



## Minutes

### Regular Council Meeting

November 4, 2025, 7:00 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  
 Reyna Seabrook, Director of Corporate Services  
 Matt Vader, Director of Parks, Recreation & Culture  
 Carie Liefke, Manager of Current Planning  
 Steven Gubbels, Manager of Development  
 Scott Unser, Public Works Manager  
 Kiel Wilkie, Capital Project Manager  
 Brian Zurek, Manager of Long Range Planning  
 Makayla Ablitt, Manager of Corporate Administration  
 Mike Mitchell, Utility Operations Manager  
 Shara Glenn, Legislative and FOI Coordinator

**Others:**

Youth Councillor Mochinski

#### **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 7:01 PM.

## 2. Adoption of Agenda

**2025-11-247 It was moved and seconded.**

*THAT the Regular Council Meeting Agenda of November 4, 2025 be adopted.*

**Carried.**

## 3. Adoption of Minutes

### 3.1 Public Hearing Meeting Minutes

**2025-11-248 It was moved and seconded.**

*THAT the Public Hearing Meeting Minutes of October 21 2025 be adopted.*

**Carried.**

### 3.2 Regular Council Meeting Minutes

**2025-11-249 It was moved and seconded.**

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

**Carried.**

## 4. Mayor's Report

## 5. Announcements

The Oyama Branch #189 of the Royal Canadian Legion will be hosting the Remembrance Day Service on Tuesday, November 11. Please be seated by 10:30am in the George Elliott Secondary School Gym. A procession to the cenotaph will follow the ceremony. Everyone is welcome to attend.

A public open house will be held afterwards at the Legion located at 15712 Oyama Road.

## 6. Delegations

### 6.1 Art Gallery Delegation

Sharon McCoubrey and Petrina McNeill provided an update on the Art Gallery.

## 7. Planning and Development Applications

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

**2025-11-250 It was moved and seconded**

*THAT first and second readings of Zoning Amendment (OPZ00004) Bylaw 1295, 2025 be rescinded and the bylaw closed;*

*THAT Zoning Amendment (OPZ00004) Bylaw 1306, 2025 be read a first and second time;*

*AND THAT prior to adoption, the property owner be required to dedicate road as generally shown on Attachment E to the Report from Council dated November 4, 2025*

*AND THAT Zoning Amendment (OPZ00004) Bylaw 1306, 2025 be forwarded to a public hearing.*

**Carried.**

*Opposed: Councillor Reed*

## **7.2 Short Term Rental Compliance Information**

The CAO presented information on Short Term Vacation Rental Compliance.

## **7.3 Temporary Use Permit | TUP00115 | 13163 Old Mission Rd**

Application to allow year-round outdoor storage on a residential property.

Updated to include correspondence received as of 10:15am November 4, 2025

**2025-11-251 it was moved and seconded.**

THAT Temporary Use Permit TUP00115 (Attachment A to the report dated November 4, 2025) for the property located at 13163 Old Mission Road, legally described as LOT A SECTION 27 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP64829A; PID: 024-559-512, to allow outdoor storage on a residential property, not be approved for a 3-year term.

**Carried.**

*Opposed: Councillor Patel*

## **7.4 Development Variance Permit | DVP00421 | 11735 Okanagan Centre Rd W**

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

**2025-11-252 it was moved and seconded.**

THAT Development Variance Permit DVP00421 (Attachment A to the Report to Council dated November 4, 2025) for the property located at 11735 Okanagan Centre Rd W, legally 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 approved.

**Carried.**

## **7.5 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.

**2025-11-253 It was moved and seconded.**

*THAT Zoning Amendment (Z0000338) Bylaw 1301, 2025 be read a second time; AND THAT prior to adoption, the property owner be required to:*

- a) dedicate road as generally shown in red on Attachment D to the Report from Council dated November 4<sup>th</sup> 2025,*
- b) secure an active transportation corridor on the property, between Okanagan Centre Road East and Pollard Road, through a legal agreement registered on the property title, and*

*c) secure a minimum 8.0m side yard setback adjacent to land within the Agricultural Land Reserve through a legal agreement registered on the property title;  
AND THAT Zoning Amendment (Z0000338) Bylaw 1301, 2025 be forwarded to a public hearing.*

**Main Motion Carried as Amended.**

**Amendment:**

**2025-11-254 It was moved and seconded**

*THAT item c) be amended to read as follows:*

*c) secure a minimum 15.0m side yard setback, inclusive of an 8.0m landscape buffer, adjacent to the land within the Agriculture Land Reserve, through a legal agreement registered on the property.*

**Carried.**

*Main motion as amended reads as follows:*

*THAT Zoning Amendment (Z0000338) Bylaw 1301, 2025 be read a second time;  
AND THAT prior to adoption, the property owner be required to:*

*a) dedicate road as generally shown in red on Attachment D to the Report from Council dated November 4<sup>th</sup> 2025,*

*b) secure an active transportation corridor on the property, between Okanagan Centre Road East and Pollard Road, through a legal agreement registered on the property title, and*

*c) secure a minimum 15.0m side yard setback, inclusive of an 8.0m landscape buffer, adjacent to the land within the Agriculture Land Reserve, through a legal agreement registered on the property.*

*AND THAT Zoning Amendment (Z0000338) Bylaw 1301, 2025 be forwarded to a public hearing.*

**8. Departmental Reports**

**8.1 Agricultural Land Reserve | ALR00200 | 3371, 3411 & 3471 Woodsdale Road - Woodsdale Recreation Park**

Application to allow non-farm use to facilitate the development of a community recreation park

**2025-11-255 It was moved and seconded.**

*THAT Non-Farm Use application Woodsdale Recreation Park for properties at 3371, 3411 and 3471 Woodsdale Road to allow future park expansion be supported;*

*AND THAT the application be forwarded to the Agricultural Land Commission*

**Carried.**

**8.2 2026 Regular Council Meeting Schedule**

Adoption of the 2026 Regular Council Meeting Schedule

**2025-11-256 It was moved and seconded.**

*THAT the 2026 Regular Council Meeting Schedule, Attachment A to the report dated November 4, 2025, be adopted;*

*AND THAT the schedule be posted and advertised in accordance with the Community Charter.*

**Carried.**

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

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

Read a first and second time [September 2 2025](#). Public Hearing held [October 21, 2025](#).  
Read a third time [October 21 2025](#).

**2025-11-257 It was moved and seconded.**

*THAT Official Community Plan Amendment (OCP00055) Bylaw 1278, 2025 be adopted;*

*AND THAT Zoning Amendment (Z0000263) Bylaw 1300, 2025 be adopted*

**Carried.**

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

**11. Council Committees**

Mayor requested Councillors who are attending committee meetings report back at the next council meeting.

**12. External Committees and Boards**

**12.1 Board of Education Meeting Highlights of October 15, 2025**

**12.2 Regional District of Central Okanagan Board Report of October 23, 2025**

**13. Strategic Priorities**

**14. Report from Councillors**

Councillor Lewis encouraged people to attend the Remembrance Day ceremony at George Elliot.

Youth Council Mochinski is leaving for Brazil to attend a conference and won't be attending the next council meeting. He reiterated his invitation for members of Council and staff to attend the BCParks Outdoor Learning Space on Friday November 7 12:30-3:15 at the facility located behind George Elliot Secondary School.

Councillor Reed requested additional information on the Safe and Active School Routes grant referenced in the Board of Education meeting highlights.

Councillor Patel reminded everyone that the weather is changing so it's important to look out for each other, slow down and change your tires. He reiterated Councillor Lewis's comments about Remembrance Day Ceremony and encouraged everyone to attend.

Councillor McKenzie encouraged Youth Councillor Mochinski to get his peers involved in the OCP feedback survey. He announced that the Oyama Community Hall Open House will be held on November 12 at 6:30 p.m. where the District's Chief Administrative Officer will be in attendance.

Mayor Ireland reiterated the importance of understanding and attending the Remembrance Day Ceremony. He recently learned that during the war 100% of Indigenous men who went to war lost their Indigenous status. He announced that he will be attending the Remembrance Ceremony at WFN Saturday November 8th. He reiterated the reminder for people to change their tires for the winter and concluded by announcing that the Okanagan Basin Water Board will be hosting an Evasive Mussel Task Force and encouraged people to attend.

**15. Adjournment**

The Mayor adjourned the meeting at 9:52 PM.

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Mayor, Blair Ireland

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Corporate Officer, Reyna Seabrook