



## Minutes

### Regular Council Meeting

April 1, 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 Heather Irvine  
Councillor Michael Lewis  
Councillor Todd McKenzie  
Councillor Bib Patel  
Councillor Cara Reed

Council Absent: Councillor Tricia Brett

Staff Present: Paul Gipps, Chief Administrative Officer  
Jeremy Frick, Director of Planning & Development  
Trevor James, Chief Financial Officer  
Darren Lee, Fire Chief  
Matthew Salmon, Director of Infrastructure & Development Engineering  
Brad Savoury, Director of Legal Services and Risk Management  
Reyna Seabrook, Director of Corporate Services  
Matt Vader, Director of Parks, Recreation & Culture  
Steven Gubbels, Manager of Development  
Scott Unser, Public Works Manager  
Richard Wagner, Manager of Finance  
Kiel Wilkie, Utility Manager  
Makayla Ablitt, Legislative Technical Clerk  
Mike Mitchell, Utility Operations Manager  
Philippa Harding, Manager of Corporate Services

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

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

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

## 2. Adoption of Agenda

### **2025-04-088 It was moved and seconded**

*THAT the Regular Council Meeting Agenda of April 1, 2025 be adopted with the following amendment:*

- *item 8.1 be moved to item 6.1 to accommodate flight times for the presenting consultant.*

**Carried.**

## 3. Adoption of Minutes

### **3.1 Regular Council Meeting Minutes of March 18, 2025**

#### **2025-04-089 It was moved and seconded**

*THAT the Regular Council Meeting Minutes of March 18, 2025 be adopted.*

**Carried.**

## 4. Mayor's Report

Mayor Ireland announced the Okanagan Basin Water Board welcomed their new Executive Director today.

## 5. Announcements

An open house will be held April 3 (4:30-7:00pm) at Municipal Hall to answer any questions about the [Alternative Approval Process](#) regarding the proposed boundary adjustments that transfers five parcels of land from the City of Kelowna to the District of Lake Country. The deadline for submission of elector response forms is April 22, 2025.

At the end of November we were excited to announce the strategic [purchase of the BC Tree Fruits property at 9718 Bottom Wood Lake Rd](#) as a community amenity. Now we want to engage with the community to help establish priorities for the use of the property to meet the needs of the community now and into the future. Watch the [Let's Talk Lake Country](#) online portal for more information about how you can get involved, and make sure to come out to the public engagement sessions April 16 (5:30-7:30pm) and April 17 (3:00-5:00pm) in the atrium lobby area of the MAC building.

The Lake Country Bike Park on Okanagan Centre Rd West is now open for use and a grand opening celebration will be held on Saturday, May 3 (2-4pm).

Construction season is in full swing with some waterline, drainage and roads projects taking place on Seaton Rd and Lodge Rd – both which require full closures of the road during daytime work hours in the interest of public safety. Please cooperate with traffic control personnel and choose an alternate route around the construction zone. View the Capital Projects webpage for more info at [www.lakecountry.bc.ca/projects](http://www.lakecountry.bc.ca/projects).

Property owners will see changes to the quarterly utility bills they receive in April. The sewer utility portion is coming off the annual property tax bills and only those properties that directly benefit from the available service will be charged. For more detailed information please see consolidated [Sanitary Sewer Regulation and Rate Bylaw 1176, 2022](#).

## 6. Delegations

**6.1 Integrated Transit Strategy - Phase 3 Final Report (Implementation Plan) Adoption**

Approval of the Implementation Plan to provide future transit service improvements

**2025-04-090 It was moved and seconded**

*THAT the Integrated Transit Strategy - Phase 3 Final Report attached to the report to Council dated April 1, 2025, be adopted.*

**Carried.**

**6.2 SAFR & UBCO Capstone Group | Road Safety Awareness**

UBCO Bachelor of Management students to present the final presentation from their capstone project.

**7. Planning and Development Applications****7.1 Temporary Use Permit | TUP00104 | 9770 Read Road**

Application to allow storage and parking of construction equipment on the property within the Agricultural Land Reserve.

**2025-04-091 It was moved and seconded**

THAT Temporary Use Permit TUP00104 (Attachment A to the report dated April 1, 2025) for the property located at 9770 Read Road, legally described as LOT A SECTION 10 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 33539; PID: 003-181-669, to allow construction equipment parking on the property until April 1, 2028 be approved.

**Carried.**

**7.2 Development Variance Permit | DVP00410 | 11011 Okanagan Centre Road West**

To vary the permitted storeys of a proposed single-family dwelling.

**2025-04-092 It was moved and seconded**

*THAT Development Variance Permit DVP00410 (Attachment A in the Report to Council dated April 1, 2025) for the property at 11011 Okanagan Centre Road West, legally described as PARCEL D (BEING A CONSOLIDATION OF LOTS 4 AND 5 SEE CA8078621) BLOCK K SECTION 17 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 45 (PID 031-159-991), to vary the permitted dwelling height, be approved.*

**Carried.**

**8. Departmental Reports****8.1 Item moved to 6.1****8.2 Reserve Fund Amendment Bylaw 1273, 2025 and Reserve Fund Policy 195, 2022 Amendment**

Creation of the Slope Stability Reserve

**2025-04-093 It was moved and seconded**

*THAT Reserve Fund Policy 195, 2022 be amended as shown in Attachment A to the report dated April 1, 2025.*

*AND THAT Reserve Fund Amendment Bylaw 1273, 2025 be read a first, second, and third time.*

*AND THAT the 2024 Financial Plan be amended to re-allocate \$200,000 of the \$240,000 Slope Stability capital project 24009 to the Slope Stability Reserve from the Financial Stabilization Reserve.*

**Carried.**

**8.3 2024 – 2028 Financial Plan Amendment Bylaw 1274, 2025**

To amend the Five Year Financial Plan for authorized transfers and amendments which occurred in the 2024 year

**2025-04-094 It was moved and seconded**

*THAT 2024-2028 Financial Plan Amendment Bylaw 1274, 2025 be read a first, second, and third time.*

**Carried.**

**8.4 Subdivision and Development Servicing Amendment Bylaw 1269, 2025**

To consider 1st, 2nd, and 3rd reading of Amendment Bylaw 1269, 2025.

**2025-04-095 It was moved and seconded**

*THAT Subdivision and Development Servicing Amendment Bylaw 1269, 2025, be read a first, second and third time.*

**Carried.**

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

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

**11. Council Committees**

**11.1 Water Services Advisory Committee DRAFT Meeting Minutes of February 21, 2025**

**11.2 Agricultural Advisory Committee DRAFT Meeting Minutes of March 10, 2025**

**12. External Committees and Boards**

**12.1 Board of Education Meeting Highlights of March 12, 2025**

**12.2 Regional District of Central Okanagan Board Report of March 20, 2025**

**13. Strategic Priorities**

**14. Report from Councillors**

Councillor Reed spoke to her Notice of Motion listing reasons why she believes the clause should be amended.

Councillor Lewis reminded the community of being FireSmart during their spring clean-ups.

Councillor Reed thanked Staff for the FireSmart bin at Station 81, and thanked the community for keeping the community safe. She would like to see the District take next steps with SAFR to encourage the work the community groups are doing.

Councillor Patel echoed the importance of community engagement for the new property on Bottom Wood Lake Road. He encouraged the community to attend the community engagement sessions on April 16th and 17th in the Atrium Lobby at the MAC Building. Councillor Patel is excited that the bike park is open and has heard great things from users. He will have more announcements to come regarding the Chamber of Commerce.

Councillor McKenzie thanked staff for the tour of the Bottom Wood Lake Road building. He looks forward to the future of it, and encouraged the community to attend the engagement sessions

Councillor Irvine noted April is clean up month, and encouraged the community to participate. She also noted Okanagan Forest Task Force (OFTF) has larger picks scheduled for later this month and it would be great to see some familiar faces there.

Mayor Ireland announced Okanagan Indian Band had their Chief elections yesterday and congratulated their new Chief Dan Wilson and looks forward to building further relationships. He noted spring is here and encouraged the community to get outside, be active and have fun.

#### **14.1 Notice of Motion from Councillor Reed made March 18, 2025**

To delete clause 4.4 of Policy 207, 2023

*THAT clause 4.4 in Council Interaction with Developers Policy 207, 2023 which reads:*

*A Council Member should not attend a public information session held by a Developer or a Lobbyist. Council will receive a summary of the public consultation in the report to Council.*

*be deleted.*

#### **2025-04-096 It was moved and seconded**

*THAT the Notice of Motion from Councillor Reed made March 18, 2025 be deferred to a future Council meeting when all members are in attendance;*

*AND THAT staff be directed to report back with best practices for meeting with developers, used in other communities.*

**Carried.**

#### **15. Adjournment**

The Mayor adjourned the meeting at 8:57 p.m.

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Mayor, Blair Ireland

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Corporate Officer, Reyna Seabrook