



Minutes

Regular Council Meeting

March 17, 2026, 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, CFO, Director of Finance & Administration
Darren Lee, Fire Chief
Matthew Salmon, Director of Infrastructure & Development Engineering
Matt Vader, Director of Parks, Recreation & Culture
Carie Liefke, Manager of Current Planning
Ruth Sulentic, Economic Development and Public Engagement Specialist
Scott Unser, Public Works Manager
Richard Wagner, Manager of Finance
Kiel Wilkie, Capital Project Manager
Makayla Ablitt, Manager of Corporate Administration
Shara Glenn, Legislative and FOI Coordinator
Cory Drinkwater, Support Analyst

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 p.m.

2. **Adoption of Agenda**

2026-03-060 It was moved and seconded

THAT the Regular Council Meeting Agenda of March 17, 2026 be adopted.

Carried.

3. Adoption of Minutes

3.1 Regular Council Meeting Minutes of March 3, 2026

2026-03-061 It was moved and seconded

THAT the Regular Council Meeting Minutes of March 3, 2026 be adopted.

Carried.

4. Mayor's Report

The Mayor acknowledged Councillor Irvine's efforts to help keep the community clean and presented her with a Lake Country sweater.

5. Announcements

5.1 March 17, 2026 Announcements

6. Delegations

7. Planning and Development Applications

7.1 Area Structure Plan | ASP00005 | Lakestone

Zoning Amendment to the CD3 (Lakestone) Zone for Density

2026-03-062 It was moved and seconded.

THAT Zoning Amendment (ASP00005) Bylaw 1323, 2026 be read a first, second and third time.

Carried.

8. Departmental Reports

8.1 Lake Country Business Park Area Structure Plan Update

Review of the Area Structure Plan as Project is Finalized

Theo Finseth, from Placemark presented.

8.2 Phased Development Agreement | ASP00005 | Lakestone

Phased Development Agreement (Lakestone) Bylaw 1318, 2026

2026-03-063 It was first and seconded

THAT Phased Development Agreement (Lakestone) Bylaw 1318, 2026 be amended by deleting and replacing paragraph number 2 of schedule 10 with the following:

The Developer and the District agree, and the District hereby covenants with the Developer, that even though ownership of certain Works and Services (for instance, the reservoir) constructed by the Developer either has been

transferred (pursuant to the Lakestone Master Plan) or will be transferred (pursuant to this Agreement) to the District after completion, one hundred percent (100%) of the capacity required to service the Proposed Development (the "Capacity") will be reserved for the Proposed Development.

AND THAT the formatting edits identified by Council be incorporated into the document;

AND THAT Phased Development Agreement (Lakestone) Bylaw 1318, 2026 be read a first and second time as amended;

AND FURTHER THAT Phased Development Agreement (Lakestone) Bylaw 1318, 2026 be forward to public hearing.

Carried.

The Mayor called a recess at 9:07 p.m. The meeting reconvened at 9:18 p.m.

8.3 Housing Development Update

This report provides Council with a brief update on recent development activity in Lake Country and how current applications and permits contribute toward meeting the housing targets identified in the 2023 Housing Needs Assessment.

9. Bylaws for Adoption and Readings Following a Public Hearing

9.1 Water Regulations and Rates Amendment Bylaw (Small-Scall Farming) 1320, 2026

Read a first, second and third time [March 3, 2026](#)

2026-03-064 It was moved and seconded

That the Water Regulations and Rates Amendment Bylaw (Small-Scale Farming) 1320, 2026 be adopted.

Carried.

10. Rise and Report from In Camera

11. Council Committees

12. External Committees and Boards

13. Strategic Priorities

14. Report from Councillors

14.1 Notice of Motion from Councillor Brett made March 3, 2026

2026-03-065 It was moved and seconded

THAT staff be directed to investigate opportunities to work towards a Lake Country Safe Family Internet Initiative including logistics, communications, and website updates;

AND THAT staff report back when appropriate to council on progress and steps being taken to support community-wide adoption.

Carried.

14.2 Notice of Motion from Councillor Reed

2026-03-066 It was moved and seconded

WHEREAS the public docks, wharves, and boat launch facilities within the District of Lake Country are municipal amenities intended primarily to provide equitable public access to Okanagan Lake, Wood Lake and Kalamalka Lake;

AND WHEREAS commercial operators such as dock construction companies, boat rental companies, charter operators, tour providers, and other water-based businesses may use public docks and launches to load passengers, stage vessels, or conduct business activities;

AND WHEREAS neighbouring municipalities including the City of Kelowna and City of West Kelowna have implemented licensing programs requiring commercial operators to obtain permits and pay fees for the use of public boating facilities;

AND WHEREAS such programs ensure fairness between commercial and non-commercial users, reduce congestion at public facilities, and enable municipalities to recover costs associated with maintenance, infrastructure upgrades, enforcement, and safety monitoring;

THEREFORE BE IT RESOLVED THAT Council direct staff to prepare a bylaw and implementation framework for a Commercial Use of Dock and Boat Launch Licensing Program in the District of Lake Country that would:

1. Require any business using municipal docks, wharves, or boat launches for commercial purposes to obtain an annual licence;
2. Establish appropriate licensing fees based on comparable programs in the City of Kelowna and City of West Kelowna;
3. Define permitted activities such as passenger pickup/drop-off, boat rentals, charter services, and other commercial operations;
4. Provide enforcement provisions and penalties for unlicensed commercial activity; and
5. Create a dedicated reserve or funding mechanism to ensure revenues collected from commercial users support the maintenance and improvement of municipal boating infrastructure

Carried.

14.3 Councillor Items

Councillor Lewis attended a meeting last week with a group called Lake Country Strong, focused on making Lake Country a great place and influencing youth. He reminded the community it is Spring Break and to watch for traffic.

Councillor Reed thanked the Parks team for removing a fallen tree on Coral Beach Trail.

Councillor Patel attended the Local Government Leadership Academy Forum in Richmond last week where he discussed with likeminded people the problems faced while working in government, and brainstormed ways to better work together with other levels of government. He shared his main takeaway was the realization that Lake Country is tackling issues, and he is proud to be a member of the community.

Councillor Brett will be attending the Squilx"/Syilx Water Forum with the Mayor as representatives from the collaborative leadership table on March 24 and 25. The meeting will include discussion around climate change and impacts to water supply, a collaborative leadership table, lessons from climate risk and teachings into action, several keynote speakers, and indigenous and regional collaboration for water governance.

Councillor McKenzie echoed comments regarding Lake Country Strong, and looks forward to the next meeting in May. He announced OKF Grill in Oyama has opened for the season.

Councillor Irvine thanked Mayor Ireland for his recognition, and Staff for assisting with her garbage pick up. She recognized and thanked the community for their help with garbage collection as well.

Mayor Ireland recognized Marcel and the Lake Country Strong group for doing such great work. Himself, Councillors Lewis and McKenzie attended the Lake Country Police Department barbeque, and noted the value of working together on local concerns and issues. He echoed announcements regarding the opening of the new playground at Swalwell Park. Mayor Ireland reported on a great meeting with the CEO of Interior Health where they discussed the importance and need for support of Community Health Care in Lake Country. He spoke about a launch event at Rotary beach for the Electronic Dog Nose (EDNA), a research project at UBCO the Okanagan Basin Water Board is investing in, which assists in detecting mussels on boats.

15. Adjournment

The Mayor adjourned the meeting at 9:55 p.m.

Mayor, Blair Ireland

Corporate Officer, Reyna Seabrook