



Agenda

Regular Council Meeting

Tuesday, February 18, 2025, 7:00 p.m.
Council Chambers/Video Conference
10150 Bottom Wood Lake Road
Lake Country, British Columbia V4V 2M1

Pages

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.
2. **Adoption of Agenda**
Recommendation
THAT the Regular Council Meeting Agenda of February 18, 2025 be adopted.
3. **Adoption of Minutes**
 - 3.1 **Public Hearing Minutes of February 4, 2025** 4
Recommendation
THAT the Public Hearing Minutes of February 4, 2025 be adopted.
 - 3.2 **Regular Council Meeting Minutes of February 4, 2025** 6
For adoption.

Recommendation
THAT the Regular Council Meeting Minutes of February 4, 2025 be adopted.
4. **Mayor's Report**
5. **Announcements**
Business Licence fees are due March 1. Create a MyLakeCountry account to view your invoice and make payment online. Visit the District website www.lakecountry.bc.ca for more information.

If you participated in the Radon Challenge this winter, please drop off your Radon test kit from March 3 – 7 at municipal hall. Both the start and end survey must be completed online to receive the results of your Radon test kit.

Sunday Funday takes place at GESS every Sunday in February. For just a toonie per session, young families and teens can enjoy Open Gym activities and/or movies. Visit the District's Facebook page for more information. Be sure to vote on which movie you'd like to see on the last Sunday of the month – choose between Happy Feet, Lego, Lego Batman or the Simpsons

movie. Email theatre@lakecountry.bc.ca with your choice!

6. **Delegations**

7. **Planning and Development Applications**

- 7.1 **Agricultural Land Reserve | ALR00193 | 13402 Talbot Road** 11
Application to allow construction of an additional single-family dwelling on a property in the Agricultural Land Reserve.

Recommendation

THAT Agricultural Land Reserve ALR00193 application for the property at 13402 Talbot Road, legally described as LOT 2 SECTION 25 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 2484 EXCEPT PLAN KAP47011; Roll 02915.000 PID: 011-000-198, be supported.

8. **Departmental Reports**

- 8.1 **2025 – 2029 Draft Financial Plan 2nd & 3rd Reading** 24
2025 – 2029 Financial Plan

Recommendation

THAT the 2025 – 2029 Financial Plan Bylaw 1255, 2025 be read a second and third time;

AND THAT the Capital Carryforwards 2024 to 2025 (\$16,490,713) projects, attached to the report from the Chief Financial Officer dated February 18, 2025, be carried over from 2024 to 2025 to allow expenditure in the 2025 – 2029 Financial Plan.

- 8.2 **2025 UBCM-Next Generation 911 Grant** 48
2025 UBCM-Next Generation 911 Grant for up to \$100,000 of Application Based Funding

Recommendation

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.

- 8.3 **2025 Southern Interior Local Government Association (SILGA) Resolutions** 51
Two Resolutions for SILGA

Recommendation

WHEREAS the US government is imposing tariffs on manufacturers in many local government jurisdictions;

AND WHEREAS Federal and Provincial officials are considering counter tariffs on US products;

AND WHEREAS Federal and the Provincial officials want to encourage more made in Canada goods;

THEREFORE BE IT RESOLVED that the Province set aside funds collected from US counter tariffs for local governments to access to create economic opportunities for local Canadian manufacturers to invest in their communities.

Recommendation

WHEREAS BC faces real threats to a sustainable water supply- droughts, flood and fire to name a few;

AND WHEREAS increased water supply will be necessary to accommodate the housing growth that the BC Government is mandating, along with maintaining and growing the agricultural sector to feed this new population;

AND WHEREAS UBCM is the voice of the municipalities;

THEREFORE be it resolved that UBCM strike a water panel to advocate to the Provincial government on water issues pertaining to their municipal members.

9. Bylaws for Adoption and Readings Following a Public Hearing

- 9.1 Road Closure Bylaw 1210, 2024 | RC2023-030 | 11th Street For adoption. 54**

Read a 1st, 2nd, and 3rd time January 21, 2025.

Recommendation

THAT Road Closure (RC2023-030) Bylaw 1210, 2024 be adopted.

- 9.2 Road Closure Bylaw 1237, 2024 | RC2023-025 | 15851 Trask Road For adoption. 60**

Read a 1st, 2nd, and 3rd time January 21, 2025.

Recommendation

THAT Road Closure (RC2023-025) Bylaw 1237, 2024 be adopted.

10. Rise and Report from In Camera

11. Council Committees

12. External Committees and Boards

- 12.1 Okanagan Basin Water Board Report of February 4, 2025 63**

13. Strategic Priorities 64

14. Report from Councillors

15. Adjournment

posted February 13, 2025
Reyna Seabrook, Corporate Officer



Minutes Public Hearing

February 4, 2025, 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
CFO, Director of Finance & Administration
Matthew Salmon, Director of Infrastructure & Development Engineering
Reyna Seabrook, Director of Corporate Services
Matt Vader, Director of Parks, Recreation and Culture
Carie Liefke, Manager of Current Planning
Brian Zurek, Manager of Long Range Planning
Mike Mitchell, Utility Operations Manager
Kiel Wilkie, Capital Project Manager
Richard Wagner, Manager of Finance
Makayla Ablitt, Legislative & FOI Coordinator

1. 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.

2. Public Hearing Statement

The Mayor opened the Public Hearing at 7:00 p.m.

The Mayor read the statement regarding the role of Council at a Public Hearing. There were approximately 3 people in attendance.

3. Zoning Bylaw Amendment 1265, 2025 | Z0000335 | 14198 Middle Bench Road

3.1 Letters received prior to posting of Agenda

None.

3.2 Letters received following posting of Agenda

None.

3.3 Public Comment

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

4. Closure of Public Hearing

The Mayor terminated the public hearing at 7:06 p.m.

Mayor, Blair Ireland

Corporate Officer, Reyna Seabrook

DRAFT



Minutes

Regular Council Meeting

February 4, 2025, 7:15 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 Infrastructure & Development Engineering
Reyna Seabrook, Director of Corporate Services
Matt Vader, Director of Parks, Recreation & Culture
Carie Liefke, Manager of Current Planning
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
Travis Tonn, Support Analyst
Caitlin Brothen, Communications Officer
Mike Mitchell, Utility Operations Manager

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 7:07 p.m.

2. Adoption of Agenda

2025-02-039 It was moved and seconded

THAT the Regular Council Meeting Agenda of February 4, 2025 be adopted.

Carried.

3. Adoption of Minutes

3.1 Public Hearing Minutes of January 14, 2025

For adoption.

2025-02-040 It was moved and seconded

THAT the Public Hearing Minutes of January 14, 2024 be adopted.

Carried.

3.2 Regular Council Meeting Minutes of January 14, 2025

For adoption.

2025-02-041 It was moved and seconded

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

Carried.

3.3 Public Hearing Minutes of January 21, 2025

For adoption.

2025-02-042 It was moved and seconded

THAT the Public Hearing Minutes of January 21, 2025 be adopted.

Carried.

3.4 Regular Council Meeting Minutes of January 21, 2025

For adoption.

2025-02-043 It was moved and seconded

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

Carried.

4. Mayor's Report

5. Announcements

Join us for the next Budget Open House on Thursday, February 6th at Municipal Hall in Council Chambers. Drop in between 3 pm and 6 pm.

Review the budget information online at letstalk.lakecountry.bc.ca and use the Q&A feature to ask a question. Staff will ensure feedback from this platform is relayed to Council before adoption of the five-year financial plan.

Don't forget to renew your dog license before the end of February to save \$20.

6. Delegations

6.1 Update from MP Tracy Gray

7. Planning and Development Applications

8. Departmental Reports

8.1 Fourth Quarter Statistics

For Information.

8.2 ALR Exclusion Application Policy 2007-082

Repeal of policy no longer required for ALR Exclusion Applications

2025-02-044 It was moved and seconded

THAT ALR Exclusion Policy 2007-082 be repealed.

Carried.

9. Bylaws for Adoption and Readings Following a Public Hearing

9.1 Zoning Amendment Bylaw 1265, 2025 | Z0000335 | 14198 Middle Bench Rd

Consideration Following a Public Hearing

Read a 1st, and 2nd time [January 14, 2025](#). Public Hearing February 4, 2025.

2025-02-045 It was moved and seconded

THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be read a third time and adopted.

Carried.

9.2 Revenue Anticipation Borrowing Bylaw 1267, 2025

For adoption.

Read a 1st, 2nd, and 3rd time [January 21, 2025](#).

2025-02-046 It was moved and seconded

THAT Revenue Anticipation Borrowing Bylaw 1267, 2025 be adopted.

Carried.

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

Consideration following 3rd reading

2025-02-047 It was moved and seconded

THAT Official Community Plan Amendment (OPZ00002) Bylaw 1247, 2024 be adopted;

AND THAT Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be adopted.

Carried.

9.4 OCP and Zoning Amendment Bylaw 1249 and 1250 | OPZ00003 | O'Rourke Family Vineyard

Consideration following 3rd reading.

2025-02-048 It was moved and seconded

THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be adopted;

AND THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be adopted with the condition that the Applicant be required to provide park and trail improvements works including widening the access drive to accommodate two-way traffic, and grading and surface improvements to facilitate parking for the Spion Kop trail head located near the District Reservoir at Raven Ridge

Carried.

OPPOSED: Councillor Reed

10. Rise and Report from In Camera**11. Council Committees****12. External Committees and Boards****13. Strategic Priorities****14. Report from Councillors**

Councillor Irvine reminded the community the importance of volunteering. She listed organizations in the community currently looking for volunteers:

- Winfield Memorial Hall
- Lake Country Food Bank
- Oyama Hall
- Okanagan Regional Library

Councillor McKenzie echoed comments regarding volunteering. He attended the Open House and Oyama Community Hall, and suggested all Community Halls hold Open Houses.

Councillor Brett appreciated the call out for volunteers from Councillor Irvine. She thanked the community for their attendance at the Budget Open House meetings, and encouraged community members to engage to become informed.

Councillor Patel echoed comments for volunteers and noted potential for connections to be made and skills to be learned while doing so.

Councillor Reed encouraged community members with questions about the budget to view item [8.1 Fourth Quarter Statistics](#). She conveyed the great amount of detail captured efficiently, and suggested it is a great tool to have along side for budget review. Councillor Reed reported the directors of the Carr's Landing Community Association met this week for the first time since 2018 to begin preparation of a new recreation needs assessment. She announced most priorities from 2018 have been met. With an update to the Official Community Plan in the works, she encouraged all members of the community to be involved.

Councillor Lewis echoed comments from around the table. He enjoyed Alan Gatzke's presentation on Oyama History at the Oyama Community Club Sunday Social. He encouraged community members to attend the Budget Open House on Thursday at Municipal Hall.

Mayor Ireland noted the importance of joining and volunteering local organizations. He announced he was re-elected at the Chair for the Okanagan Basin Water Board (OBWB), and advised OBWB has been the leading organization for the fight against invasive mussels in British Columbia. Mayor Ireland called for other organizations to step up and help in the fight against invasive mussels. He hopes everyone stays warm and healthy in this colder weather and is looking forward to Spring.

15. Adjournment

The Mayor adjourned the meeting at 8:09 p.m.

Mayor, Blair Ireland

Corporate Officer, Reyna Seabrook

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: February 18, 2025
Meeting Type: Regular Council Meeting

Prepared by: Sheeja Vimalan, Planner
Department: Planning and Development

Title: Agricultural Land Reserve | ALR00193 | 13402 Talbot Road
Description: Application to allow construction of an additional single-family dwelling on a property in the Agricultural Land Reserve.

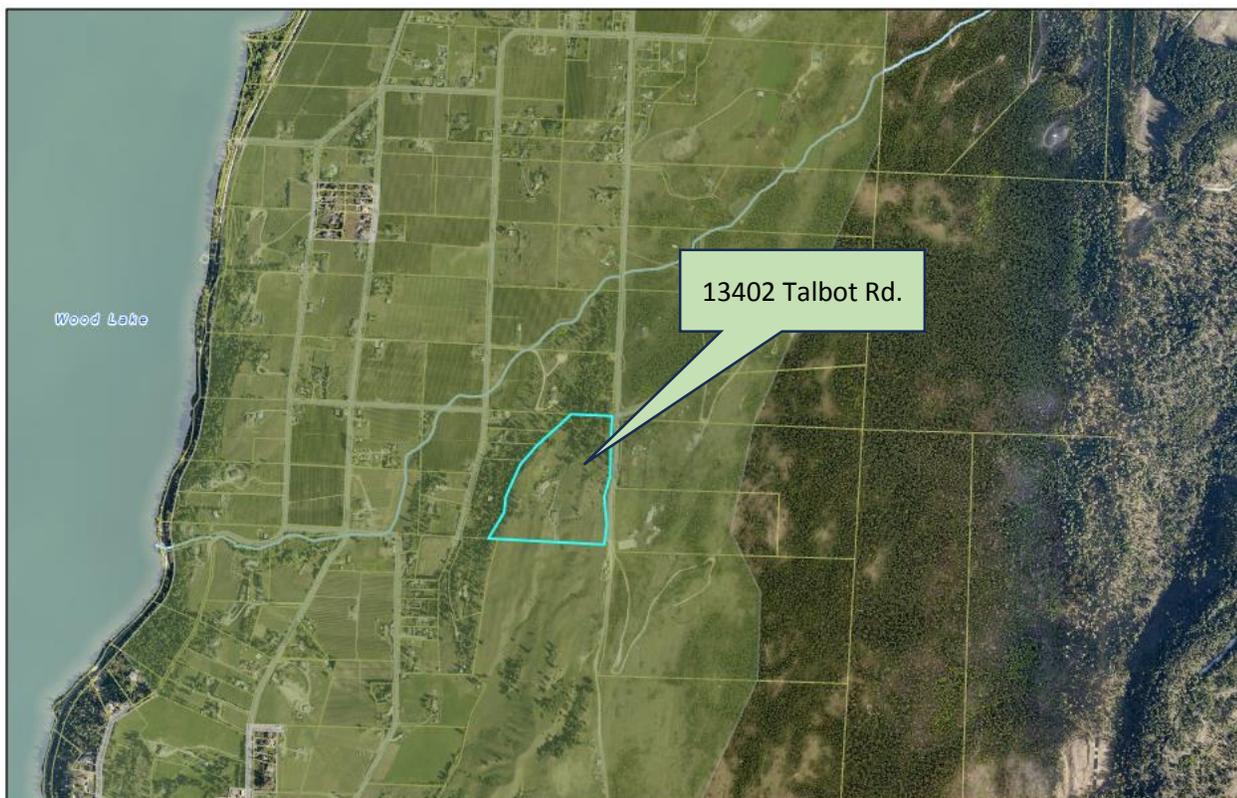
RECOMMENDATION

THAT Agricultural Land Reserve ALR00193 application for the property at 13402 Talbot Road, legally described as LOT 2 SECTION 25 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 2484 EXCEPT PLAN KAP47011; Roll 02915.000 PID: 011-000-198, be supported.

EXECUTIVE SUMMARY

The subject property (Figure 1) is zoned A1—Agriculture and is located within the Agricultural Land Reserve (ALR). The applicant proposes to construct an additional single-family dwelling on the subject property with the intent to support the development of agricultural land.

FIGURE 1



The proposal is consistent with the District's Official Community Plan (OCP), the Zoning Bylaw A1 - Agriculture 1 and the Provincial Legislation including the *Agricultural Land Commission Act*.

Staff support the proposal.

BACKGROUND

Property Information			
Application Type	ALR (ALR00193)	Application Date: 2024-10-03	
Folio/Roll #:	2915.000		
PID & Legal Description	011-000-198; LOT 2 SECTION 25 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 2484 EXCEPT PLAN KAP47011		
Civic Address:	13402 Talbot Road		
Applicant:	WIDRICK, GREGORY J	Owner:	WIDRICK, GREGORY J
OCP Designation:	Agricultural		
Zoning Designation:	A1 – Agriculture 1		
Land Use Contract	NA		
ALR:	ALR		
Parcel Size:	11.4 ha/28.2 ac		
Development Permit Areas:	<ul style="list-style-type: none"> Natural Environment Development Permit Area Wildland Fire Development Permit Area 		
Water Supply:	Municipal		
Sewer:	On-Site		
Site Summary:	Zoning:	Use:	
	<i>North:</i> A1 - Agriculture 1	Agriculture, extensive	
	<i>East:</i> A1 - Agriculture 1	Agriculture, extensive	
	<i>South:</i> A1 - Agriculture 1	Agriculture, extensive	
	<i>West:</i> A1 - Agriculture 1	Agriculture, extensive	

ANALYSIS

The owner has applied for an additional single-family dwelling on the subject property (Attachment A). The applicant intends to accommodate family members in the proposed dwelling (Attachment B) who will help to expand the farm business. Currently, the parcel consists of one residence (completed in 2007) and an accessory structure (completed in 2006). A plot plan for the proposed additional single-family dwelling and existing buildings is included in Attachment B.

The Agricultural Land Commission updated its legislation and use regulations (2019 and 2021) to allow ALR landowners to have both a principal residence and a small additional residence on ALR-designated property. The additional residence is not restricted to use for farm help or as a residence by family members. Prior to 2021, the ALC permitted additional residences on ALR-designated property only if they were necessary for farm help.

The District's Zoning Bylaw (section 12.1.5) includes the limits on additional single-family dwellings consistent with the ALR legislation and regulations prior to the province implementing the above-noted changes. Because the Zoning Bylaw has not been updated, the proposed second dwelling on the subject property would require Council's authorization. Should Council support the application, the owner would be permitted to construct the second dwelling without the file being forwarded to the ALC. The second dwelling would be permitted by the ALC's existing regulations. Staff will be bringing forward a Zoning Bylaw amendment for Council's consideration to make the District's regulations consistent with the guidance from the ALC.

Staff support the proposed second dwelling on the subject property.

Agricultural Advisory Committee

The District's Agricultural Advisory Committee (AAC) reviewed this application on February 10, 2025. The AAC supported the application.

Agricultural Land Reserve

The *Agricultural Land Commission Act*, allows local governments to approve permitted non-farm uses:

18 (3) An approving body may approve or permit a building or structure to be constructed or altered on agricultural land only if the building or structure

- (a) is not a residential structure and will be used for a farm use or permitted non-farm use,
- (b) is a principal residence and
 - (i) is of a size and is sited in accordance with section 20.1 (1), or
 - (ii) is permitted under section 25 or 45 or the regulations,
- (c) is an additional residence and is permitted under section 25 or 45 or the regulations, or
- (d) is a residential structure other than a residence and
 - (i) is of a size and is sited in accordance with the regulations or as permitted under an application made in accordance with the regulations, and
 - (ii) will be used as permitted under section 25 or 45 or the regulations.

Agricultural Land Reserve Use Regulation, Additional residences constructed after December 30, 2021(34.3 91) outlines the following regulations (Attachment C):

34.3 The use of agricultural land for an additional residence for which construction begins after December 30, 2021 is permitted on a parcel if all of the following conditions are met:

- (a) at the time that construction begins, the parcel has located on it only one residence, whether or not a suite is located in the residence as permitted under section 31;
- (b) neither residence will be attached to, nor be part of, the other residence;
- (c) one of the following applies to the residences, as constructed:
 - (i) if the parcel is 40 ha or less, there will be
 - (A) one residence, the total floor area of which is 500 m² or less, and
 - (B) one residence, the total floor area of which is 90 m² or less.

The ALC's Information Bulletin 05: Residences in the ALR is also attached to this report for review (Attachment D).

Official Community Plan

The property is within the OCP Agricultural designation on Map 1: Future Land Use and is within the ALR.

The property falls within the District's Natural Environment Development Permit Areas (DPA), and Wildland Fire DPA.

Zoning

The property is A1 – Agriculture Zone, and additional single-family dwelling is permitted under the Buildings and Structure Permitted (s. 12.1.5 (c)) provided that the second dwelling is approved by Council. The property has farm status from BC Assessment.

District staff support the proposed development as it integrates into the ALC regulations/policies and complies with the OCP's Agricultural goals (s.14.1.1): Protect and enhance the agricultural sector within the District of Lake Country.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

COMMUNICATION

- This application was referred to internal departments and had no comments.

ALTERNATE RESOLUTION OPTIONS

- A. THAT Agricultural Land Reserve (ALR00193) for the property at 13402 Talbot Road, not be supported.
- B. THAT Agricultural Land Reserve (ALR00193) for the property at 13402 Talbot Road, be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted,
Sheeja Vimalan, Planner

Report Approval Details

Document Title:	ALR00193 - 13402 Talbot Road - Additional Single Family Dwelling - Council Report.docx
Attachments:	- Attachment A - Location Map and Orthophoto.pdf - Attachment B - Building Elevation and Site Plan.pdf - Attachment C - ALC Regulations.pdf - Attachment D - INFORMATION BULLETIN 05-Excerpt.pdf
Final Approval Date:	Feb 13, 2025

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

Brian Zurek, Manager of Long Range Planning - Feb 12, 2025 - 9:35 AM

Jeremy Frick, Director of Development Approvals - Feb 12, 2025 - 12:31 PM

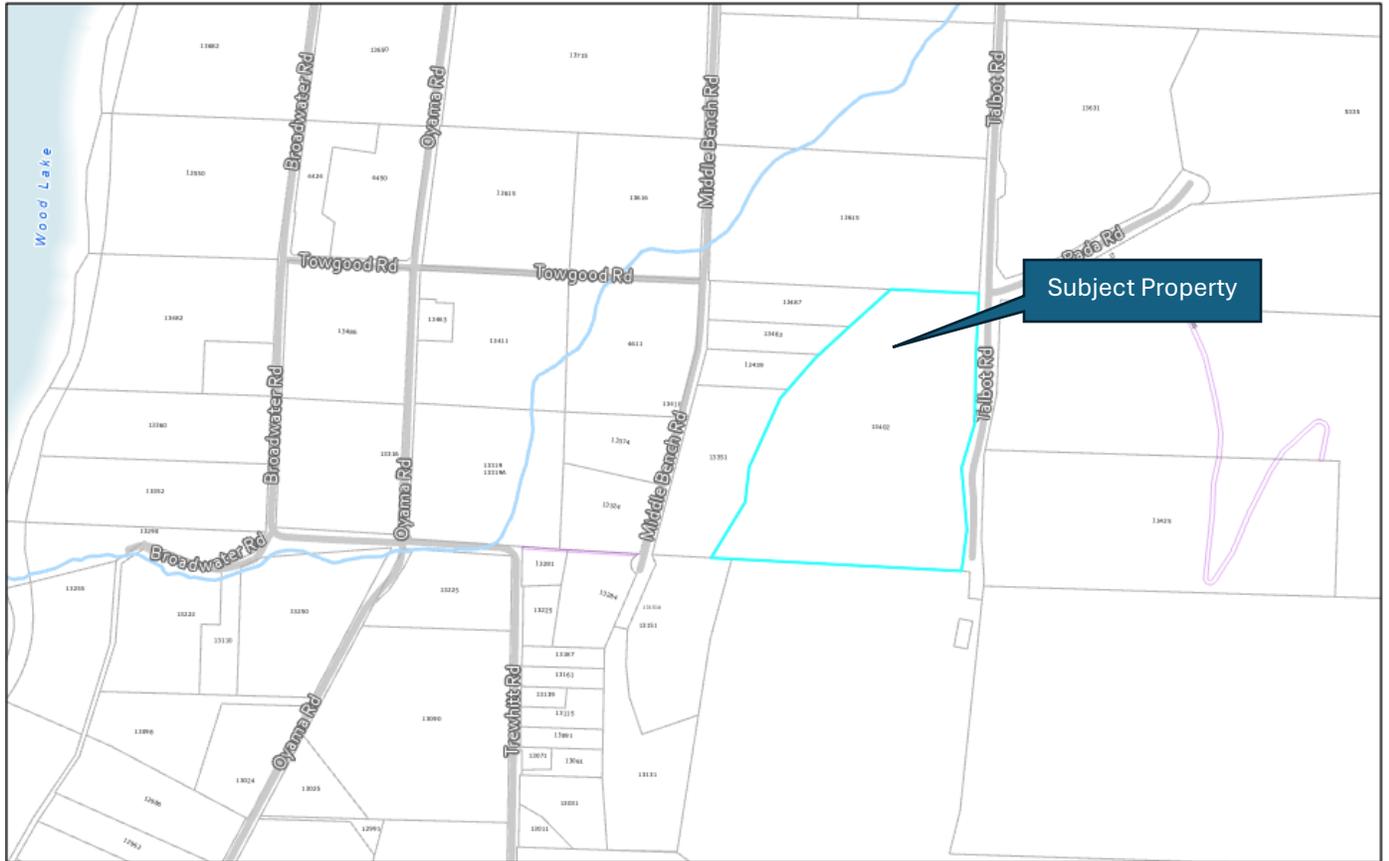
Reyna Seabrook, Director of Corporate Services - Feb 12, 2025 - 2:51 PM

Paul Gipps, Chief Administrative Officer - Feb 12, 2025 - 3:23 PM

Makayla Ablitt, Legislative & FOI Coordinator - Feb 13, 2025 - 9:25 AM

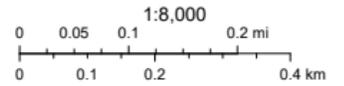
Location Map

District of Lake Country Map



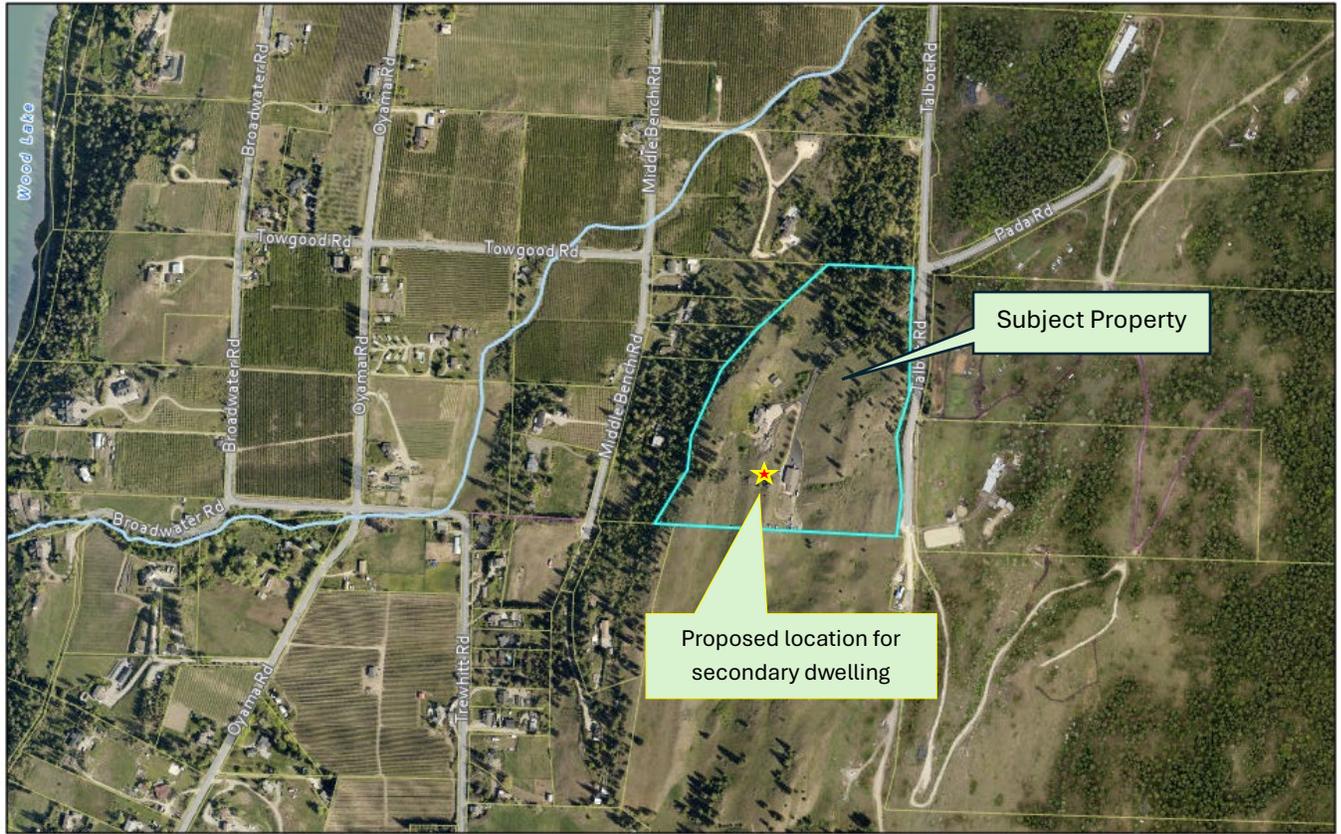
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- Streams
- Stream
- Lakes
- Lake Country Boundary
- Parcels
- Easements
- Streets
- Street



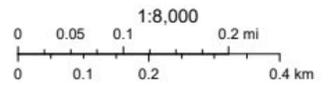
District of Lake Country Online Mapping System
District of Lake Country

Orthophoto

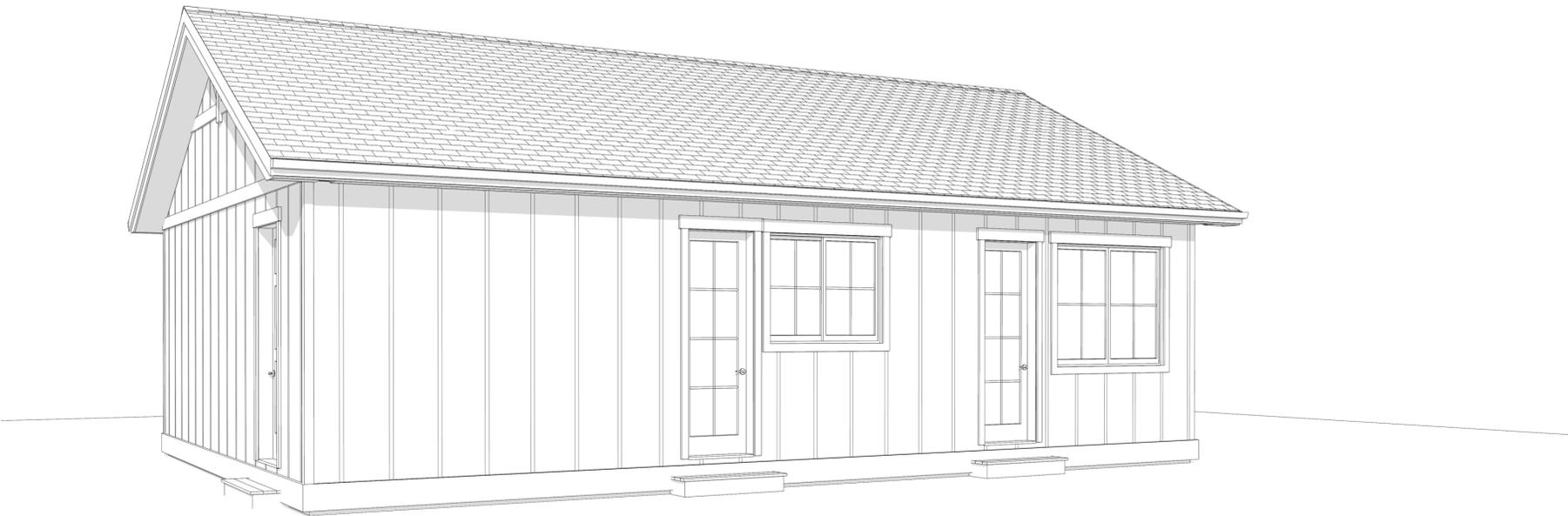
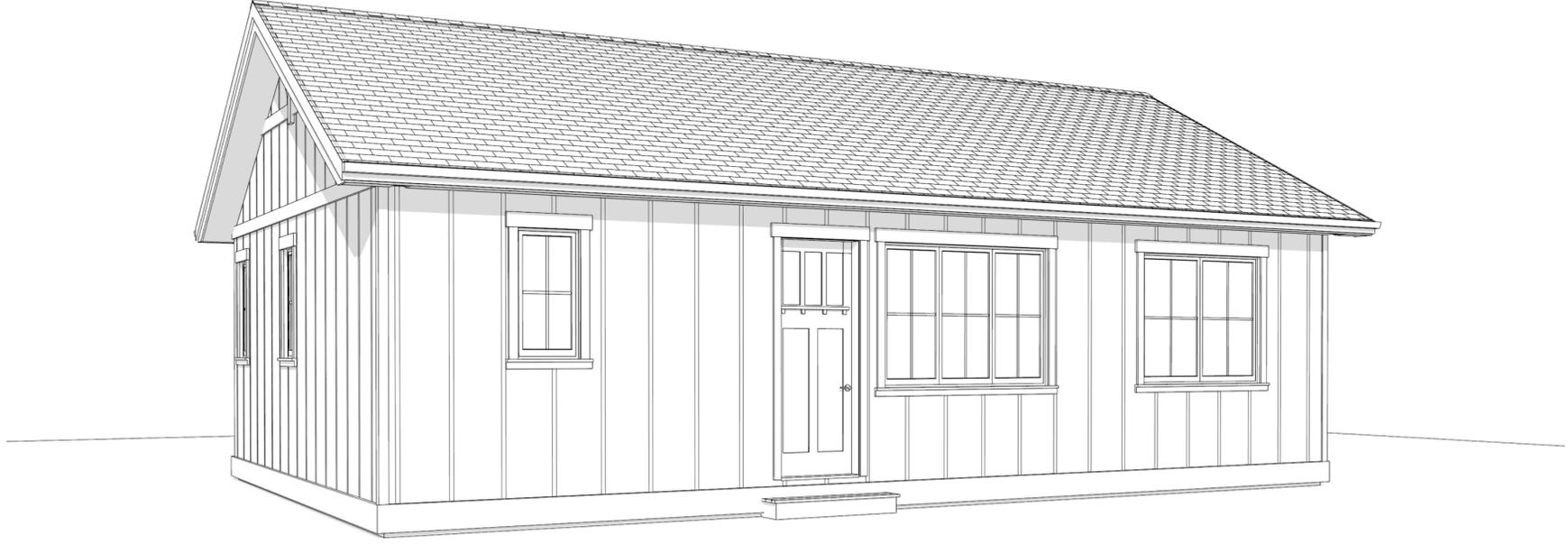


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- Parcels (On Ortho)
- Lakes
- Easements
- Streams
- Stream
- Lake Country Boundary
- Streets
- Street
- Parcels



District of Lake Country Online Mapping System
District of Lake Country



SHEET NUMBER

1/6

SCALE: 1/4" = 1'

DATE : JAN-06-2025

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PROPOSED PROJECT FOR

WIDRICK RESIDENCE

13402 TALBOT RD

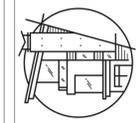
UNIT 203 - 1889 SPALL RD.

Kelowna BC V1Y 4R2

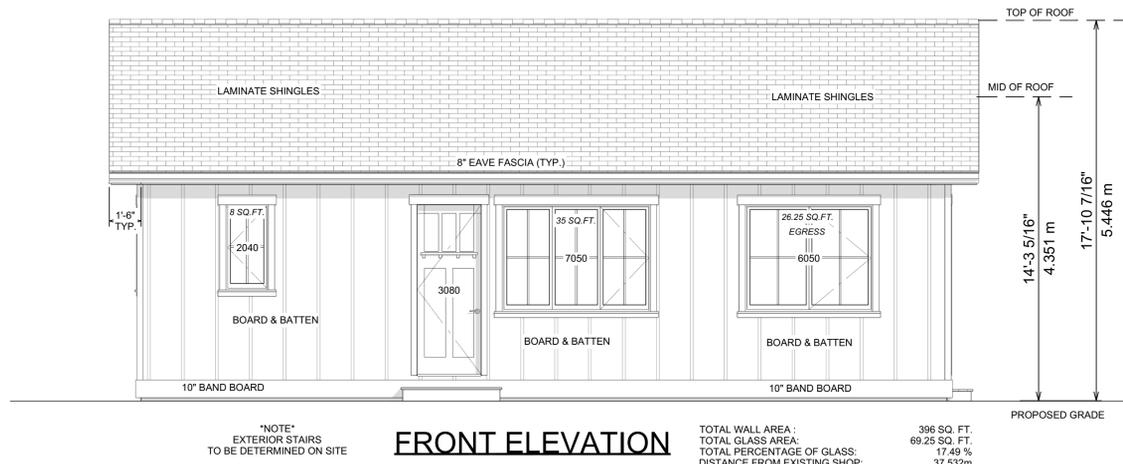
Bus: (250) 717-3415

Cell: (250) 258-7819

E-mail: mullinsdrafting@shaw.ca

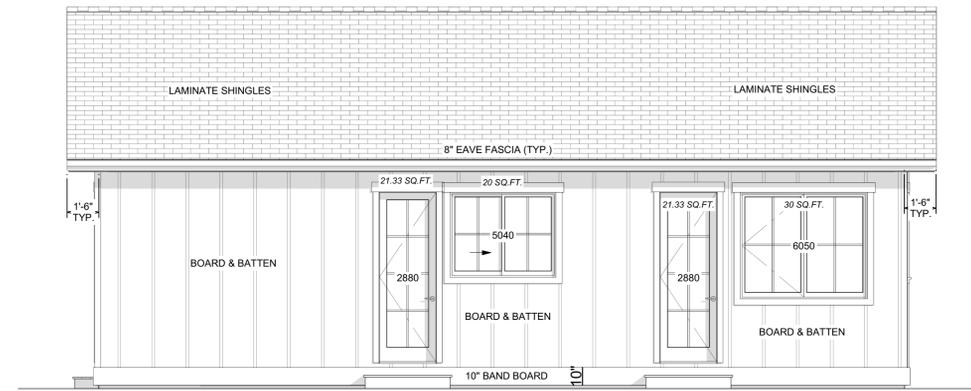


MULLINS
DESIGN GROUP



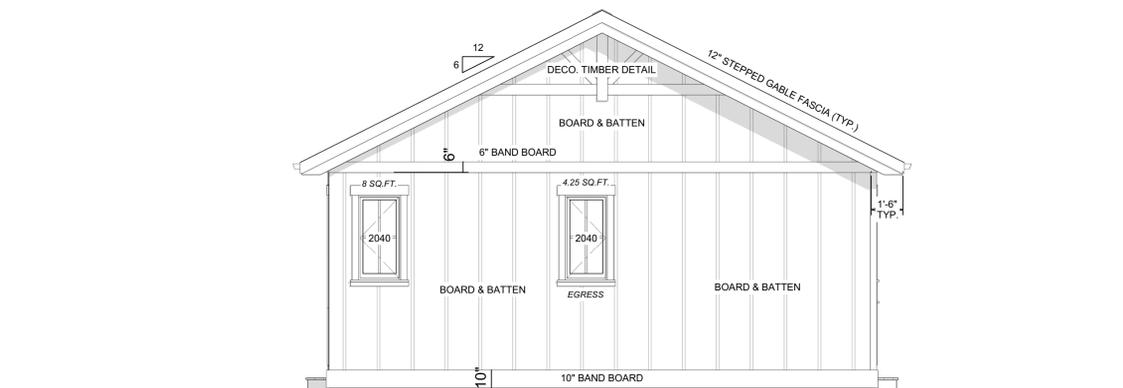
NOTE
 EXTERIOR STAIRS
 TO BE DETERMINED ON SITE

TOTAL WALL AREA: 398 SQ. FT.
 TOTAL GLASS AREA: 69.25 SQ. FT.
 TOTAL PERCENTAGE OF GLASS: 17.49 %
 DISTANCE FROM EXISTING SHOP: 37.532m



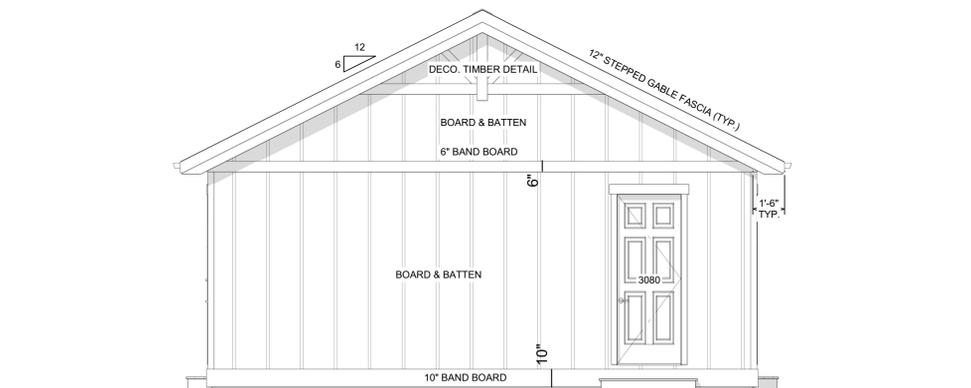
NOTE
 EXTERIOR STAIRS
 TO BE DETERMINED ON SITE

TOTAL WALL AREA: 420 SQ. FT.
 TOTAL GLASS AREA: 92.67 SQ. FT.
 TOTAL PERCENTAGE OF GLASS: 22.06 %
 DISTANCE FROM PROPERTY LINE: 101.894m



TOTAL WALL AREA: 354 SQ. FT.
 TOTAL GLASS AREA: 12.25 SQ. FT.
 TOTAL PERCENTAGE OF GLASS: 3.46%
 DISTANCE FROM PROP LINE: 68.006m

NOTE
 STEPPED FOOTINGS & WALLS
 TO BE DETERMINED ON SITE



NOTE
 STEPPED FOOTINGS & WALLS
 TO BE DETERMINED ON SITE

NOTE
 EXTERIOR STAIRS
 TO BE DETERMINED ON SITE

SPECIFICATIONS

- ROOF**
 LAMINATE SHINGLES (35 YR)
 7/16" ROOF SHEATHING
 ENGINEERED ROOF TRUSSES
 R-50 INSULATION
 6 MIL UV POLY
 5/8" DRYWALL
- SOFFIT & FASCIA**
 5" FASCIA GUTTER
 2x8 SUB FASCIA
 12" STEPPED FASCIA BOARD
 VENTED SOFFIT
- INT. WALL**
 2x4 STUDS 16" o/c
 1/2" DRYWALL BOTH SIDES
- FLOOR SYSTEM**
 3/4" T&G SHEETING
 ENGINEERED I JOIST
- EXT. WALL**
 CEMENT FIBER SIDING
 7/16" WALL SHEATHING
 2x6 STUDS 24" o/c
 R-24 BATT INSULATION
 6 MIL UV POLY
 1/2" DRYWALL

- FOUNDATION**
 8" CONC. FOUNDATION
 10MM REBAR
 R12 STYROFOAM INSULATION
 8"x16" CONC. FOOTING
- CONC. SLAB**
 4" CONC. SLAB
 6 MIL UV POLY
 6" DRAINAGE ROCK
- DRAINAGE TILE**
 4" DRAIN TILE
 MINIMUM 6" DRAIN ROCK
 DRY SHEETING PAPER

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
- BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SITING OF THE BUILDING TO CONFORM WITH NECESSARY SETBACKS.
- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS WE CANNOT ELIMINATE THE POSSIBILITY OF HUMAN ERROR, THEREFORE MULLINS DRAFTING & DESIGN WILL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.

****NOTE****
 WINDOW SPEC'S TO BE CONFIRMED BY OWNER/ CONTRACTOR PRIOR TO ORDERING TO ENSURE PROPER VENTING AND EGRESS.

****NOTE****
 PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESIDENCE.

****NOTE****
CONTRACTOR TO CONFIRM DIM PRIOR TO CONST.

NOTE: APPROVAL FOR OCCUPANCY CANNOT BE ISSUED UNTIL SAFETY AND ENERGY PERFORMANCE ASPECTS(EXTERIOR SIDING) OF THE BUILDING HAVE BEEN COMPLETED

DISTRICT OF LAKE COUNTRY IS NOT RESPONSIBLE FOR THE USE AND PLACEMENT OF HOT TUBS. THE STRUCTURE MUST BE DESIGNED TO SUPPORT 130-150LBS PER SQ FT.

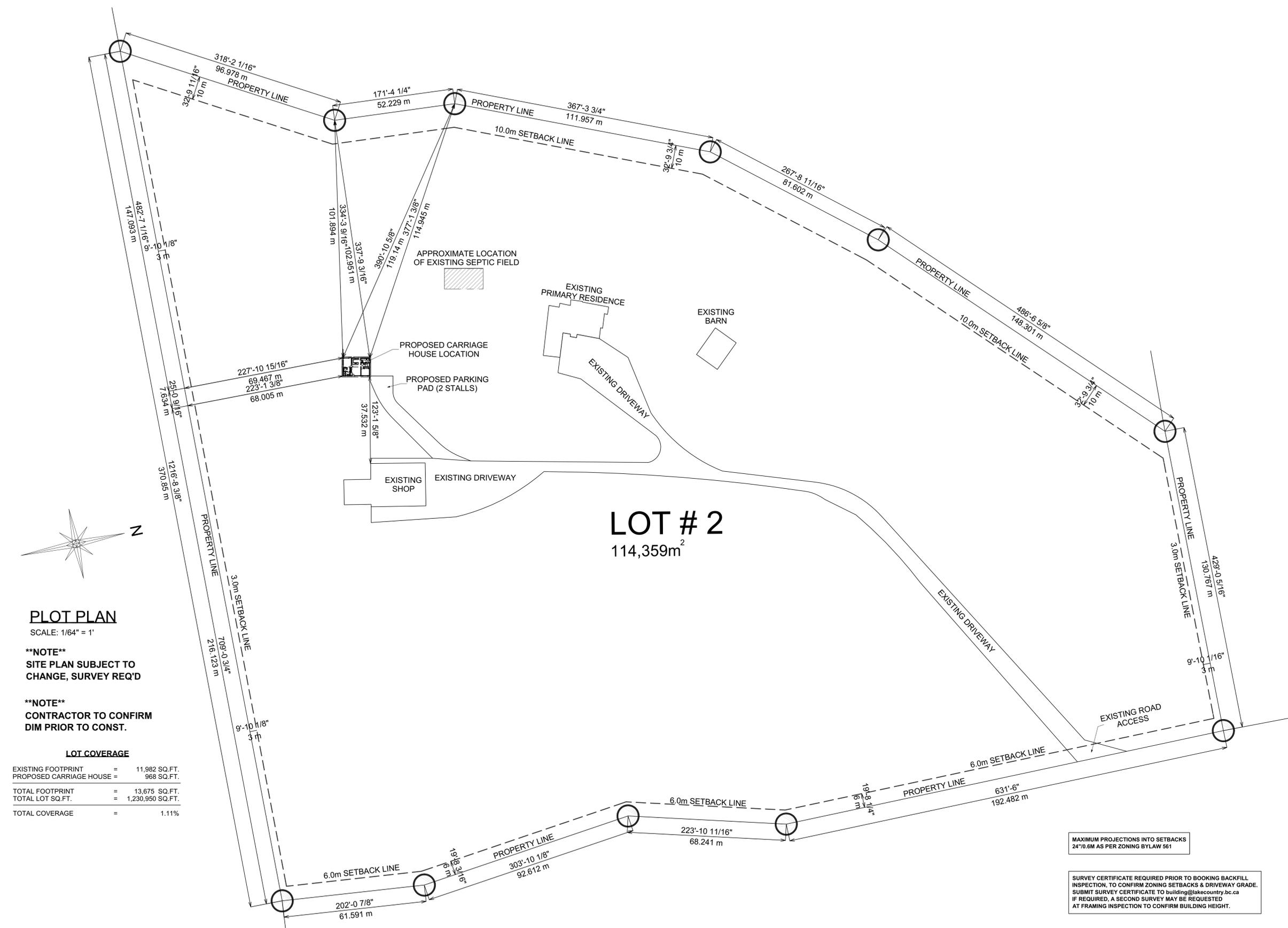
THE HOMEOWNER/BUILDER IS RESPONSIBLE TO ENSURE THE FOLLOWING IS ON SITE FOR REVIEWING BY THE BUILDING OFFICIAL FOR THE FRAMING INSPECTION:
 · LAYOUT AND ENGINEER SEALED TRUSS SPECIFICATIONS
 · LAYOUT AND ENGINEER SEALED BEAM SPECIFICATIONS
 · HEADER DETAIL
 · STRUCTURAL ENGINEERS FIELD REPORT (WHERE REQUIRED)

IF DOCUMENTS LISTED ABOVE ARE NOT ON SITE AT THE TIME OF FRAMING INSPECTION, A NEW INSPECTION WILL BE REQUIRED & MAY RESULT IN A RE-INSPECTION FEE

WINDOW WELLS SHALL HAVE A MINIMUM CLEARANCE OF 760MM, 30 INCHES 9.9.10.1

TOPLISS GLASS GUARDS ARE TO BE ENGINEERED
 REQUIREMENTS FOR ENGINEERED GUARDS ARE:
 · SITE/JOB SPECIFIC MANUFACTURES INSTRUCTION(S) (COMPLETE WITH ENGINEER SEAL) AND
 · SCHEDULE B FROM A STRUCTURAL P.ENG. PLUS FIELD REVIEW OF INSTALLATION
 · BOTH ARE REQUIRED PRIOR TO OCCUPANCY

PROVIDE REQUIRED HANDRAIL ON STAIRS AS PER TABLE 9.8.7.1 BCBC 2012



PLOT PLAN

SCALE: 1/64" = 1'

****NOTE****
SITE PLAN SUBJECT TO CHANGE, SURVEY REQ'D

****NOTE****
CONTRACTOR TO CONFIRM DIM PRIOR TO CONST.

LOT COVERAGE

EXISTING FOOTPRINT	=	11,982 SQ.FT.
PROPOSED CARRIAGE HOUSE	=	968 SQ.FT.
TOTAL FOOTPRINT	=	13,675 SQ.FT.
TOTAL LOT SQ.FT.	=	1,230,950 SQ.FT.
TOTAL COVERAGE	=	1.11%

LOT # 2
114,359m²

MAXIMUM PROJECTIONS INTO SETBACKS
24"0.6M AS PER ZONING BYLAW 561

SURVEY CERTIFICATE REQUIRED PRIOR TO BOOKING BACKFILL INSPECTION, TO CONFIRM ZONING SETBACKS & DRIVEWAY GRADE. SUBMIT SURVEY CERTIFICATE TO building@lakecountry.bc.ca IF REQUIRED, A SECOND SURVEY MAY BE REQUESTED AT FRAMING INSPECTION TO CONFIRM BUILDING HEIGHT.

ANY RETAINING WALL(S) GREATER THAN 1.22m (MEASURED FROM LOWEST GRADE) WILL REQUIRE A BUILDING PERMIT WITH A SCHEDULE B FROM AN ENGINEER (AS PER BUILDING BYLAW 1070)

SHEET NUMBER
3/6

SCALE: 1/4" = 1'
DATE : JAN-06-2025

PROPOSED PROJECT FOR
WIDRICK RESIDENCE
13402 TALBOT RD

UNIT 203 - 1889 SPALL RD.
Kelowna BC V1Y 4R2
Bus: (250) 717-3415
Cell: (250) 258-7819
E-mail: mullinsdrafting@shaw.ca

MULLINS
DESIGN GROUP



Provincial Agricultural Land Commission- Part 4 – Residential Uses

Division 2 – Additional Residences

Additional residences constructed after December 30, 2021

34.3 (1) The use of agricultural land for an additional residence for which construction begins after December 30, 2021 is permitted on a parcel if all of the following conditions are met:

- (a) at the time that construction begins, the parcel has located on it only one residence, whether or not a secondary suite is located in the residence as permitted under section 31;
- (b) neither residence will be attached to, nor be part of, the other residence;
- (c) one of the following applies to the residences, as constructed:

- (i) if the parcel is 40 ha or less, there will be

- (A) one residence, the total floor area of which is 500 m² or less, and

- (B) one residence, the total floor area of which is 90 m² or less;

- (ii) if the parcel is more than 40 ha, there will be

- (A) one residence, the total floor area of which is any size permitted under the Act, and

- (B) one residence, the total floor area of which is 186 m² or less.

(2) The size of a residence permitted under this section must not be altered unless one of the following applies:

- (a) the alteration is permitted under section 25 or 45 of the Act;

- (b) the alteration does not increase the size of the residence beyond the size permitted under subsection (1) (c).

(3) Nothing in this section prevents the granting of permission, under section 25 or 45 of the Act, for additional residences to be constructed after the additional residence permitted under this section.

[en. B.C. Reg. 190/2021, s. 4.]

INFORMATION BULLETIN 05

RESIDENCES IN THE ALR

Revised: June 13, 2024 Issued: February 25, 2019

5. NEW CONSTRUCTION OF AN ADDITIONAL RESIDENCE AFTER DECEMBER 31, 2021**WHERE THERE IS AN EXISTING RESIDENCE**

No application is required to the Commission in order to construct an *additional residence* for which construction begins after December 31, 2021 if:

- a. at the time that construction begins, the parcel has located on it only one residence, whether or not a permitted secondary suite is located in the residence;
- b. neither residence will be attached to, nor be part of, the other residence;
- c. when constructed, one of the following applies to the residences:
 - i. if the parcel is 40 ha or less, there will be:
 1. one residence, the total floor area of which is 500 m² or less; and
 2. one residence, the total floor area of which is 90 m² or less;
 - ii. if the parcel is more than 40 ha, there will be:
 1. one residence, the total floor area of which is any size permitted under the ALCA; and
 2. one residence, the total floor area of which is 186 m² or less.

The ALR Use Regulation does not prescribe the form of an *additional residence*; however, a local government may regulate types of additional residences. The permitted *additional residence* may be a standalone structure such as a garden suite, manufactured home, etc. Or, it may be combined with a permitted structure (see Section 10 “Structures Necessary for Residential Use”) in the form of a carriage house where a single level of living space is constructed above a detached garage for the principal residence (see Section 12 “Glossary”, for the definition “*total floor area of an additional 90 m² or 186 m² residence*”). For clarity, the floor area for a detached principal residence garage does not count towards the total floor area for the additional residence (i.e., carriage house) above. However, if the additional residence wishes to have its own attached garage below or beside it, that garage area counts towards the total floor area of the additional residence. See Section 10 “Structures Necessary for Residential Use” for more information on “accessory structures”.

Permission of the Commission is required to alter the size of a residence constructed under this section of the ALR Use Regulation unless the alteration does not increase the total floor area of the residence beyond what is permitted as set out above. See the Section 12 “Glossary”, found at the end of this bulletin, for the definitions of “total floor area for a principal residence” and “total floor area of an additional 90 m² or 186 m² residence”

Section 12. GLOSSARY

“total floor area of an additional 90 m² or 186 m² residence” of 90 or 186 m² permitted in the ALR Use Regulation, pursuant to Commission Resolution No. 106N/2023, is measured to the inner surface of exterior walls, to account for prefabricated construction methods, including corridors, hallways, landings, foyers, staircases, stairwells, enclosed or partially enclosed (covered roof and/or sidewalls) balconies (Commission Resolution No. 109N/2024), enclosed porches or verandas, basements, attached garages and unenclosed carports as part of the total floor area, with the following exceptions:

- (a) attached garages are excluded from the total floor area calculation if the additional residence occupies the second storey above a one storey garage (i.e., a carriage house) if:
- i. the garage is for the storage or parking of motor vehicles for the principal residence;
 - ii. the garage is one large space accessed by garage doors;
 - iii. the TFA of the garage located on the first storey must be no greater than the maximum allowable TFA of the additional residence located on the second storey (90 m² for parcels less than 40 ha or 186 m² for parcels greater than 40 ha);
 - iv. There is no internal connection between the garage and an additional residence (i.e., the garage must not be intended for the additional residence); and,
 - v. the additional residence when above a garage must be clustered close to the principal residence (i.e., next to the principal residence) (Commission Resolution No. 110N/2024), and
- (b) attics, with attic meaning the unfinished space between the roof and the ceiling of the top storey of a building or between a partial wall and a sloping roof. This exception only applies if this unfinished space is created by the use of roof trusses. The unfinished attic space created by the use of attic trusses or rafters in the construction of a residence is **not excluded from the calculation of total floor area**, and

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: February 18, 2025
Meeting Type: Regular Council Meeting

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

Title: 2025 – 2029 Draft Financial Plan 2nd & 3rd Reading
Description: 2025 – 2029 Financial Plan

RECOMMENDATION

THAT the 2025 – 2029 Financial Plan Bylaw 1255, 2025 be read a second and third time;
AND THAT the Capital Carryforwards 2024 to 2025 (\$16,490,713) projects, attached to the report from the Chief Financial Officer dated February 18, 2025, be carried over from 2024 to 2025 to allow expenditure in the 2025 – 2029 Financial Plan.

EXECUTIVE SUMMARY

Council provided first reading of the Financial Plan Bylaw on December 3, 2024. The annual tax rates bylaw for property taxes must be adopted prior to May 15th every year, and the annual Financial Plan Bylaw must be adopted prior to this to set the tax rates. The 2025 – 2029 Financial Plan Bylaw 1255, 2025 is attached to this report.

Public input opportunities were provided through a number of different mediums including two in person Open House events. The summary can be found in the attachments.

Council gave first reading to a draft budget that included \$1.676 million in changes from 2024 to 2025 in general taxation, partially offset by \$223,000 in anticipated growth for a potential required property tax increase of \$1,453,000 or 6.45%. This was made up of the following:

- Base increase to account for inflationary, contractual, and wage rate increases - \$594,000
- Infrastructure funding - \$160,000
- Increase to support RCMP - \$330,000
- Transit increase - \$202,000
- Increase to Fire Equipment Reserve - \$110,000
- Taxation portion of additional full time equivalent (FTE) employees - \$280,000
- Partially offset by non-market change (growth) – \$223,000

Since first reading, the completed roll report from BC Assessment is now showing non-market change as 1.67%. Changes and appeals typically drop this percentage by the time the revised roll comes in March. Additionally, a supplemental from BC Assessment mid year in 2024 resulted in our 2024 Non-Market Change being overstated by approximately 0.45%. As such, the \$223,000 included for growth or approximately 1% has remained at 1% for 2nd & 3rd reading.

Capital Budget Request 23036 Swalwell (Beaver) Lake Intake Tower Upgrades – Construction located on page 145 of the draft budget package was listed as \$4,500,000 to be entirely grant funded from the UBCM Community Emergency Preparedness Fund – Disaster Risk Reduction – Climate Adaptation funding stream. The District has confirmed that this grant is actually \$4,550,000 and as such the grant funding and project expense amounts have both been updated (no impact on taxation or user fees).

The proposed tax increase for 2nd & 3rd reading remains at 6.45%.

DISCUSSION/ANALYSIS

Changes Since First Reading

Since first reading of the bylaw, some other changes have occurred in the capital expenses of the Financial Plan:

Capital Plan

All capital projects included in the first reading of the bylaw remain in the financial plan. As previously mentioned the 23036 Swalwell (Beaver) Lake Intake Tower Upgrades – Construction has been updated from \$4,500,000 to \$4,550,000 in both the expenditure and grant funding amounts.

Added to the capital expenditures line item is \$16,490,713 in 2024 capital project carry forward requests.

Capital projects do not always get completed during one calendar year. Each year the unused funds must be carried forward to allow expenditure in the next fiscal year. The list of 2024 capital project carry forward requests have been included as an attached report.

Some reasons that not all projects get completed or that there is unspent funding:

- Delay in billing, the project may be complete during the year but not all invoices have arrived. Staff does their best to estimate the remaining invoices, but this is not always possible.
- The project may be complete but there is a period where funds are held back relating to defects or potential defects in a project.
- Weather or timing may not allow a project to be completed prior to December 31.
- Some projects are delayed pending the outcome of other projects or initiatives.
- Some projects are projected as multiyear projects.

Financial Plan

- The total revenue is \$62,066,134 compared to \$57,726,152 at first reading. This increase is primarily a result of carryforward capital projects including expected grant funding and development cost funds used.
- To balance the budget and support carryforward amounts, miscellaneous changes were made to the transfers to reserves.
- The proposed increase of 6.45% represents approximately a \$169 increase annually or \$14 monthly to the typical single-family home valued at \$930,000 for 2025 (\$955,000 for 2024) in Lake Country.

The completed roll report from BC Assessment is now showing non-market change as 1.67% compared to 1.49% that was shown in the preview in the fall. Changes and appeals typically drop this percentage by the time the revised roll comes out in March. Here is the movement we have seen historically from Completed Roll in December to Revised Roll in March:

	Completed Roll	Revised Roll	Decrease
2024	2.22%	1.30%	-0.92%
2023	2.32%	1.96%	-0.36%
2022	2.88%	2.65%	-0.23%
2021	2.97%	2.63%	-0.34%
2020	3.57%	3.21%	-0.36%

*as previously noted a supplemental in 2024 resulted in a much larger drop than the usual 0.2 – 0.4% drop.

Given the typical historical drop and the fact that 1.75% was built into the 2024 budget and the additional supplemental drop resulted in ending growth of 1.30%, the 2025 financial plan growth number is staying at 1.00% despite 1.67% completed roll.

The following approximate tax breakdown for a typical single family home was provided at the open house budget events and was well received as an easy to understand graphic of how a typical house’s municipal taxes are spent per the 2025 draft financial plan:



APPLICABLE LEGISLATION, BYLAWS AND POLICY

Section 165 of the Community Charter sets out the requirements for a financial plan and section 166 states that public consultation must occur prior to adoption of the financial plan. Adoption of the financial plan must occur prior to May 15.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

The Financial Plan lays out much of the work plan for staff over the next year.

COMMUNICATION

See attached report for Communication and Engagement Plan.

ALTERNATE RECOMMENDATION(S)

THAT the 2025 – 2029 Financial Plan Bylaw 1255, 2025 be held pending additional information or specific requests prior to additional readings.

Respectfully Submitted.

Trevor James, CFO, Director of Finance & Administration

Report Approval Details

Document Title:	2025-2029 Draft Financial Plan 2nd and 3rd Reading.docx
Attachments:	- Attachment A-2025-2029 Financial Plan Bylaw 1255, 2025.docx - Attachment B Carryforwards.pdf - Attachment C-2025 Budget Comms Engagement Report.docx
Final Approval Date:	Feb 13, 2025

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

Reyna Seabrook, Director of Corporate Services - Feb 13, 2025 - 10:10 AM

Paul Gipps, Chief Administrative Officer - Feb 13, 2025 - 10:34 AM

Makayla Ablitt, Legislative & FOI Coordinator - Feb 13, 2025 - 11:56 AM

DISTRICT OF LAKE COUNTRY

BYLAW 1255

A BYLAW TO ADOPT A FINANCIAL PLAN FOR THE YEARS 2025 - 2029

WHEREAS, pursuant to Section 165 of the Community Charter, Council shall, before the 15th day of May in each year, before the annual property tax bylaw is adopted, adopt a financial plan;

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

1. This Bylaw may be cited for all purposes as "2025-2029 Financial Plan Bylaw 1255, 2025."
2. The schedules marked as Schedule A and B attached hereto, and forming part of this bylaw, are hereby declared to be the Financial Plan for the District of Lake Country for the period January 1, 2025 to December 31, 2029.

READ A FIRST TIME this 3rd day of December, 2024.

READ A SECOND TIME this _____ day of _____, 2025.

READ A THIRD TIME this _____ day of _____, 2025

ADOPTED this _____ day of _____, 2025.

Mayor

Corporate Officer

**Schedule "A" attached to
2025-2029 Financial Plan
Bylaw 1255, 2025**

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

Statement of Objectives and Policies

In accordance with Section 165(3.1) of the Community Charter, the District of Lake Country is required to include in its Five-Year Financial Plan (2025 - 2029), objectives and policies regarding each of the following:

- A. The proportion of total revenue that comes from each of the funding sources described in Section 165(7) of the Community Charter;
- B. The distribution of property taxes among the property classes; and
- C. The use of permissive tax exemptions.

1. Funding Sources

The objectives and policies pertaining to municipal revenue which are incorporated into the District of Lake Country’s Financial Plan include:

- The build-up of reserves to minimize the need to borrow for future capital projects;
- Provide sufficient operating funds to ensure existing infrastructure is properly maintained to maximize its lifespan;
- Pursue infrastructure grants from senior levels of government to lessen the impact on local property taxation and user fees;
- Review user fees to match operational costs, where appropriate;
- Examine business opportunities to raise revenue for the District of Lake Country; and
- In year 1 (2025) of the five-year plan, the proportion or percentage of total revenue from the various revenue sources, as detailed in the Financial Plan, is summarized in Table 1 below.

Table 1: Sources of Revenue

Revenue Sources	2025
Property Taxes	38.99%
Parcel Taxes	3.87%
Fees & Charges	20.87%
Other Revenue	26.78%
Transfers from DCC Restricted Revenue	9.49%
Total Revenue	100%

2. Distribution of Property Taxes

It is Council’s goal to ensure there is a fair and equitable apportionment of taxes to each property class. The objectives and policies pertaining to the distribution of property taxes among the property classes and incorporated into the Financial Plan include:

- Regular reviews and comparisons of the District of Lake Country’s tax burden relative to other BC municipalities and its neighbours to ensure a competitive tax structure and rates;

- Adjustments to taxation levels for specific property classes, where appropriate, based upon the reviews;
- Application of the general municipal tax increase to each property class individually so that each property class is impacted equally, relative to other property classes;
- Decrease (or increase) tax rates to offset the market increase (or decrease) in average taxable assessment within each property class compared to the previous year prior to applying the general municipal tax increase; and
- The use of non-market growth in the assessment roll due to new construction and development to assist in covering expenditures required to service the additional burden on the infrastructure and services within the District of Lake Country.

Table 2 below highlights the estimated municipal property tax dollars and the respective percentages to be collected from each of the tax classes for 2025.

Table 2: Approximate Distribution of 2025 Municipal Property Taxes

Property Class	Property Tax Dollars Raised (General, Police & Fire Protection)	% of Total Property Taxation	Ratio
(1) Residential	\$21,101,848	87.20%	1.0000
(2) Utility	\$268,613	1.11%	16.0694
(5) Light Industrial	\$590,465	2.44%	4.8202
(6) Business/Other	\$2,122,284	8.77%	2.4101
(8) Recreation/Non-Profit	\$111,317	.46%	1.3858
(9) Farm	\$4,840	.02%	0.2389
Totals	\$24,199,367	100.00%	

3. Permissive Tax Exemptions

The Annual Report details the extent of permissive tax exemptions provided by the District of Lake Country. The administration and approval of permissive tax exemptions is set by Council policy. Some of the eligibility criteria within the policy include the following:

- The paramount consideration for a permissive tax exemption is the benefit to the community and the residents of Lake Country;
- Permissive exemptions will also be granted where an organization provides a service that the District of Lake Country would provide given sufficient financial resources;
- Permissive tax exemptions are based on the principal use of the property;
- The goals, policies or principles of the organization must not be inconsistent or conflict with those of the District of Lake Country;
- Membership in the organization and/or use of the property must be reasonably open to all Lake Country residents; and
- The organization must be a registered non-profit society. The support of the municipality will not be used for commercial or private gain.

Capital Carryforwards 2024 to 2025

Description	2024 Budget	2024 Actual	Carry Forward Request
Woodsdale Cultural Centre	3,764,661	1,979	3,762,681
Tactical Water Tender	1,800,000	32,943	1,767,057
Irvine Road PRV	1,845,172	146,948	1,698,224
Beaver Lake Intake Construction	3,750,000	2,263,046	1,486,954
COK Bulk Meter Facility Construction	1,200,000	6,395	1,193,605
Lakestone Pond Drainage Works Construction	840,000	-	840,000
Beaver Lake Water Treatment Design	800,000	28,128	771,873
EV Charging Area Construction	590,000	197,406	392,594
COK Effluent Connection	378,374	89,436	288,938
Electronic Documents Record Management	250,000	-	250,000
Outdoor Sport Court Improvements Construction	275,000	63,519	211,481
NEXUS Erosion Repair	430,000	240,672	189,328
Clearwater Drainage Construction	214,524	27,136	187,388
ERP Software - Tempest	388,173	225,362	162,811
Beasley Park Centre Construction	150,000	-	150,000
LED Streetlight Conversion	150,000	-	150,000
Integrated Stormwater Management Plan Ph 2	300,000	153,039	146,961
Mainline Valve Improvement	206,665	63,231	143,433
Pelmewash Active Transportation Design	141,775	26,069	115,706
Carrs Landing OK Centre W Survey	123,604	8,631	114,973
IT Upgrades	211,377	102,439	108,938
Public Works Needs Assessment	100,000	-	100,000
Water Management Plan	164,602	65,818	98,784
Watershed Protection Plan	100,000	4,900	95,100
Woodsdale Rd Construction	781,363	688,106	93,257
Seaton/Read Rd PRV Abandon Design	100,000	24,325	75,676
Ag Irrigation Useage Plan	75,000	-	75,000
Dam Safety Review - Damer Lake	75,000	-	75,000
OK Lake Pumphouse	150,000	83,184	66,816
Lodge Rd Sherman to Woodsdale Design	150,000	86,727	63,273
Lakestone Pond Drainage Works Design	140,592	80,557	60,035
Lodge Rd Liftstation	54,831	-	54,831
Firefighter PPE (2023)	150,000	96,343	53,657
Fire Hoses/Nozzles	65,000	11,453	53,547
Swalwell/BLR Culvert Replacement	122,818	70,387	52,431
Fire Power Tools	75,000	24,123	50,877
RCMP Building Assessment	50,000	-	50,000
Parks 1/2 Ton Truck	50,000	-	50,000
Unit 9719 Replacement	50,000	-	50,000
Town Centre Parks & Trails Design	190,000	140,554	49,446
Facility Renewal & Replacement	442,718	393,575	49,143
Fire Apparatus Safety Upgrades	75,000	26,839	48,161
Beaver Lake Water Treatment Plant	87,955	39,818	48,137
Public Works Future Needs Assessment	75,476	27,827	47,649
Shop Equipment Upgrades	50,623	4,850	45,773
Next Gen 911	45,000	-	45,000
Firefighter PPE (2024)	100,000	56,154	43,846
Beaver Lake Intake Tower Design	200,000	156,592	43,408
Water Meter Read Fixed Network	74,262	31,519	42,743
Transit Study Ph 3	50,000	7,387	42,613
Oyama Isthmus Boat Launch Swim Design	60,436	18,706	41,730

Capital Carryforwards 2024 to 2025

Description	2024 Budget	2024 Actual	Carry Forward Request
Pelmewash Slope Stability	40,000	-	40,000
Future Transportation Network	39,425	-	39,425
Pelmewash Parkway Construction	37,775	-	37,775
Master Drainage Plan	35,946	-	35,946
Solid Waste Carts	58,083	23,025	35,058
Type 3 Structure Protection Trailer	45,000	12,759	32,241
Turtle Bay Sewer Realignment Design	30,000	-	30,000
Robinson Rd Servicing Design	72,159	43,145	29,014
Pretty Road Sidewalk Construction	1,700,000	1,671,957	28,043
Office Furniture Upgrades	32,319	5,571	26,748
Woodsdale Dog Park Design & Construction	25,000	-	25,000
Lake Country Business Park Servicing Plan	60,295	38,838	21,457
Asset Management Software	25,000	5,107	19,893
Traffic Regulation Bylaw Update	19,850	-	19,850
Mountain Bike Skills Park Construction	500,000	481,067	18,933
MAC Building Design & Construction	32,366	14,169	18,197
Transit Study	27,342	9,843	17,499
DLC Website Redevelopment	60,000	43,450	16,550
C72 Fire Vehicle	15,324	146	15,178
Outdoor Digital Signs	40,000	28,384	11,616
Municipal Hall Space Updates	11,035	474	10,561
Fire Safew Work Procedures	9,954	-	9,954
OK Centre Park Improvements	10,417	2,064	8,353
Safety Program Update	15,790	7,689	8,101
Kelowna Bulk Water System Improvement	76,410	69,812	6,598
RCMP Building Updates	5,580	-	5,580
SDS Servicing Bylaw Update	5,030	-	5,030
Flood Risk Assessment Mitigation	3,450	-	3,450
Shop Equipment	3,217	-	3,217
OK Centre Beach Trail Design & Construction	3,161	-	3,161
Fire Support Truck New	80,000	77,153	2,847
Fire Support Truck Replacement	80,000	77,378	2,622
DCC Update	26,000	23,922	2,078
Trail Mapping Signage	1,926	847	1,079
Parks Signage	6,512	5,729	783
Total Carry Forward Request			\$ 16,490,713



COMMUNICATIONS & ENGAGEMENT 2025 DRAFT BUDGET SUMMARY



February 2025

Background:

On December 3, the initial draft of the five-year financial plan (which includes the 2025 budget) was presented to Council. After first reading of the budget, Council directed staff to engage the community on the proposed 6.45% increase.

Throughout December, January and February staff used various channels to ensure community members were able to view the latest budget details and understand the ways in which they could be engaged. Information was made available to the community through two in-person open houses, District website, email subscriptions, social media and the Let’s Talk online engagement platform. Questions were addressed by staff and generally responded to within 24-48 hours after receiving.

Communications & engagement overview:

Date	Topic	Communication Channel	Format
November 29, 2024	Council looks to ensure stable tax rates for residents over next several years	District Website News Subscribers Facebook	Banner on homepage News Release Social Media post
November 29, 2024	Let’s Talk-Lake Country 2025 Draft Budget	Let’s Talk online engagement platform	Info on budget process Event (open house) info Q&A section Reference Documents Key Dates Important Links (council meeting)
January 14, 2025	Budget Open Houses announced	District Website Let’s Talk	Banner on homepage Let’s Talk link with details 

<p>Dec 19, 26, 2024 Jan 9, 16, 23, 30, 2025</p>	<p>Advertisements promoting Open House dates and Let's Talk Q&A link</p>	<p>Ads in Lake Country Calendar newspaper</p>	<p>2025 Budget Community Open House 2025 budget deliberations started in December.</p> <p>It is important that everyone get involved and let Council know your thoughts on the proposed budget.</p> <p>Budget details can be found online at letstalk.lakecountry.bc.ca. Review the information and leave your questions/comments on the official webpage. Staff will ensure feedback received from the community on the 2025 draft budget is relayed to Council before adoption of the five-year financial plan.</p> <p>Mark your calendar: Community Open Houses will be held on Tuesday, January 28 (5-8pm) at GESS and Thursday, February 6 (3-6pm) at Municipal Hall.</p> <p>Participate in person, and then attend or watch the February 18 Council Meeting via live stream or watch the recording after the meeting – your choice.</p> <p>Submit a question before the meeting through Let's Talk – Lake Country.</p>
<p>January 14, 2025</p>	<p>Budget Open Houses announced</p>	<p>Facebook (Events)</p>	

Jan 28 & Feb 6, 2025	Hosting of Budget Open Houses	In person	Hosted in person with Staff, Mayor & Councillors present for questions. Jan 28: 5pm – 8pm, GESS Feb 6: 3pm – 6pm, Muni Hall
January & February, 2025	Posts on social media	Facebook	<p>Facebook & Instagram</p> <p>Feb 4: Thanks for attending, come to next open house Facebook: <small>Views</small> 2,388 <small>Reach</small> 1,343</p> <p>Jan 26: Join us at GESS Facebook: <small>Views</small> 1,281 <small>Reach</small> 671</p> <p>Instagram: <small>Views</small> 501 <small>Reach</small> 424</p>

How many community members were reached?

Let's Talk –2025 Draft Budget

- 406 unique visitors to the project page between November 29, 2024 – February 11, 2025
- 13 questions/comments posted (attached)
- Draft Financial Plan and all materials from the open houses were included in the reference documents section, allowing those who didn't attend the open houses the same access to materials.
- 2025-2029 Draft Financial Plan downloaded 126 times.



What the community has to say:

Throughout the community engagement period, citizens seemed less concerned about the budget percentage increase (likely as previous years were a higher amount) and more curious about the breakdown in expenditures. Themes from the Let's Talk platform consisted of:

- Amount of taxes that contribute to RCMP.
- Concern over lack of infrastructure in relation to the West Point apartment complex.

In summary:

2025 public engagement was conducted using in-person events and a variety of web-based platforms including Let's Talk, social media and the DLC website. In previous years, a town hall was hosted at Municipal Hall and the decision was made to host two open houses in place of a townhall. This allowed for a more casual atmosphere for residents to wander freely and connect with staff and Council members at their leisure. Those who preferred to engage online were able to review the material on the Let's Talk platform and use the Q&A feature. Given the new open house format, perhaps Council was able to engage with community members who were less inclined to attend the town hall in previous years.

Questions submitted through Let’s Talk – Lake Country

Question	Response
1. Where is a copy of the budget? I would like to see it	Hello Sandra, Of course, please find the draft budget on the Let's Talk page under '2025-2029 Draft Financial Plan'. This is located on the right-hand side of the page and is available as a PDF document. Thank you
2. The province collects monies from the speculation tax (starting n 2025). How much money is expected to be collected from Lake Country residents and how much of this money does Lake Country get back in the form of grants, support etc ?	Hello, Thank you for your question. The speculation and vacancy tax is administered by the Province. Local governments do not collect the funds from the provincially run program. Please find more information here: https://www2.gov.bc.ca/gov/content/taxes/speculation-vacancy-tax (External link)
3. Is there a document that identifies every expenditure made by the DLC? This would normally be a spreadsheet like an Income Statement or Profit-and-Loss statement. Is it possible to review every single expenditure made by the DLC to identify exactly where the money goes? For instance, for all the "administration charges" listed in the draft, is it possible to identify who is paid for these services?	Page 24 of our audited financial statements shows the statement of operations and accumulated surplus for 2023 (aka income statement/profit & loss). Schedule 3 (starting on page 66) breaks it down by department for further detail. 2023 District of Lake Country Annual Report by Lake Country - Issuu (External link) Regarding “who is paid for these services” - the Statement of Financial Information shows a detailed listing of wages. Any changes to 2025 are highlighted in the budget supplemental operating request forms in the budget package. This also details how much was paid to all vendors/suppliers who received over \$25,000. 2023 FIA.xlsx (External link)
4. With the District of Lake Country increasing taxes to support RCMP is there an associated increase in traffic fine revenue expected? I do see protective services revenue increasing from 2024 and into 2025 but it is not separated the same way that the expenditures are...	Hi Morgan, We are budgeting for \$98,000 of traffic fine revenue, up from budget of \$84,000 in 2024. Adding additional officers does not necessarily correspond with a direct increase in this area, as based on the RCMP organizational chart the different positions do specialize in different areas. That being said with increased emphasis on traffic safety the traffic fine revenue is trending slightly up. Thank you for your question.

5. Just a follow up on my previous question regarding traffic fine revenue. With an average cost of \$138 per speeding ticket (some being much more than this) and an officer writing two tickets per day, should income not be at least \$100,000? I recognize that there are many, many other more emergent issues within the district that officers must focus on but this seems like an area where if taxpayers in Lake Country are fronting more of the costs, that the district should be able to generate revenue to support operations costs and increased staffing. I don't want to see the district become a police state but it can be more safe with speeding on the highway corridor as well as our side streets (particularly near schools) and reduction in impaired drivers.

Our traffic fine revenue is actually based on a formula in legislation. The total net traffic fine revenue for the province gets divided up based on total policing costs. So as our policing costs increase (which they have been significantly) our share will also go up. It is not based on the tickets directly issued in the area.

[Local Government Grants Regulations\(External link\)](#)

Division 4 — Traffic Fine Revenue Sharing

Traffic fine revenue sharing

8.1 The amount that a municipality may receive to help defray the cost of local police enforcement for a calendar year is calculated as follows:

$$\text{amount} = \frac{\text{TPC}}{\text{APC}} \times \text{App}$$

where

- A the aggregate municipal policing costs for municipal policing in
- P = British Columbia as published for the calendar year by the Ministry of Public Safety and Solicitor General;
- A the annual appropriation for the calendar year for the Traffic Fine Revenue
- p = Sharing Program;
- p
- T the total policing costs for the calendar year for the municipality as accepted
- P = and published by the Ministry of Public Safety and Solicitor General.
- C

[en. B.C. Reg. 135/99, s. 5; am. B.C. Regs. 27/2013, Sch. 2, s. 3; 99/2018, Sch. 2, s. 9.]

Certain District areas require hours outside of the typical Monday – Friday 8:30am – 4:30pm schedule to provide necessary services. To accommodate this and provide best value for taxpayers, departments such as facilities, parks, sewer, roads, fire, and utilities normal work patterns include weekend operations at regular rates (not overtime).

6. Why do you have to empty the garbage cans on weekends and holidays? Do you pay overtime or double overtime for the work? I saw this work on Sundays but I saw it again on January 1st. Was it necessary or just wasting money? What was the hourly wage for the person who was working on 1st of January? We are not happy for the tax increases again so we wanted to be sure you not wasting money.

7. What other options has council come up with to generate revenue instead of lazily increasing taxes? What cost saving measures is council proposing to reduce residential taxes?

Municipalities such as the District of Lake Country must follow provincial legislation which has limited revenue streams available however the District does always explore what's available both from the revenue generation side and the cost savings side, here are some recent examples and initiatives:

- Significant initiative and planning are going into trying to develop the Lake Country Business Park which would diversify the tax base, increasing the amount of business and light industrial tax revenue to the District and offset the residential tax burden
- Fees for services are set and reviewed regularly to try and achieve cost recovery in multiple areas such as planning, building, development, engineering etc. (worth noting though that local governments are only able to set fees to recover costs and cannot "profit" to further offset tax revenue).
- Development Cost Charges are being increased to ensure that developers pay their fair share and don't create additional burden on existing taxpayers.
- A dedicated grant writer has been hired to help pursue significant capital and operating grants
- All general ledger accounts are reviewed annually to look for potential savings and are refined to only provide levels of service as set by Council and nothing more
- Partnerships with other government agencies, regional districts, municipalities, First Nations etc. to achieve cost sharing where possible.
- Bulk buying with other governments on commonly purchased items to achieve economies of scale with larger purchases through group procurement.

8. What is council doing to address the inequity of service between communities?

Operating & Capital budgets are prepared with the entire District in mind. The District has a ward system where each of the 4 wards has a ward Councillor in addition to the Mayor and 2 Councillors at large. This helps ensure that each ward has specific representation but also that the best interests of the entire community are served.

9. With new proposal of 604 unit apartment complex. Will there be talks with city of Kelowna for shared revenue, as the residents would likely be using some of our assets and infrastructure? ie policing/fire, roads...

Thank you for your question. The majority of this project is currently within the Lake Country boundary and the City of Kelowna is currently in the process of transferring the remaining part of the property to Lake Country, therefore the property will pay Lake Country taxes.

10. Budget details can be found at Let's Talk - Lake Country. NOT FOUND how can we ask questions of a proposed budget for 2025 when we can't find it?? please post a direct link to the budget

The proposed budget is located on this page under 'Documents' and is titled '[2025-2029 Draft Financial Plan](#)'.

11. I am concerned about the increases for fire department spending and think that while our firefighters provide an essential service, they like many others in the province, are increasingly called upon to respond to support the faltering BC Ambulance Service. I am curious if the number of emergency calls has increased significantly over the last 15 years and if this is the justification for the increase in wages and full time staff allocated to the fire department? How many of the emergencies should be handled by BC Ambulance that our staff and volunteers end up having to attend?

As our community continues to grow, both in terms of number of people and their property at risk, the number of calls and complexity of calls grows with it. This has been further exacerbated by the number of wildfires and other climate related emergencies over the years. While our paid-on-call firefighting team has done an incredible job as our communities needs grow, the shift to more full time firefighters has become apparent to provide appropriate response times to incidents which obviously helps when it comes to saving lives but also helps when it comes to saving community members on their ever increasing insurance bills. Council establishes service levels through bylaw and there are certain equipment and response time thresholds the department must meet to achieve the relevant standards as well as achieve better insurance rates for those who live here. When it comes to medical incident calls, these made up approximately 47% - 54% of the calls pre COVID. In 2020 & 2021 this ratio dropped to 35% to 44% and in 2022 – 2024 the ratio is back to similar pre-pandemic levels.

I am also concerned that our fire department seems to have a blank cheque with our tax dollars to spend as they want to spend, not as the community needs (perhaps our perceptions on community "needs" are different. For example, in the proposed

I can assure you that the fire department does not have a “blank cheque” and all budget changes are heavily scrutinized and as previously mentioned the balance of community safety, insurance rates and the impact on taxes are carefully considered. Fire trucks and pickup trucks in addition to our entire municipal fleet budget are considered and only put forward on an as needed basis and are matched to department need. We ensure best value for taxpayers as well by repurposing vehicles

budget I see two new pickup trucks when the department already has so many; this seems like a want and not a need.

I also see \$75,000 for new thermal imaging cameras and while I understand that technology gets better and better over time, it seems to be a “want” not a “need”. I would like to see the reports to council with the rationalization for this expenditure and know what questions council asked of the fire department before including this in the budget (how often do thermal imaging cameras get used, how many do we currently own and what is wrong with them, are they required or a nice to have, etc.?)

We as a community should be looking for ways to generate revenue, and minimize costs. As new development is planned and occurs, these significant costs can and should be shared by all the new residents and the developers (not passed on or carried by existing residents - to the best of my knowledge taxes don't go down as population increases). Please ask all departments “is this a necessity” and “is this absolutely necessary” before approving a longer-term financial plan.

when possible and performing strong maintenance schedules to maximize useful life. For example we have an old fire vehicle that has been recently repurposed as a parks vehicle. The two trucks listed in the budget are for 2027 and 2029 in line with department needs and both represent planned truck replacements (not new).

Please see page 121 of the following link (page 122 of the PDF) for project rationale which includes enhanced safety, expediting search and rescue of occupants and speeds up fire attack:

[8e2b118ba8c2d4a1c863de4452a0035a_2025-2029_Draft_Financial_Plan_-_1st_Reading.pdf](#)

These tools should be replaced every 5-8 years and currently the department is working with third generation (10+ year) equipment. Also worth noting that staff have applied to the UBCM for a \$40,000 grant to help offset the impact to capital reserves which we believe we have a strong chance of receiving.

Absolutely, we completely agree. Initiatives are underway to try and diversify the District's tax base including plans to have a business park which would add much needed light industrial and commercial tax base to ease the burden on the residential class. Additionally, the District is in the process of updating its Development Cost Charges to ensure development pays its fair share of infrastructure that is related to development. We are also using more and more group procurement whereby buying commonly purchased assets in a group format with other municipalities the District can achieve lower costs from economies of scale usually reserved for much larger municipalities/organizations. There has been an enhanced effort when it comes to applying and receiving grants which we are beginning to see more and more benefit from. Funds that are recovered by our Fire Department after wildfire deployments in other jurisdictions are applied against capital to provide the community with a return on that investment. On an overall basis the full budget is scrutinized line by line in each department and we always seek to try and offset any necessary increases with efficiencies and cost savings where we can find it.

Equally as important as asking “do we need it” is how we manage the current taxpayer owned resources that we have in the community. I’m curious about the District of Lake Country’s asset disposal policies and process and would love to ensure that they are followed, with the goal of generating revenue to recoup tax dollars where possible. Are you able to share a copy of this policy with residents and provide some confirmation that it has been / is being followed? I searched online and couldn't find anything and I wanted to confirm.

Lastly, on the point of generating revenue. The old fire hall location still has not been sold. With the new BC Tree Fruits property purchased, the old firehall land theoretically should be able to be sold. If not, what is the reason for holding on to it? I don’t see anything in the budget for rental revenue of the property and it appears as though there is one tenant (the food bank) using the main building, and another tenant (the First Nations administration) in the other building. In the five year financial plan should rent or asset sale be considered?

Please see the following “Disposal of surplus equipment, materials or goods” section of our purchasing policy which we can confirm we follow found here: [purchasing-policy](#)

5. DISPOSAL OF SURPLUS EQUIPMENT, MATERIALS OR GOODS

Surplus assets or equipment, which the District no longer needs, shall be disposed of through one of the following methods, as approved by the Chief Financial Officer:

- Re-use by another District department.
- Direct Scrap: where staff will arrange for disposal at the nearest landfill or appropriate recycling facility for items deemed of no value.
- Auction sales including electronic auctions such as BC Shared Services.
- Sale by Bid Process where competitive bids are sought through a publicly advertised process.
- Trade-ins where the surplus equipment is included in a competitive process for the procurement of new equipment, as part of a trade-in arrangement.

Direct sales of surplus equipment, materials or goods to District employees or their direct family members is not permitted.

While it’s true the old fire hall could be sold, and Council certainly has the ability to in the future, so far it has not made financial sense to do so. The old fire hall is not serviced by sewer meaning the highest and best use (commercial/industrial) cannot be met, meaning the land could only be residential lots and the cost to remove the existing building is a limiting factor on residential development. The District has limited land that it owns and so far the trade off of the relatively small financial benefit compared to making use of the existing building and providing a service to some of the municipalities partners has not been worth selling the property.

Communications and Engagement Strategy

12. Several years ago the Roads dept asked for and received an extra \$154 thousand to convert all DLC owned streetlights to LED, after BCH had converted all their streetlights. LED lights are much more energy efficiency and last much longer (lower maintenance costs) and BCH charges less per streetlight - saving DLC money. Not to mention much better quality of lighting compared to the horrid yellow sodium lights. However, despite the budget allocation the DLC lights haven't been converted to-date, so Q#1 is why not? Q#2 was that a one-time ask, or did the \$154k become an annual extra? Q#3 What happened to those funds (are they held in a designated reserve)? and most importantly Q#4: when is the LED conversion going to get done?

This project has been delayed due to capacity, costing and supply issues. This was a one time ask and was not an on-going expense. The project is to be funded from a reserve; since it hasn't been spent yet nothing has been drawn from the reserve and as such those funds have been invested and earning investment income until they will be drawn upon in 2025 when spent. The project is scheduled to be completed in 2025.

13. Last year council retracted a water service ask of several communities- what are the next steps for the water services for Carr's Landing/ Coral Beach areas?

The District is seeking senior government support to help offset the financial burden of implementing the strategy, though funding is not guaranteed. If no support is received and there is still a lack of community interest in proceeding, each water system in the area will need to explore its own long-term solution for maintaining water service delivery.



To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: February 18, 2025
Meeting Type: Regular Council Meeting

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

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

RECOMMENDATION

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.

EXECUTIVE SUMMARY

The [Next Generation 911 | Union of BC Municipalities](#) (UBCM-NG911) Next Generation 911 refers to the modernization of 911 networks and infrastructure across Canada. This is a federally mandated transition of the emergency communications network from the current network to an Internet Protocol based technology.

Next Generation 911 will enable important improvements to public safety, including better 911 caller location information, real time texting, streaming audio and video, and new ways to direct calls to services other than police, fire, and ambulance, such as mental health supports.

The intent of the UBCM-NG911 funding program is to support local preparedness for the implementation of Next Generation 911, and to provide funding to eligible recipients to support the transition and operational readiness of existing 911 services to Next Generation 911, in compliance with the Canadian Radio Television and Telecommunication Commission (CRTC) mandate. Funding in the amount of \$60 million has been provided by the Province of British Columbia. Under the 2023 program, more than \$36.4 million was allocated to eligible recipients. Approximately \$25 million is now available for the 2025 Next Generation 911 Application-based Funding. The funding is being administered by UBCM on behalf of the British Columbia Ministry of Citizen's Services.

With Councils support, staff will apply to the UBCM-NG911 for up to \$100,000 for the 2025 funding intake. If awarded the \$100,000 UBCM-NG911 funding can support public education, mapping enhancements, staff training, civic addressing enhancements and civic roadway signage and wayfinding enhancements.

DISCUSSION/ANALYSIS

The District of Lake Country was directly allocated \$45,000 from the UBCM-NG911 funding program in 2023. Staff used this funding to support essential upgrades to the District of Lake Country - Geographic Information System that took place in 2024. The funding supported the update of high-resolution orthographic photos, which improved the accuracy of 911 call locations and supported the mapping of critical infrastructure. The orthographic photos were updated using advanced digital camera technology, resulting in high-resolution images that offer clearer identification of street ends, centrelines, and other key features. These improvements allow for better integration with the GeoBC Digital Road Atlas (DRA) and provide more reliable mapping for emergency services.

If awarded the \$100,000 UBCM-NG911 funding, the funding may be used for public education, mapping enhancements, staff training, civic addressing enhancements and civic roadway signage and wayfinding enhancements. The UBCM-NG911 funding can provide partial funding for the purchase of new software related to mapping and Geographic Information Systems (GIS). Currently, the UBCM-NG911 funding cannot be used to fund the purchase of new hardware related to implementing Next Generation 911 at the local level.

Impacts on infrastructure, services or staff capacity

District staff will manage the application, administration and delivery enhancements under the 2025 UBCM-NG911 funding. Consultants may be engaged for specific tasks, if the District lacks specialized tools and technology to deliver specific enhancements.

Consultation and Communication

The application for the UBCM-NG911 fund requires a certified Council resolution and has been reviewed and approved by the CAO and senior staff. Staff from Finance & Administration, Infrastructure & Development Engineering, Parks Recreation Culture & Facilities and Protective Services have been consulted on this grant application.

Applicable legislation, bylaws and policies

The UBCM-NG911 funding program supports local preparedness for the implementation of Next Generation 911, which is compliant with the Canadian Radio Television and Telecommunication Commission mandate.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

If awarded the \$100,000 UBCM-NG911 funding, the funding will be used for public education, mapping enhancements, staff training, civic addressing enhancements and civic roadway signage and wayfinding enhancements. This funding would allow for additional initiatives as well as take strain off existing operational budgets in these areas.

COMMUNICATION

This application was referred to the CAO and internal departments.

ALTERNATE RECOMMENDATION(S)

THAT the application to the 2025 UBCM Next Generation 911 Grant be referred back to staff for additional information as identified by Council.

Respectfully Submitted.

Lauren Sanbrooks, Grant Funding Specialist

Report Approval Details

Document Title:	2025 UBCM-Next Generation 911 Grant.docx
Attachments:	
Final Approval Date:	Feb 13, 2025

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

Trevor James, CFO, Director of Finance & Administration - Feb 7, 2025 - 9:28 AM

Darren Lee, Fire Chief - Feb 7, 2025 - 12:12 PM

Reyna Seabrook, Director of Corporate Services - Feb 10, 2025 - 4:52 PM

Paul Gipps, Chief Administrative Officer - Feb 13, 2025 - 10:21 AM

Makayla Ablitt, Legislative & FOI Coordinator - Feb 13, 2025 - 11:55 AM

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: February 18, 2025
Meeting Type: Regular Council Meeting

Prepared by: Collette Beggs, Senior Advisor Intergovernmental Relations
Department: CAO

Title: 2025 Southern Interior Local Government Association (SILGA) Resolutions
Description: Two Resolutions for SILGA

RECOMMENDATION

That Council consider the following resolutions to be presented at the Southern Interior Local Government Association conference

Local Government Response to US Imposed Tariffs

WHEREAS the US government is imposing tariffs on manufacturers in many local government jurisdictions;
AND WHEREAS Federal and Provincial officials are considering counter tariffs on US products;
AND WHEREAS Federal and the Provincial officials want to encourage more made in Canada goods;
THEREFORE BE IT RESOLVED that the Province set aside funds collected from US counter tariffs for local governments to access to create economic opportunities for local Canadian manufacturers to invest in their communities.

Provincial Government Water Panel

WHEREAS BC faces real threats to a sustainable water supply- droughts, flood and fire to name a few;
AND WHEREAS increased water supply will be necessary to accommodate the housing growth that the BC Government is mandating, along with maintaining and growing the agricultural sector to feed this new population;
AND WHEREAS UBCM is the voice of the municipalities;
THEREFORE be it resolved that UBCM strike a water panel to advocate to the Provincial government on water issues pertaining to their municipal members.

EXECUTIVE SUMMARY

In anticipation of the Southern Interior Local Government Association (SILGA) conference, which will be held in Merritt from April 29 to May 2, 2025, the deadline for submitting resolutions is February 21, 2025. If these resolutions are endorsed by SILGA, they will then be forwarded to the Union of British Columbia Municipalities (UBCM) for consideration at the UBCM Convention.

DISCUSSION/ANALYSIS

At the request of Council, two resolutions have been drafted for review and endorsement for the upcoming conference later this spring:

1. Local Government Response to US Imposed Tariffs; and
2. Provincial Government Water Panel.

The next steps, endorsed by Council are to submit the two resolutions to SILGA for consideration. Staff will prepare briefing notes and background information prior to the conference.

Respectfully Submitted.

Collette Beggs, Senior Advisor Intergovernmental Relations

Report Approval Details

Document Title:	2025 SILGA Resolutions.docx
Attachments:	
Final Approval Date:	Feb 13, 2025

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

Reyna Seabrook, Director of Corporate Services - Feb 13, 2025 - 2:28 PM

Paul Gipps, Chief Administrative Officer - Feb 13, 2025 - 2:34 PM

Makayla Ablitt, Legislative & FOI Coordinator - Feb 13, 2025 - 2:36 PM

DISTRICT OF LAKE COUNTRY

BYLAW 1210

A BYLAW TO CLOSE A ROAD (11TH STREET)

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

1. The District of Lake Country hereby authorizes the closure to traffic and the removal of highway dedication of the unconstructed dedicated road as outlined in bold black on the reference plans EPP141428 and EPP141429, reduced copies of which are attached to this bylaw as Schedule "A";
2. The District of Lake Country hereby authorizes the disposal of that section of highway that has been closed by this bylaw and described in Section 1 above (EPP141429) to the owner of the adjacent property legally described as Lot A Section 17 Township 20 Osoyoos Division Yale District Plan KAP84647. The land to be transferred will be amalgamated with the owners parcel as outlined in bold black on the reference plan EPP141654, a reduced copy of which is attached to this bylaw as Schedule "B";
3. The District of Lake Country hereby authorizes the disposal of that section of highway that has been closed by this bylaw and described in Section 1 above (EPP141428) to the owner of the adjacent property legally described as Lots 15&16 Block M Section 17 Township 20 Osoyoos Division Yale District Plan 454. The land to be transferred will be amalgamated with the owners parcels as outlined in bold black on the reference plan EPP141655, a reduced copy of which is attached to this bylaw as Schedule "C";
4. The Corporate Officer and the Mayor are hereby authorized as signatories on all legal plans, conveyances and agreements that are necessary for the closure, removal of dedication, and disposal of the closed road for consolidation with Lot A Section 17 Township 20 Osoyoos Division Yale District Plan KAP84647;
5. The Corporate Officer and the Mayor are hereby authorized as signatories on all legal plans, conveyances and agreements that are necessary for the closure, removal of dedication, and disposal of the closed road for consolidation with Lots 15&16 Block M Section 17 Township 20 Osoyoos Division Yale District Plan 454;
6. This bylaw may be cited as "Road Closure Bylaw (RC2023-030) 1210, 2024".

READ A FIRST TIME this 21st day of January, 2025.

READ A SECOND TIME this 21st day of January, 2025.

READ A THIRD TIME this 21st day of January, 2025.

ADVERTISED on 6th and 13th day of February, 2025 in the local newspaper and posted pursuant to section 94(1) of the *Community Charter*.

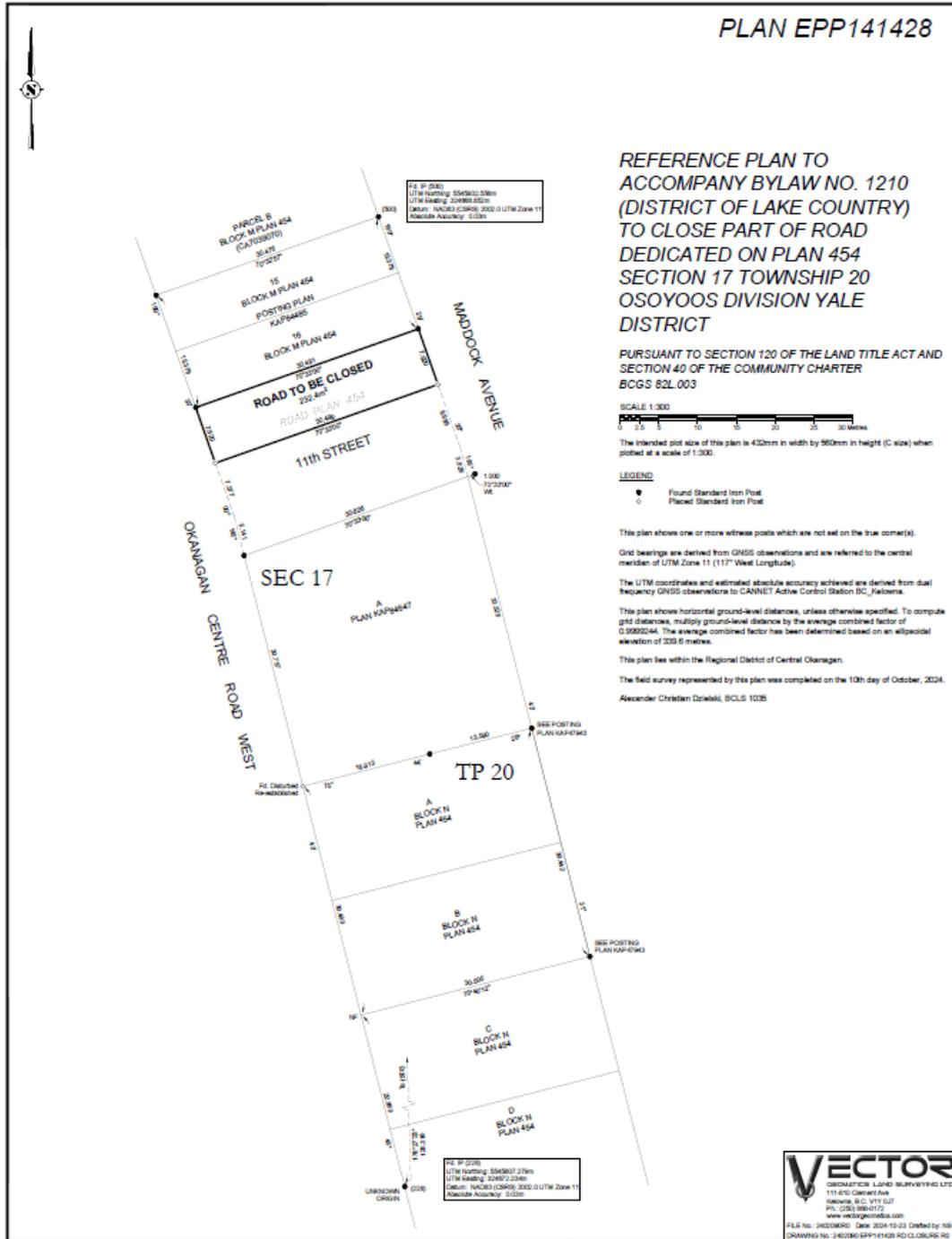
Bylaw 1210, 2024

ADOPTED this ___ day of _____, 2025.

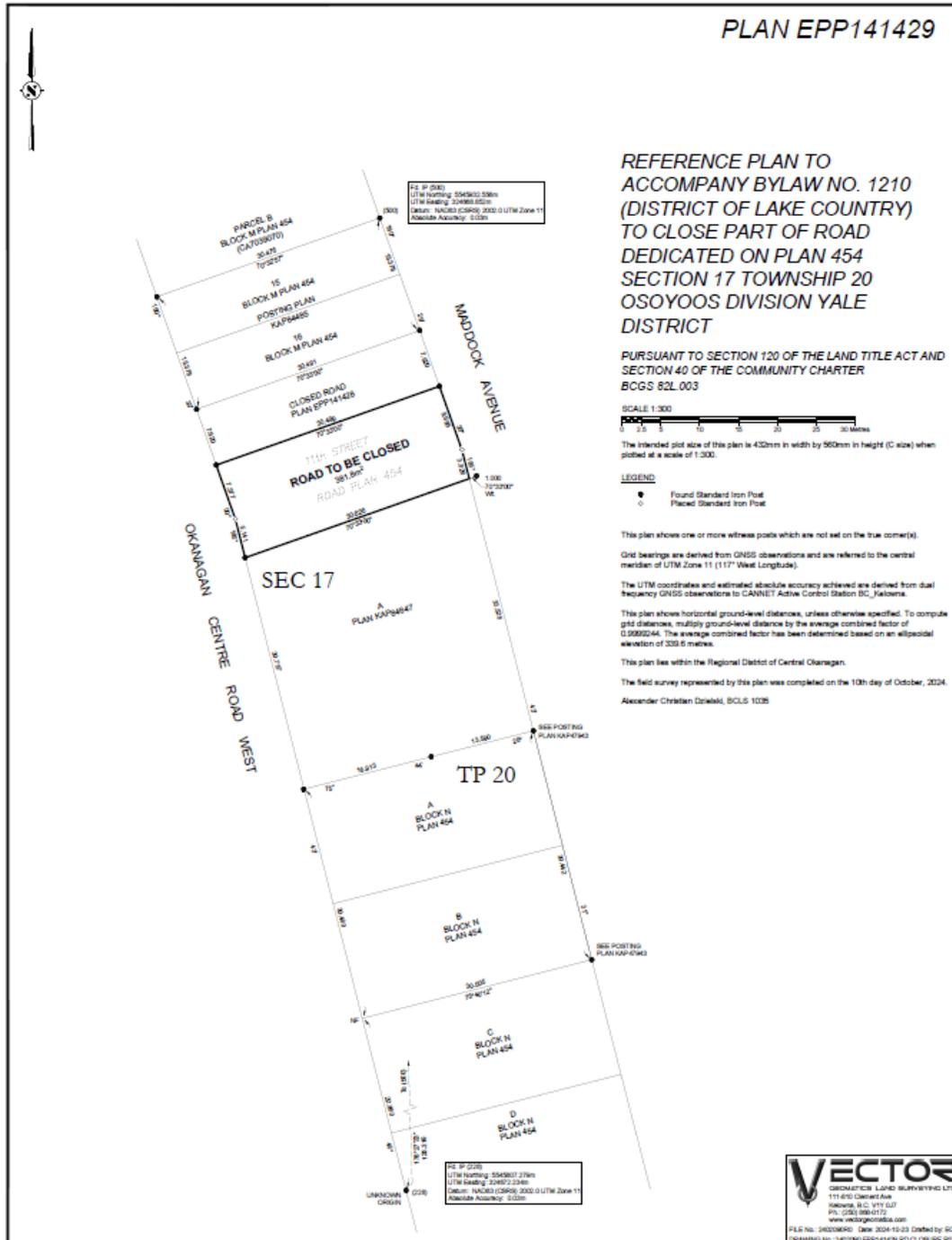
Mayor

Corporate Officer

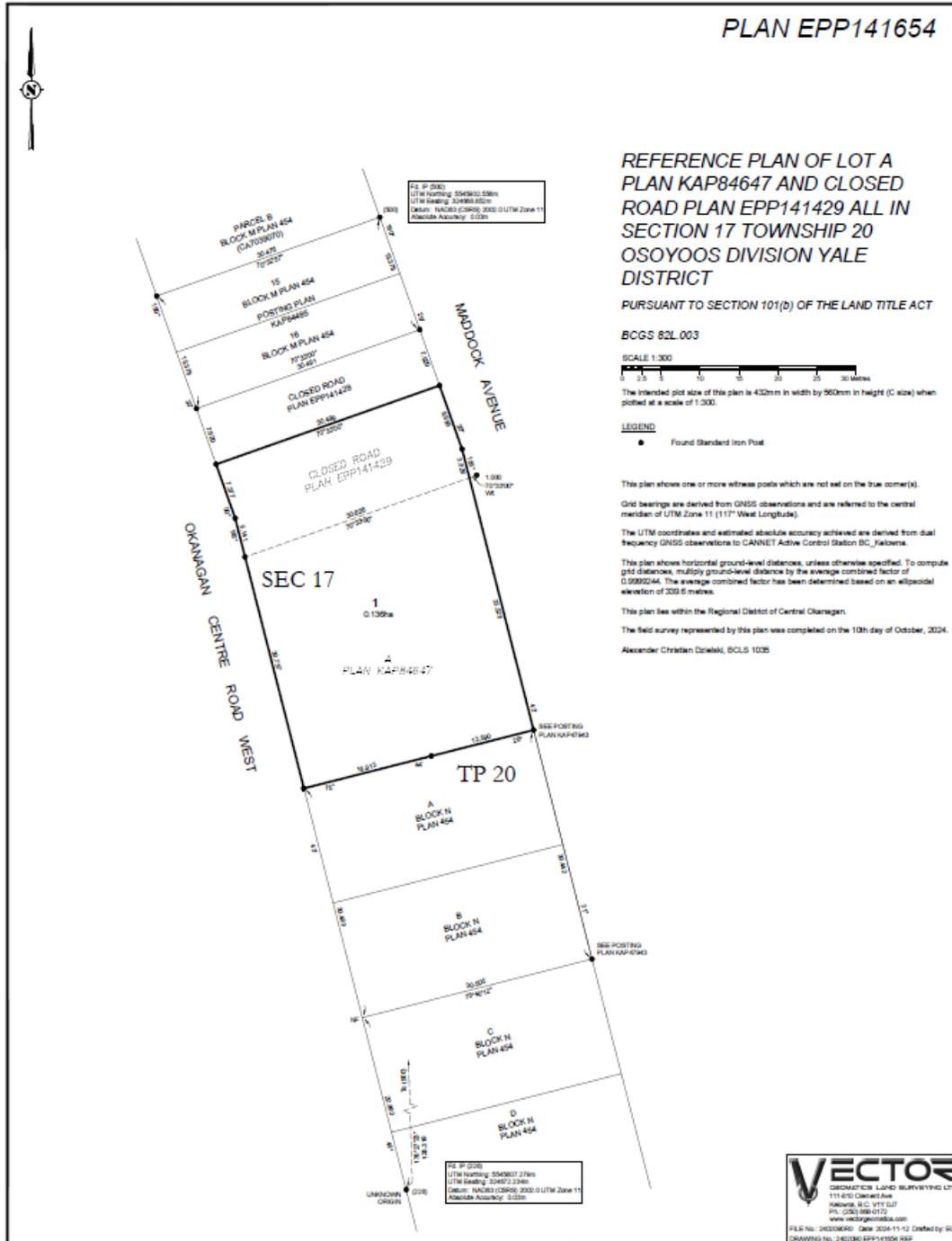
**SCHEDULE A
PLAN EPP141428**



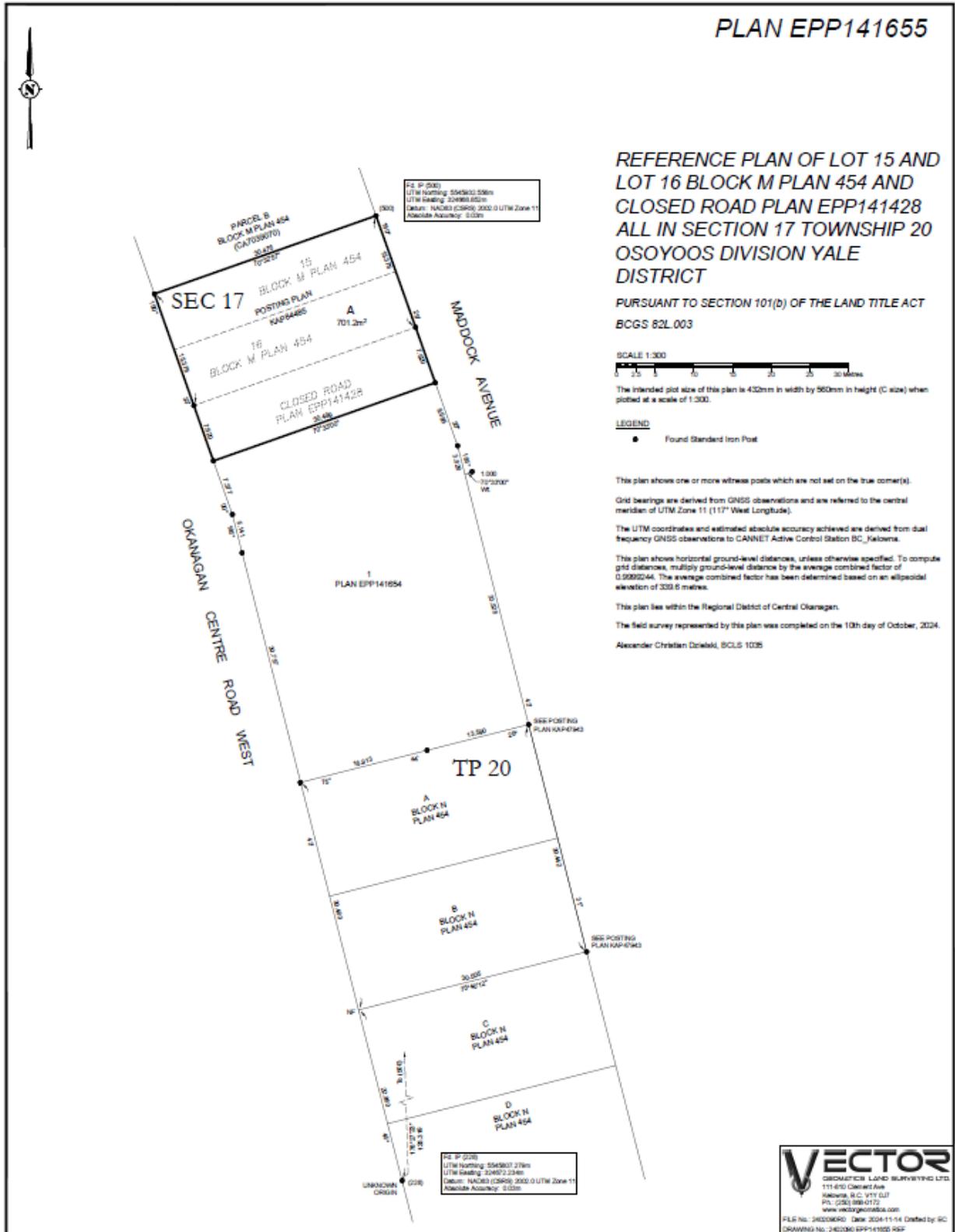
SCHEDULE A PLAN EPP141429



SCHEDULE B PLAN EPP141654



**SCHEDULE C
PLAN EPP141655**



PLAN EPP141655

REFERENCE PLAN OF LOT 15 AND LOT 16 BLOCK M PLAN 454 AND CLOSED ROAD PLAN EPP141428 ALL IN SECTION 17 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT

PURSUANT TO SECTION 101(b) OF THE LAND TITLE ACT BCGS 62L 003



The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:300.

LEGEND
● Found Standard Iron Post

This plan shows one or more witness posts which are not set on the true corner(s).

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 11 (117° West Longitude).

The UTM coordinates and estimated absolute accuracy achieved are derived from dual frequency GNSS observations to CANMET Active Control Station BC_Yalewa.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distance by the average combined factor of 0.9992344. The average combined factor has been determined based on an ellipsoidal elevation of 333.6 metres.

This plan lies within the Regional District of Central Okanagan.

The field survey represented by this plan was completed on the 10th day of October, 2024.

Alexander Christian Dziewicki, SCLS 1036

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FILE No: 240204069 Date: 2024-11-14 Drafted by: SC
 DRAWING No: 2402060 EPP-141655 R02

DISTRICT OF LAKE COUNTRY

BYLAW 1237

A BYLAW TO CLOSE A ROAD ADJACENT TO 15851 TRASK ROAD

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

1. The District of Lake Country hereby authorizes the closure to traffic and the removal of highway dedication of the unconstructed dedicated road as outlined in bold black on the reference plan EPP141580, a reduced copy of which is attached to this bylaw as Schedule "A";
2. The District of Lake Country hereby authorizes the disposal of that section of highway that has been closed by this bylaw and described in Section 1 above to the owner of the adjacent property legally described as Lot 3 Section 12 Township 14 Osoyoos Division Yale District Plan KAP8428. The land to be transferred will be amalgamated with the owners parcel as outlined in bold black on the reference plan EPP141581, a reduced copy of which is attached to this bylaw as Schedule "B";
3. The Corporate Officer and the Mayor are hereby authorized as signatories on all legal plans, conveyances and agreements that are necessary for the closure, removal of dedication, and disposal of the closed road for consolidation with Lot 3 Section 12 Township 14 Osoyoos Division Yale District Plan KAP8428;
4. This bylaw may be cited as "Road Closure Bylaw (RC2023-025) 1237, 2024".

READ A FIRST TIME this 21st day of January, 2025.

READ A SECOND TIME this 21st day of January, 2025.

READ A THIRD TIME this 21st day of January, 2025.

ADVERTISED on the 6th and 13th days of February, 2025 in the local newspaper and posted pursuant to section 94(1) of the *Community Charter*.

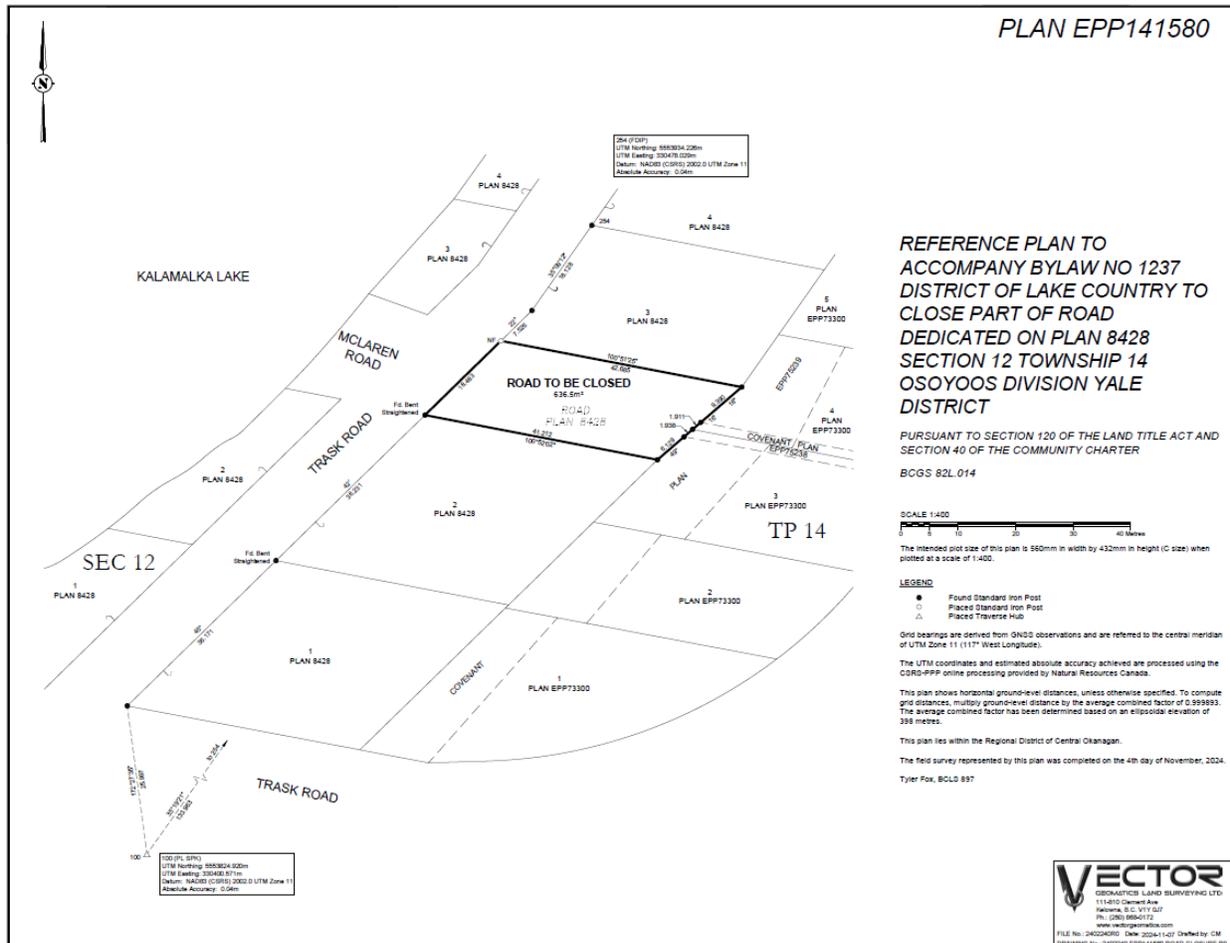
ADOPTED this ___ day of _____, 2025.

Mayor

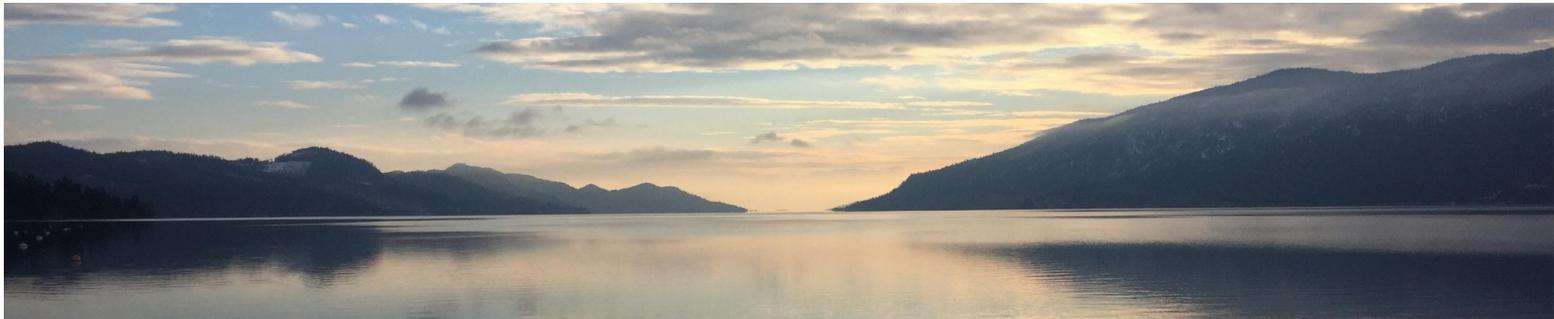
Corporate Officer

SCHEDULE A

PLAN EPP141580



VECTOR
 GEOMATIC LAND SURVEYING LTD
 11410 Coward Ave
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 Ph: (250) 860-5112
 www.vectorland.com
 FILE No. JACOBIEN - 2024-1-07 Drawn by: CM
 DRAWING No. 240240 EPP141580 ROAD CLOSURE BC



BOARD REPORT: February 4, 2025

1450 KLO Road, Kelowna, BC V1W 3Z4

P 250.469.6271 F 250.762.7011

www.obwb.ca

OBWB Directors

Blair Ireland - Chair,
Regional District of Central
Okanagan

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

Victor Cumming, Regional
District of North Okanagan

Rick Fairbairn, Regional
District of North Okanagan

Bob Fleming, Regional Dis-
trict of North Okanagan

Wayne Carson, Regional
District of Central Okanagan

Charlie Hodge, Regional
District of Central Okanagan

Subrina Monteith - Alt., Re-
gional District of Okanagan-
Similkameen

Sue McKortoff,
Regional District of Okanagan-
Similkameen

Tim Lezard, Okanagan Nation
Alliance

Bob Hrasko, Water Supply
Association of B.C.

Jeremy Fyke, Water
Stewardship Council

**The next regular meeting of the
OBWB will be Tuesday, March
4, 2025, online.**

Stay connected! Follow us on



Okanagan Basin Water Board Meeting Highlights

OBWB seeks public support to strengthen invasive mussel prevention: The OBWB is asking citizens to help in the fight to prevent invasive mussels from coming to B.C. and the Okanagan. Currently, watercraft entering the province are only required to stop if they pass an open inspection station on their route. However, if a watercraft comes in when the station is closed, out of season, or on a different route, there is no legal requirement to get it inspected before launching into B.C. waters. You can help change that by emailing WildlifeActReview@gov.bc.ca and telling them to “make inspections mandatory for all watercraft entering B.C. to prevent invasive species, especially invasive mussels.”

The Water Board and several partner organizations also wrote to Minister Neill, Water, Land and Resource Stewardship calling for increased inspection station funding, mandatory watercraft inspections, more federal support, and interprovincial cooperation.

Directors hear from Okanagan and Similkameen Invasive Species Society: Lisa Scott, Executive Director of the Okanagan and Similkameen Invasive Species Society (OASISS) delivered a presentation to the OBWB about the outcomes and impacts of invasive species campaigns in the Okanagan during 2024. With 1 supervisor and 2 staff, OASISS conducted 986 surveys at 15 boat launches, interacted with over 5,200 members of the public at 24 community events, and presented to 677 youth at 7 summer camps and 4 schools throughout the Okanagan. OASISS also conducted invasive mussel monitoring at 25 sites for invasive mussels, with no mussels detected.

OASISS is currently hiring – learn more at <https://www.oasiss.ca/employment>

Board receives 2024 weather summary and 2025 forecast: 2024 was an eventful year starting off with a sudden cold snap in early January 2024 which caused significant damage to Okanagan fruit trees and vines. Despite some summer rain, the Okanagan remained in drought throughout 2024 due to low snowpack, an early melt, and a prolonged July heatwave. Looking forward, seasonal forecasts for 2025 are indicating a wetter, warmer spring in the Okanagan, which could have impacts on Okanagan droughts this year.

Cyanobacteria Threat to Drinking Water - Working Group makes progress: On December 11, 2024, the committee held its second meeting to refine the project scope and tackle key water quality challenges in the Okanagan. Co-chaired by Ed Hoppe (City of Kelowna) and Krista Derrickson (Westbank First Nation), discussions focused on assessing subbasin water quality, expanding nutrient monitoring, and developing a model for improved predictions. Members emphasized better data harmonization, enhanced monitoring systems, and advanced predictive modelling to manage cyanobacteria risks effectively.

OBWB Director Rick Knodel remembered: At the Water Board meeting, Directors took time to remember OBWB and RDOS Electoral Area C Director Rick Knodel after his passing on January 7th. Many Directors shared personal stories and anecdotes and spoke of his dedication to his work, to serving Okanagan residents, and of his passion for protecting water in the Okanagan.

For more information, please visit: www.OBWB.ca



LAKE COUNTRY

Life. The Okanagan Way.

COUNCIL'S VALUES, VISION, AND MISSION STATEMENT

VALUES

1. **INTEGRITY:** We practice honesty by showing a consistent adherence to our shared vision and mission statement and through the truthfulness and accuracy of our actions.
2. **ACCOUNTABILITY:** We answer to our citizens with the expectation that we acknowledge and assume responsibility for our actions, decisions, and policies at all times.
3. **EMPATHY:** We make a sincere effort to understand our citizens' perspective and assist them with all our abilities within the boundaries given to us by the law, local regulations and approved policies.

VISION

Lake Country, Living the Okanagan Way. Embracing our Histories and Nurturing our Future

MISSION STATEMENT

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.

THE 5 PILLARS OF OUR VISION AND MISSION STATEMENT

ENVIRONMENT:	Maintaining a healthy and natural environment through responsible use, protection, and sustainable practices.
INFRASTRUCTURE:	Well maintained infrastructure and facilities that meet community needs and allow growth and development for prosperity.
ECONOMY:	Building a strong and vibrant community by attracting, supporting and retaining businesses and residents.
SOCIAL:	Building Social Capital and engaging citizens and partners to improve the well-being and diversity of the community.
GOVERNANCE:	Fiscally sustainable government focused on strategic decision-making, transparency and inclusiveness.

LAKE COUNTRY