



## Minutes

### Regular Council Meeting

July 2, 2024, 7:00 p.m.  
Council Chambers/Video Conference  
10150 Bottom Wood Lake Road  
Lake Country, British Columbia V4V 2M1

Council Present: Mayor Blair Ireland  
Councillor Tricia Brett  
Councillor Heather Irvine  
Councillor Michael Lewis  
Councillor Todd McKenzie, electronically  
Councillor Bib Patel, electronically  
Councillor Cara Reed

Staff Present: Paul Gipps, Chief Administrative Officer  
Trevor James, Chief Financial Officer  
Darren Lee, Fire Chief  
Reyna Seabrook, Director of Corporate Services  
Matt Vader, Director of Parks, Recreation & Culture  
Steven Gubbels, Manager of Development  
James Robertson, Land Agent  
Scott Unser, Public Works Manager  
Richard Wagner, Manager of Finance  
Brian Zurek, Manager of Planning  
Makayla Ablitt, Legislative Technical Clerk  
Travis Tonn, Support Analyst  
Caitlin Brothen, Communications Officer  
Mike Mitchell, Utility Superintendent  
Patrick Krelekamp, Support Analyst

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

*We acknowledge that we are conducting our business today on the unceded territory of squilx"/syilx (Okanagan) peoples. As a Council, we recognize the importance of doing our best to build respectful relationships that contribute to stewarding the land and waters in the community with integrity and consideration for future generations.*

The Mayor called the meeting to order at 7:00 p.m.

#### 2. Adoption of Agenda

**2024-07-133 It was moved and seconded**

*THAT the Regular Council Meeting Agenda of July 2, 2024 be adopted.*

**Carried.**

**3. Adoption of Minutes**

**3.1 Regular Council Meeting Minutes of June 18, 2024**

**2024-07-134 It was moved and seconded**

*THAT the Regular Council Meeting Minutes of June 18, 2024 be adopted.*

**Carried.**

**4. Mayor's Report**

On Thursday June 27th the Regional Hospital Board approved the rebuild of Cottonwoods Care Centre in Kelowna.

**5. Announcements**

Thank you to all of the organizations that participated in the FireSmart Open House at LCFD Station 71 June 15th. It was a rainy day, but the enthusiasm of all involved really contributed to the success of this public event in our community.

To assist in FireSmart action around your property, the Lake Country Fire Department and Ember invite you to deposit your green waste in the FireSmart Vegetation Bins set up around the community. Please make sure you are only depositing approved items such as branches, grass clippings, leaves or hedge clippings. If the bin is contaminated with any construction material, dirt, rocks, food or plastic it all ends up in the landfill and increases costs of the service significantly.

Carr's Landing Residence are invited to the Water Servicing Project - Open House. The Open House will take place on Tuesday July 9th from 3p.m. – 7p.m. at the Carr's Landing Firehall. Council is encouraging everyone to attend to ask questions of Council and staff.

**6. Delegations**

**7. Planning and Development Applications**

**7.1 Zoning Bylaw Amendment | Z0000279 | 3223 Woodsdale Road**

Rezoning from C10 - Service Commercial to C1 - Town Centre Commercial

**Garth McKay | Applicant**

The applicant addressed Mayor and Council regarding the proposed application. Specifically speaking to parking, purpose-built rental units and potential for other business opportunities as part of phase 2 of the property. He discussed traffic and noted that the exit will not be on Bottom Wood Lake Road. He responded to questions from Council regarding the water table and the reasons for rezoning to the C1.

**2024-07-135 It was moved and seconded**

*THAT Zoning Amendment (Z0000279) Bylaw 1235, 2024 be read a first, second and third time;*

*AND THAT prior to adoption, the District secure rental housing on the subject property for a 10 year term;*

*AND THAT prior to adoption, the District secure road dedication at the northwest corner of the subject property;*

*AND FURTHER THAT prior to adoption, the existing covenant restricting residential land use on the subject property be removed.*

**Carried.**

*OPPOSED: Councillors Irvine, and Reed*

## **8. Departmental Reports**

### **8.1 Road Closure Application | RC2023-026 | 11441 Okanagan Centre Road W**

A Bylaw to close a portion of road, and remove its highway dedication, adjacent to 11441 Okanagan Centre Road W

**2024-07-136 It was moved and seconded**

*THAT Road Closure Bylaw (11441 Okanagan Centre Road W) 1234, 2024 be read a first, second, and third time.*

**Carried.**

### **8.2 Urban Chicken Enforcement Update**

To provide Council an update on the status of urban chickens in Lake Country  
For Information

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

### **9.1 Zoning Amendment (Small-Scale Multiple Housing) Bylaw 1238, 2024**

For adoption.

**2024-07-137 It was moved and seconded**

*THAT Zoning Amendment (Small-Scale Multiple Housing) Bylaw 1238, 2024 be adopted.*

**Carried.**

### **9.2 Development Approval Procedures Bylaw 1227, 2024**

For adoption.

**2024-07-138 It was moved and seconded**

*THAT Development Approval Procedures Bylaw 1227, 2024 be adopted.*

**Carried.**

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

## **11. Council Committees**

### **11.1 Agricultural Advisory Committee DRAFT Meeting Minutes of June 10, 2024**

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

### **12.1 Board of Education Meeting Highlights of June 12, 2024**

### **12.2 Regional District of Central Okanagan Board Report of June 13, 2024**

## **13. Strategic Priorities**

## **14. Report from Councillors**

Councillor Patel is looking forward to coming back home to Lake Country.

Councillor McKenzie attended Oyama Palooza and Boots and Boats, which were both great and well attended events by the community. He noted we are a lucky community to have such great events.

Councillor Brett is thankful for the rain and had a great Canada Day. She is happy to see the green bins installed for FireSmart property cleanup. She asked the community to keep the idea of wildfire in the back of their minds.

Councillor Reed made two notices of motion.

For her first notice of motion (item 14.1), regarding a review of Main Street Tax Revitalization Bylaw 853, 2013, she read the following:

In 2013, Council passed a bylaw to establish a Revitalization Tax Exemption Program along Main Street. The program aimed to incentivize property owners to invest in their buildings and promote economic growth in the area. Since its implementation, there have been significant changes in the economic landscape, property values, and community needs. The purpose of this motion is to review and update the 2013 bylaw to ensure it aligns with current economic conditions, supports sustainable development, and meets the evolving needs of the community.

For her second notice of motion (item 14.2), regarding a fire equipment DCC, she read the following:

Lake Country has experienced significant growth and development in recent years, including an increase in the construction of taller buildings. As building heights rise, the demands on our fire services also increase, requiring specialized equipment and training to ensure public safety. Currently, our fire apparatus may not be adequate to meet the needs of these new developments. Additionally, recent changes to legislation by the Provincial Government now allow for fire services to be included in Development Cost Charges (DCCs). This legislative change provides an opportunity for our municipality to ensure that new developments contribute to the costs associated with upgrading fire services to meet the needs of taller buildings.

Councillor Lewis announced Live! in Lake Country starts this Friday. He noted the mural developing on Davidson Road is great, and worthwhile to drive by. Lastly, he reminded the community to be FireSmart.

Mayor Ireland announced this June has been a dryer than average and reminded the community to be FireSmart. He attended the Kelowna Polo Classic over the weekend and had a great time. He acknowledged some community members that were participating and noted anyone under 18 years old can go and learn to play for free.

### **14.1 Notice of Motion from Councillor Reed made July 2, 2024**

*THAT staff be directed to review and update Main Street Tax Revitalization Bylaw 853, 2013 with the goal of ensuring the Main Street revitalization tax exemption*

*program continues to support the growth and development of Main Street in a manner that reflects current economic realities and community needs.*

**14.2 Notice of Motion from Councillor Reed made July 2, 2024**

*THAT staff be directed review the current density bonusing (fire facilities and equipment reserve) fee and investigate other opportunities to fund fire services as a result of growth in the community and report back to Council.*

**15. Adjournment**

The Mayor adjourned the meeting at 8:17 p.m.

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Mayor, Blair Ireland

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Corporate Officer, Reyna Seabrook

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