



## Minutes

### Regular Council Meeting

December 17, 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  
Councillor Bib Patel  
Councillor Cara Reed

**Staff Present:**

Paul Gipps, Chief Administrative Officer  
Jeremy Frick, Director of Planning & Development  
Trevor James, Chief Financial Officer  
Darren Lee, Fire Chief  
Matthew Salmon, Director of Engineering & Environmental Services  
Brad Savoury, Director of Legal Services and Risk Management  
Reyna Seabrook, Director of Corporate Services  
Matt Vader, Director of Parks, Recreation & Culture  
Steven Gubbels, Manager of Development  
Greg Price, Manager of Building and Bylaw Services  
Trevor Empey, Senior Planner  
Ruth Sulentich, Economic Development and Public Engagement Specialist  
Jason Tran, Planner  
Scott Unser, Public Works Manager  
Richard Wagner, Manager of Finance  
Kiel Wilkie, Utility Manager  
Brian Zurek, Manager of Planning  
Makayla Ablitt, Legislative Technical Clerk

#### 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

### **2024-12-220 It was moved and seconded**

*THAT the Regular Council Meeting Agenda for December 17, 2024 be adopted with the following addition:*

- Item 7.6 Official Community Plan Amendment | OCP00061 | Map 6

**Carried.**

## 3. Adoption of Minutes

### 3.1 Regular Council Meeting Minutes of November 19, 2024

#### **2024-12-221 It was moved and seconded**

*THAT the Regular Council Meeting Minutes of November 19, 2024 be adopted.*

**Carried.**

### 3.2 Regular Council Meeting Minutes of December 3, 2024

#### **2024-12-222 It was moved and seconded**

*THAT the Regular Council Meeting Minutes of December 3, 2024 be adopted.*

**Carried.**

## 4. Mayor's Report

## 5. Announcements

Municipal Hall office will be closed for the holidays December 25-January 1 (reopen January 2). Essential services remain in operation. Visit the website [www.lakecountry.bc.ca](http://www.lakecountry.bc.ca) for any service requests or department contact information.

Bi-weekly fall yard waste pickup ends Tuesday, December 31 this year and resumes again March 3, 2025. Garbage, recycling and yard waste will not be collected on Christmas Day, Wednesday, December 25, or New Year's Day, Wednesday, January 1. As a result, curbside pick-up moves ahead one day. During these two weeks only, residents who normally have collection on Wednesday should put their carts at the curb for collection on Thursday instead.

Thank you to everyone that supported the firefighters' donation collection campaign for the Lake Country Food Bank. They collected over 7,000 lbs of non-perishable food items and over \$14,000 in cash/cheque/online payments. And the online donations are still coming in. The RCMP Cram the Cruiser with toys was also very well supported and the generosity of the community is very much appreciated by the organizations that coordinate the distribution to community members in need throughout the year.

## 6. Delegations

### 6.1 Lake Country Garden Club

### 6.2 Community Engagement Grant from Lake Country Garden Club & WALC

A demonstration garden that will showcase sustainable gardening practices and improving a trail connection to improve safe connections between schools.

**2024-12-223 It was moved and seconded**

*THAT the Community Engagement Grant request in the amount of \$7,000 from the Lake Country Garden Club for a demonstration garden be approved.*

*AND THAT the Community Engagement Grant request in the amount of \$5,000 from Walk Around Lake Country for the Sherman Road trail enhancement be approved.*

**Carried.**

**7. Planning and Development Applications**

**7.1 OCP and Zoning Bylaw Amendment | OPZ00003 | O'Rourke Family Vineyard**

OCP and Zoning Amendment to facilitate a vineyard, winery, event centre, restaurants, and accommodations.

**2024-12-224 It was moved and seconded**

*THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be considered in conjunction with the District's financial plan and waste management plan;*

*AND THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be read a second time;*

*AND THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be read a second time;*

*AND FINALLY THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 and Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be forwarded to a Public Hearing.*

**Carried.**

*OPPOSED: Councillors Reed, Irvine*

**7.2 2024 Interim Housing Needs Report**

Assessment of Housing Need following Local Government Act (Bill 44) Legislative Requirements

**2024-12-225 It was moved and seconded**

*THAT the District of Lake Country Interim Housing Needs Report, December 2024, prepared in accordance with Part 20 Division 3 of the Local Government Act, be adopted.*

**Carried.**

**7.3 Rezoning Application | Z0000345 | 3223 Woodsdale Rd. & 11437 Bottom Wood Lake Rd.**

Rezoning from C1 – Town Centre Commercial to CD15 – Comprehensive Development

**2024-12-226 It was moved and seconded**

*THAT Zoning Amendment (Z0000345) Bylaw 1252, 2024 be read a first, second and third time.*

**Carried.**

#### **7.4 Rezoning Application | Z0000337 | 3551 and 3583 Woodsdale Rd.**

Rezoning two parcels from RU1 – Small Scale Multiple Unit Housing to RM5 – Medium Density Multiple Housing

**2024-12-227 It was moved and seconded**

*THAT Zoning Amendment (Z0000337) Bylaw 1251, 2024 be read a first, second and third time.*

*AND THAT prior to adoption the District secure road dedication along the northern boundaries of both subject properties.*

*AND THAT prior to adoption, the District secure an extended servicing covenant to allow for off-site pedestrian improvements.*

**Carried.**

#### **7.5 Zoning Bylaw Amendment | Z0000328 | 11474 Petrie Rd**

To rezone a property allowing future multiple-unit residential development for rental use

**2024-12-228 It was moved and seconded**

*THAT Zoning Amendment (Z0000328) Bylaw 1254, 2024 be read a first, second and third time;*

*AND THAT prior to adoption, the applicant enter into a rental housing agreement with the District to secure rental units on the subject properties for a 10 year term;*

*AND THAT prior to adoption, the District secure road dedication of 10 metres from existing centre line on Pretty Road and an emergency vehicle turnaround at the north end of Petrie Road.*

**Carried.**

#### **7.6 Official Community Plan Amendment | OCP00061 | Map 6**

To amend OCP Map 6 'Sewer Service Infrastructure' to add specific properties on Tyndall Road to the sewer service area as aligned with Map 3 'Urban Containment Boundary'.

The Mayor called a recess at 9:28 p.m. The meeting readjourned at 9:39 p.m.

Councillor Lewis declared a conflict of interest due to property ownership and left the meeting at 9:40 p.m.

**2024-12-229 It was moved and seconded**

*THAT Official Community Plan Amendment (OPC00061) Bylaw 1263, 2024 be read a first time*

*THAT Official Community Plan Amendment (OPC00061) Bylaw 1263, 2024 be considered in conjunction with the District's financial plan and waste management plans;*

*AND THAT Official Community Plan Amendment (OPC00061) Bylaw 1263, 2024 be read a second time;*

*AND FINALLY THAT Official Community Plan Amendment (OPC00061) Bylaw 1263, 2024 be forwarded to a Public Hearing.*

**Carried.**

## **8. Departmental Reports**

### **8.1 2025 Early Approval of Capital and Staffing Requests**

Request for early approval for certain 2025 Capital Projects and Staffing Requests

Councillor Lewis returned at 9:46 p.m.

**2024-12-230 It was moved and seconded**

*THAT the following Capital Projects and new staff positions be given early approval to allow expenditure prior to adoption of the 2025-2029 Financial Plan:*

- Economic Development Corporation - \$40,000 (reserves)
- Lake Country Business Park Area Structure Plan - \$540,000 (reserves and development cost charges)
- OCP Update – Revised - \$250,000 (grants and reserves)
- North Aberdeen Guidance Plan - \$50,000 (reserves)
- Finance Budget Software - \$85,000 (reserves)
- Facility Renewal & Replacement - \$200,000 (reserves)
- Swalwell Park Improvements – Construction - \$2,980,000 (reserves and development cost charges)
- Carr's Landing Rd & Commonage Road – Design - \$450,000 (reserves and development cost charges)
- Lodge Road – Sherman Drive to Woodsdale Road – Construction - \$2,800,000 (reserves and development cost charges)
- Water Service Truck - \$250,000 (reserves)
- Thermal Imaging Cameras - \$75,000 (reserves)
- Structure Protection Trailer - \$45,000 (grant funded)
- McCarthy Lift Station – Design - \$250,000 (reserves and development cost charges)
- Lodge Road Forcemain Partial Twinning – Design - \$100,000 (reserves and development cost charges)
- Irvine Road Pump Station/PRV – Supplemental - \$250,000 (reserves)

- Glenmore PRV and Corridor Improvement Project - \$750,000 (reserves)
- Okanagan Centre Small Diameter Watermain Replacement (Phase 2) – Design - \$200,000 (reserves)
- Manager of Corporate Administration - \$40,000 (taxation)
- Accounting Clerk - \$78,000 (taxation)
- Grant Funding Specialist - \$17,000 (taxation)
- Senior Advisor, Intergovernmental Relations - \$40,000 (taxation)
- Manager of Current Planning - \$35,000 (taxation)
- Director of Legal Services - \$70,000 (taxation)
- Engineering Technician - \$117,000 (water & sewer user fees)

***Carried.***

## **8.2 Fees Amendment (Business Licence) Bylaw 1244, 2024**

Business Licence Fee Amendment for Home Based Businesses

***2024-12-231 It was moved and seconded***

*THAT Fees Amendment (Business Licence) Bylaw 1244, 2024 be read a first, second and third time.*

***Carried.***

## **8.3 Highways and Building Regulation Bylaw Amendments for Driveways and Driveway Accesses**

Consider adoption of two bylaw amendments.

***2024-12-232 It was moved and seconded***

*THAT Highways Amendment Bylaw 1256, 2025, be read a first, second and third time;*

*AND THAT Building Regulation Amendment Bylaw 1257, 2025, be read a first, second and third time;*

*AND THAT Driveway Design and Construction Guidelines Policy 200, 2022 be rescinded.*

***Carried.***

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

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

### **11. Council Committees**

#### **11.1 Water Services Advisory Committee DRAFT Meeting Minutes of November 8, 2024**

**12. External Committees and Boards**

- 12.1 Okanagan Regional Library Board of Trustees Regular Meeting Minutes of September 11, 2024**
- 12.2 Board of Education Meeting Highlights of November 13, 2024**
- 12.3 Regional District of Central Okanagan Board Report of November 28, 2024**
- 12.4 Okanagan Basin Water Board Report of December 2024**

**13. Strategic Priorities****14. Report from Councillors**

Councillor Irvine wished the community a Merry Christmas and Happy Holidays. She reminded the community to not drink and drive.

Councillor McKenzie asked if it was possible to change the meeting date for the July 15, 2025 meeting.

Councillor Brett echoed Holiday wishes and looks forward to what the District will accomplish in 2025.

Councillor Patel reminded the community to support local while purchasing Christmas gifts this year, and looks forward to what's coming in 2025.

Councillor Reed echoed comments from around the table. She thanked Carr's Landing for their contributions to the food bank this year, and the firefighters who volunteered to collect donation's. She congratulated staff for 97% on the COR Safety Audit and wished Happy Holidays to the community, however they are celebrated.

Councillor Lewis feels optimistic looking into 2025, and is excited about the changes made in 2024. He reminded the community to exercise patience with each other during this stressful time of year.

Mayor Ireland noted this was an incredible year for accomplishments at the District. He echoed Councillor Lewis in this being a stressful time of year. He cautioned the community to drive carefully as the snow starts to fall, and hopes everyone has a chance to spend time with friends and family over the Holidays.

**15. Adjournment**

The Mayor adjourned the meeting at 10:16 p.m.

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Mayor, Blair Ireland

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Corporate Officer, Reyna Seabrook