

ADMINISTRATION UPDATES
AUGUST 15, 2022 REGULAR COUNCIL MEETING

File: 0550-05

COMMUNITY INFRASTRUCTURE AND DEVELOPMENT

Secondary Suites in Duplexes

In early 2021, Council directed Administration to further investigate the feasibility of secondary suites in side-by-side multi-family buildings (duplexes, townhouses and row housing) and report back with proposed policy options. Administration will complete research on how peer municipalities are addressing this and present proposed direction at the Regular Meeting of September 6, 2022.

Additionally, Administration is reviewing the implementation of the secondary suite bylaw amendments for single family dwellings that were adopted on May 27, 2021. This review may result in proposed refinements to the bylaws to better meet the policy objective of removing barriers to bringing safe and Code compliant secondary suites into the long term rental market. These recommendations will be presented with the duplex recommendations.

Civic Memorial Park Construction

While work is nearing completion on the park, there are some outstanding items which continue to delay its opening. These are anticipated to be resolved and a portion of the park is expected to open before the end of August with the grassy areas remaining fenced until the grass is fully established. In addition, until the balloon on the playground is repaired it is considered unsafe and will need to be fenced off.

OPERATION SERVICES

Public Works Projects

Public Works completed two large road habilitation (paving) projects in July including 25th Avenue from west of 43rd Street to 27th Avenue and the east bound lane of Tronson Road, Scott Road to Okanagan Landing Road. The repaving of Anderson Way is scheduled for the week of September 5, 2022.

BX Creek Sediment Pond

The City has now received approval from the Province and the Federal Department of Fisheries to proceed with the construction of the BX Creek Sediment Pond project. These were lengthy permitting requirements that started when the project was initiated in 2019. These were the last remaining hurdles to allow the City to move forward with the project. The Contractor, PME, mobilized to the project site in early August with construction planned to be complete in October 2022. The City will continue to coordinate the project with the RDNO and will work with RDNO to advise the public of park closures and the upcoming construction project.

31st Avenue 29th to 30th Street Reconstruction

The project team has been working with the Downtown Vernon Association and the local businesses to coordinate the business and delivery traffic on 31st Avenue and the Lane South of 31st Avenue. The traffic lanes have been modified on 30th Street to accommodate a delivery truck loading zone on the east lane of the 30th Street between 30th Avenue and 31st Avenue. Additional traffic control is also being provided for the lane. Construction began at the beginning of July and has an estimated completion date for the end of October.

Silver Star Road Multi-Use Path

The project continues with reconstructing the road and building the path adjacent to BX Elementary School, up to Star Road. This work is scheduled to be paved and complete before the start of the school year. Following completion of the work at BX Elementary School, the project will shift to Blackcomb Way to finish the retaining wall and drainage tie-ins. The project is within budget and on-schedule for completion in September 2022.

Kin Beach Sand

The City of Vernon tenure for Kin Beach has expired and we are currently holding a month to month lease with the Province. A tenure is an agreement between the province and a leasee which indicates the uses that can be performed on the land and waterfront. Within the old tenure it indicates “we are not allowed to deposit on the land or any part of it, any earth, fill or material for the purpose of filling in or raising the level of the land without the prior written consent of the Lessor”. Administration is currently working with the Province towards proposing changes and securing a new tenure to include an appendix with a Management Plan for the beach that allows beach grooming and replacement of sand on a reoccurring cycle. At this time there is no estimate of approval schedule as we work with government representatives.

Administration is also working with the Province to see if additional sand can be placed above the highwater mark by completing a notification. Placement of sand below highwater requires a Section 11, review of habitat etc. Administration will pursue this option as the tenure is now month to month.

COMMUNITY SAFETY, LANDS AND ADMINISTRATION

Harbour Heights Update

At their Regular meeting of July 18, 2022, Council received for information a memorandum from Administration in regards to non-farm use events occurring on Agricultural Land Reserve (ALR) properties.

On the evening of Friday, July 22, 2022, a non-farm use event which consisted of a Wedding and Reception occurred at 8490 Harbour Heights Rd. As this ALR property has designated “farm” status, as per the Agricultural Land Commission (ALC), the owners may lawfully host up to 10 non-farm use events each year.

Bylaw Compliance received noise complaints from two area residents at 10:15 p.m. and 11:15 p.m. Recognizing that these events are lawfully allowed by the ALC and cannot be

prohibited by municipalities, Bylaw Compliance Officers were in the area from 10:50 p.m. until 11:50 p.m. to assess at their discretion whether noise levels in the adjacent neighbourhood were reasonable in relation to the wedding and reception event occurring at the adjacent ALR property. Officers noted that the noise levels from the ALR property were reasonable and acceptable. The property owner of 8490 Harbour Heights Rd. did advise during a delegation to Council July 18, 2022 that all amplified sound would end at approximately 11:30 p.m. with all remaining guests shuttled from the property by midnight. Officers noted shuttle buses beginning to leave the property at approximately 10:55 p.m. and all amplified sound was finished by 11:35 p.m. It is important to note that during post event discussions, some nearby residents indicated that the level of noise from the event was reasonable and acceptable. The City of Vernon cannot regulate to prohibit non-farm use events and reasonable consideration must be given to permit reasonable conduct of events. Without specific policy or regulations in place for non-farm use events occurring on agricultural property, Bylaw Compliance will continue to enforce the Good Neighbour bylaw in a reasonable manner until otherwise directed by Council

Mooring Buoys on Okanagan Lake

Administration has received a complaint and inquiry from Council regarding unauthorized mooring buoys on Okanagan Lake. Administration has notified Transport Canada of the non-compliant buoy; and further, Administration will provide Council a Memo regarding private buoy regulations at the September 6, 2022 Meeting.