



Minutes

Regular Council Meeting

January 21, 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
Steven Gubbels, Manager of Development
Shaun Lesowski, Parks and Facilities Manager
James Robertson, Land Agent
Ruth Sulentich, Economic Development and Public Engagement Specialist
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 9:25 p.m.

The Mayor read a statement of apology and recognition of behaviour in response to language and statements made by Mayor Ireland at the January 14, 2025 Regular Council Meeting.

2. Adoption of Agenda

2025-01-018 It was moved and seconded

THAT the Regular Council Meeting Agenda of January 21, 2025 be adopted.

Carried.

3. Adoption of Minutes

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](https://letstalk.lakecountry.bc.ca).
(letstalk.lakecountry.bc.ca)

Free Christmas tree chipping is going on until the end of the month at Jack Seaton Park. Take the decorations and tinsel off your natural tree and drop it off before January 31.

Save \$20 on dog license renewal fee until the end of February.

6. Delegations

7. Planning and Development Applications

7.1 Official Community Plan Amendment Bylaw 1263 | OCP00061 | Map 6

For adoption.

Read a 1st and 2nd time [December 17, 2024](#). Public Hearing and 3rd reading January 14, 2025.

Councillor Lewis declared a conflict due to property ownership for items 7.1, 7.2 and 7.3 and left the meeting at 9:29 p.m.

2025-01-019 It was moved and seconded

THAT Official Community Plan Amendment (OCP00061) Bylaw 1263, 2024 be adopted.

Carried.

7.2 Zoning Amendment Bylaw 1261 | Z0000269 | Lot 63 Tyndall Road

Rezoning from RR1 – Rural Residential 1 to RU1 – Small-Scale Multiple Housing to support future development of the property.

2025-01-020 It was moved and seconded

THAT Zoning Amendment (Z0000269) Bylaw 1261, 2025 be read first and second time.

Motion Failed.

OPPOSED: Councillors Brett, Irvine, and Reed

2025-01-021 It was moved

THAT Zoning Amendment (Z0000269) 1261, 2025 be read a first time;

AND THAT staff be directed to bring back a report prior to second reading, addressing sewer, fire, stormwater and access on the subject property.

Carried.

OPPOSED: Mayor Ireland and Councillor Patel

7.3 Zoning Amendment Bylaw 1259 | Z0000274 | Lot 64 Tyndall Road

Rezoning from RR2 – Rural Residential 2 to RU1 – Small-Scale Multiple Housing to support future development of the property.

2025-01-022 It was moved and seconded

THAT Zoning Amendment (Z0000274) Bylaw 1259, 2025 be read first time;

AND THAT staff be directed to bring back a report prior to second reading addressing sewer, fire, stormwater and access on the subject property.

Carried.

OPPOSED: Mayor Ireland and Councillor Patel.

7.4 Zoning Amendment Bylaw 1266 | Z0000277 | 3118 Reimche Rd.

To rezone from RM4 – Low Density Multiple Housing to RM5 – Medium Density Multiple Housing

Councillor Lewis returned at 10:05 p.m.

2025-01-023 It was moved and seconded

THAT Zoning Amendment (Z0000277) Bylaw 1266, 2025, for a portion of the property at 3118 Reimche Road, be read for a first, second and third time.

AND THAT prior to adoption, the District secure a covenant for road dedication and offsite pedestrian improvements.

Carried.

7.5 Development Permit with Variance | DP000839 | 11551 Bottom Wood Lake Road

Multiple Unit Development Permit for the construction of an apartment building with variances to landscaping, site coverage and parking regulations.

2025-01-024 It was moved and seconded

THAT Development Permit with Variance DP000839 (Attachment A in the Report to Council dated January 21, 2025) for property at 11551 Bottom Wood Lake Road, legally described as LOT 1 DISTRICT LOT 169 OSOYOOS DIVISION YALE DISTRICT PLAN 9194 EXCEPT PLAN 15147; PID: 006-438-318 be approved.

Carried.

7.6 Development Variance Permit | DPV00405 | 12558 Lake Vista Court

Variance to permitted height of two constructed retaining walls

2025-01-025 It was moved and seconded

THAT Development Variance Permit DVP00405 (Attachment A in the Report to Council dated January 21, 2025), to permit an increase in height of two retaining walls for the property at 12558 Lake Vista Court, be approved.

Carried.

OPPOSED: Councillor Reed

7.7 Development Variance Permit | DVP00408 | 13595 Forest Hill Drive

To authorize construction of a proposed secondary suite with variances to site coverage, building height, maximum floor area and total floor area regulations.

2025-01-026 It was moved and seconded

THAT the Regular Council Meeting of January 21, 2025 continue past 11:00 p.m.

Carried.

2025-01-027 It was moved and seconded

THAT Development Variance Permit DVP00408 and Development Permit DP001066 (Attachment A to the Report to Council dated January 21, 2025) for the property located at 13595 Forest Hill Drive (Roll 3017105; PID: 018-311-644), to vary site coverage, height and floor area provisions of Zoning Bylaw #561, 2007 for the development of a secondary suite, be approved.

Carried.

8. Departmental Reports**8.1 Revenue Anticipation Borrowing Bylaw 1267, 2025**

To consider a bylaw that permits temporary borrowing to meet current lawful expenditures.

2025-01-028 It was moved and seconded

THAT Revenue Anticipation Borrowing Bylaw 1267, 2025 be read a first, second and third time.

Carried.

8.2 Road Closure | RC2023-025 | 15851 Trask Road

Road Closure Bylaw (RC2023-025) 1237, 2024 to remove highway dedication adjacent to 15851 Trask Road

2025-01-029 It was moved and seconded

THAT Road Closure Bylaw (15851 Trask Road) 1237, 2024 be read a first, second and third time.

Carried.

OPPOSED: Councillor Reed

8.3 Road Closure Application | RC2023-030 | 11th Street

A Bylaw to close a portion of road, and remove its highway dedication, 11th Street

2025-01-030 It was moved and seconded

THAT Road Closure Bylaw (11th Street) 1210, 2024 be read a first, second and third time.

Carried.

OPPOSED: Councillor McKenzie

8.4 Community Hall Capital Grant Funding

Consider amendments to the funding strategy Community Hall Capital Grant

2025-01-031 It was moved and seconded

THAT the Community Hall Capital Grant budget be increased from \$15,000 to \$24,000 for 2025 and future years, with funds to be reallocated from Council Contingency;

AND THAT each of the community halls, Winfield Memorial Hall, Okanagan Centre Hall and Oyama Community Club, be allocated \$8,000 of the Community Hall Capital Grant each year, to be accrued annually and available for use by each respective group for capital projects, upon receipt of a request for funds and supporting documents, including budgets and financial statements substantiating the project;

AND THAT staff be directed to bring forward amendments to Grant In Aid Policy 175, 2019 clarifying the proposed changes.

Carried.

8.5 Council Authority to Approve Travel 2025

Council authorization for attendance at 2025 Conferences.

2025-01-032 It was moved and seconded

THAT the Mayor and Council (7 members) be authorized to attend the 2025 UBCM and SILGA Conferences;

AND THAT the Mayor and one member of Council be authorized to attend the 2025 FCM Conference;

AND THAT Councillor Patel be authorized to attend the 2025 Local Government Leadership Academy (LGLA) Forum with expenditures not to exceed \$2,000;

AND THAT the Council Conferences budget be increased from \$25,000 to \$35,000 for 2025 and future years, with funds to be reallocated from Council Contingency.

Carried.

9. Bylaws for Adoption and Readings Following a Public Hearing

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

For adoption.

Read a 1st and 2nd time [October 15, 2024](#). Public Hearing and 3rd reading January 14, 2025.

2025-01-033 It was moved and seconded

THAT Zoning Amendment (Z0000339) Bylaw 1243, 2024 be adopted.

Carried.

9.2 OCP and Zoning Amendment Bylaws 1247 and 1248 | OPZ00002 | 9751 & 9819 Bottom Wood Lake Road

Consideration of readings after a Public Hearing.

Read a 1st and 2nd time [November 5, 2024](#). Public Hearing held January 21, 2025.

2025-01-034 It was moved and seconded

THAT Official Community Plan Amendment (OPZ00002) Bylaw 1247, 2024 be read a third time;

THAT Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be read a third time with the condition that the Owner be required to enter into a Cash in Lieu Agreement with the District of Lake Country in lieu of offsite improvements.

Carried.

9.3 OCP and Zoning Amendment Bylaws 1249 and 1250 | OPZ00003 | O'Rourke Family Vineyard

Consideration of readings after a Public Hearing.

Read a 1st time [November 19, 2024](#). Read a second time [December 17, 2024](#). Public Hearing held January 21, 2025.

An amended version of Bylaw 1249 and Bylaw 1250 were circulated to Council for consideration and are attached to and form part of these minutes.

2025-01-035 It was moved and seconded

THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be deferred, pending clarification from staff on Public Hearing comments;

AND THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be deferred, pending clarification from staff on Public Hearing comments.

Motion Failed.

OPPOSED: Mayor Ireland, Councillors Brett, Irvine, Lewis, and Patel.

2025-01-036 It was moved and seconded

THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be amended as identified in the version of Bylaw 1249, 2025 circulated to Council at the January 21, 2025 Regular Council Meeting, attached to and forming part of the minutes;

AND THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be read a third time as amended;

AND THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be amended circulated to Council at the January 21, 2025 Regular Council Meeting, attached to and forming part of the minutes;

AND FURTHER THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be read a third time as amended.

Main Motion Carried as Amended.

OPPOSED: Councillor Reed

Amendment:

2025-01-037 It was moved and seconded

THAT the main motion be amended to include:

AND FURTHER THAT prior to adoption, staff be directed to report back with options for the applicant to contribute to parks and trails.

Amendment to Main Motion Carried.

The main motion as amended reads as follows:

THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be amended as identified in the version of Bylaw 1249, 2025 circulated to Council at the January 21, 2025 Regular Council Meeting, attached to and forming part of the minutes;

AND THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be read a third time as amended;

AND THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be amended circulated to Council at the January 21, 2025 Regular Council Meeting, attached to and forming part of the minutes;

AND FURTHER THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be read a third time as amended;

AND FURTHER THAT prior to adoption, staff be directed to report back with options for the applicant to contribute to parks and trails.

9.4 Subdivision and Development Servicing Amendment (Cash-in-lieu) Bylaw 1262, 2025

For adoption.

2025-01-038 It was moved and seconded

THAT Subdivision and Development Servicing Amendment (Cash-in-lieu) Bylaw 1262, 2025 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 January 16, 2025

13. Strategic Priorities

14. Report from Councillors

15. Adjournment

The Mayor adjourned the meeting at 12:28 a.m.

Mayor, Blair Ireland

Corporate Officer, Reyna Seabrook