



THE CORPORATION OF THE CITY OF VERNON

MEMORANDUM

TO: Patti Bridal, Chief Administrative Officer **FILE:** 8700-02
PC: Terry Barton, Director, Planning & Community Services **DATE:** July 24, 2024
FROM: Anne Huisken, Transportation Planner
SUBJECT: 2024 LAKE ACCESS SITE DEVELOPMENT

Given that much of Vernon's lakeshore property is privately owned, Vernon's Lake Access sites play an important role in connecting residents, drainage, and wildlife to Okanagan Lake. Lake Access sites, unlike parks, are public road rights-of-way that provide direct access to the water and are intended for short recreational stays. Lake Accesses were dedicated through past subdivisions along the lake as a requirement of development.

The character of each Lake Access varies significantly, and while some provide opportunities for public access and recreation, others are better thought of as open spaces due to their steep topography. The sites below have been prioritized for recreational use to offer a place to swim, sun, relax, picnic, enjoy a viewpoint, fish, launch small paddle crafts, and take a break during paddling trips. Developing and securing Lake Access sites ensures that Vernon's waterfront can be enjoyed by the public.

Development Process for Lake Access Sites

Developing Lake Access sites takes several years and a detailed planning cycle. For each Lake Access site, a conceptual design is created for initial discussion and costing for the capital project budget, then a detailed design is created for construction and record drawings. The detailed design is sent to the Province for one or more permits under the Riparian Areas Protection Regulation (RAPR), the *Water Sustainability Act*, and the *Heritage Conservation Act*. This process can take up to two years depending on the location and type of permits required. Construction can only begin after receiving provincial permits and approvals. Once construction is complete, a site review is conducted to ensure the construction was sufficient and complete any environmental monitoring.

Current Status of Lake Access Sites

There are several Lake Access sites at different phases of the site development process (Attachment 1). There have been some delays due to staff constraints in previous years, and Administration will continue working through the backlog. The current status of each Lake Access site is outlined below and follows the priorities set in the [2018 Lake Access Plan](#) and previous Council direction.

A) Sites constructed in 2024:

These sites were funded in 2022 and will be completed this year.

- **Site 22 (3000 Lakeshore Road)**
Amenities include a multi-use pathway, float plane ramp, and transit stop. Construction was completed in June 2024.
- **Site 26 (8835 Okanagan Landing Road)**
Amenities include a boat launch and boat trailer turnaround. Construction will begin in September 2024 when the lake levels are low. All permits have been secured.

B) Site ready for detailed design in 2025 and construction in 2026:

This site was funded in 2023 and will be completed over the next two years, pending permit timelines.

- **Site 30 (9499 Eastside Road)**
Amenities include a pathway and a staircase down to the water, shoreline restoration, parking, garbage, bike racks, and signage. There is a large willow tree on site that will remain for shade. A concept design is complete.

C) Sites ready for detailed design in 2025 and construction in 2027-2028:

These sites have not yet been funded, but were flagged for initiation in the last Capital Plan. Administration will continue with detailed design and permitting in 2025 and wait until the 2026 Capital Plan to request construction funding, since previous Lake Access sites were delayed.

- **Site 14 (7806 Tronson Road)**
Amenities include a pathway down to the water, a bench along the trail, garbage, bike racks, parking, signage, and renaturalization and planting on the hillside. A concept design is complete.
- **Site 15 (7700 Tronson Road)**
Amenities will include a trail with stairs down to the water, shoreline restoration, parking, garbage, bike racks, and signage. A concept design is complete.

D) Sites in the initial site development phase:

These sites are in early planning phases and need concept design development. Site 20 was funded in 2023, and Site 37 has not yet been funded or included in a future year of the Capital Plan. They are the last two Lake Access sites from the Plan available for recreational use with access from a road. In addition, Site 40 is new, suitable for recreational use, and needs to be added into the site development process.

- **Site 20 (7300 Tronson Road)**
This site will be focused on drainage improvements and requires an updated concept design.

- **Site 37 (114 Russell Road)**

This site features a rocky outcrop and shares a bay with the Outback resort and potential parking on Inkster road. It requires an updated concept design.

- **Site 40 (9415 Eastside Road)**

This newly acquired Lake Access site was recently secured through redevelopment under the [Land Title Act](#) Section 75 (1) (c) and the authority of the Approving Officer. Municipalities can mandate road dedication for public Lake Access sites every 200 meters along a lake. The site will need an assessment and concept design for further discussion.

E) Site currently on hold:

- **Site 21 (7200 Tronson Road)**

This site was planned for part of the dog beach. Further development is on hold pending the construction of an RDNO pumphouse. When this site is ready for development, Administration will bring it back for Council's consideration. An updated concept design is required.

Next steps for Lake Access Site Development

Council has already approved funding for Lake Access sites, which Administration will use to continue moving the planning process forward. Council has also directed Administration to develop one Lake Access site per year.

Given the current status of various lake access sites and the phased approach outlined above, Administration recommends the following actions to continue the development of Lake Access sites between 2025 and 2028:

1. **Develop detailed designs and complete construction of Sites 14, 15, and 30:** Start the detailed design process for Sites 14, 15, and 30 and prepare each site for provincial approvals and construction in 2026-2028.
2. **Develop concept designs for Sites 20, 37, and 40:** Begin concept designs for these sites to meet current standards and needs, and prepare for future construction.
3. **Resolve Issues for Sites on Hold:** Coordinate with internal teams and regional partners to address and resolve the issues affecting Site 21 and restart the development process.

RECOMMENDATION:

THAT Council receive the report titled "2024 Lake Access Site Development" and dated July 24, 2024 for information.

Respectfully submitted:



Anne Huisken
Transportation Planner

Attachment 1 – Map of Lake Access Sites

Approved for the Agenda by the CAO



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