



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF THE ADVISORY PLANNING COMMITTEE MEETING HELD ON TUESDAY, June 15, 2021 VIA ZOOM

PRESENT: VOTING

Mark Longworth, Chair
Phyllis Kereliuk (4:07 p.m.)
Monique Hubbs-Michiel
Jamie Paterson
Don Schuster
Doug Neden
Lisa Briggs
Bill Tarr
Harpreet Nahal
Joshua Lunn

NON-VOTING

Mayor Cumming (Appointed Member)

ABSENT: Larry Lundgren

STAFF: Craig Broderick, Manager, Current Planning/Staff Liaison
Matt Faucher, Current Planner
Michelle Austin, Current Planner
Ally Campbell, Planning Assistant
Ellen Croy, Transportation Planner (4:07 p.m.)
Jade Adams-Longworth, Records/Committee Clerk

ORDER

The Chair called the meeting to order at 4:02 p.m.

**LAND
ACKNOWLEDGMENT**

As Chair of the City of Vernon's Advisory Planning Committee, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.

**ADOPTION OF
AGENDA**

Moved by Doug Needen, seconded by Harpreet Nahal:

THAT the Advisory Planning Committee agenda for June 15, 2021 be adopted as amended:

- **ADD** Staff Introductions to be Item 3a.
- **REORDER** Previous Item 3a to be Item 3c.

CARRIED.

ADOPTION OF MINUTES

Moved by Monique Hubbs-Michiel, seconded by Jamie Paterson:

THAT the minutes for the Advisory Planning Committee meeting of April 27, 2021 be adopted.

CARRIED.

NEW BUSINESS:

STAFF INTRODUCTIONS

The Manager, Current Planning introduced the two new current planners and the new planning assistant.

- Matt Faucher has joined the team as a Current Planner.
- Michelle Austin has joined the team as a Current Planner.
- Ally Campbell has joined the team as a Planning Assistant.
- The Committee congratulated and welcomed the new Staff members.

LAND USE CONTRACT VARIANCE APPLICATION FOR 9240 CHINOOK RD (LUC00018)

Michelle Austin, Current Planner reviewed the Land Use Contract for 9240 Chinook Road. The Committee noted the following:

- The whole Sunset development is under a Land Use Contract which acts as the zoning for the property. Land Use Contracts will be terminated in three years. The building meets the underlying R1 Zone.

Ellen Croy and Phyllis Kereliuk joined the meeting 4:07 p.m.

- Clarification was given on the height measurements between the heights of 5.2 meters and 4.5 meters. The height difference was not due to the height being different measurements but in how the zoning bylaws dictated in how the height was measured. Under the Land Use Contract the height was measured from finished grade to highest point, and under the R1 zoning it is measured from lowest grade to the mid-point of the roof structure.
- The Committee questioned if there had been any complaints from the neighbours – there have been none.
- Verification was given that this structure is not lived in, but just used for storage purposes.

Moved by Monique Hubbs-Michiel, seconded by Lisa Briggs:

THAT Council support Land Use Contract Variance Application LUC00018 to vary Land Use Contract Bylaw No. 291, 1978 for

Lot 18, Sec. 11, TP 13, ODYD, Plan 31060 (9240 Chinook Road) to vary:

- a) Schedule A - Section 4. (b) Floor Area for an accessory residential building from a maximum 55 m² to 69.2 m² and a maximum horizontal dimension from 9 m to 9.9 m;
- b) Schedule A - Section 5. (a) Height for an accessory residential building from a maximum of 5 m to 5.2 m; and
- c) Schedule A - Section 8. (d) Side Yard Setback for an accessory residential building from a minimum of 8 m to 3.7 m.

AND FURTHER, that Council's support of Land Use Contract Variance Application LUC00018 is subject to the following:

- a) That the Certificate of Location of Accessory Building and building elevation plans generally match those shown as Attachment 1 in the report titled "Land Use Contract Variance Application for 9240 Chinook Road" dated June 10, 2021 by the Manager, Current Planning, be attached to and form part of the Land Use Contract Variance (LUC00018) as Schedule 'A'.

CARRIED.

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
8555 HARBOUR
HEIGHTS RD)
(DVP00501)**

Matt Faucher, Current Planner reviewed the Development Variance Permit Application for 8555 Harbour Heights Rd. The Committee noted the following:

- This proposal appears to improve the access to this home, making it more direct and with better visibility. Nor does it look like it will infringe on anything.
- Clarification was given on the square meterage of Item 5, on Page 3 with the conclusion that it the proposed building is roughly 60 meters squared.
- The report talks about a garage and carport but not a shop. Where the BCLS drawing that there is both a carport and a shop.
- Attachment 1 and Attachment 2, don't agree with one another.
 - Attachment 2 shows a 2.5m not 3.65m setback
 - Attachment 1 shows a rectangular building, where as Attachment 2 is more of an L-shape.
- Administration will clarify which drawing/plan the owner wishes to proceed with.

- Clarification was given on the easement on the North Side of the property and whether it was large enough – it was concluded that it was. The easement runs further into the ALR land then on the land owner's property, and as long as something does not obstruct the easement vertically, then it shouldn't be an issue.
- The Committee concluded that the setback be set at 2.5 meters.

Moved by Harpreet Nahal, seconded by Bill Tarr:

THAT Council support Development Variance Permit Application DVP00501 to vary the following sections of Zoning Bylaw #5000 to permit the construction of a detached garage and carport addition on LT 3, PL14930, SEC 14, TWP 13, ODYD (8555 Harbour Heights Road):

- a) Section 9.2.5 minimum setback requirement from a flanking street from 7.5 m to 2.5 m;

AND FURTHER, that Council's support of DVP00501 is subject to the following:

- a) the site plan illustrating the general siting, layout, form and character of the proposed development, be attached to and form part of DVP00501 as Schedule "A"; and
- b) the applicant providing a survey plan that verifies the proposed structure(s) will not encroach into any Rights of Way or easements registered on title, including but not limited to Plan A10559 (AC watermain).

CARRIED.

Ellen Croy left the meeting at 4:28 p.m.

INFORMATION ITEMS

The Manager, Current Planning provided the Committee with an update on information items that were discussed at the last two Council meetings. The following was noted:

- **Rezoning Amendment Bylaw #5782 Adopted** – A bylaw to rezone 967 Mt. Beaven Place from R2 to R2h zoning.
- **Rezoning Amendment Bylaw #5802 Adopted** – A bylaw to rezone 9188 Tronson Road from C6 to R2 and R5 zoning.
- **Rezoning Amendment Bylaw #5833 Adopted** – A bylaw to rezone multiple properties in the Okanagan Hills

Neighbourhood Plan in order to allow for full-time/year-round residential land use.

- **Zoning Text (Secondary Suites) Amendment Bylaw #5851 Adopted** – A bylaw to add amendments to include development regulations for secondary suites.

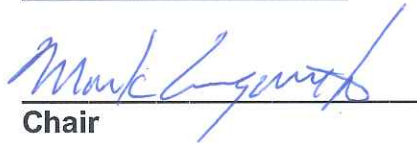
NEXT MEETING

The next meeting of the Advisory Planning Committee is tentatively scheduled for Tuesday, June 29, 2021.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 4:31p.m.

CERTIFIED CORRECT:


Chair

