

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: February 3, 2026
Meeting Type: Regular Council Meeting

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

Title: Development Variance Permit | DVP00428 | 15830 Whiskey Cove Rd
Description: To request a variance to allow the construction of a new pile-driven, U-shaped dock.

RECOMMENDATION

THAT Development Variance Permit DVP00428 (Attachment A to the Report to Council dated February 3, 2026) for the property located at 15830 Whiskey Cove Rd, legally described LOT 3 SECTION 8 TOWNSHIP 14 ODYD PLAN 22222 (PID: 007-026-951), to permit a variance to the dock shape requirement, be approved.

EXECUTIVE SUMMARY

The application seeks a Development Variance Permit to enable the construction of a new pile-driven, U-shaped dock at 15830 Whiskey Cove Road. The proposal includes the removal of the existing free-standing boat lift and its replacement with a new four-post lift located in deeper water, along with construction of the U-shaped dock.

To facilitate this design, the applicant is requesting a variance from Section 10.12.4(c) of the Zoning Bylaw, which limits dock configurations to L- or T-shaped dock structures.

The proposed dock layout (U-shaped) is intended to enhance safety by improving conditions for boat loading and unloading at the subject property on Okanagan Lake.

BACKGROUND INFORMATION

Table 1: Application Information

Application Information			
Application Type	Development Variance Permit	Application Date:	2025-10-07
Applicant:	SHORELINE PILE DRIVING AND WHARF CONSTRUCTION	Owner:	SIMONS, THOMAS
Application Description	Request to allow construction of a new pile-driven, U-shaped dock with a variance to the permitted shaped of the dock structure.		
Variations	📍 Indicates requested variance for a U-shaped dock.		

Table 2: Property Information: General

Property Information: General	
Folio/Roll #:	01773.012
Legal Description	LOT 3 SECTION 8 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PLAN 22222
PID	007-026-951
Civic Address:	15830 Whiskey Cove Rd

Table 3: Property Information: Land Use

Property Information: Land Use		
OCP Designation:	Rural Residential	
Zoning Designation:	RR3 – Rural Residential 3	
ALR:	NA	
Parcel Size:	~0.32 ha/0.8 ac	
Development Permit Areas:	Agriculture and Natural Environment	
Adjacent Land Summary:	Zoning:	Use:
<i>North:</i>	RR3 – Rural Residential 3	Residential
<i>East:</i>	Carrs Landing Rd, A1 – Agriculture 1	Road & Agricultural
<i>South:</i>	RR3 – Rural Residential 3	Residential
<i>West:</i>	RR3 – Rural Residential 3	Residential

Table 4: Property Information: Infrastructure And Development Engineering

Property Information: Infrastructure and Development Engineering	
Road Network	Minor Connector Street (Carrs Landing Road)
Driveway Access	Not required as part of this application.
Water Supply:	Private: On-site source
Sewer:	Private: On-site septic
Drainage / Stormwater	Ditch conveyance
Comments:	N/A

ANALYSIS

The subject property at 15830 Whiskey Cove Road (Attachment B) is developed with a single-family dwelling, including formal landscaping and retaining walls near the foreshore. An existing private moorage is located adjacent to the property and is proposed to be renovated and extended.

The applicant intends to remove the existing free-standing boat lift, construct a U-shaped dock and install a new four-post boat lift in deeper water. The development is planned to occur in two phases (Attachment C). Phase 1 includes a dock comprising a 3.0 m by 4.1 m cross-deck connected to a 1.5 m by 12.5 m main section, while Phase 2 includes an extension to the existing dock measuring approximately 3.0 m in width by 9.5 m in length (approximately 28.5 m²).

To accommodate the proposed design, the applicant has requested a variance from Section 10.12.4(c) of the Zoning Bylaw, which restricts dock configurations to L or T shaped structures. The variance requests that a U-shaped dock configuration be permitted.

The applicant has confirmed that all dimensions and design elements of the proposal comply with FrontCounter BC (FCBC) provincial guidelines and that approval has been obtained under the Water Sustainability Regulations (WLRS). According to the report (Attachment D), the private moorage works are considered low risk and are not expected to result in any adverse residual effects or result in Harmful Alteration, Disruption, or Destruction (HADD) of fish habitat, provided that best practices to protect fish and fish habitat are followed throughout construction and operation.

The proposed dock configuration aims to improve safety by providing enhanced conditions for boat loading and unloading at 15830 Whiskey Cove Road on Lake Okanagan.

Official Community Plan (OCP)

The property is designated Rural Residential under the District's Official Community Plan (OCP). The proposal is consistent with the objectives and policies set out in Section 12 – Rural Residential, which aim to protect natural features and environmentally sensitive areas while minimizing impacts on the surrounding community. Staff consider the requested variances to be in alignment with the intent of the OCP.

Zoning Bylaw 561, 2007

The property is zoned RR3 – Rural Residential 3. To proceed with the proposed dock design, the applicant seeks to vary the dock shape regulation, as outlined in Table 5:

Table 5: Development Regulations

DEVELOPMENT REGULATIONS		
CRITERIA	RR3 ZONE REQUIREMENTS	PROPOSAL
Dock and Boatlift Regulations <u>Section.10.12.4. (c)</u>	Section 10.12.4.(c) L or T shaped dock structures are permitted if the length of the structure which is parallel to the shoreline does not exceed the lesser of 10 m or one half the width of frontage of the upland parcel.	① U-shaped dock

The proposed development complies with all other applicable regulations under the Zoning Bylaw. Staff support the requested variance as it would provide safer conditions for boat loading and unloading on Okanagan Lake.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

COMMUNICATION

- This application was referred to internal departments and had no comments.
- Neighbour Consultation was completed and the applicant noted that no comments were received by the neighbours consulted.
- Staff completed Statutory Notification requirements where properties within 100m were notified, and a Development Notice Sign was placed on the subject property.

ALTERNATE RECOMMENDATION(S)

1. THAT Development Variance Permit DVP00428 (Attachment A to the Report to Council dated November 3, 2026) for the property located at 15830 Whiskey Cove Rd, legally described LOT 3 SECTION 8 TOWNSHIP 14 ODYD PLAN 22222 (PID: 007-026-951), to permit a variance to the dock shape requirement, not be approved.
2. THAT Development Variance Permit DVP00428 (Attachment A to the Report to Council dated November 3, 2026) for the property located at 15830 Whiskey Cove Rd, legally described LOT 3 SECTION 8 TOWNSHIP 14 ODYD PLAN 22222 (PID: 007-026-951), to permit a variance to the dock shape requirement, be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted.

Sheeja Vimalan, Planner

Report Approval Details

Document Title:	DVP00428 - 15830 Whiskey Cove Road.docx
Attachments:	<ul style="list-style-type: none"> - Attachment A - DVP00428-Draft DVP.pdf - Attachment B - DVP00428-Location Map and Orthophoto.pdf - Attachment C - DVP00428-New Dock Addition Design.pdf - Attachment D - DVP00428-WLRS Approval.pdf
Final Approval Date:	Jan 28, 2026

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

Steven Gubbels, Development Engineering Manager - Jan 26, 2026 - 3:18 PM

Matthew Salmon, Infrastructure & Development Engineering Director - Jan 27, 2026 - 10:14 AM

Carie Liefke, Manager of Current Planning - Jan 27, 2026 - 11:29 AM

Jeremy Frick, Director of Development Approvals - Jan 27, 2026 - 1:56 PM

Reyna Seabrook, Director of Corporate Services - Jan 27, 2026 - 4:22 PM

Paul Gipps, Chief Administrative Officer - Jan 28, 2026 - 8:55 AM

Task assigned to Makayla Ablitt, Manager of Corporate Administration was completed by assistant Shara Glenn, Legislative and FOI Coordinator - Jan 28, 2026 - 9:25 AM