



Minutes

Regular Council Meeting

October 7, 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 Michael Lewis Councillor Todd McKenzie Councillor Bib Patel Councillor Cara Reed
Council Absent:	Councillor Heather Irvine
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 Shaun Lesowski, Parks and Facilities Manager Scott Unser, Public Works Manager Richard Wagner, Manager of Finance Kiel Wilkie, Capital Project Manager Stacia O'Brien, Legislative Technical Clerk Brian Zurek, Manager of Long Range Planning Makayla Ablitt, Manager of Corporate Administration Lauren Sanbrooks, Grant Funding Specialist Christien Whyte, Engineering Technician Shara Glenn, Legislative and FOI Coordinator

1. **Call to Order and Territorial Acknowledgement**

We acknowledge that we are conducting our business today on the unceded territory of "sqilx"/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 7:00 p.m.

2. Adoption of Agenda

2025-10-218 It was moved and seconded

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

Carried.

3. Adoption of Minutes

3.1 Public Hearing Minutes of September 16, 2025

2025-10-219 It was moved and seconded

THAT the Public Hearing Minutes of September 16, 2025 be adopted.

Carried.

3.2 Regular Council Meeting Minutes of September 16, 2025

2025-10-220 It was moved and seconded

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

Carried.

4. Mayor's Report

The Mayor introduced new Youth Councillor Carter Mochinski for the 2025-2026 school year.

The Mayor announced that the Okanagan Basin Water Board is committed to fund an artificial dog nose designed to target detection of invasive mussels.

5. Announcements

We'd like to remind the community that the Campfire ban has been extended into October until further notice due to recent fire activity in the region, along with continued high temperatures, dry conditions, and elevated fire danger ratings.

Open burning permits will also not be available until after October 15th.

We encourage Lake Country residents to take FireSmart action around their home, and use the green waste bins at Fire Station 71 on Okanagan Centre Rd East to deposit leaves, small branches and clippings. Information about FireSmart tips and action you can take is highlighted on the District website at www.lakecountry.bc.ca.

6. Delegations

6.1 Lake Country Food Bank

Joy Haxton presented on behalf of the Lake Country Food Bank.

6.2 Lake Country Museum & Archives

Lynn Fanelli presented on behalf of Lake Country Museum and Archives.

7. Planning and Development Applications

7.1 UBCM – 2024 Local Government Development Approvals Program | P2024-003

Lake Country Integrated Process Review – Development Approvals Program Grant Project Summary

2025-10-221 It was moved and seconded

THAT the Development Application Process Review Final Report, attached to the report from the Planning and Development Department dated October 7, 2025, be endorsed in principle.

Carried.

7.2 Timeline Extension to Satisfy Development Permit Conditions | DP000802 | 10660 Hwy.97

Request for Council to Extend the Timeline to Satisfy Conditions of this Council Approved Development Permit

2025-10-222 It was moved and seconded

THAT Development Permit with Variance DP000802 (Attachment A to the Report to Council dated October 7, 2025) for a portion of the property at 10660 Hwy. 97, be extended for a 12-month period, to allow the applicant additional time to satisfy conditions.

Carried.

7.3 Liquor Licence Referral Application | R0000416 | 1055 Camp Road

An application for structural changes to an approved lounge or special event area (capacity increase)

Updated to include correspondence received as of Oct 7 2025 at 10:30am

2025-10-223 It was moved and seconded

1. Council has considered the following:
 - a. the location of the establishment (1055 Camp Road) and impacts on the surrounding neighbourhood.
 - b. the current business operating hours are:
11:00 AM to 7:30 PM Monday through Sunday (as per advertised hours)
2. Council's comments on the prescribed criteria are as follows:
 - a. Location: the location of the establishment is within the agriculture (A1) zone, adjacent to similar agricultural uses, as well as rural residential.
 - b. Hours of liquor service and person capacity: The current liquor service hours for Gray Monk Estate Winery are 10:00AM to 12:00AM Monday through Saturday and 11:00AM to 12:00 AM on Sundays.

- The current person capacity for the restaurant and sundeck is 65 people.
 - The proposed person capacity for the restaurant and sundeck is for 200 people.
 - c. Noise: no noise complaints have been received by the District regarding Gray Monk Estate Winery; additional impacts are expected to be minimal on the neighboring properties.
 - d. Impact on community: increasing person capacity for the designated area (restaurant and sun deck) is anticipated to enhance agri-tourism through the provision of special events such as fundraisers or private occasions and stimulating economic activity for local businesses with minimal impacts on the neighbouring properties.
- 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 September 25th and October 2nd, 2025.
 - Community members had an opportunity to provide comments at the regular Council meeting of October 7, 2025.
 - The District requested public input during a consultation process, and a summary of the feedback was received by Council at the Regular Council Meeting of October 7, 2025.
- 4. Council recommends the licence be issued with the following conditions:
 - a. That the application only be approved for a 1-year temporary term to assess the impacts of a large person capacity increase on the neighbourhood;
 - b. That the applicant be required to notify all oversized vehicle traffic, such as buses or RVs, of the requirement to use a route to access the site as determined by the District's Engineering Department to ensure traffic impacts are mitigated, and that such notice be posted on the applicants website;
 - c. That the applicant be required to provide overflow parking onsite to ensure no patron parking occurs on Camp Road;
 - d. That the applicant be required to ensure noise resulting from the increasing person capacity be mitigated and controlled so as not to cause a disturbance to the surrounding areas in accordance with District Bylaw requirements; and
 - e. That the applicant be required to work with the District of Lake Country to rectify concerns with the existing access to the site.

Main Motion Carried as Amended.

OPPOSED: Councillor Reed

Amendment:
2025-10-224 It was moved and seconded

THAT the main motion be amended as follows:

In 2c. delete the text "additional impacts are expected to be minimal on the neighbouring properties."

Carried.

OPPOSED: Councillor Lewis

Main Motion as amended:

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 - b. the current business operating hours are:
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2. Council's comments on the prescribed criteria are as follows:
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 - b. Hours of liquor service and person capacity: The current liquor service hours for Gray Monk Estate Winery are 10:00AM to 12:00AM Monday through Saturday and 11:00AM to 12:00 AM on Sundays.
 - The current person capacity for the restaurant and sundeck is 65 people.
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 - d. Impact on community: increasing person capacity for the designated area (restaurant and sun deck) is anticipated to enhance agri-tourism through the provision of special events such as fundraisers or private occasions and stimulating economic activity for local businesses with minimal impacts on the neighbouring properties.
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 - c. That the applicant be required to provide overflow parking onsite to ensure no patron parking occurs on Camp Road;
 - d. That the applicant be required to ensure noise resulting from the increasing person capacity be mitigated and controlled so as not to cause a disturbance to the surrounding areas in accordance with District Bylaw requirements; and
 - e. That the applicant be required to work with the District of Lake Country to rectify concerns with the existing access to the site.

7.4 Temporary Use Permit & Non-farm Use | TUP00114 & ALR00196 | 15792 Sawmill Road

Application to allow the seasonal boat storage temporarily in an existing building within the Agricultural Land Reserve.

Philip Wilson | Applicant

Mr. Wilson responded to questions from Council about boat launches

2025-10-225 It was moved and seconded

THAT Temporary Use Permit TUP00114 (Attachment A to the report dated October 7, 2025) for the property located at 15792 Sawmill Road, legally described as LOT B SECTION 12 TOWNSHIP 14 AND OF DISTRICT LOT 4934 OSOYOOS DIVISION YALE DISTRICT KAP78489; PID: 026-339-102, to allow a seasonal boat storage business in an existing building, be approved for a 3-year term;

AND THAT Non-Farm Use application ALR00196 be forwarded to the Agricultural Land Commission.

Carried.

8. Departmental Reports

8.1 Strategic Priorities Fund 2025 – Updated Resolution

Strategic Priorities Fund 2025 – Updated Resolution

2025-10-226 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;

AND THAT any cost overruns to the project, be supported.

Carried.

8.2 Appointment of Municipal Auditor

Appointment of the District's Municipal Auditor as required by the Community Charter

2025-10-227 It was moved and seconded

THAT BDO Canada LLP be appointed as the Municipal Auditor for the 2025-2029 fiscal years.

Carried.

8.3 Encroachment Application E000018 at 11090 Eva Road

Formalize existing retaining wall re-construction and encroachment at 11090 Eva Road

2025-10-228 It was moved and seconded

THAT the owners of the property having a civic address of 11090 Eva Road, legally described as Lot 44, Plan KAP32546, Section 15, Township 20, Osoyoos Div of Yale Land District, (the "Applicant") be authorized to encroach on the District's Right-of-Way, with a re-constructed retaining wall;

AND THAT prior to issuance of an Encroachment Permit, the Applicant be required to register a Long-Term Encroachment Agreement and Covenant on Title

Carried.

8.4 North Aberdeen Plateau

North Aberdeen Plateau – Guidance Plan

Councillor Brett declared a conflict of interest with other employment and left the meeting at 9:23 p.m.

2025-10-229 It was moved and seconded

THAT the North Aberdeen Plateau Guidance Plan dated August 2025 (attached to the Report to Council dated October 7, 2025) be adopted;

AND THAT Mayor Blair Ireland be appointed as the District of Lake Country representative, and Councillor McKenzie be appointed as the alternate to the North Aberdeen Plateau Guidance Plan Leadership Team.

Carried.

Councillor Brett returned to the meeting at 9:27p.m.

8.5 POL2025-218 Video Surveillance System Policy

To consider adoption of a Video Surveillance System Policy

2025-10-230 It was moved and seconded

THAT Video Surveillance System Policy 218, 2025 be adopted.

Carried.

9. Bylaws for Adoption and Readings Following a Public Hearing

10. Rise and Report from In Camera

11. Council Committees

12. External Committees and Boards

12.1 Board of Education Meeting Highlights of September 10, 2025

12.2 Regional District of Central Okanagan Board Report of September 18, 2025

13. Strategic Priorities

14. Report from Councillors

Councillor Lewis learned a lot at UBCM last week. He requested an update from Staff regarding incentives for residential and commercial development programs.

Councillor Reed thanked the roads crew for repairing the roads in Carr's Landing. She announced that the Carrs Landing Community and Recreation Association is having their Annual General Meeting on October 23 at 7:00 p.m. at the Carr's Landing firehall and encouraged community members to attend. She asked for a FireSmart bins to be placed around the community.

Councillor Patel acknowledged the Mayor for his initiative to make great connections at UBCM and thanked the community for their support in Council's attendance.

Councillor Brett noted takeaways from her attendance at UBCM, including three main themes: brave leadership, collaboration and austerity

Councillor McKenzie thanked the community for their support in attendance at UBCM. He looks forward to collaborating with the Fire Chief about communication strategies regarding the extended Fire Ban. He asked Staff for updated numbers regarding homelessness in Lake Country prior to the Official Community Plan being brought forward to Council. Councillor McKenzie welcomed Youth Councillor Mochinski.

Youth Councillor Mochinski thanked Council for the opportunity to attend. He asked if there was a possibility to have the current grad murals at the back of the school at another location. He spoke about the BC Parks Learning By Nature program and George Elliot Secondary Schools (GESS) participation. He announced last weeks Drive Through Breakfast raised approximately \$3000.00. Youth Councillor Mochinski highlighted that he will be representing GESS at Student District Council and can share points of interest between groups.

Mayor Ireland echoed comments from around the table regarding UBCM. Staff, CAO and the Mayor will continue to strategize for next years attendance at UBCM.

15. Adjournment

The Mayor adjourned the meeting at 9:45 p.m.

Mayor, Blair Ireland

Corporate Officer, Reyna Seabrook