Mayor adjourned the meeting at 8:21 p.m.

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Mayor, Blair Ireland

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Corporate Officer, Reyna Seabrook