

**MEETING TYPE:** Regular Council Meeting  
**MEETING DATE:** July 18, 2023  
**AUTHOR:** Inonge Aliaga, Senior Planner  
**DEPARTMENT:** Planning and Development  
**ITEM TITLE:** Development Variance Permit | DVP2022-001 | 17030 Coral Beach Road  
**DESCRIPTION:** Development Variance Permit to Authorize a Proposed Dock

**QUESTION**

Does Council support a Zoning Bylaw variance for the proposed F-shaped dock, rather than an L or T-shaped dock, at 17030 Coral Beach Road?

**OPTIONS**

- A. THAT Development Variance Permit DVP2022-001 (Attachment A) for property located at 17030 Coral Beach Road, legally described as Lot B Section 17 Township 14 ODYD Plan 37389, to vary Zoning Bylaw 561, 2007, section 10.12.4(c) to allow an F-shaped dock shape rather than an L or T-shape, be approved.
- B. THAT Development Variance Permit DVP2022-001 (Attachment A) for property located at 17030 Coral Beach Road, legally described as Lot B Section 17 Township 14 ODYD Plan 37389, to vary Zoning Bylaw 561, 2007, section 10.12.4(c) to allow an F-shaped dock shape rather than an L or T-shape, be denied.
- C. THAT Development Variance Permit DVP2022-001 (Attachment A) for property located at 17030 Coral Beach Road, legally described as Lot B Section 17 Township 14 ODYD Plan 37389, to vary Zoning Bylaw 561, 2007, section 10.12.4(c) to allow an F-shaped dock shape rather than an L or T-shape, be deferred pending receipt of additional information as identified by Council.

**EXECUTIVE SUMMARY**

The site is located in Carr’s Landing at the Okanagan Lake waterfront of 17030 Coral Beach Road. The applicant requests a variance to the Zoning Bylaw to permit an F-shaped dock instead of a L or T-shaped dock. All other aspects of the proposal comply with Zoning Bylaw. The proposed dock would replace an existing dock at the same location.

**BACKGROUND/HISTORY**

The proposed dock has received approval from the Province of BC and the Federal Ministry of Transportation.

**TABLE 1: SITE SUMMARY**

Property Information	
Application Type:	Development Variance Permit
File Number:	DVP2022-001 Folio/Roll #: 2024194
Legal Description:	Lot B Section 17 Township 14 ODYD Plan 37389
PID:	005-268-656
Civic Address:	17030 Coral Beach Road - waterfront
Zoning Designation:	W1 – Recreational Water Use with the residence in RR3 – Rural Residential 3 - Small Lot
Crown Lease Parcel Size:	860m <sup>2</sup> (9256 ft <sup>2</sup> )

## SITE CONTEXT

The site is located on Okanagan Lake at the waterfront for 17030 Coral Beach Road. The zoning along the waterfront is *W1 – Recreational Water Use*. The surrounding properties are *Rural Residential 3* (Small Lot Rural Residential) and are used as single family residences. Adjacent residential properties along the lake also have private docks.

## MAP 1: LOCATION MAP



## PHOTOS: 1 & 2



Address and Transport Canada Notice



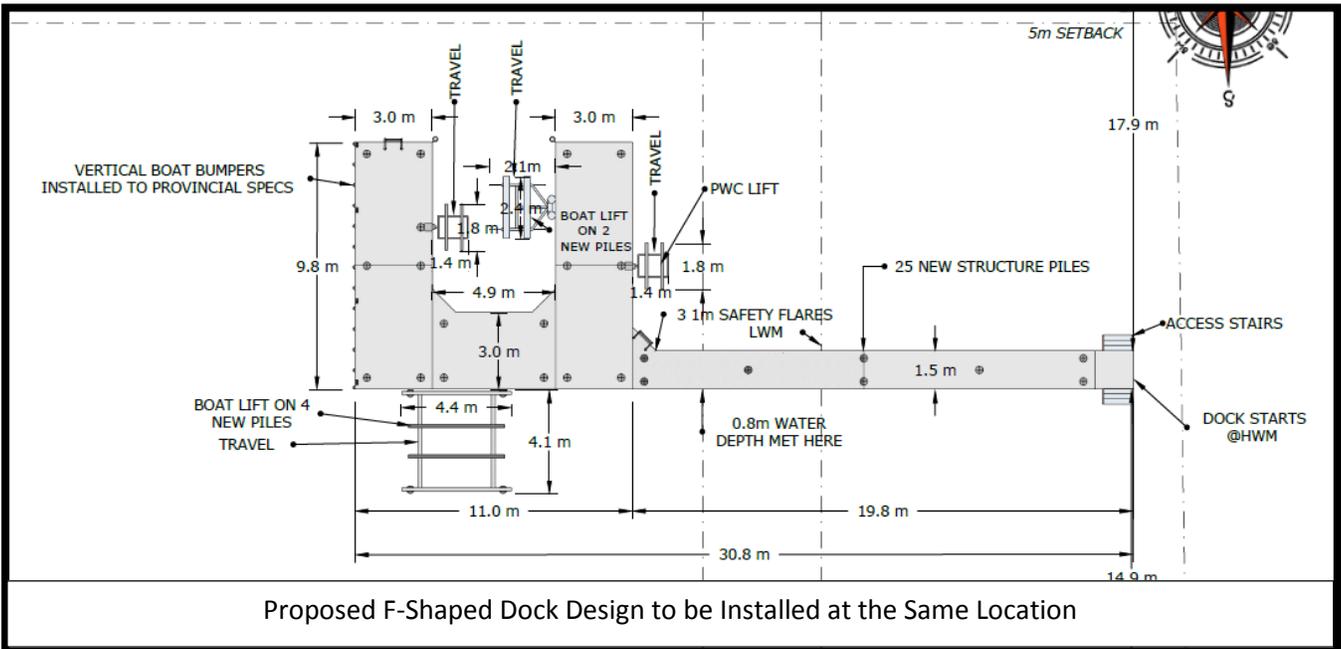
Existing Dock to be Replaced

PHOTO: 3



Air Photo of Existing Dock to be Replaced

FIGURE 1: PROPOSED DOCK



Proposed F-Shaped Dock Design to be Installed at the Same Location

TABLE 2: CHRONOLOGY

Date	Event
2022-01-27	Application Received by District of Lake Country
2022-06-09	Transport Canada Approval of Work
2023-04-17	Provincial General Permissions Letter for the use of Crown Land
2023-05-19	Internal Circulation Completed
2023-07-18	Council Date

## **DISCUSSION/ANALYSIS**

### Proposed Development

The applicant, Shoreline Pile Driving & Boat Lifts, is proposing the F-shaped dock, which allows for a safe moorage location for two boats. One boat lift would be installed on the dock located inside the U-shape of the structure. The applicant has stressed that the F-shape design is safer for docking during wind and wave events (Attachment B).

The applicant's rationale letter notes that the dock would be constructed with steel piles. The provision that required construction on wood piles was removed from the District Zoning Bylaw through Bylaw Amendment 1168, which was adopted on December 7, 2021. A variance for steel piles is no longer required.

The additional dock finger of 3.8m x 2.4m would facilitate the docking of a second boat; however, an L or T-shaped dock could also accommodate a second boat. The addition of a second dock finger does not necessarily increase the number of possible moorage points, but it does increase the security of the moorage for a second boat.

### Zoning Bylaw Variance

The applicant requests to vary the dock shape from a L or T-shaped dock to an F-shaped dock. The proposed dock would replace an older L-shaped dock at the same location.

## **APPLICABLE LEGISLATION AND POLICIES**

### **Official Community Plan**

#### **3.5 Watershed Management:**

Policy 3.5.2.b: Limit development in and along the foreshore of these watersheds to reduce pollution levels.

#### **15.4 Lakes and Ecosystems:**

Objective 15.4.1 Protect and enhance the recreational resources of Okanagan, Wood and Kalamalka Lakes.

#### **15.6 Boating and Marine Amenities**

Due to the geography of Lake Country being focused around Okanagan, Wood and Kalamalka Lakes, boating and other marine activities provide an indispensable recreational and economic value to the area. As the local population and tourism activity within the municipality increases, accessibility to boating amenities such as launches, moorage, parking and storage is becoming difficult.

#### **21.9 Natural Environment DP Area Guidelines (Riparian Areas)**

Policy 21.9.18 Buildings and structures are to be designed so as to minimize the developed footprint on the site during and after construction.

#### **Zoning Bylaw 561,2007**

Section 10.12. sets Dock and Boatlift Regulations.

4 (c) states that, "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 10m or one half the width of frontage of the upland parcel."

## **IMPACT ON INFRASTRUCTURE OR MUNICIPAL SERVICES**

No impact on infrastructure or municipal services is expected.

## **IMPACT ON STAFF CAPACITY AND FINANCIAL RESOURCES**

Regular staff time has been used to process this application.

## **COMMENTS FROM EXTERNAL AGENCIES, COMMITTEES AND STAKEHOLDERS**

No comments.

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**CONSULTATION AND COMMUNICATION**

As per the *Local Government Act* and the Development Application Procedures Bylaw, a development notice sign has been installed and letters have been sent out to neighbouring property owners and tenants within 50m of the subject property.

**ANALYSIS OF OPTIONS FOR CONSIDERATION**

OPTION A: If Council approves the Development Variance Permit application, staff will register the Development Variance Permit on title. The Permit would authorize the applicant to construct the dock, as proposed.

OPTION B: If Council denies the Development Variance Permit application, the applicant will be required to amend their proposed development to comply with the Zoning Bylaw requirements.

OPTION C: If Council defers the Development Variance Permit application pending receipt of additional information, staff will work with the applicant to ensure the required information is submitted. Once the information is received, staff will bring the application back to Council for consideration.

**This report has been prepared in collaboration with:**

No other departments had input beyond internal circulation.	
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Respectfully Submitted,  
**Inonge Aliaga, Senior Planner**

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**Report Approval Details**

Document Title:	RFCD- DVP2022-001 17030 Coral Beach Road Zoning Bylaw Dock Variance.docx
Attachments:	- A. Draft DVP2022-001 .pdf - B. Applicant's Rationale.pdf
Final Approval Date:	Jul 10, 2023

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

**Steven Gubbels, Manager of Development - Jul 7, 2023 - 11:44 AM**

**Matthew Salmon, Director of Engineering and Environmental Services - Jul 7, 2023 - 11:50 AM**

**No Signature - Task assigned to Jared Kassel, Director of Planning & Development was completed by assistant Makayla Ablitt, Legislative Technical Clerk**

**Jared Kassel, Director of Planning & Development - Jul 10, 2023 - 8:51 AM**

**Reyna Seabrook, Director of Corporate Services - Jul 10, 2023 - 1:51 PM**

**Tanya Garost, Chief Administrative Officer - Jul 10, 2023 - 4:40 PM**