



Minutes

Regular Council Meeting

January 14, 2025, Immediately Following Public Hearing
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 Infrastructure & Development Engineering
Brad Savoury, Director of Legal Services and Risk Management
Reyna Seabrook, Director of Corporate Services
Matt Vader, Director of Parks, Recreation & Culture
Carie Liefke, Manager of Current Planning
Greg Price, Manager of Building and Bylaw Services
Scott Unser, Public Works Manager
Richard Wagner, Manager of Finance
Kiel Wilkie, Utility Manager
Brian Zurek, Manager of Long Range 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 7:39 p.m.

2. Adoption of Agenda

2025-01-001 It was moved and seconded

THAT the Regular Council Meeting Agenda of January 14, 2025 be adopted.

Carried.

3. Adoption of Minutes**3.1 Regular Council Meeting Minutes of December 17, 2024****2025-01-002 It was moved and seconded**

THAT the Regular Council Meeting Minutes of December 17, 2024 be adopted.

Carried.

4. Mayor's Report**5. Announcements**

Mark your calendar – drop in to either of the Budget Open House events scheduled for:

- Tuesday, January 28 5pm-8pm at GESS; and
- Thursday, February 6 3pm-6pm Municipal Hall

Come out and chat in person to have your questions answered and learn what is included in the 2025 budget.

Submit a question before the meeting through [Let's Talk – Lake Country](http://letstalk.lakecountry.bc.ca).
(letstalk.lakecountry.bc.ca)

6. Delegations**7. Planning and Development Applications****7.1 Liquor Licence Referral Application | R0000379 | 3950 Irvine Road**

An application for a lounge area endorsement to a manufacturer's licence for Folktale Cider

Graham Kershaw | Old Mission Rd

Mr. Kershaw addressed Council with concerns about the notification process for surrounding property owners related to this application. He also expressed concerns about the extended hours and increased traffic.

Blake Morris | Old Mission Rd

Mr. Morris addressed Council with concerns regarding the condition of surrounding roads and noted a lack of plan for lighting, and lack of parking for cidery customers. He suggested no parking signs could be installed along the road. He asked for clarification regarding how the cidery plans to control numbers between the outside and inside areas. Further concerns included lighting at the cidery reflecting into homes in the area and the hours the lights need to be on. Mr. Morris asked if a working group could be established to create compromise between the applicant and residents.

Alan Gatzke | Old Mission Rd

Mr. Gatzke acknowledged concerns raised by residents, and expressed his support for the application.

Colin Reid | Irvine Rd

Mr. Reid noted concerns regarding the orientation of the red barn and his residence. He asked the application be reconsidered because of the proposed opening hours.

James Stowell | Irvine Rd

Mr. Stowell echoed the previous speakers concerns, and asked for reconsideration regarding the opening hours.

Blain Weber | Owner/Applicant

Mr. Weber addressed Council and outlined his intentions for the cidery, suggesting the concerns previously noted be resolved through conversation between himself and the residents. He is motivated to work with neighbours of the area to help accommodate their concerns.

Sheron Keenan | Old Mission Rd

Ms. Keenan noted her concerns related to traffic and the quality of the road. She asked for speed bumps and speed limit signs to be installed.

Kyle Green | Irvine Road

Mr. Green expressed his support for the cidery and encouraged community members to speak with the applicant about their concerns adding the applicant is very approachable.

The Mayor asked if there were any further comments from the gallery a first, second, and third time. There were none.

2025-01-003 It was moved and seconded

THAT members of the gallery be permitted to address Council in consideration of Liquor Licence Referral Application (R0000379) at 3950 Irvine Road.

Carried.

2025-01-004 It was moved and seconded

THAT the following recommendation be forwarded to the Liquor and Cannabis Regulation Branch (LCRB) regarding Liquor Licence Referral Application R0000379 for property located at 3950 Irvine Road:

1. Council has considered the following:
 - The location of the establishment (3950 Irvine Road) and impacts on the surrounding neighbourhood.
 - The person capacity (30) and hours of liquor service (9:00 am to 10:00 pm).
2. Council's comments on the prescribed criteria are as follows:
 - Noise is not expected to be an issue as the proposed location is in an agricultural area which borders commercial development with few rural residential properties nearby.
 - If the application is approved, the impact on the community is expected to be positive as it will support the growth in agri-tourism and offer a new social venue in the community.
3. Council's comment on the views of residents are as follows:

- The views of residents were solicited by letters to the surrounding property owners and tenants within a 100-metre buffer area, signage on the subject property, and advertisement in the local newspaper for two consecutive weeks on January 2nd and January 9th, 2025. Residents will have an opportunity to provide comments at the regular Council meeting of January 14th, 2025. Council will receive public feedback received by the District during the consultation process. At the Council meeting on January 14th, staff will provide Council with a summary of feedback received.
4. Council recommends the issuance of the licence with an endorsement for an interior lounge area for the following reasons:
- Council believes the proposal will contribute positively to the community. The cidery would provide a unique social venue in the District and would support a new local business in the agri-tourism sector. The 10 pm closing time proposed by the applicant is not expected to be an issue due to limited occupancy of the venue and the rural nature of the property.

Carried.

The Mayor called a recess at 8:46 p.m. and the meeting reconvened at 8:55 p.m.

7.2 Agricultural Land Reserve and Zoning Amendment | ALR00192 & Z0000333 | 12820 Trewitt Road

To permit Agri-Tourism Accommodation for a seasonal campsite on a property in the Agricultural Land Reserve.

Nathan Cooney | Applicant Representative

Mr. Cooney addressed concerns noted by Council, and the Agricultural Advisory Commission. He answered questions from Council, and advised that all of the applicants property is agricultural land.

2025-01-005 It was moved and seconded

THAT Agricultural Land Reserve ALR00192 application for Non-Farm Use on the property at 12820 Trewitt Road (Roll 02907.000; PID 011-888-261) and Zoning Amendment (Z0000333) Bylaw 1264, 2025 be referred back to staff to address the concerns raised by the Agricultural Advisory Committee and Council to:

- Ensure no loss of agricultural land
- Compliant with the zoning bylaw
- Spray buffers in place for the property to the north and on the property
- That any new septic results in no loss of viable agricultural land

Carried.

OPPOSED: Mayor Ireland, Councillors Brett and Patel

7.3 Development Variance Permit | DVP00398 | 10074 Highway 97

Development Variance Permit to authorize an existing non-conforming fascia sign and to allow additional building signage.

2025-01-006 It was moved and seconded

THAT Development Variance Permit DVP00398 (Attachment A in the Report to Council dated January 14th, 2024) for the property at 10074 Highway 97 (PID: 001-729-721), to authorize an existing non-conforming fascia sign and up to four fascia signs, be approved.

Carried.

7.4 Zoning Bylaw Amendment | Z0000335 | 14198 Middle Bench Road

To rezone a property allowing Agri-tourism accommodation at 14198 Middle Bench Road, within the Agricultural Land Reserve.

2025-01-007 It was moved and seconded

THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be read a first, and second time;

AND THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be forwarded to a public hearing.

Carried.

8. Departmental Reports

8.1 Development Cost Charge (DCC) Amendment Bylaw 1233, 2024

Amendment to the Water, Sanitary Sewer, Drainage and Mobility DCCs

Presentation from UDI.

2025-01-008 It was moved and seconded

THAT third reading of Development Cost Charge (DCC) Amendment Bylaw 1233, 2024 be rescinded;

AND THAT Development Cost Charge (DCC) Amendment Bylaw 1233, 2024 as shown on Attachment C (OPTION 1) to the Report to Council dated January 14, 2025, be read a third time as amended.

Carried.

OPPOSED: Councillor Lewis

8.2 UBCM-CEPF for ESS Training and Equipment 2025 Intake

RDCO Application to the UBCM-CEPF for ESS Training and Equipment

2025-01-009 It was moved and seconded

THAT the Regional District of Central Okanagan (RDCO) 2025 grant application to the Union of British Columbia Municipalities (UBCM) Community Emergency Preparedness Fund (CEPF) for Emergency Support Services Training and Equipment stream, be supported;

AND THAT the RDCO be authorized to apply for, receive and manage the grant funding on behalf of the District of Lake Country.

Carried.

8.3 Subdivision and Development Servicing Amendment (Cash In-Lieu) Bylaw 1262, 2025

Updates to the provision for Cash In-Lieu for the construction of works and services

2025-01-010 It was moved and seconded

THAT Subdivision and Development Servicing Amendment (Cash In-Lieu) Bylaw 1262, 2025 be read a first, second and third time.

Carried.

9. Bylaws for Adoption and Readings Following a Public Hearing

9.1 Zoning Amendment Bylaw 1243, 2024 | Z0000339 | Strata Hotel / Motel Secondary Use

Addition of Strata Hotel/Motel as a Secondary Use to 9652 and 9654 Benchland Drive Zara at Lakestone

Read a 1st and 2nd time [October 1, 2024](#). Public Hearing [November 5, 2024](#).

2025-01-011 It was moved and seconded

THAT the Regular Council Meeting of January 14, 2025 continue past 11:00 p.m.

Carried.

2025-01-012 It was moved and seconded

THAT Zoning Amendment (Z0000339) Bylaw 1243, 2024 be amended by adding the following text at the end of the item (g): "where a maximum of up to 26 units (30%) are permitted to be used as Strata Hotel/Motel at any one time, and a minimum stay of five nights is required."

AND THAT Zoning Amendment (Z0000339) Bylaw 1243, 2024 be read a third time as amended.

Carried.

9.2 Zoning Bylaw Amendment | Z0000341 | Backyard Chickens

Zoning Amendment (Backyard Chickens) Bylaw 1246, 2024 for third reading following Public Hearing.

Read a 1st, and 2nd time [October 15, 2024](#). Public Hearing January 14, 2025.

2025-01-013 It was moved and seconded

THAT Zoning Amendment (Backyard Chickens) Bylaw 1246, 2024 be amended by adding the following subsection (e) to item 10.16.2:

(e) apply for and receive an annual permit from the District to keep backyard chickens.

AND THAT Zoning Amendment (Backyard Chickens) Bylaw 1246, 2024 be read a third time as amended.

Carried.

9.3 Fees Amendment (Business Licence) Bylaw 1244, 2024

Fees Amendment (Business Licence) Bylaw 1244, 2024 for adoption.

Read a 1st, 2nd, and 3rd time [December 17, 2024](#).

2025-01-014 It was moved and seconded

THAT Fees Amendment (Business Licence) Bylaw 1244, 2024 be adopted.

Carried.

9.4 Highways and Building Regulation Bylaw Amendments for Driveways and Driveway Accesses

Highways Amendment Bylaw 1256, 2025 and Building Regulation Amendment Bylaw 1257, 2025 for adoption.

Both bylaws read a 1st, 2nd, and 3rd time [December 17, 2024](#).

2025-01-015 It was moved and seconded

THAT Highways Amendment Bylaw 1256, 2025 be adopted;

AND THAT Building Regulation Amendment Bylaw 1257, 2025 be adopted.

Carried.

9.5 Rezoning Application | Z0000345 | 3223 Woodsdale Rd & 11437 Bottom Wood Lake Road

Zoning Amendment (Z0000345) Bylaw 1252, 2024 for adoption.

Read a 1st, 2nd, and 3rd time [December 17, 2024](#).

2025-01-016 It was moved and seconded

THAT Zoning Amendment (Z0000345) Bylaw 1252, 2024 be adopted.

Carried.

9.6 Official Community Plan Amendment | OCP00061 | Map 6

Official Community Plan Amendment (OCP00061) Bylaw 1263, 2024 for third reading following Public Hearing.

Read a 1st, and 2nd time [December 17, 2024](#). Public Hearing January 14, 2025.

Councillor Lewis declared conflict of interest due to property ownership and left the meeting at 11:24 p.m.

2025-01-017 It was moved and seconded

THAT Official Community Plan Amendment (OCP00061) Bylaw 1263, 2024 be read a third time.

Carried.

Councillor Lewis returned at 11:27 p.m.

10. **Rise and Report from In Camera**
11. **Council Committees**
 - 11.1 **Parks and Recreation Advisory Committee DRAFT Meeting Minutes of November 25, 2024**
 - 11.2 **Public Art Advisory Committee DRAFT Meeting Minutes of December 9, 2024**
 - 11.3 **Agricultural Advisory Committee DRAFT Meeting Minutes of December 9, 2024**

12. **External Committees and Boards**

- 12.1 **Regional District of Central Okanagan Board Report of December 12, 2024**

13. **Strategic Priorities**

14. **Report from Councillors**

Councillor Irvine, Councillor McKenzie, and Councillor Brett thanked the community for attendance at this meeting and said goodnight.

Councillor Patel echoed thank you, and gave kudos to Canada's U18 Women's Hockey Team who won gold this year. He acknowledged Hayley McDonald, Danica Maynard, Alida Korte, and Ava Drabyk who train in Lake Country with Coach Garrett Festerling.

Councillor Reed thanked Staff and noted the Public Hearing for the O'Rourke Family Vineyards winery OCP and Zoning Amendment application is on January 21.

Councillor Lewis thanked owner and staff at Lake Country Brewing for their business in Lake Country and hopes their closure does not discourage others from trying a new business.

Mayor Ireland echoed Councillor Lewis' comments. He wished Councillor Patel a Happy Birthday, and the community a Happy New Year. Mayor Ireland encouraged residents to continue connecting with Council.

15. **Adjournment**

The Mayor adjourned the meeting at 11:31 p.m

Mayor, Blair Ireland

Corporate Officer, Reyna Seabrook