



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF THE ADVISORY PLANNING COMMITTEE MEETING HELD ON TUESDAY, JULY 20, 2021 VIA ZOOM and IN-PERSON (COUNCIL CHAMBERS)

PRESENT: VOTING

Mark Longworth, Chair
Phyllis Kereliuk
Monique Hubbs-Michiel
Jamie Paterson
Joshua Lunn (via Zoom)
Lisa Briggs (via Zoom)

NON-VOTING

Mayor Cumming (Appointed Member)

ABSENT:

Bill Tarr
Harpreet Nahal
Larry Lundgren
Don Schuster
Doug Neden

STAFF:

Craig Broderick, Manager, Current Planning/Staff Liaison
Matt Faucher, Current Planner
Roy Nuriel, Economic Development Planner
Jing Niu, Environmental Planning Assistant (via Zoom)
Lynn Presslauer, Recording Secretary

ORDER

The Chair called the meeting to order at 4:05 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 Jamie Paterson seconded by Monique Hubbs-Michiel:

THAT the Advisory Planning Committee agenda of July 20, 2021 be adopted.

CARRIED.

ADOPTION OF MINUTES

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

THAT the minutes for the Advisory Planning Committee meeting of June 29, 2021 be adopted.

CARRIED.

NEW BUSINESS:

DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 12-9990 EASTSIDE ROAD (DVP00523)

Jing Niu, Environmental Planning Assistant, reviewed Development Variance Permit Application for 12-9990 Eastside Road. The Committee noted the following:

- The proposed addition is very small at 25m² and will be under the existing eaves
- Owner has gone beyond requirements to mitigate any concerns
- Staff confirmed that the applicant had provided confirmation of strata support for the proposed works

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

THAT Council support Development Variance Permit Application DVP00523 to vary Section 9.1.5 of Zoning Bylaw #5000 to by reducing the minimum side yard setback to 1.34m from 4.5m from a flanking street to accommodate an addition under existing eaves to a single family dwelling at LT 12 Plan KAS2194 SEC 20, TWP 14, ODYD (12-9990 Eastside Road)

AND FURTHER, that Council's support of DVP00523 is subject to the following:

- a) that the building siting and footprint must adhere to the site plan by Dean Thomas Design Group dated October 28, 2020, which will be attached to and form part of DVP00523; and
- b) that the applicant demonstrates the requirements Provincial Riparian Areas Protection Regulation (RAPR) have been met and that a RAPR Assessment form part of the associated Development Permit.

CARRIED.

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR 28
GARMISCH ROAD
(DVP00527)**

Matt Faucher, Current Planner, reviewed Development Variance Permit Application for 28 Garmisch Road. The Committee noted the following:

- Confirmed that neighbouring properties were given similar variances for similar reasons and that staff supported the request.
- There were no questions or comments from any member.

Moved by Lisa Briggs, seconded by Phyllis Kereliuk:

THAT Council support Development Variance Permit Application DVP00527 to vary the following section of Zoning Bylaw #5000 to permit the construction of a single detached dwelling on LT 5 DL 297 ODYD Plan KAP84264 (28 Garmisch Road)

- a) Section 9.2.5 minimum front yard setback requirement from 7.5m to 4.0m.;

AND FURTHER, that Council’s support of DVP00527 is subject to the following:

- a) the site plan illustrating the general siting of the proposed development be attached to and form part of DVP00527; and
- b) the proposed driveway and any future fencing constructed are not placed at the location of existing Shaw infrastructure.

CARRIED.

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
300 VILLAGE CENTRE
ROAD (DVP00536)**

Craig Broderick, Manager, Current Planning, reviewed the Development Variance Permit Application for 300 Village Centre Road. The Committee noted the following:

- Craig Broderick presented the housing subdivision project, highlighting areas exceeding the 30% slope limitation.
- Joshua Lunn asked why is the 30% in the OCP if we aren’t abiding by it. Craig Broderick noted that the OCP has had policy direction about 30% slopes since at least 2008 and the 30% zoning regulation was adopted in 2013.
- Jamie Paterson, wishing to confirm the location as above the 14th hole of the golf course.

- Phyllis drove the area and noticed that Predator has done an excellent job of retaining the natural features, most importantly rock outcrops. She is disappointed to read that one outcrop will be blasted out. As there are only 3 lots at greater than 30 degrees she suggested revising the plan to keep that outcrop or at least a portion to avoid a solid row of housing.
- Monique asked to clarify the colour scheme on the diagrams. Craig confirmed that green indicated lots up to 30 degree slope, yellow is 30-35 degree slope, and orange is 35 plus.
- Victor is familiar with this area and also finds that housing has been integrated into natural features as opposed to this development which does not. Speculated that perhaps it is a different price point.
- Monique asked if some lots have so little setback that debris may roll down on the road. Craig said setbacks are adequate and perhaps driveway options may mitigate concerns.

MOTION by Phyllis Kereliuk to accept staff recommendation to support this development, but with an exception to retain all or some of the east rock outcrop.

1 opposed, 4 in favour, motion carried.

Moved by Phyllis Kereliuk, seconded by Monique Hubbs-Michiel:

THAT Council support the development variance permit application (DVP00536) to vary Section 4.16 of Zoning Bylaw #5000 in order to allow for a subdivision of approximately 30 lots on lands over 30% slopes on a portion of Lot 5, Sec 2, Twp 13, ODYD, KAP65635, Except Plan KAP75186 and EPP75906 (300 Village Centre Place) but with an exception to retain all or some of the east rock outcrop.

CARRIED.

INFORMATION ITEMS

The Manager, Current Planning reviewed the APC related applications discussed at the July 19, 2021 Council meeting.

- Foothills/Mendenhall rezoning, still waiting registration of covenants before Council will consider final zoning approval.
- Hwy 6/15th Street, retail/commercial storage, OCP and Rezoning project not approved.
- 20th Street townhouse development, waiting for covenant registration.
- Land use contract at Sunset Properties approved.

NEXT MEETING

The next meeting of the Advisory Planning Committee is tentatively scheduled for Tuesday, August 17, 2021.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 4:32 p.m.

CERTIFIED CORRECT:

Mark Longsworth



Chairperson

