

Agenda

Regular Council Meeting

Tuesday, April 21, 2026, 7:00 p.m.
Council Chambers/Video Conference
10150 Bottom Wood Lake Road
Lake Country, British Columbia V4V 2M1

Pages

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- | | | |
|----|--|----|
| 1. | <p>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.</p> | |
| 2. | <p>Adoption of Agenda
Recommendation
THAT the Regular Council Meeting Agenda of April 21 be adopted.</p> | |
| 3. | <p>Adoption of Minutes</p> | |
| | <p>3.1 Regular Council Meeting Minutes of April 7, 2026
Recommendation
THAT the Regular Council Meeting Minutes of April 7, 2026 be adopted.</p> | 3 |
| 4. | <p>Mayor's Report</p> | |
| 5. | <p>Announcements</p> | |
| | <p>5.1 April 21, 2026 Announcements</p> | 7 |
| 6. | <p>Delegations</p> | |
| 7. | <p>Planning and Development Applications</p> | |
| | <p>7.1 Agricultural Land Reserve ALR00178 1090 Camp Road
Update: Non-Farm Use Application for Special Events in a Farm Building on a Property in the Agricultural Land Reserve</p> <p>Recommendation
THAT pursuant to Agricultural Land Commission Reconsideration of ALC Resolution #309/2025, staff be directed to work with the applicant to clarify ALC permitted uses and bring the property located at 1090 Camp Road into compliance with District and ALC regulations.</p> | 8 |
| 8. | <p>Departmental Reports</p> | |
| | <p>8.1 Notice on Title 15082 Middle Bench Road</p> | 38 |

To consider placing a Notice on Title in accordance with section 57 of the Community Charter

Recommendation

THAT a Notice on Title be filed in the land title office for the property at 15082 Middle Bench Road PID: 009-579-290 pursuant to section 57 of the Community Charter.

8.2 Grant Application – Economic Trust of Southern Interior (ETSI-BC) 43

Recommendation

THAT an application to the Economic Trust of Southern Interior (ETSI-BC) - Building Economic Development Capacity Program for up to \$35,000, 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.

8.3 2025 Surplus Allocation 46

Recommendation

THAT the 2025 Water Fund Surplus of \$103,310 be allocated to the Water Capital Reserve.

8.4 2025 – 2029 Financial Plan Amendment Bylaw 1325, 2026 64

Recommendation

THAT the 2025 – 2029 Financial Plan Amendment Bylaw 1325, 2026 be read a first, second, and third time.

8.5 2026 Parcel Tax Roll Review Panel Establishment 71

Recommendation

THAT May 5, 2026 at 4:00 p.m. be set as the date and time for the 2026 Parcel Tax Roll Review Panel to be held in Council Chambers at Municipal Hall;

AND THAT the sitting may be conducted in person or by electronic attendance.

- 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 **Okanagan Basin Water Board Report of April 7, 2026 73**
- 13. **Strategic Priorities 78**
- 14. **Report from Councillors**
- 15. **Adjournment**

posted April 16, 2026
Reyna Seabrook, Corporate Officer



Minutes

Regular Council Meeting

April 7, 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 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 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 Scott Unser, Public Works Manager Richard Wagner, Manager of Finance Kiel Wilkie, Capital Project Manager Shara Glenn, Legislative and FOI Coordinator Cory Drinkwater, Support Analyst
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 7:00 p.m.

2. Adoption of Agenda

2026-04-067 It was moved and seconded

THAT the Regular Council Meeting Agenda of April 7, 2026 be adopted.

Carried.

3. Adoption of Minutes

3.1 Special Meeting Minutes of March 16, 2026

2026-04-068 It was moved and seconded

THAT the Special Meeting Minutes of March 16, 2026 be adopted.

Carried.

3.2 Committee of the Whole Minutes of March 17, 2026

2026-04-069 It was moved and seconded

THAT the Committee of the Whole Minutes of March 17, 2026 be adopted.

Carried.

3.3 Regular Council Meeting Minutes of March 17, 2026

2026-04-070 It was moved and seconded

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

Carried.

4. Mayor's Report

The Mayor acknowledged the Easter festivities having been a great success and thanked the community and Staff for coming out.

5. Announcements

5.1 April 7, 2026 Announcements

6. Delegations

6.1 Winfield Oldtimers Sports Association Delegation

Jayson McCarthy presented on the Winfield Oldtimers Sports Association (WOSA) 50 years of organized recreation at the Winfield Recreation Complex.

7. Planning and Development Applications

8. Departmental Reports

8.1 Safe Family Internet Initiative

To consider endorsement of and provide support for the Lake Country Safe Internet Initiative

2026-04-071 It was moved and seconded

THAT the Lake Country Safe Family Internet Initiative (SFII) (Attachment A to the report to Council dated April 7, 2026), be endorsed by Council;

AND THAT the costs associated with use of the Creekside Theatre for one community event be funded through the Grant in Aid budget to a maximum of \$1000.

Carried.

8.2 Election Official Remuneration Policy 227, 2026

Consideration of an updated policy

2026-04-072 It was moved and seconded

THAT Election Official Remuneration Policy 227, 2026 be adopted.

Carried.

8.3 Zoning Amendment Bylaw 1242, 2024 | Z0000265 | 9850 Chase Road

Consideration after a Public Hearing (prohibited)

2026-04-073 It was moved and seconded

THAT first, second and third reading of Zoning Amendment (Z0000265) Bylaw 1242, 2024 be rescinded and the file be closed.

Carried.

9. Bylaws for Adoption and Readings Following a Public Hearing

9.1 Zoning Amendment (ASP00005) Bylaw 1323, 2026

Read a first, second and third time [March 17, 2026](#)

2026-04-074 It was moved and seconded

THAT the Zoning Amendment (ASP00005) Bylaw 1323, 2026 be adopted.

Carried.

10. Rise and Report from In Camera

11. Council Committees

12. External Committees and Boards

12.1 Regional District of Central Okanagan Board Report of March 19, 2026

13. Strategic Priorities

14. Report from Councillors

Councillor Patel emphasized with Spring here to be aware of property clean up as it relates to fire safety.

Councillor Lewis was sorry to miss the Easter festivities at Jack Seaton, happy to hear it was a huge success and appreciates all the effort.

Councillor McKenzie invited the community to attend the Oyama community clean up on Sunday, April 12 and reminded that lunch is included. He also acknowledged that the water levels of the canal is coming up and the canal is useable between Wood and Kalamalka lakes.

Councillor Brett reminded the community about a Health Essentials Clinic which is a by donation event at the Kelowna Community Theatre, April 14 at 7pm, registration is online. It is a parent documentary which focuses on how to support parents regarding social media and provides resources.

Councillor Reed thanked the community groups for attending the Easter festivities at Jack Seaton Park. She also thanked the Regional District of the Central Okanagan for allowing dogs at Kopje Park during the winter season. She thanked the Rail Trail team and is excited about the announcement to continue construction of next section. She advised that the first wildfires of the season have started in Lytton, reminded residents to use their green bins to clean up around properties and looks forward to the future community FireSmart bins arriving.

Councillor Mochinski enjoyed the Easter event over the weekend. He announced the construction of George Elliot Secondary School outdoor classroom has started and encouraged the community to participate.

Mayor Ireland announced some of the Okanagan Basin Water Board precipitation stats including Penticton, Kelowna and Vernon are all quite low. He warns that it will be a dry summer and acknowledged that there is a need to make plans for the season. He reiterated the earlier comments regarding the Easter festivities and thanked all the groups for attending and participating. He reminded the community of the upcoming Official Community Plan events on Wednesday April 8, 3-7pm and Thursday April 9, 9-1pm at the Municipal Hall. He also announced that he completed a Carr's Landing Community Tour last week with Councillor Reed and the CAO and is looking forward to the Okanagan Centre tour with Councillor Brett next week.

15. Adjournment

The Mayor adjourned the meeting at 7:43 p.m.

Mayor, Blair Ireland

Corporate Officer, Reyna Seabrook

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: April 21, 2026
Meeting Type: Regular Council Meeting

Prepared by: Zoe Callaghan, Communications Lead
Department: CAO

Title: April 21, 2026 Announcements

Curbside Recycling Changes – Starting May 1

Last week, I joined the RDCO and Recycle BC to mark the transition to a new curbside recycling system across the region. Residents are encouraged to review information on the new pink and grey bins, available on the District website or Recycle BC’s website, so you’re ready for the changes starting May 1. This Spring, there is one more Pop-up Recycling Depot being held in the Municipal Hall parking lot on Saturday, April 25 (10:00am – 2:00pm) so Lake Country residents can drop off their foam packaging, plastic bags and overwrap, glass bottles and jars and other flexible plastic packaging and cardboard. Household small electronics will also be accepted. Everyone that brings in their depot-only recycling can enter the participant draw for a \$50 gift certificate to a local business of the winner’s choice.

National Volunteer Week – April 19–25

This week is National Volunteer Week, and I want to recognize the many volunteers who give their time to support our community - whether it’s emergency support services, local events, or community organizations. Lake Country is stronger because of you.

Community Health Survey – Now Open

In collaboration with RMF Clinical Health Strategies, the District has launched a community health and well-being survey running from April 13 to 24. Residents are encouraged to take a few minutes to share their input and help inform future planning and services.

Respectfully Submitted.

Zoe Callaghan, Communications Lead

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: April 7, 2026
Meeting Type: Regular Council Meeting

Prepared by: Jason Tran, Planner
Department: Planning and Development

Title: Agricultural Land Reserve |ALR00178 |1090 Camp Road
Description: Update: Non-Farm Use Application for Special Events in a Farm Building on a Property in the Agricultural Land Reserve

RECOMMENDATION

THAT pursuant to Agricultural Land Commission Reconsideration of ALC Resolution #309/2025, staff be directed to work with the applicant to clarify ALC permitted uses and bring the property located at 1090 Camp Road into compliance with District and ALC regulations.

EXECUTIVE SUMMARY

This report is presented to Council in response to the July 16, 2024 resolution directing staff to report back on potential conditions that could mitigate the impacts of the proposed event use at 1090 Camp Road.

Since that direction, the Agricultural Land Commission (ALC) has issued its reconsideration decision, confirming its original refusal of the applicant’s request to convert the existing greenhouse-like structure and accessory building into permanent public assembly facilities.

The ALC’s ruling (Attachment A) prohibits any form of indoor event venue within a permanent building on the property; however, the ALC reaffirmed that limited outdoor events may still occur under Section 17 of the ALR Use Regulation, provided all regulatory limits and non- permanent infrastructure requirements are met.

As a result, the District cannot support event use within the existing permanent buildings and must align all business licensing, zoning compliance, and bylaw enforcement actions with the ALC decision.

Staff recommend that Council receive the ALC’s decision for information. Staff would notify the applicant, ensure all District approvals reflect the ALC ruling, advise the applicant on permissible ALR- compliant activities, and update internal records accordingly.

BACKGROUND

Application Information			
Application Type	Agricultural Land Reserve	Application Date:	Oct 28, 2024
Applicant:	Jagdeep Alfred	Owner:	Jagdeep Alfred
Application Description	To allow special events in a farm building on a property in the ALR		

Property Information: General	
Folio/Roll #:	02763.000
Legal Description	Lot 4 Section 20 Township 20 Osoyoos Division Yale District Plan 1657
PID	011-367-415
Civic Address:	1090 Camp Road

Property Information: Land Use		
OCP Designation:	Agricultural	
Zoning Designation:	A1 – Agriculture 1	
ALR:	Yes	
Parcel Size:	3.5 ha (8.73 acres)	
Development Permit Area:	None	
Adjacent Land Summary:	Zoning:	Use:
	<i>North:</i> A1 – Agriculture 1	Agriculture (Apple Orchard)
	<i>East:</i> A1 – Agriculture 1	Agriculture (Christmas Tree Farm)
	<i>South:</i> A1 – Agriculture 1	Agriculture (Vineyard)
	<i>West:</i> A1 – Agriculture 1	Agriculture (Apple Orchard)

Important Dates:	
January 9, 2023	Application submitted
June 10, 2024	Agricultural Advisory Committee (AAC) Meeting (1 st meeting)
July 8, 2024	Agricultural Advisory Committee (AAC) Meeting (2 nd meeting)
July 16, 2024	Council Meeting
May 14, 2025	Agricultural Land Commission (ALC) Resolution #309/2025: <i>“The Panel refuses the Proposal to bring the existing 152 m² Greenhouse-Like Structure and adjoining 76 m² accessory building to public assembly code.”</i>
September 3, 2025	The applicant requested a reconsideration of the ALC decision on May 14, 2025
January 14, 2026	Agricultural Land Commission Resolution #26/2026: <i>“The Panel <u>confirms</u> Resolution #309/2025 and refuses the proposal to bring the existing 152 m² Greenhouse-Like Structure and adjoining 76 m² accessory building to public assembly code.”</i>

On July 16, 2024, Council made the following resolution:

2024-07-148 It was moved and seconded

THAT Agricultural Land Reserve ALR00178 application for Non-Farm Use on the property at 1090 Camp Road, legally described as LOT 4 SECTION 20 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 1657, Roll 02763.000 be supported;

AND THAT ALR00178 application for Non-Farm Use be forwarded to the Agricultural Land Commission;

AND THAT concurrent to the application being forwarded to the ALC for consideration, staff be directed to investigate and report back on conditions that may be implemented to mitigate the impacts of the proposed use.

Carried.

ANALYSIS

The applicant requested that an existing greenhouse-like structure and adjacent accessory building be permitted to be used for event purposes. If permitted, this would require a building permit to change the occupancy classification from agriculture to public assembly. Council supported the application through resolution 2024-07-148 on July 16, 2024. Council also requested that staff report back on conditions that may be implemented to mitigate the impacts of the proposed use. This report is intended to provide Council with the requested update.

The application was originally refused by the ALC on May 14, 2025 (Resolution #309/2025). The applicant requested the ALC to reconsider the decision, and on January 14, 2026 the ALC reconfirmed the original decision to refuse the request (Resolution #26/2026). The ALC decision reports are included as Attachment A.

As the ALC refused the application to allow the structures to be permitted and converted to a public assembly use as per the BC Building Code, there is no need to mitigate the impacts of the that proposed use.

Conversely, it is now necessary for the District and ALC to ensure that the property is used in compliance with District and ALC regulations. Implications of the ALC decision include:

- Prohibition on any approval that would enable a permanent greenhouse-like structure or accessory building to be used as an event venue.
- Allowance to host gatherings for events as per Section 17 of the [ALR Use Regulation](#), but only outdoors or using non-permanent infrastructure, and strictly within the regulation's size, frequency, and duration limits.
- Requirement to ensure that any permits, business licensing, zoning compliance, or bylaw enforcement align with the ALC ruling.

To reinforce the ALC ruling, staff will:

1. Notify the applicant that permanent event use of the greenhouse-like structure and accessory building cannot be supported due to the ALC's refusal.
2. Ensure all District approvals (business licence, zoning compliance, and bylaw enforcement) reflect the ALC decision, recognizing that:
 - Indoor event use within the two structures is not permitted.
 - Only ALR Use Regulation-compliant events (temporary, non-permanent, limited to 10 events per year) may continue.
3. Work with the applicant to clarify what types of ALR-permitted agri-tourism or event activities remain allowed without requiring ALC approval.

Recommended Action for Council

Staff recommend that Council receive the ALC's reconsideration decision for information.

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Other (see below)

COMMUNICATION

- N/A

ALTERNATE RESOLUTION OPTION(S)

- N/A

Respectfully Submitted,
Jason Tran, Planner

Report Approval Details

Document Title:	ALR00178 - 1090 Camp Road - ALC Update.docx
Attachments:	- Attachment A - ALR00178 - 1090 Camp Rd - ALC Reconsideration.pdf
Final Approval Date:	Apr 16, 2026

This report and all of its attachments were approved and signed as outlined below:

Carie Liefke, Manager of Current Planning - Apr 15, 2026 - 3:29 PM

Jeremy Frick, Director of Development Approvals - Apr 15, 2026 - 3:48 PM

Reyna Seabrook, Director of Corporate Services - Apr 16, 2026 - 10:34 AM

Paul Gipps, Chief Administrative Officer - Apr 16, 2026 - 10:38 AM

Task assigned to Makayla Ablitt, Manager of Corporate Administration was completed by assistant Shara Glenn, Legislative and FOI Coordinator - Apr 16, 2026 - 11:26 AM

January 14, 2026

ALC File: 67276

Daniel Alfred
DELIVERED ELECTRONICALLY

Dear Daniel Alfred:

Re: Reasons for Decision – Reconsideration of ALC Resolution #309/2025

Please find attached the Reasons for Decision of the Okanagan Panel for the above noted application (Resolution #26/2026). As the agent, it is your responsibility to notify the applicant accordingly.

Please direct further correspondence with respect to this application to ALC.Okanagan@gov.bc.ca.

Yours truly,

S. 22 Personal Privacy

Wesley Chene, Land Use Planner

Enclosure: Reasons for Decision (Resolution #26/2026)

cc: District of Lake Country (File: ALR00178). Attention: Jason Tran

67276d2



AGRICULTURAL LAND COMMISSION FILE 67276
RECONSIDERATION OF PANEL DECISION
REASONS FOR DECISION OF THE OKANAGAN PANEL.

Reconsideration of Resolution #309/2025 (a decision made on a Non-Farm Use Application Submitted Under s.20(2) of the *Agricultural Land Commission Act*)

Applicant: Jagdeep Alfred

Agent: Daniel Alfred

Property: Parcel Identifier: 011-367-415
Legal Description: Lot 4 Section 20 Township
20 Osoyoos Division Yale District Plan 1657
Civic: 1090 Camp Road
Area: 3.5 ha (Entirely in the ALR)

Panel: Joe Deuling, Okanagan Panel Chair
Erin Carlson
Jerry Thibeault

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (“ALR”) as defined in s. 1 of the *Agricultural Land Commission Act* (“ALCA”).

[2] Pursuant to s. 20(2) of the ALCA, the Applicant applied to the Agricultural Land Commission (the “Commission”) to alter a 152m² structure referred to in the materials as a greenhouse and 76m² accessory building already constructed on the Property, to meet the BC Building Code requirements for assembly occupancy, for the purposes of hosting a maximum of 10 events with up to 120 attendees on the Property from May to September of each calendar year (the “Proposal”).

[3] By Resolution #309/2025, dated May 13, 2025, the Panel refused the Proposal (the “Original Decision”). The Panel noted that, under the Use Regulation, permanent facilities must not be constructed or erected for event activities. In its reasoning, the Panel stated it was “not satisfied that the Greenhouse-Like Structure was built solely for farm use, if built for farm use at all,” and observed that “the design and construction of the Greenhouse-Like Structure and accessory building include design elements not customarily associated with a greenhouse for agricultural production.” The Panel further noted that “greenhouses used for agricultural production are common in the Okanagan Region, particularly for nursery crops,” and

concluded that “a greenhouse designed for agricultural use with appropriate venting should not be too hot for agricultural use.”

[4] On July 27, 2025, the Commission received the Agent's correspondence requesting reconsideration of the Original Decision. The Commission also received additional information on October 16, 2025, and November 12, 2025. The July 27, October 16, and November 12 submissions are collectively the “Reconsideration Request”. The Reconsideration Request requests permission to alter the Greenhouse-Like Structure and the accessory building to public assembly building code standards for hosting events and submits additional information regarding the design of the buildings and their current and future use.

[5] The Reconsideration Request describes propagation activities undertaken in the Greenhouse-Like Structure in 2025 and plans for other producers to use the structure in future years, as well as an explanation for the decisions of the two structures.

[6] The Reconsideration Request describes the use of the Greenhouse-Like Structure for propagating 983 Pinot Gris vines in spring 2025 using custom hydroponic infrastructure, of which 878 (89.3%) developed healthy root systems and were successfully planted in May 2025. The Request notes interest from other local wineries in using the structure for vine propagation, estimated at 15,000 plants for spring 2026, and submits that vine propagation occurs only in spring for summer planting. It further states

that during peak season the vineyard employs over 15 workers and that the four bathrooms constructed are routinely used to support farm labour. The Request also explains that the polished concrete floors were chosen for ease of cleaning and maintenance, the multiple doors provide ventilation, and the sinks are used for grape washing processes related to juice and jam production.

[7] The Reconsideration Request also includes letters of support from surrounding wineries and a letter from the MLA for Kelowna – Mission.

[8] The principles of administrative law require all tribunals to be independent in matters of governance and tribunal members to be free from any influence or bias in their decision-making. To ensure that the Commission's adjudicative decision-making functions remain fair, impartial and independent the Commission adopted ALC Policy G-02: The Role of Elected Officials in Applications to the ALC which states that elected representatives have no standing to advocate before the Commission on behalf of a constituent on any application or any other adjudicative decision-making

matter. Note this policy does not apply to the role of local governments under sections 25 and 30 of the ALCA.

[9] For this reason, the Panel did not consider the letter from the MLA for Kelowna – Mission when considering the Request.

[10] Section 33 of the ALCA states that the Commission may reconsider a decision of the Commission upon written request of a person affected or on the Commission’s own initiative, if the Commission determines that evidence that was not available at the time of the original decision that could not have been obtained earlier through the exercise of due diligence has become available, and /or if the original decision was based on information that was incorrect or false, and the information would have been germane to the review of the application. In this case, the Panel determined that it would reconsider the Original Decision.

[11] The Reconsideration Request is considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

6 (1) The following are the purposes of the commission:

- (a) to preserve the agricultural land reserve;
- (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the

agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

- (a) the size, integrity and continuity of the land base of the agricultural land reserve;
- (b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[12] The Panel considered the following evidence:

- a) The Proposal and Reconsideration Request, along with related documentation from the Applicant, Agent, local government, and third parties, with the exception of the letter from the MLA for Kelowna – Mission, for the reasons set out in Paragraphs 7 and 8 of this Decision; and
- b) The Original Decision (ALC Resolution #309/2025) and all associated application material.

[13] All documentation in the Application was disclosed to the Agent in advance of this decision.

ANALYSIS AND FINDINGS

[14] The Applicants are requesting approval to alter the 152 m² Greenhouse-Like Structure and 76 m² accessory building, already constructed on the Property, to public assembly code standard to host 10 events per year for up to 120 attendees per event.

[15] In the Original Application material, the Applicants stated that the Greenhouse-Like structure was constructed to provide a space for vine propagation, storage of produce and equipment, and the accessory structure was constructed to provide bathroom and eating areas for workers. According to the Original Application events were held in these two buildings, under the business name 99 Rows, following their construction in 2022 and 2023. The Original Application provided no information on the number of workers involved in the current farm operation and the Agent clarified during an Applicant Meeting that the Greenhouse-Like Structure had not been used for any propagation at the time.

[16] During the Applicant Meeting, the Agent stated that utilization of the Greenhouse-Like Structure for agriculture was limited and that the Applicant had explored having other producers manage and farm the vineyard, but due to costs this was not pursued. The Agent also indicated that future agricultural uses in the Greenhouse-Like Structure may include the provision of space for local groups to conduct their own agricultural production.

[17] The Reconsideration Request describes the use of the Greenhouse-Like Structure for propagating 983 Pinot Gris vines in spring 2025 using custom

hydroponic infrastructure, of which 878 (89.3%) developed healthy root systems and were successfully planted in May 2025. The Request notes interest from other local wineries in using the structure for vine propagation, estimated at 15,000 plants for spring 2026, and submits that “Vine propagation only occurs in the spring so young vines can be planted by early summer.” It further states that during peak season the vineyard employs over 15 workers and that the four bathrooms constructed are routinely used to support farm labour. The Request also explains that the polished concrete floors were chosen for ease of cleaning and maintenance, the multiple doors provide ventilation, and the sinks are used for grape washing processes related to juice and jam production.

[18] The Reconsideration Request also explains that the Applicants aim to use the greenhouse symbiotically with events stating that without the vineyard, the event experience loses its appeal. The Applicants further reiterate that the events will occur outside of the agricultural season and will use an existing structure.

[19] The Commission acknowledges the evidence of recent vine propagation and interest from other wineries in using the structure for agricultural purposes. However, agricultural use by third parties, who might also do jam and juice production, does not demonstrate that the structure was purpose-built for farm use specific to the Property. Under the Agricultural Land Reserve Use Regulation (ALRUR), compliance is assessed based on primary use by the farm operator, not incidental or external uses. The Panel also

remains concerned that altering the structure to meet public assembly building code standards would result in a permanent, high-occupancy event venue in the ALR, which is inconsistent with the intent of the ALRUR.

[20] Section 17 of the ALRUR permits gatherings for events as a non-farm use and Section 12 permits agri-tourism activities as a farm use, provided no permanent facilities are constructed or altered for such purposes. These provisions are designed to ensure that event uses remain low-impact and ancillary to farming, preserving the integrity of the ALR.

[21] In the Commission's experience, once a structure is upgraded to public assembly building code standards, it effectively becomes a permanent event facility. This significantly reduces the likelihood of future agricultural use and undermines the priorities set out in Section 6 of the Agricultural Land Commission Act (ALCA), which require the Commission to protect the size, integrity, and continuity of the ALR and encourage its use for farming.

[22] While the Panel appreciates the Applicants' efforts to use the structure for agricultural activities, these do not outweigh the long-term impact of converting the structure into an event venue. The Panel encourages continued vineyard development and reiterates that outdoor events consistent with the Use Regulation remain permissible. Permanent alterations for public assembly purposes, however, conflict with the Commission's mandate to preserve the ALR for farming.

DECISION

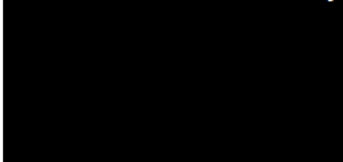
[23] For the reasons given above, the Panel confirms Resolution #309/2025 and refuses the proposal to bring the existing 152 m² Greenhouse-Like Structure and adjoining 76 m² accessory building to public assembly code.

[24] These are the unanimous reasons of the Panel.

[25] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[26] Resolution #XX/20XX
Released on January 14, 2026

S. 22 Personal Privacy



Joe Deuling, Panel Chair

On behalf of the Okanagan Panel

Enclosure: Schedule A: The Original Decision: ALC Resolution #309/2025

May 13, 2025

ALC File: 67276

Daniel Alfred
Delivered by e-mail

Dear Daniel Alfred :

Re: Reasons for Decision - ALC Application 67276

Please find attached the Reasons for Decision of the Okanagan Panel for the above noted application (Resolution #309/2025). As the agent, it is your responsibility to notify the applicant accordingly.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
 - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
 - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per [ALC Policy P-08: Request for Reconsideration](#).

Please refer to [ALC Information Bulletin 08 – Request for Reconsideration](#) for more information.

Please direct further correspondence with respect to this application to ALC.Okanagan@gov.bc.ca

Yours truly,

S. 22 Personal Privacy

Wesley Chenne, Land Use Planner

Enclosure: Reasons for Decision (Resolution #309/2025)

cc: District of Lake Country (File: ALR00178). Attention: Jason Tran

67276d1



Agricultural Land Commission File 67276
Reasons for Decision of the Okanagan Panel

Non-Farm Use Application Submitted Under s.20(2) of the *Agricultural Land Commission Act*

Applicant: Jagdeep Alfred

Agent: Daniel Alfred

Property: Parcel Identifier: 011-367-415
Legal Description: Lot 4, Section 20, Township 20, Osoyoos Division, Yale District Plan 1657
Civic: 1090 Camp Road, District of Lake Country, BC
Area: 3.5 ha (Entirely in the ALR)

Panel: Joe Deuling, Okanagan Panel Chair
Erin Carlson
Jerry Thibeault

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (“ALR”) as defined in section 1 of the *Agricultural Land Commission Act* (“ALCA”).

[2] The Applicant is applying to the Agricultural Land Commission (the “Commission” or “ALC”) under s. 20(2) of the ALCA to alter a 152m² structure referred to in the materials as a greenhouse (a “Greenhouse-Like Structure”) and 76m² accessory building already constructed on the Property to public assembly building code standard, for the purposes of hosting a maximum of 10 events with up to 120 attendees on the Property from May to September (the “Proposal”).

[3] The permanent facilities already constructed on the Property in connection with the holding of events are:

- 152 m² Greenhouse-Like Structure;
- 76 m² accessory building;
- ~600 m² outdoor greenspace; and
- ~2,200 m² farm equipment storage and parking area incorporating placed fill (crush) along the northwestern and western edges of the Property

[4] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

6 (1) The following are the purposes of the commission:

- (a) to preserve the agricultural land reserve;
- (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

- (a) the size, integrity and continuity of the land base of the agricultural land reserve;
- (b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[5] The Proposal, along with related documentation from the Applicant, Agent, local government, third parties, and Commission is collectively referred to as the “Application”. All documentation in the Application was disclosed to the Agent in advance of this decision.

[6] On January 21, 2025, the Panel conducted an online meeting with the Agent (the “Applicant Meeting”). An applicant meeting report was prepared and

was certified as accurately reflecting the observations and discussions of the Applicant Meeting by the Agent on February 3, 2025 (the “Applicant Meeting Report”).

BACKGROUND

[7] The Applicant purchased the Property in October 2020.

[8] The Application states that the Property had previously been a cherry orchard but was out of production at the time of the Applicant’s purchase.

[9] Since purchasing the Property, the Applicant has made agricultural improvements to the Property including weed removal, irrigation, and planting grape vines (Pinot Noir and Pinot Gris). The Applicant states that in 2022, they planted vines on the Property that they expect to harvest for the first time in 2025. In 2022, the Applicant states that they also constructed the structure they describe as a greenhouse and an accessory building on the Property. The Property has Class 9 – Farm status under the BC *Assessment Act* (“Farm Class”).

[10] In response to complaints about fill placement without authorization on the Property, the District of Lake Country (the “District”) and an ALC C&E Officer conducted an inspection of the Property. In a follow-up letter from the ALC C&E Officer dated December 7, 2022, it was noted that *“During the inspection it appeared fill was placed on the Property for the purpose of a perimeter road, parking area and road through the Property. The amount of fill*

placed on the property appeared to exceed 1000m². Therefore, an application from the ALC for Soil Use for Placement of Fill or Removal of Soil would be required to retain any excess fill placed.

During the inspection it appeared that fill was placed on the Property and a greenhouse was being constructed for farm use. The Property owner indicated that they may want to use the greenhouse structure for events after it is constructed. The Property owner was advised this activity would require a Non-Farm Use application to the commission.”

[11] The Application materials submit that the Applicant was required by the District of Lake Country to place fill (crush) to manage emergency access, stormwater, and drainage. The Applicant also submits that the fill they placed on the northwest corner of the Property, apart from its use for event parking, is also used for farm equipment storage.

[12] The Application materials indicate that the structure they note as a greenhouse was constructed to provide a space for vine propagation, storage of produce and equipment, and the accessory structure was constructed to provide bathroom and eating areas for workers, and that event use occurred under the business name 99 Rows within these two buildings after they were constructed in 2022 and 2023. According to the Application material the Applicant had 50 friends help plant the vineyard, but no information on the number of workers involved in the current farm operation was provided, and during the Applicant Meeting the Agent

advised that the Greenhouse-Like Structure had not been used for propagation of vines yet.

[13] In addition, the Agent stated at the Applicant Meeting, as noted in the Applicant Meeting Report, that agricultural production utilizing the structure as a greenhouse was limited, and required additional investment, such as irrigation for larger scale production, but finances were an obstacle.

[14] During the Applicant Meeting, the Agent stated that the Applicant explored having other producers perform all farming and management of the vineyard but due to costs did not pursue this option; the Agent also indicated that future agricultural uses in the Greenhouse-Like Structure may include the provision of space for local groups to conduct their own agricultural production.

[15] The Application materials contain building plans for both the Greenhouse-Like Structure (designed by Cross Country Greenhouses, dated September 23, 2021) and the accessory building (created by Jay's Drafting Service, dated December 1, 2022). Notes on page 1 of the building plans for the Greenhouse-Like Structure indicate it is a "greenhouse for residential use".

[16] The District of Lake Country in their Report to Council dated July 16, 2024 (the "Council Report") submits that the Applicant's proposed event venue would support a farm-based business but acknowledges that there are bylaw compliance issues regarding the use of the property for events. The

District indicates that it would support the use of the property for events with conditions in place to mitigate concerns raised from residents regarding event-related noise, vehicle traffic, and parking. It further states that the District could mitigate concerns expressed by members of the community by establishing bylaw-based conditions to limit the operation of the business which the Panel understands the District would regulate through business licensing.

ANALYSIS AND FINDINGS

[17] The Applicant is proposing to upgrade the existing 152 m² Greenhouse-Like Structure and 76 m² accessory building to public assembly code standard, for the purposes of hosting up to 10 events between May and September each calendar year; and continue to use up to 600 m² of outdoor greenspace and ~2,200 m² parking area along the northwestern and western edges of the Property for event use.

[18] Section 17 of the ALR Use Regulation (the “Use Regulation”) permits gathering for an event on ALR land as a permitted non-farm use if the following conditions are met:

- a) the event is conducted on agricultural land that is classified as a farm under the *Assessment Act*;
- b) no permanent facilities are constructed or erected in connection with the event;
- c) parking for those attending the event

- i. is available on that agricultural land,
 - ii. occurs only in connection with that event, and
 - iii. does not interfere with the productivity of that agricultural land;
- d) no more than 150 people, excluding residents of the agricultural land and employees of the farm operation conducted on that agricultural land, are gathered on that agricultural land at one time for the purpose of attending the event;
- e) the event is of no more than 24 hours in duration;
- f) no more than 10 gatherings for an event of any type occur on that agricultural land within a single calendar year.

[19] Under the Use Regulation permanent facilities must not be constructed or erected in connection with any event activity. *ALC Policy L-22: Gathering for an Event in the ALR* explains that permanent facilities include, but are not limited to: buildings or permanent structures, hard surface parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 90 days) and permanent alteration to the landscape (fill, gravel, berms, hills, dugouts, amphitheatres). The conversion of existing buildings and the construction associated with bringing them up to public assembly building code is also deemed as the construction or erection of a permanent facility. If permanent facilities are required, an application to and approval of the Commission are necessary.

[20] The Panel considered that the Use Regulation already permits farms to host a gathering for an event without an application to the Commission if

they comply with all of the requirements in Section 17, including no permanent structures constructed or erected in connection with the event. The Panel is concerned that construction that permanently alters farm structures for events will lead to the event use becoming the dominant use of the farm structure and the Property. This is in part a concern given the relatively minor usage of the greenhouse for farm uses to date and comments from the Applicant indicating that agricultural uses in the greenhouse may not be directly attributed to their farm operation and could include the provision of space for local groups to conduct their own agricultural production, and the Applicant's statements to the ALC C&E Officer, prior to the greenhouse's construction, that they may want to use the greenhouse for events.

[21] The Panel also reviewed the building plans and characteristics of the Greenhouse-Like Structure and accessory building in the Application materials. Although the Greenhouse-Like Structure could be used for agricultural production, the Panel is not satisfied that the Greenhouse-Like Structure was built solely for farm use, if built for farm use at all. Notes on page 1 of the building plans for the Greenhouse-Like Structure indicate it is a "greenhouse for residential use", and the design and construction of the Greenhouse-Like Structure and accessory building include design elements not customarily associated with the construction of a greenhouse for agricultural production including polished concrete floors, access via French doors (9 in total) and four bathrooms in the accessory building, multiple sinks in the hallway of the building and a room that includes a 3 basin

commercial sink and a rough-in for a gas range with direct access through this room to the Greenhouse-Like Structure.

[22] According to the Agent during the Applicant Meeting, temperatures within the structure they describe as a greenhouse are too hot for agricultural production from May to September. The Panel notes that greenhouses use for agricultural production is common in the Okanagan Region, in particular for nursery crops, and finds that a greenhouse if designed for agricultural use with appropriate venting should not be too hot for agricultural use.

[23] The Applicant states in their submission that *"The greenhouse and adjoining building have been designed and engineered to be structurally sound, and include electrical service, water service, smoke alarms, exit signs and multiple egress points. In addition, the property layout allows for emergency vehicles to access the greenhouse and adjoining structure in the event of an emergency."* Despite these investments, the Panel finds there has been a lack of investment, including irrigation, in the design and construction of the Greenhouse-Like Structure to support agricultural production. Given the design of the Greenhouse-Like Structure and accessory building, their orientation on the site to take advantage of views of the lake, and their use for event hosting so soon after construction, it appears that the construction of these buildings was intended, from the outset, for hosting events.

[24] The Panel understands that the Applicant's vineyard is in the developmental stage, having only been planted in 2022, and the Applicant is seeking the event use of the Greenhouse-Like Structure and accessory building to support their farm operation. The Panel recognizes there have been external factors contributing to the difficulty of establishing a vineyard operation. However, there are various aspects of the Proposal, noted above and below, that the Panel finds do not readily align with establishing or maintaining an agricultural operation.

[25] As reflected earlier in this decision, the Application materials note that the Applicant intends to hold events in the Greenhouse-Like Structure and accessory building from May to September of each calendar year, citing temperature as a limiting factor for agricultural use and production during those months. However, in the Panel's experience, an appropriately designed greenhouse can be used for agriculture year-round in the Okanagan and the Panel finds that the conversion of these buildings to public assembly code standard may limit the potential of the Greenhouse-Like Structure and accessory building being used for agricultural use.

[26] The Application submission also states that the purpose of the Proposal is to help offset the high cost of planting and operating a vineyard. While the Panel acknowledges that starting a farm is a significant investment, the courts have been cautious at best about the role of economic factors in relation to section 6 of the ALCA and its predecessor sections: e.g.,

Brentwood Pioneer Holdings Ltd. v. B.C. (Provincial Agricultural Land Commission), 2000 BCCA 320.

[27] The Panel understands that, as noted during the Applicant Meeting, the Applicant has the potential to earn a significant amount of money through the holding of events, revenue that the Agent estimates is 3 times the amount currently achievable from just agricultural production for a farm of this size (3.5 ha). Considering the specific conditions established in section 17 of the Use Regulation which permit the holding of events in the ALR, the Panel is concerned about the effects of allowing purpose-built event buildings and conversions of farm buildings for public assembly purposes. Considering the priorities of the Commission outlined under section 6 of the ALCA, the Panel does not consider the use of these permanent facilities for non-farm use events to outweigh the priorities of protecting and enhancing the size, integrity, and continuity of the land base of the ALR, and use of the ALR for farming.

[28] However, the Panel is prepared to authorize the retention of 2200m² of fill along the northwest and western edges of the Property, previously placed, as the Panel understands that the fill provides access and a surface that is also used for farm access and equipment storage. However, any additional fill must be placed only in accordance with the Use Regulation or, if not permitted in the Use Regulation, the Applicant must submit a notice of intent or new application.

DECISION

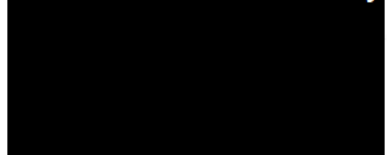
[29] For the reasons given above, the Panel refuses the Proposal to bring the existing 152 m² Greenhouse-Like Structure and adjoining 76 m² accessory building to public assembly code. The Panel approves the retention of ~2200m² of placed fill along the northwestern and western edges of the Property.

[30] These are the unanimous reasons of the Panel.

[31] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[32] Resolution #309/2025
Released on May 13, 2025

S. 22 Personal Privacy



Joe Deuling, Panel Chair

On behalf of the Okanagan Panel

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: April 21 2026
Meeting Type: Regular Council Meeting

Prepared by: Greg Price, Manager of Building and Bylaw Services
Department: Planning and Development

Title: Notice on Title, for Bylaw infractions

Description: To consider placing a Notice on Title in accordance with section 57 of the Community Charter

RECOMMENDATION

THAT a Notice on Title be filed in the land title office for the property at 15082 Middle Bench Road PID: 009-579-290 pursuant to section 57 of the Community Charter.

EXECUTIVE SUMMARY

To achieve compliance on the property located on Middle Bench Road staff are recommending Council consider registering a notice on title on property 15082 Middle Bench Road.



BACKGROUND

Notice on Title Application Information			
Application Type	Notice on Title	Owner:	Vivian and Maurice Gouliquer
Property Information			
Folio/Roll #:	09265.000		
Legal Description	LOT 1 District Lot 7 Osoyoos Division Yale District Plan 10392		
PID	009-579-290		
Civic Address:	15082 Middle Bench Road		

Property Information: Land Use	
OCP Designation:	Tourist Commercial
Zoning Designation:	A1 Agricultural
Land Use Contract	n/a
ALR:	n/a
Parcel Size:	1 Acres
Development Permit Areas:	Multi-Unit Development, Commercial and Industrial Development

DISCUSSION/ANALYSIS

A building permit to construct a main floor and second floor deck addition was issued to Jordy Starling (previous owner) February 10, 2008. A footing inspection was completed June 15, 2009, with a follow up inspection May 14, 2010. The District followed up September 27, 2011, new owners took possession June 29, 2011. An inspection report was left requesting the owners contact the District to complete the building permit. The deck remains incomplete, including upper deck guardrails. A Notice on Title was created October 03, 2016, however, was not presented to council. Follow up letters were sent January 14, 2021, and August 09, 2022, with no response. A stop work notice was issued January 09, 2025, it was removed by the owners and a subsequent notice was placed May 28, 2025. The District's Bylaw Officers have been to site multiple times between May and September 2025 regarding compliance and issuing Bylaw Offence Notices (BON). The District sent a letter June 05, 2024, informing the owners that the building permit is now cancelled. The District's Director of Legal Services sent a compliance letter on June 20th, 2025, advising the owners they must bring their property into compliance by July 15, 2025, no response has been received. It was determined that placing a Notice on Title would be the appropriate action moving forward.



Placing a Notice on Title will serve as a formal record of the non-compliance and ensure that future owners or interested parties are aware of outstanding health and life safety issues that exist on the properties. This step aligns with the District's commitment to upholding community standards and protecting public interest.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

COMMUNICATION

The process for issuing a Notice on Title is as follows:

- Letters (Attachment D) were sent to property owners on April 07 advising them of the April 21 Regular Council Meeting, informing owners that they have the opportunity to address Council.

ALTERNATE RECOMMENDATION(S)

1. THAT staff not proceed with placing a Notice of Title on 15082 Middle Bench Road

Respectfully Submitted.

Greg Price, Manager of Building and Bylaw Services

Report Approval Details

Document Title:	Notice on Title 15082 Middle Bench Road Lot 16 Plan 444.docx
Attachments:	Attachment 1.pdf
Final Approval Date:	Apr 15, 2026

This report and all of its attachments were approved and signed as outlined below:

Jeremy Frick, Director of Development Approvals - Apr 10, 2026 - 4:33 PM

Reyna Seabrook, Director of Corporate Services - Apr 13, 2026 - 11:02 AM

Paul Gipps, Chief Administrative Officer - Apr 15, 2026 - 1:44 PM

Task assigned to Makayla Ablitt, Manager of Corporate Administration was completed by assistant Shara Glenn, Legislative and FOI Coordinator - Apr 15, 2026 - 1:48 PM



District of Lake Country
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
Tel: 250-766-5650
Fax: 250-766-0116

April 07 2026

Vivian and Maurice Gouliquer
15082 Middle Bench Road
Oyama BC
V4V 2C4

Dear Owners,

**Re: Bylaw Infractions-Proposed Notice on Title
15082 Middle Bench Road PID: 009-579-290**

On Tuesday April 21 at the Regular Council Meeting – Council will determine if the District should proceed with placing a Notice on Title at 15082 Middle Bench Road

Placing a Notice on Title will serve as a formal record of the non-compliance and ensure that future owners or interested parties are aware of outstanding health and safety issues that exist on the property. This step aligns with the Districts commitment to upholding community standards and protecting public interest.

Property owners are able to address council at the meeting, if they choose to do so. Council can be addressed in two ways:

- Attend in person beginning at 7:00 pm
- Attend via Microsoft Teams beginning at 7:00 pm. If this is your preferred option send me an email and I will arrange for the meeting link to be sent to you.

I would encourage you to contact me to discuss a path forward for the property. The District's priority is to ensure the safety and wellbeing of the community and bring the property into compliance with zoning bylaws and building code regulations.

Yours truly,


Greg Price

Greg Price
Manager of Building, Bylaw, and Business Licensing
gprice@lakecountry.bc.ca

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: April 21, 2026
Meeting Type: Regular Council Meeting

Prepared by: Lauren Sanbrooks, Grant Funding Specialist
Department: Finance & Administration

Title: Grant Application – Economic Trust of Southern Interior (ETSI-BC)
Description: Application to ETSI-BC – Building Economic Development Capacity Program

RECOMMENDATION

THAT an application to the Economic Trust of Southern Interior (ETSI-BC) - Building Economic Development Capacity Program for up to \$35,000, 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.

EXECUTIVE SUMMARY

Staff are seeking Council’s support to apply to the Economic Trust of Southern Interior (ETSI-BC) under the *Building Economic Development Capacity Program* for up to \$35,000. This Program supports strategic investments to build economic capacity and support economic development projects that will have long-lasting and measurable benefits for communities in the Southern Interior. If successful, the funding will be used to support the development of an Economic Development Strategy for the District of Lake Country.

DISCUSSION/ANALYSIS

The *Building Economic Development Capacity Program* is an annual grant funding program administered and funded by the Economic Trust of Southern Interior (ETSI-BC). The *Building Economic Development Capacity Program* provides non-repayable funding through scheduled intake periods to support strategic initiatives that enhance local economic capacity and deliver sustainable economic development outcomes for communities in the Southern Interior. The District is seeking funding through the Program under the “Large Scale Projects” type to create an Economic Development Strategy for the District of Lake Country. The “Large Scale Projects” are eligible for up to \$75,000 to a maximum of 50% of the project budget.

The Economic Development Strategy will assist in determining:

- Goals and priorities for economic development;
- Specific strategies through which those goals will be realized;
- Performance Measuring Strategy for assessing and reporting on the progress made;
- Implementation plan to prioritize the actions that will be taken in the short-term and long-term to implement the strategy. The Strategy will define the anticipated cost, potential funding sources and the lead or ‘champion’ for each action.

The plan will follow three phases:

- Project Planning;
- Research and Engagement; and
- Strategy Development.

In 2025, the District was successful with an ETSI-BC - *Building Economic Development Capacity Program* grant for the Lake Country Business Park Area Structure Plan.

Applicable legislation, bylaws and policies

Council Strategic Priorities 2024-2026

Economic Prosperity: On our own and in collaboration with our partners we will diversify Lake Country's tax base, and create a complete community with economic opportunities and economic prosperity for those who call Lake Country home.

Official Community Plan

Section 6: Economic Development

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

The estimated cost for the Economic Development Strategy is \$75,000. A capital grant-dependent request of \$15,000 has been approved as part of the 2026 budget. If the grant application is successful in the amount of \$35,000, the remaining \$40,000 will be funded by the District, with \$25,000 from the existing operating budget and \$15,000 from the existing capital budget.

COMMUNICATION

This application was referred to internal departments.

ALTERNATE RECOMMENDATION(S)

1. THAT the application to the Economic Trust of Southern Interior (ETSI-BC) be referred back to staff for additional information as identified by Council.

Respectfully Submitted.

Lauren Sanbrooks, Grant Funding Specialist

Report Approval Details

Document Title:	ETSI-BC - Grant Application.docx
Attachments:	
Final Approval Date:	Apr 15, 2026

This report and all of its attachments were approved and signed as outlined below:

Matt Vader, Director Parks, Recreation and Culture - Apr 9, 2026 - 12:31 PM

Trevor James, CFO, Director of Finance & Administration - Apr 14, 2026 - 3:27 PM

Reyna Seabrook, Director of Corporate Services - Apr 14, 2026 - 4:17 PM

Paul Gipps, Chief Administrative Officer - Apr 15, 2026 - 8:18 AM

Task assigned to Makayla Ablitt, Manager of Corporate Administration was completed by assistant Shara Glenn, Legislative and FOI Coordinator - Apr 15, 2026 - 8:30 AM

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: April 21, 2026
Meeting Type: Regular Council Meeting

Prepared by: Trevor James, CFO, Director of Finance & Administration
Department: Finance & Administration

Title: 2025 Surplus Allocation
Description: Allocation of Surplus

RECOMMENDATION

THAT the 2025 Water Fund Surplus of \$103,310 be allocated to the Water Capital Reserve.

EXECUTIVE SUMMARY

The District follows Reserve Fund Policy 195, 2022 (Attachment A). The policy outlines the purpose of each reserve as well as targeted minimums and maximums.

Upon conclusion of the 2025 year end work, an unallocated surplus of \$103,310 has been recognized in the water fund.

DISCUSSION/ANALYSIS

With adequate reserves, not only can the District weather difficult financial times but Council can also fulfill its vision and mandates for the community and spread out the impact of significant financial capital projects.

Staff have completed the 2025 year end work and are currently finalizing the 2025 financial statements. The financial statements will be presented to Council at the May 5, 2026 Regular Council Meeting.

The District follows Council’s Reserve Fund Policy 195, 2022. As part of that reserve policy, a number of reserves and surpluses are listed including their purposes as well as minimums and maximums. Funding for those reserves and surpluses come from a number of sources including an allocation from year end surplus and budget allocations.

With the completion of the year end work, staff has calculated the year end balances in each of the general, water and sewer funds. The balances are calculated after all budgeted transfers to and from reserves that were part of the approved 2025 financial plan and any transfers as outlined by the reserve policy (net revenue over expenses for hydroelectrical plant closes out to the Climate Action Reserve for example). Prior to completion of the financial statements, decisions must be made on allocations of those surpluses.

General Fund - \$350,142 Deficit

This represents approximately a 1.02% negative variance on the total operating budget. While there were some positive and negative variances for which more detail will be provided as part of the May 5, 2026 Regular Council Meeting agenda regarding the year end financial statements on a net basis there was a \$350,142 deficit in the general fund. Contributing factors to the negative variance:

- 2025 was the busiest year on record for the Lake Country Fire Department including 6 significant mutual aid requests for wildfires in the summer of 2025 with only 1 resulting in cost recovery and the other 5 cases the fires being controlled within the first operation period and the BCWS not taking over primary response.

- Paid on Call firefighters had to run back-to-back recruit training classes due to high turnover in 2024 and 2025. Additionally a significant amount of training was needed to invest in meeting provincial training standards.
- Building permit revenue was under budget as a significant amount of applications came in the first quarter of 2026 rather than throughout 2025 as many developers had in stream applications prior to the increase in Development Cost Charges effective mid March 2026. We therefore had less permit revenue in 2025 but expect an influx in 2026.

Water Fund - \$103,310 Surplus

The water fund had a surplus of \$103,310 for 2025 representing a 1.42% positive variance on the \$7.3m water operating budget. Please note the department was budgeted to have \$2.1m of revenues over expenditures in order to transfer the amount to the water capital reserve and based on actual revenues over expenditures \$2.2m is being proposed to be transferred to the reserve.

Sewer Fund - \$96,973 Deficit

The sewer fund had a deficit of \$96,973 for 2025 representing a 1.9% variance on the \$4.9m sewer operating budget. Please keep in mind that this does not represent a loss, rather that it was budgeted that there would be excess revenues over expenditures of \$515,884 in order to transfer that amount to the sewer capital reserve and based on actual revenues over expenditures only \$418,911 is being transferred to this reserve. There was a \$210,378 surplus transferred to the reserve in the previous year and as such the long term plan is not significantly impacted by this year's deficit.

2025 Reserve Balances

The table relating to reserves and minimum and maximum recommended balances per the reserve policy (Attachment B) has been updated to reflect anticipated 2025 amounts. The policy lays out that while not all reserves are meeting the minimum balances, the policy serves as a guide in moving the District toward the goals or targets it wishes to attain (Section 5.6, Attachment A).

Important points to note in the table:

1. The general fund surplus is below the minimum level, partially due to some key strategic land acquisitions, a transfer of density bonusing fire equipment funds to the fire reserve, as well as significant cost increases faced in the past few years. Given already higher than usual tax increases, each department has been budgeting their departmental needs at a very granular level with no excess. One unfortunate byproduct of this is not having the ability to absorb higher than normal cost increases such as rising utility costs, materials, and other items that have face extreme inflationary pressures. The surplus is critical to ensuring financial stability of the District and is relied upon in the event of emergencies. This surplus is what protects the District from cash flow issues or if a deficit is created due to revenues not being collected. It also allows for internally borrowing in the other reserves which helps with long term infrastructure planning. It is the hope of staff this with a more diverse tax base with higher commercial/business/light industrial assessed value (which we are starting to see in reporting from BC Assessment), this general fund surplus will be able to grow into the desired range in future years.
2. Water surplus is exceeding the maximum recommended balance. The addition of interest annually to this reserve has pushed the balance over the maximum recommended. There are significant water related projects planned for the upcoming years and as such there will be planned expenditures to ensure this reserve stays within the recommended range.
3. Sewer surplus is not meeting the minimum recommended balance. This is being addressed through the Sanitary Sewer Regulations and Rates Amendment Bylaw 1270, 2025 with rates gradually increasing over time.
4. The Water Capital Works reserve is below the minimum balance due to the timing of some significant capital projects in 2025. This reserve has been planned out over 25 years in the Water Master Plan and scheduled rate increases ensure adequate funding for the plan.

5. While there is no maximum on the Climate Action Reserve, the balance has grown significantly due to consistent net revenue earned by the Lake Country Hydroelectric Generating Station and revenue from the Local Government Climate Action Program Funding grant.
6. Solid waste reserve fund is still exceeding the maximum recommended balance. This allows flexibility in maintaining current rates even with increasing costs.
7. Transit reserve is being used to smooth in significant increases in transit costs.
8. Fire operations reserve fund has not been used to date. Fire facilities and equipment reserve fund is in the process of contributions being increased in order to meet requirements of 25 year equipment acquisition and replacement plan. Any excess once this plan is fully funded would go to fire operations reserve. In the meantime in the event of emergencies, general fund surplus and financial stabilization are available.
9. Other reserves not currently meeting the minimum balances include the insurance and legal fund reserve. These are not as critical for financial stability as the general fund surplus and therefore are recommended to be funded once the general surplus is meeting its minimum balance.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

Following a reserve policy helps ensure necessary funding is in place for long term capital projects as well as ensures appropriate cash flow to continue to provide services even in the event of economic downturns and emergencies.

COMMUNICATION

Financial statements and annual report which includes the reserves and schedules are communicated out to the public.

ALTERNATE RECOMMENDATION(S)

1. THAT Council determine the allocation of surplus and approve as amended.

Respectfully Submitted.

Trevor James, CFO, Director of Finance & Administration

Report Approval Details

Document Title:	2025 Surplus Allocation.docx
Attachments:	- Reserve Fund Policy 195, 2022.pdf - Recommended Minimums and Maximum Balances.pdf
Final Approval Date:	Apr 16, 2026

This report and all of its attachments were approved and signed as outlined below:

Reyna Seabrook, Director of Corporate Services - Apr 16, 2026 - 10:23 AM

Paul Gipps, Chief Administrative Officer - Apr 16, 2026 - 10:35 AM

Task assigned to Makayla Ablitt, Manager of Corporate Administration was completed by assistant Shara Glenn, Legislative and FOI Coordinator - Apr 16, 2026 - 11:12 AM

Date

The following was adopted as Policy by **Resolution No. 2022-01-005** at the **Special Council Meeting** held on **January 4, 2022**.

This policy was amended as follows:

Amendment Date	Resolution No.	Summary of Amendment
November 21, 2023	2023-11-194	Addition of sections: <ul style="list-style-type: none"> • 3.2(m – o)
April 1, 2025	2025-04-093	Addition of section p

Purpose

The Policy provides guidance on the development, maintenance and use of financial reserve funds.

Policy

1. PRINCIPLES

It is essential that local governments maintain adequate levels of reserve balances to mitigate current and future risks, ensure stable tax rates and demonstrate financial commitment to long range infrastructure and master plans. The following guiding principles form the basis of this policy:

- 1.1. Sufficient reserve funds are important in achieving financial health and stability for the District.
- 1.2. Reserve goals need to be consistent with and support established long term financial plans.
- 1.3. Reserve fund management needs to conform to the statutory and legal requirements of the *Local Government Act* and the *Community Charter*, generally accepted accounting principles (GAAP) and public sector accounting board (PSAB) recommendations.

2. DEFINITIONS

“Annual surplus” means the accumulated excess of revenues over expenditures for the current year.

“District” means the organization of the District of Lake Country.

“Reserve funds” means funds that are set aside for a specified purpose by Council pursuant to subsection 188 (1) the *Community Charter*. These reserves are established via District bylaws and are discretionary on the part of Council. The reserve funds can be operating or capital in nature.

“Reserves” means all of the District’s reserve funds and statutory reserve funds.

“Statutory reserve funds” means funds set aside for specified purposes as required by and pursuant to specific legislation. These reserves are established via District bylaws and are non-discretionary on the part of Council.

“Unappropriated surplus” means the accumulated surplus built up in the District’s various operating funds that has not been designated for specific uses.

3. RESERVES

3.1. OPERATING RESERVE FUNDS

(a) Financial Stabilization Reserve Fund

Purpose:

To offset unrealized revenues – some of the District’s revenue sources (i.e. development fees, building permits) are cyclical in nature and thus are subject to downturns in the economy. The District tries to anticipate economic downturns during budget processes but despite best efforts may be exposed to the possibility of unrealized or declining revenues. Funds may be used during the budget process as a transfer from reserves to offset cyclical revenue declines.

One time and intermittent projects – the District undertakes certain on time and/or intermittent projects that are larger in terms of costs. If these projects were funded from property taxation, annual spikes and declines in taxation would result, therefore, it is not prudent to fund these projects from on-going property taxation revenue. Examples include master plan updates and Official Community Plan (OCP) updates.

Cyclical expenditures – the District has some cyclical expenditures that do not reoccur annually but may reoccur every two or more years. An annual cost would be determined and included as an expenditure in the Financial Plan with an offsetting transfer to the reserve until the year required. Some examples include elections or satisfaction surveys.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Annual allocation from general operating budget as provided for in financial plan Transfer of any development revenues over and above established base amounts, if and when available 	1% of general operating fund revenues, rounded to the nearest \$100,000	2.5% of general operating fund revenues, rounded to the nearest \$100,000

(b) Policing Reserve Fund

Purpose:

To offset the cost of special policing major crimes, DNA analysis costs or other unexpected expenditures. Major policing expenditures can come forward without any forewarning and it is often not possible to fund these projects via taxation or other reserves. Funds can also be used

for capital expenditures as related to policing. As the District’s population grows, the funds in this reserve can be used in assisting with smoothing of additional policing costs to prevent spiking of tax rates related to policing.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Annual allocation from the RCMP budget as provided for in financial plan Excess traffic fine sharing revenue not utilized within the annual policing operations Savings from the policing operational budget 	10% of RCMP contract expenditures rounded to the nearest higher \$100,000	50% of RCMP contract expenditures rounded to the nearest higher \$100,000

(c) Solid Waste Reserve Fund

Purpose:

To assist with the funding of solid waste containers, which are required to be replaced or upgraded on a regular two to three year cycle. This reserve could also be used to assist with capital costs related to establishing infrastructure for the purposes of solid waste or recycling services.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Annual allocation from solid waste operating budget as provided for in financial plan Savings from the solid waste operational budget 	5% of annual revenue from garbage and recycling user fees, rounded to the nearest higher \$10,000	25% of annual revenue from garbage and recycling user fees, rounded to the nearest higher \$10,000

(d) Fire Operations Reserve Fund

Purpose:

To offset the cost of wildfire events not covered under other emergency funding. Major wildfire expenditures can happen in any year without any forewarning and it is often not possible to fund these events via taxation or other reserves.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Annual allocation from Fire operational budget as provided for in financial plan Unbudgeted revenue received as a result of fire crews being redeployed to fires outside of the District Savings from the fire operational budget 	5% of fire operational expenditures rounded to the nearest higher \$100,000	20% of fire operational expenditures rounded to the nearest higher \$100,000

(e) Insurance and Legal Reserve Fund

Purpose:

To provide a source of funds for liability claims not covered under our insurance policies and to offset the cost of major legal costs or claims of which the magnitude and timing is often indeterminable.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Annual allocation from general operating budget as provided for in financial plan Savings from legal and insurance operational budget 	\$10,000	\$50,000

3.2. CAPITAL RESERVE FUNDS

(a) Capital Reserve Fund

Purpose:

To fund general capital projects that are not specifically funded from other established reserves or user fees. Capital projects that will be funded from this reserve are budgeted within the District’s long term capital plan.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Annual allocation from general operating budget as provided for in financial plan 	Adequate to fund capital projects identified as capital funded for the next fiscal year of the 5 year capital plan	Adequate to fund all capital projects identified as capital funded in the 5 year capital plan

(b) Climate Action Reserve Fund

Purpose:

The District recognizes the importance of reducing greenhouse gas (GHG) emissions through projects that reduce fossil fuel consumption. Reducing GHG emissions is part of Lake Country’s commitment as a signatory to the BC Climate Action Charter. Funds in this reserve will be used for projects that reduce greenhouse gas emissions, replacement of equipment in the Hydroelectric Generating Station or early retirement of related debt, as funds permit.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> • Net revenue earned by the Lake Country Hydroelectric Generating Station • Revenue from the Climate Action Revenue Incentive grant • Equivalent of what would be paid to purchase carbon offsets for the carbon produced 	Adequate to fund capital projects as related to renewal of the Hydroelectric Generating Station in the 5 year capital plan.	No maximum – the source of funds for this reserve cannot be reallocated if there is a maximum on this reserve fund.

(c) Transportation Infrastructure Reserve Fund

Purpose:

To fund designated road capital projects required for road operations or as identified in the transportation for tomorrow plan.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> • Annual allocation from general operating budget as provided for in financial plan and as determined by Council resolution 15.12.301 	Adequate to fund capital projects identified as roads reserve funded for the next fiscal year of the 5 year capital plan	Adequate to fund all capital projects identified as roads reserve funded in the 5 year capital plan

(d) Equipment Acquisition and Replacement Reserve Fund

Purpose:

To fund the acquisition of municipal vehicles and equipment in accordance with an acquisition plan and the replacement of municipal vehicles and equipment according to planned replacement schedules.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Annual allocation from general operating budget as provided for in financial plan Proceeds from the sale of municipal vehicles and equipment 	Minimum funds available to fund the next year of vehicle and equipment acquisitions and replacements.	Funds for all scheduled vehicle and equipment acquisitions and replacements in the 5 year financial plan.

(e) Fire Facilities and Equipment Reserve Fund

Purpose:

To fund the replacement of fire vehicles and equipment according to planned replacement schedules and planned maintenance, upgrades, additions or improvements to fire buildings.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Annual allocation from fire operating budget as provided for in financial plan Proceeds from the sale of fire vehicles and equipment Funds received for amenity provisions under the Density Bonusing clause in the Zoning Bylaw 	Minimum funds available to fund the next year of fire facilities, vehicle and equipment replacements and capital expenditures.	Funds for all scheduled fire facility capital expenditure and vehicle and equipment replacements in the 5 year financial plan.

(f) Information Technology (IT) Reserve Fund

Purpose:

To fund information system and technology projects including communications systems. Technology can change rapidly within the information technology area and often comes at a large cost. This reserve is needed to keep pace with technology and to take advantage of technological improvement/efficiency opportunities. Due to the industry trend towards Software as a Service (SaaS) compared to Software as a Product more and more IT systems that used to be capital in nature are now considered operating and as such this reserve is intended to fund both capital and SaaS operating IT projects.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Annual allocation from general operating budget as provided for in financial plan 	Adequate to fund projects identified as IT related for the next fiscal year of the 5-year financial plan.	Adequate to fund all projects identified as IT related in the 5-year financial plan.

(g) Facilities Reserve Fund

Purpose:

To fund expenditures for major repairs, upgrading, replacement or expansion of municipal buildings, ancillary structures and site services that serve as public spaces.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Annual allocation from general operating budget as provided for in financial plan 	Adequate to fund capital projects identified as facilities capital funded for the next fiscal year of the 5 year capital plan.	Adequate to fund all capital projects identified as facilities related capital funded in the 5 year capital plan.

(h) Community Works Gas Tax Reserve Fund

Purpose:

To account for funds received and used pursuant to the Community Works Gas Tax Agreement. Projects funded by this account must be in compliance with acceptable uses as defined in the community Works Gas Tax Agreement.

The intent is to spend all funds received, per our Community Works Gas Tax Agreement.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Federal Community Works Gas Tax Funds 	N/A – intend to spend all funds received	N/A – funds from this source have specified use and cannot be reallocated to other reserves if there was a maximum value placed on this fund.

(i) Water Capital Reserve Fund

Purpose:

To fund water utility capital projects required for water operations or as identified in the Water Master Plan.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Annual allocation from water operating budget as provided for in financial plan 	Adequate to fund capital projects identified as water capital funded for the next fiscal year of the 5 year capital plan.	Adequate to fund all capital projects identified as water capital funded in the 5 year capital plan.

(j) Sewer Capital Reserve Fund

Purpose:

To fund sewer utility capital projects required for sewer operations or identified in the Sewer Master Plan.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Annual allocation from sewer operating budget as provided for in financial plan 	Adequate to fund capital projects identified as sewer capital funded for the next fiscal year of the 5 year capital plan.	Adequate to fund all capital projects identified as sewer capital funded in the 5 year capital plan.

(k) Roads Maintenance Services Reserve Fund

Purpose:

If snow accumulations along roadways from clearing operations reach a level that impede further snow clearing operations, it is the responsibility of the District to remove (or pay a contractor to remove) the snow to a storage area. The frequency and cost of this is entirely dependent on unpredictable weather patterns. This reserve is to account for the risk being borne by the District and ensure funds are in place in the event of a heavy snowfall year.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Annual allocation from transportation budget as provided for in financial plan 	Maintain balance of \$100,000	Maintain balance of \$100,000

(l) Transit Reserve Fund

Purpose:

BC Transit bills are based on actual expenditures instead of budgeted expenditures. As ridership and expenses can fluctuate, the transit reserve fund is intended to allow the District to absorb the financial impact of unfavorable years and unforeseen events and provide the financial flexibility to pursue new opportunities in transit when they arise.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Annual allocation from transit budget as provided for in financial plan 	5% of budgeted net operating expenditures	10% of budgeted net operating expenditures

(m) Growing Communities Fund Reserve

Purpose:

In March 2023, the District received \$6,778,000 under the Growing Communities Fund (GCF), a grant from the Province of British Columbia with the principal objective *“to increase the local housing supply with investments in community infrastructure and amenities”*. *“As a condition of this funding, the grant must be placed in a segregated reserve fund established by bylaw under section 188 of the Community Charter for the Capital and Planning purposes of the GCF”*. This reserve is being established to track and facilitate the appropriate expenditures of the grant in line with the grant guidelines until it is fully spent.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Provincial grant 	N/A – reserve will be \$6,778,000 less eligible expenditures plus any accumulated interest	N/A – reserve will be \$6,778,000 less eligible expenditures plus any accumulated interest

(n) Kelowna Bulk Water Capital Improvement Reserve

Purpose:

As part of the District’s Bulk Water Supply Agreement with the City of Kelowna, *“DLC and Kelowna acknowledge and agree that developmental growth will occur in the Supply Area during the Term, and DLC will bill Kelowna for any required costs for DLC to incrementally increase the Design Demand and Peak Day Supply Capacity (above their initial and baseline amounts)”*. The purpose of this reserve is to segregate the funds received from the City of Kelowna related to developmental growth and use these funds on expenditures related to increasing the Design Demand and Peak Day Supply Capacity as necessary in line with the agreement.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> City of Kelowna to be billed for required costs to incrementally increase the Design Demand and Peak Day Supply Capacity as development occurs. 	N/A – Balance will be what is received from the City of Kelowna less expenditures related to increasing the Design Demand and Peak Day Supply Capacity related to development in the areas specified in the contract.	N/A – Balance will be what is received from the City of Kelowna less expenditures related to increasing the Design Demand and Peak Day Supply Capacity related to development in the areas specified in the contract.

(o) Septage Facility Reserve Fund

Purpose:

As part of the Regional Septage Facility – Capital, Operating & Maintenance Agreement with the Regional District of Central Okanagan (RDCO), the District has the responsibility to *“Establish a Septage Facility reserve fund to be used for expenses related to Capital Improvement Works and Capital Renewal Works”*. The District will use these funds to plan and execute all of the Capital Renewal Works and Capital Improvement Works at the Regional Septage Facility in line with the agreement.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Initially established through a Capital Reserve Transfer from RDCO. Ongoing funding will come from Capital Renewal Work Fees and Capital Improvement Works Fees from RDCO in line with the Regional Septage Facility – Capital, Operating & Maintenance Agreement. 	N/A – Ongoing reserve balance will be initial Capital Reserve Transfer plus Capital Renewal Work Fees and Capital Improvement Work Fees collected less eligible expenditures as outlined in the agreement plus interest.	N/A – Ongoing reserve balance will be initial Capital Reserve Transfer plus Capital Renewal Work Fees and Capital Improvement Work Fees collected less eligible expenditures as outlined in the agreement plus interest.

(p) Slope Stability Reserve Fund

Purpose:

To fund expenditures for all reactive and proactive slope stability works in the District.

Funding Source	Minimum Level	Maximum Level
<ul style="list-style-type: none"> Annual allocation from Transportation budget as provided for in financial plan 	N/A – Slope stability projects can be unpredictable in volume, scope and size. Reserve will continue to grow based on contributions less any works that occur	N/A – Slope stability projects can be unpredictable in volume, scope and size. No upper limit to the scale of slope stability works and as such reserve only limited by what Council determines to be reasonable contributions.

3.3. STATUTORY RESERVE FUNDS

(a) Development Cost Charge (DCC) Reserve Funds

Purpose:

As per subsection 188(2)(a) of the *Community Charter*, separate Reserves need to be established for DCC collections and use, under section 566 of the *Local Government Act*. The following DCC Reserves have been established for the purpose so identified in the associated DCC bylaw and are as follows:

- (i) Roads DCC
- (ii) Sewer DCC
- (iii) Parks DCC
- (iv) Drainage DCC
- (v) Water DCC

(b) Parkland Acquisition Reserve Fund

Purpose:

As per subsection 188(2)(b) of the *Community Charter* funds received from the sale or disposal of parkland as well as funds received pursuant to section 510 of the *Local Government Act* (parkland funds received upon subdivision) must be set aside in a reserve and be used exclusively to purchase parkland. The Parkland Acquisition Reserve has been established for accumulating and expending monies as per this requirement.

(c) Land Sale Reserve Fund

Purpose:

As per subsection 188(2)(e) of the *Community Charter* funds received from the sale of land and improvements must be set aside for paying any debt remaining in relation to the property and for acquiring land, improvements and other assets of a capital nature. The Land Sale Reserve has been established for accumulating and expending monies as per this requirement.

(d) Access to Body of Water Reserve Fund

Purpose:

As per section 41(1)(d) of the *Community Charter* funds received from the sale of highway must be placed to the credit of reserve fund to be used to acquire property that Council considers will provide public access to the same body of water that is of at least equal benefit to the public.

4. UNAPPROPRIATED SURPLUSES

The District needs to maintain Unappropriated Surplus balances in its three operating funds (the General Operating Fund, the Sewer Operating Fund and the Water Operating Fund) for working capital purposes i.e. to provide for operating expenditures before property taxes or user fees are collected. Maintaining minimum working capital levels eliminates or reduces the need to borrow externally and/or internally for operations.

The District may also require emergency funds from time to time, from any one of its Unappropriated Surplus balances, for unforeseen costs. When this occurs, the District needs to rely upon sufficient balances being available in the applicable Unappropriated Surplus area (general operating, water or sewer).

Funding Source	Minimum Level	Maximum Level
General Fund • Any excess general operating fund revenues over expenditures and transfers at the end of each fiscal year	Two months of regular general fund operating expenditures, rounded to the nearest higher \$100,000	Three months of regular general fund operating expenditures, rounded to the nearest higher \$100,000
Sewer Fund • Any excess sewer operating fund revenues over expenditures and transfers at the end of each fiscal year	Two months of regular sewer fund operating expenditures, rounded to the nearest higher \$100,000	Three months of regular sewer fund operating expenditures, rounded to the nearest higher \$100,000
Water Fund	Two months of regular water fund operating expenditures,	Three months of regular water fund operating expenditures,

<ul style="list-style-type: none"> Any excess water operating fund revenues over expenditures and transfers at the end of each fiscal year 	rounded to the nearest higher \$100,000	rounded to the nearest higher \$100,000
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5. ADMINISTRATION

5.1. Reserve Contributions

Annual and/or periodic contributions to Reserve Funds shall be specific to each Reserve, as approved by Council through the District’s annual financial planning and budgeting process

5.2. Minimum and Maximum Reserve Balances

Minimum and maximum fund balance guidelines have been set for some of the District’s Reserve Funds, Statutory Reserve Funds and Unappropriated Surpluses. The minimum balances ensure that the respective balances are not depleted to the degree that those balances are no longer able to serve their intended purpose(s). The maximum balances ensure the District’s guiding principles are achieved and the respective balances do not grow beyond their intended purpose(s) and thus create idle assets that could be otherwise utilized for other corporate priorities. A formal comparative review of actual, minimum and optimal fund balances shall be undertaken annually.

5.3. Internal Borrowing

Internal borrowing from specific Reserve Fund, Unappropriated Surplus and Statutory Reserve Fund balances shall be permissible as allowed for by legislation, if a clearly defined and attainable payback plan, including payment of foregone interest, is in place. Internal borrowing allows for more flexibility in terms of payback amounts and loan duration than that of external borrowing. Paybacks shall be executed according to plan.

5.4. Responsibilities

The District’s Chief Financial Officer shall be responsible for:

- (a) Recommending the necessary contributions and transfers so that the District’s Reserve Funds, Statutory Reserve Funds and Unappropriated Surpluses are maintained in accordance with this policy;
- (b) Conduct an annual review of all Reserve Fund, Statutory Reserve Fund and Unappropriated Surplus balances and reporting the results of such a review to Council; and
- (c) Recommending revisions or amendments to this Policy, as may be required from time to time, as a result in changes in applicable statutes, accounting standards, economic conditions, etc.

5.5. Interest

Reserve Funds and Statutory Reserve Funds shall be paid and allocated interest based on average annual balances and the District’s average rate of return on investments.

5.6. Guide

The minimum and maximum fund balance guidelines shown in this Policy serve as a guide in moving the District towards the goals and targets it wishes to attain in terms of individual fund balances. It is recognized that the District's fund balances are not all within these ranges at the time of amending this Policy, however the District is working towards achieving these ranges. It should also be noted that in certain instances it will be in the best interest of the District to purposely build certain reserve balances above the maximums outlined above such as in the case of major multi-year projects. These should be identified during the annual formal review of the reserve balances.

Original signed by Blair Ireland

Mayor

Original signed by Reyna Seabrook

Corporate Officer

Attachment B - Recommended Minimum and Maximum Balances

	Balance December 31, 2024	Expected Balance December 31, 2025	Minimum Recommended Balance	Maximum Recommended Balance
Non Statutory Reserves				
General fund surplus	\$ 2,654,480	\$ 1,732,499	\$ 5,900,000	\$ 8,800,000
Water fund surplus	1,319,685	1,365,612	800,000	1,200,000
Sewer fund surplus	506,014	523,624	600,000	800,000
General capital works	3,361,984	3,212,674	2,100,000	4,300,000
Water capital works	4,406,375	1,555,259	3,800,000	17,400,000
Sewer capital works	1,118,833	1,460,146	600,000	4,700,000
Climate action reserve	2,284,989	2,212,499	N/A	N/A
Community works gas tax reserve	696,028	516,028	N/A	N/A
Equipment acquisition and replacement reserve	776,298	521,291	405,000	3,650,000
Facilities reserve	2,136,690	2,905,684	2,670,000	4,580,000
Financial stabilization reserve	298,395	151,030	400,000	900,000
Fire facilities and equipment reserve	403,843	300,869	370,000	780,000
Future capital expenditures reserve	157,766	157,766	N/A	N/A
Future servicing works	1,417,005	1,425,105	N/A	N/A
Information Technology reserve	798,170	550,553	310,000	1,130,000
Policing reserve	1,127,841	744,254	600,000	2,900,000
Road maintenance services reserve	106,684	110,397	100,000	100,000
Solid waste reserve	981,021	989,039	70,000	320,000
Transit reserve	88,925	159,705	70,000	140,000
Transportation reserve	2,557,357	2,841,788	1,210,000	12,100,000
Growing Communities Fund Reserve	-	-	-	N/A
Kelowna Bulk Water Capital Improvement Reserve	637,701	862,882	N/A	N/A
Slope Stability Reserve	306,240	418,638	N/A	N/A
Septage Facility Reserve	1,028,568	1,581,940	N/A	N/A
	\$ 29,170,892	\$ 26,299,282		
Statutory Reserves				
Access to body of water reserve	2,247	2,326	N/A	N/A
Land sale reserve	15,745	274	N/A	N/A
Parkland acquisition reserve	8,803	9,910	N/A	N/A
	\$ 26,795	\$ 12,510		
DCC Funds	\$ 8,028,196	\$ 1,391,319	N/A	N/A

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: April 21, 2026
Meeting Type: Regular Council Meeting

Prepared by: Trevor James, CFO, Director of Finance & Administration
Department: Finance & Administration

Title: 2025 – 2029 Financial Plan Amendment Bylaw 1325, 2026
Description: To amend the Five Year Financial Plan for authorized transfers and amendments which occurred in the 2025 year

RECOMMENDATION

THAT the 2025 – 2029 Financial Plan Amendment Bylaw 1325, 2026 be read a first, second, and third time.

DISCUSSION/ANALYSIS

The District of Lake Country, in compliance with section 165(1) of the Community Charter (Financial Plan), amends the financial plan annually to provide for expenditures required after the adoption of the Five Year Financial Plan Bylaw. These expenditures, in all cases, do not impact taxation demand but rather:

- Result in the shift of funding from one source to another
- Represent the expenditures of grant funding which the status was not known at the time of budget adoption
- Represent expenditures funded from reserves, developer contributions or development cost charges.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

Please see Attachment B for a list of all Council resolutions throughout the year to amend the 2025 financial plan. For significant grant applications, or ones that require a matching component that is not in the existing adopted budget, amendments are brought to Council throughout the year. For some smaller grant applications the District’s grant coordinator with support from the CFO and CAO are applied for and if received included in this list to be incorporated in the budget amendment. All amendments are for expenditures from reserves, developer contributions, development cost charges or grants and have no taxation impact.

COMMUNICATION

Council resolutions to amend the financial plan were published publicly in advance of the meetings, as well as communicated out to the public after the resolutions were passed. The resolution related to the acquisition of 3211 Berry Rd, 10050 McCarthy Road, and 3411 Woodsdale Rd due to being a land and improvements negotiation/acquisition was made in camera. Communication to the public was made subsequent to the purchase. As with the other amendments, this was funded entirely without direct taxation sources such as Development Cost Charges and other Reserves.

ALTERNATE RECOMMENDATION(S)

1. THAT the 2025 – 2029 Financial Plan Amendment Bylaw 1325, 2026 be sent back to staff with direction on changes.

Respectfully Submitted.
Trevor James, CFO, Director of Finance & Administration

Report Approval Details

Document Title:	2025 Surplus Allocation.docx
Attachments:	- Reserve Fund Policy 195, 2022.pdf - Recommended Minimums and Maximum Balances.pdf
Final Approval Date:	Apr 16, 2026

This report and all of its attachments were approved and signed as outlined below:

Reyna Seabrook, Director of Corporate Services - Apr 16, 2026 - 10:33 AM

Paul Gipps, Chief Administrative Officer - Apr 16, 2026 - 10:36 AM

Task assigned to Makayla Ablitt, Manager of Corporate Administration was completed by assistant Shara Glenn, Legislative and FOI Coordinator - Apr 16, 2026 - 11:17 AM

DISTRICT OF LAKE COUNTRY

BYLAW 1325

A BYLAW TO AMEND THE FINANCIAL PLAN FOR THE YEARS 2025 – 2029 BYLAW 1255

The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. THAT the 2025-2029 Financial Plan Bylaw 1255, 2025 be amended by deleting Schedule “A” in its entirety and replacing with the new Schedule “A” as attached to and forming part of this bylaw;
2. This bylaw may be cited for all purposes as “2025 – 2029 Financial Plan Amendment Bylaw 1325, 2026”.

READ A FIRST TIME this _____ day of _____, 2026.

READ A SECOND TIME this _____ day of _____, 2026.

READ A THIRD TIME this _____ day of _____, 2026.

ADOPTED this _____ day of _____, 2026.

Mayor

Corporate Officer

Schedule "A"
2025-2029 Financial Plan

	2025 Amended	2025	2026	2027	2028	2029
Revenue						
Property Taxes	(24,199,367)	(24,199,367)	(25,791,379)	(27,378,880)	(28,685,545)	(29,741,872)
Parcel Taxes	(2,404,968)	(2,404,968)	(2,460,340)	(2,463,248)	(2,521,459)	(2,571,080)
Fees and Charges	(12,951,752)	(12,951,752)	(13,825,439)	(14,626,853)	(15,495,310)	(16,426,219)
Other Revenue	(16,698,482)	(16,619,850)	(11,258,991)	(9,174,401)	(10,304,834)	(9,438,351)
Transfer from DCC Reserves	(8,168,243)	(5,890,197)	(6,470,267)	(7,833,987)	(4,044,768)	(6,448,517)
Total Revenue	(64,422,812)	(62,066,134)	(59,806,416)	(61,477,369)	(61,051,916)	(64,626,039)
Expenses						
General Government Services	6,421,664	6,421,664	5,669,858	5,853,260	6,001,511	6,174,756
Protective Services	10,806,699	10,806,699	11,407,879	12,048,409	12,509,289	12,907,960
Transportation Services	7,891,881	7,891,881	8,259,442	8,761,547	9,056,884	9,298,263
Environmental Services	2,795,670	2,795,670	2,821,648	2,899,808	2,980,217	3,062,940
Development Services	2,529,726	2,529,726	2,596,974	2,666,113	2,737,195	2,804,278
Parks and Recreation	6,579,496	6,579,496	6,685,808	6,859,835	7,039,093	7,182,192
Water Operations	5,432,315	5,432,315	5,407,715	5,541,723	5,679,400	5,820,858
Sewer Operations	3,429,790	3,429,790	3,155,529	3,233,297	3,313,155	3,395,165
Interest Expense	845,416	845,416	860,957	859,061	859,062	766,822
Total Expenses	46,732,656	46,732,656	46,865,809	48,723,054	50,175,807	51,413,235
Annual Surplus	(17,690,156)	(15,333,478)	(12,940,607)	(12,754,315)	(10,876,110)	(13,212,805)
Proceeds from Borrowing	-	-	-	-	-	-
Transfer from Reserves	(21,610,967)	(20,164,592)	(14,941,750)	(7,538,030)	(13,129,099)	(10,026,500)
Transfer from Surplus	(353,719)	(15,628)	8,886	14,304	20,407	27,239
Principal Repayment	831,284	831,284	866,455	814,489	814,490	758,173
Capital Expenditures	34,437,857	30,296,713	21,963,000	13,816,000	16,847,850	15,399,000
Transfer to Surplus and Non-Statutory Reserve	9,453,565	9,453,565	10,279,677	11,056,899	11,911,601	12,830,158
Actuarial Adjustment on Long Term Debt	156,920	156,920	156,920	156,920	156,920	156,920
Amortization of tangible capital assets	(5,224,784)	(5,224,784)	(5,392,581)	(5,566,266)	(5,746,059)	(5,932,185)
Debt, Capital and Reserve/Surplus transfers	17,690,156	15,333,478	12,940,607	12,754,316	10,876,110	13,212,805
Financial Plan Balance	-	-	-	-	-	-

Attachment B – Council Resolutions to Amend the 2025 Financial Plan

The following are all Council resolutions which amended the 2025 Financial Plan which have been incorporated to the Financial Plan Amendment Bylaw:

8.2 2025 UBCM-Next Generation 911 Grant

2025 UBCM-Next Generation 911 Grant for up to \$100,000 of Application Based Funding

2025-02-054 It was moved and seconded

THAT an application to the 2025 Union of British Columbia Municipalities (UBCM) Next Generation 911 Grant (NG911) for up to \$100,000 of Application Based Funding, 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 Financial Plan be amended to include the receipt and expenditure of the grant funding.

Carried.

4.1 Land Acquisition | LA2024-022 | 10050 McCarthy Road

Proposed acquisition of land for a road connecting McCarthy Road with land beyond for emergency egress

Councillor Reed arrived at 5:39 p.m.

2025-04-021 It was moved and seconded

THAT the purchase of land from [REDACTED] legally described as that part of LOT D DISTRICT LOT 118 OSOYOOS DIVISION YALE DISTRICT PLAN 457 EXCEPT THAT PART SHOWN COLOURED RED ON PLAN A339 dedicated as road and shown on reference plan EPP144395, in the amount of \$549,000, be approved;

AND THAT the Chief Administrative Officer and Corporate Officer be authorized to execute all documents to complete the purchase of land;

AND THAT the land acquisition be declassified from confidential;

AND THAT staff be authorized to submit a subdivision application to the Agricultural Land Commission.

Carried.

4.2 Land Acquisition | LA2024-001 | 3211 Berry Rd

Recommended purchase of land

2025-07-055 It was moved and seconded

THAT the CAO be authorized to negotiate the purchase of the property legally described as Lot 2 Section 10 Osoyoos Division of Yale District Plan KAP11349 Township 20, PID 009-503-986, 3211 Berry Road (Winfield Post Office) up to a maximum amount of \$1,120,000;

AND THAT the Mayor and Corporate Officer be authorized to execute all documents necessary for the transaction and purchase of the subject property if an accepted offer is achieved;

AND THAT staff be directed to report back as soon as possible with an update on the negotiations.

Carried.

4.1 Land Acquisition | LA2023-020 | 3411 Woodsdale Road

Recommended purchase of land

2025-07-054 It was moved and seconded

THAT purchase of the property legally described as Lot 1 District Lot 117 Osoyoos Division Yale District Plan 3884, PID 010-697-799 (3411 Woodsdale Road), in the amount of \$2,296,000 plus purchasing and closing costs, be approved;

AND THAT the Mayor and Corporate Officer be authorized to execute all documents necessary for the transaction and purchase of the subject property;

AND THAT the acquisition of the land be declassified from confidential;

AND THAT the 2025 Financial Plan be amended to fund the land acquisition of \$2,297,250 with \$2,274,278 funded from Parks Development Cost Charges and \$22,972 funded from General Capital Reserve.

Carried.

SUCCESSFUL GRANT APPLICATIONS REQUIRING BUDGET AMENDMENT

FortisBC – Custom Efficiency Program

- *The District applied for funding through FortisBC’s Custom Efficiency Program to complete an energy study of the Winfield Arena.*
- *Funding requested: \$24,720 – 75% awarded. If one or more of the recommendations from the study are implemented, 100% of the study costs will be funded.*
- *Intent of Funding: To support a detailed energy study of the Arena to identify opportunities for cost-effective energy savings and to help plan for future growth, facility upgrades, and evolving community needs.*

Lake Country Business Park Area Structure Plan

- *The District applied for funding through the Building Economic Development Stream of the Economic Trust of the Southern Interior (ETSI-BC).*
- *Funding awarded: \$55,000.00*
- *Intent of Funding: Supports smaller/rural communities to build economic development capacity and support regional partnerships in economic development throughout the Southern Interior.*
- *The ETSI-BC funding will support the development of the Lake Country Business Park Area Structure Plan (ASP).*

Update Lake Country Municipal Evacuation Route and Public Notification Plan

- *The District applied for funding through UBCM's Community Emergency Preparedness Fund – 2025 Public Notification and Evacuation Route Planning program.*
- *Funding awarded: \$40,000.00*
- *Intent of Funding: Supports eligible applicants to develop Evacuation Route Plans and/or Public Notification Plans that provide information for First Nations, local governments, and community members in the event of an emergency.*
- *This funding will support the update to Lake Country's Municipal Evacuation Route and Public Notification Plan.*

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: April 21, 2026
Meeting Type: Regular Council Meeting

Prepared by: Makayla Ablitt, Manager of Corporate Administration
Department: Corporate Services

Title: 2026 Parcel Tax Roll Review Panel Establishment
Description: To set a date and time for the 2026 Parcel Tax Roll Review Panel

RECOMMENDATION

THAT May 5, 2026 at 4:00 p.m. be set as the date and time for the 2026 Parcel Tax Roll Review Panel to be held in Council Chambers at Municipal Hall;
AND THAT the sitting may be conducted in person or by electronic attendance.

EXECUTIVE SUMMARY

In accordance with section 204 of the Community Charter, Council is required to establish a Parcel Tax Roll Review Panel to consider any complaints respecting the parcel tax roll and must authenticate the roll in accordance with the Community Charter.

Council must appoint at least 3 persons as members of the panel. At the May 2, 2023 Special Council Meeting Councillors Lewis, McKenzie and Reed were appointed to the panel for the 2022-2026 term by resolution 2023-05-080. Councillors Brett, Irvine and Patel were appointed as alternates for the same term.

Council must also establish the time and place for the sitting of the panel and determine whether the sitting will be conducted by electronic or other communication facilities.

Public notice of the Parcel Tax Roll Review Panel will be published in accordance with section 94 of the Community Charter and District of Lake Country Alternative Means of Public Notice Bylaw 1293, 2025

ALTERNATE RECOMMENDATION

1. THAT [*alternative date and time as identified by Council*] be set as the date and time for the 2026 Parcel Tax Roll Review Panel to be held in Council Chambers at Municipal Hall;
AND THAT the sitting may be conducted in person or by electronic attendance.

Respectfully Submitted.

Makayla Ablitt, Manager of Corporate Administration

Report Approval Details

Document Title:	2026 Parcel Tax Roll Review Panel Establishment.docx
Attachments:	
Final Approval Date:	Apr 15, 2026

This report and all of its attachments were approved and signed as outlined below:

Trevor James, CFO, Director of Finance & Administration - Apr 14, 2026 - 3:28 PM

Reyna Seabrook, Director of Corporate Services - Apr 14, 2026 - 4:19 PM

Paul Gipps, Chief Administrative Officer - Apr 15, 2026 - 8:19 AM

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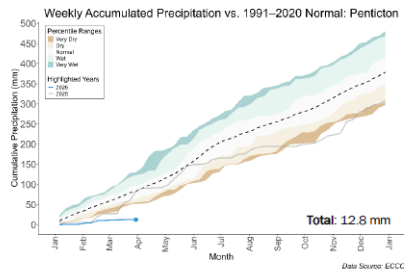
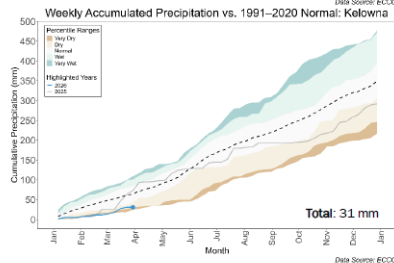
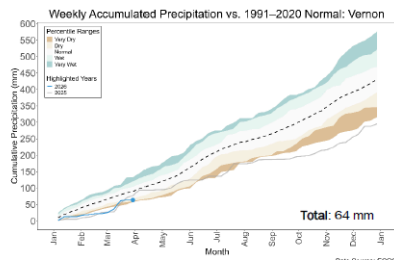
Highlights from the April 7, 2026 meeting of the Okanagan Basin Water Board, held at the offices of the Regional District of Okanagan Similkameen.

Okanagan Facing Record-Low Snowpack and Early Melt. Drought Concerns Mount:

OBWB Directors heard that snowpack at key monitoring stations is at or near record lows, including Brenda Mines at just 23% of normal, with early snowmelt occurring nearly two months ahead of average. These conditions are raising concerns about summer water supply, lake levels, and wildfire risk.

March precipitation has been varied, with Vernon seeing above normal precipitation for the month, Kelowna about normal, and Penticton again experiencing extremely low precipitation. Total annual accumulated precipitation is low for all cities, and “off the charts” low for Penticton. As of March 30, 2026, Penticton recorded only 12.8 mm of precipitation in 2026 — the historical average is more than 75 mm.

The update prompted discussion among Directors on the importance of local drought planning, including the need for water-use plans and response measures to be in place before crisis conditions emerge.



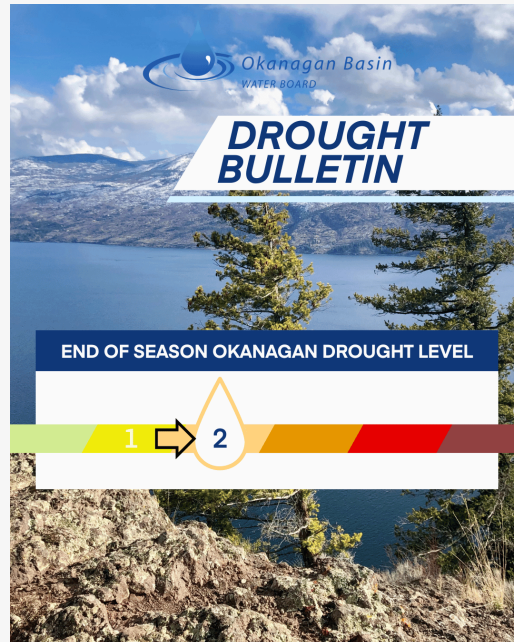
Clear Drought Communication Remains a Regional Challenge:

In response to early indicators of drought, Directors discussed the importance of clear and consistent drought communication across the region. They noted that while each community requires drought triggers tailored to its unique water system, differences in how drought stages are defined and applied can create confusion for residents.

OBWB Water Stewardship Director Dr. Nelson Jatel was recently invited to present to the Town of Oliver as they access their own drought trigger approaches and drought management plan — emphasizing the need for clear drought communication valley wide.

Directors expressed a desire to see greater alignment in how watering restrictions are communicated across Okanagan communities. While drought triggers must be tailored to each community's water system, there would certainly be benefits of consistency in what each stage means for domestic water users.

Staff noted that this challenge was further complicated last year by the Province's introduction of a new drought index as a public communication tool, adding another layer of messaging that does not always align with local conditions or responses.



To support improved clarity, Directors asked staff to revisit previous OBWB recommendations and communication templates related to drought response, with a view to supporting greater regional consistency while respecting local conditions.

OBWB Invited to Present to Legislative Committee on Bill M216:

OBWB has been invited to present to the Select Standing Committee on Private Bills and Private Members' Bills regarding Bill M216. The Executive Director will appear before the committee on April 15, 2026, reinforcing OBWB's [previously stated position](#) — outlined in a November 2025 letter sent to all MLAs — that the bill should not proceed.



Directors heard that the committee has received significant input on the bill, including 484 submissions, with 88% expressing opposition. This includes opposition from all municipalities and First Nations that made submissions, as well as concerns raised by the Union of BC Municipalities and professional associations whose members would be directly affected by the proposed legislation.



Invasive Mussel Treatments Show Limits — Prevention Remains the Only Reliable Defence:

Directors reaffirmed their commitment to invasive mussel prevention after hearing about lessons learned from treatment efforts in Idaho's Snake River, where even intensive, repeated chemical treatments have not been able to eliminate introduced populations. Recent reporting — highlighted in OBWB's March memo — indicates these efforts have achieved only partial reductions. Over three years, the total area of river infected was found to be 51% of the original infested area detected.

Staff noted that these findings are particularly cautionary, as the Snake River population involves quagga mussels, which are known to spread more slowly than zebra mussels. Nor does it account for the negative impact the chemical treatments have had on native flora and fauna in that river system. This underscores the significant risk posed to the Okanagan, where conditions could allow for rapid establishment and spread.

Directors emphasized the importance of continued provincial and federal advocacy to secure funding for prevention, as well as stronger legislative tools and regulations, including mandatory boat inspections and related enforcement measures.

2026 WCQI Grant Recipients Approved; Notifications Coming this Week:

Directors approved the successful projects for the 2026–2027 Water Conservation and Quality Improvement (WCQI) grant program. Demand for

funding was significantly higher this year, with \$882,000 requested compared to \$554,000 last year, making this year's intake one of the most competitive in the program's history.






The selected projects will support water conservation and water quality improvement across the region, including restoration, source water protection, and groundwater initiatives.








All applicants will be notified in the coming week, with funded projects to be announced publicly shortly thereafter.

Upcoming Events

New Date for the 20th Anniversary of the OBWB Water Management Program

-  Celebrate 20 years of the Water Management Program
-  Friday, Sept. 11, 2026
-  Kelowna – Manteo at Eldorado Resort
-  3762 Lakeshore Rd.
-  More information coming soon

Environmental Flows Conference 2026

-  Co-hosted by the Okanagan Basin Water Board, the Okanagan Nation Alliance, and the Canadian Water Resources Association. A national gathering for water science, policy, and practice
-  Wednesday, Oct. 7 – Friday, Oct. 9, 2026
-  Kelowna – Coast Capri Hotel
-  1171 Harvey Ave.
-  Early bird registration open now

[Book Environmental Flows Conference](#)

Want to support our goal to educate residents on water in the Okanagan? Follow us on social media, like and share our content, and leave us a comment – your engagement helps us reach more people.



[Go to OBWB.ca](#)

Okanagan Basin Water Board 2026 DIRECTORS



Blair Ireland - Chair
Regional District of
Central Okanagan



Doug Holmes - Vice-Chair
Regional District of
Okanagan-Similkameen



Brian Guy
Regional District of
North Okanagan



Bob Fleming
Regional District of
North Okanagan



Rick Fairbairn
Regional District of
North Okanagan



Ron Cannan
Regional District of
Central Okanagan



Kevin Kraft
Regional District of
Central Okanagan



Subrina Monteith
Regional District of
Okanagan-Similkameen



Sue McKortoff
Regional District of
Okanagan-Similkameen



Tim Lezard
Okanagan Nation Alliance



Bob Hrasko
Water Supply
Association of B.C.



Sheena Spencer
Water Stewardship Council

Resources



Okanagan Basin Water Board | 1450 K.L.O. Rd | Kelowna, BC V1W 3Z4 CA



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Council Strategic Priorities

2024-2026



LAKE COUNTRY

Life. The Okanagan Way.

District of Lake Country Council



Blair Ireland
Mayor



Bib Patel
Councillor - At Large



Cara Reed
Councillor - Carrs Landing



Heather Irvine
Councillor - Winfield



Michael Lewis
Councillor - At Large



Todd McKenzie
Councillor - Oyama



Tricia Brett
Councillor - Okanagan Centre



Our Vision

Lake Country, living the Okanagan way.
Embracing our histories and nurturing
our future.

Our Mission

We serve to nurture a healthy natural
environment, strong rural character and
urban core, sustainable infrastructure,
economic opportunities, an inclusive
community with involved citizens,
through respectful, transparent
government, focused on balanced
strategic decision-making.



Our Strategic Priorities



Infrastructure



Environment & Climate Action



Economic Prosperity



Governance



Community



Infrastructure



We will invest in developing, maintaining and improving our utility systems, transportation networks, recreation assets, civic facilities and organizational capacity to meet the needs of the growing community. We will seek innovative and creative solutions that are cost-effective and affordable to ratepayers. Our commitment to the environment, and to resiliency in the face of change, will inform our infrastructure decisions.

Focus Areas

Fire Protection

We will continue to invest in mitigation initiatives, and will enhance our capacity to respond to a range of fire-related emergencies, guided by a set of risk-informed service levels that reflect the needs and characteristics of Lake Country.

Wastewater

We will make investments, on our own and in collaboration with the City of Kelowna, to provide the sewage infrastructure required to address existing needs and accommodate future growth.

Water

We will work to ensure that all parts of the community have equitable access to water that is safe and affordable, satisfies water quality requirements, provides for improved fire protection and takes into account future growth projections.

Transportation

We will increase mobility throughout the community by providing greater access to public transit, enhancing the District's active transportation network, introducing new transportation options and seeking improvements to the Highway 97 Corridor.



Environment & Climate Action



We will create incentives to curb greenhouse gas emissions, and build resiliency. We will enhance the health of our lakes, optimize our natural assets and promote conservation. All of the decisions we take as a local government will take into consideration the protection of our natural environment and our commitment to climate action.

Focus Areas

Incentive-based Change

We will provide tools, incentives and information to encourage greenhouse gas reduction, reduce footprints, promote responsible growth and protect natural assets in the community. Where necessary, we will supplement incentives with regulations to direct decisions and change behaviour.

Water

We will collaborate with regional agencies, provincial and federal governments, local governments, First Nations and community groups to restore and protect foreshores, promote watershed stewardship, advance water conservation efforts, encourage responsible lake use and enhance the health of our lakes.

Resiliency

We will continue to invest in programs and approaches to adapt to a changing climate, and to protect the community from floods, heatwaves, wildfires and other disasters.



Economic Prosperity



On our own and in collaboration with our partners we will diversify Lake Country's tax base, and create a complete community with economic opportunities and economic prosperity for those who call Lake Country home.

Focus Areas

Tax Base

We will identify and promote the development of employment lands (Class 5 and Class 6).

Downtown Core

We will promote the economic development of the community's downtown core, including Main Street.

Role of District

We will oversee the expansion of the District's in-house economic development function as the preferred service model for promoting sustainable economic opportunities, investment and economic growth in Lake Country.

Agriculture

We will initiate and support efforts to bolster the role of agriculture and agri-tourism as economic drivers.

Tourism

We will expand our organizational and financial capacity, including through participation in the Municipal Regional District Tax program and Destination British Columbia, to identify and develop tourism opportunities in Lake Country.





We will ensure that community input is at the heart of our decision-making. We will expand and nurture our relationships with other governments, seeking ways to leverage our resources for the benefit of Lake Country. Our advocacy to other orders of government will focus on finding areas of alignment to promote our priorities.

Focus Areas

Official Community Plan

We will engage the community in the development of our renewed Official Community Plan that, as the District's chief policy document, will be used to guide the growth of Lake Country as a thriving, sustainable and resilient community.

Intergovernmental Relations

We will build relationships and, where we share common ground, work in partnership with the Okanagan Indian Band, other Indigenous governments, local governments throughout the Okanagan, and other orders of government.

Advocacy

We will undertake our own initiatives, and will work through the Union of British Columbia Municipalities, the Southern Interior Local Government Association, and other local governments and partners in the Okanagan, to liaise with other orders of government and secure support for Lake Country's interests and priorities.

Communications

In our decision-making and in our delivery of services, we will communicate regularly with our community in ways that are clear, consistent, transparent and proactive.



We will continue to build a complete community with a high quality of life in which people are safe, active and healthy.

Focus Areas

Housing

We will continue to provide incentives, further streamline our development approval processes, and work in other ways to support the development of housing options to address gaps identified in our *2024 Interim Housing Needs Report*.

Health Care

We will engage the Ministry of Health, Interior Health, Central Okanagan Regional Hospital District, KGH Foundation and other parties to identify and secure support for community-based health services that meet the needs of Lake Country's growing and diverse population.

Parks, Recreation and Culture

We will expand facility-based recreation services, parks, greenspaces and outdoor recreation amenities to meet growing community demand.

Protective Services

We will advance the development of the RCMP Lake Country Detachment building, and will work with Lake Country RCMP, Bylaw Enforcement, and Lake Country Fire Department to define and achieve Lake Country's protective services priorities.



District of Lake Country

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LAKE COUNTRY

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