



THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF THE
ADVISORY PLANNING COMMITTEE
HELD TUESDAY, SEPTEMBER 28, 2021 - 4:00 PM
OKANAGAN LAKE ROOM & VIA ZOOM**

PRESENT: VOTING:

Doug Neden, Vice-Chair
Phyllis Kereliuk
Joshua Lunn - **joined at 4:01 PM**
Lisa Briggs (*via Zoom*)
Monique Hubbs-Michiel (*via Zoom*)
Don Schuster (*via Zoom*)
Jamie Paterson
Harpreet Nahal (*via Zoom*) - **joined 4:02 PM**

NON-VOTING:

Mayor Cumming (Appointed Member) - **joined 4:03 PM**

ABSENT: Bill Tarr
Mark Longworth, Chair

STAFF: Craig Broderick, Manager, Current Planning
Michelle Austin, Current Planner
Ally Campbell, Planning Assistant
Tracy Mueller, Committee Clerk

ORDER The meeting was called to order at 4:00 p.m.

**LAND
ACKNOWLEDGEMENT** *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 THE
AGENDA** Moved by Jamie Paterson, seconded by Phyllis Kereliuk:

THAT the agenda of the Advisory Planning Committee meeting for Tuesday, September 28, 2021 be adopted:

CARRIED.

**ADOPTION OF THE
MINUTES** Moved by Don Schuster, seconded by Lisa Briggs:

THAT the minutes for the Advisory Planning Committee meeting of August 17, 2021, be adopted.

CARRIED.

NEW BUSINESS:

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
6664 JADE ROAD
(DVP00541)**

Craig Broderick, Manager, Current Planning reviewed the Development Variance Permit Application for 6664 Jade Road. The Committee noted the following:

- Staff clarified that members of the public would have an opportunity to provide input at an upcoming Council meeting. The neighbours within the legislated radius will receive notification by mail.
- A member of the Committee noted that when they visited the site to review it appeared that work on the carport had already commenced.
- Staff noted that they would have City of Vernon inspectors attend the site to confirm; but further clarified that some prep work would be allowable; however, nothing structural can be completed on the site without permits.

Moved by Jamie Paterson, seconded by Phyllis Kereliuk:

THAT Council support Development Variance Permit Application DVP00541 to vary the following Bylaw regulations to permit the construction of a carport as outlined in the report titled 'Development Variance Permit Application for 6664 Jade Road', dated September 24 2021, respectfully submitted by the Current Planner, on LT 27 DL 67 ODYD PLAN 20126 (6664 Jade Road):

- a) Zoning Bylaw #5000, Section 9.2.5 minimum front yard setback from 7.5m to 1.4m;
- b) Subdivision and Development Servicing Bylaw #3843, Schedule B, Section 3.5.3 maximum driveway width from 7.5m to 9.15m;

AND FURTHER, that Council's support of DVP00541 is subject to the following:

- a) the site plan illustrating the general siting of the proposed carport in Attachment 1, contained in the

report titled 'Development Variance Permit Application for 6664 Jade Road', dated September 24 2021, respectfully submitted by the Current Planner, be attached to and form part of DVP00541 as 'Schedule A'.

CARRIED.

INFORMATION ITEMS:

Craig Broderick, Manager of Current Planning, reviewed the following projects that were reviewed by Council in the month of September:

September 27, 2021:

- **DVP00476** - 5400 Okanagan Avenue - to construct a 36-unit townhouse development
 - Council considered numerous variances and debated pros and cons; the project was approved for building heights, landscape requirements, the main variance was allowing development of the site that was 30% slopes.
- **DVP00528** - 3004A 22 Street - vary the following section of Zoning Bylaw #5000 to permit the construction of an addition to a single detached dwelling
 - Setback to relax rear yard - approved.
- **DVP00530** - 14-9750 Delcliff Road - to vary the following section of Zoning Bylaw #5000 to permit the construction of an attached garage.
 - Slope variance was approved.
- **DVP00538** - 3311, 3309, 3307 and 3305 35 Avenue - to allow the construction of a childcare facility by varying P1 - Parks and Open Space.
 - Setbacks for proposed daycare center were considered and approved.

September 7, 2021:

- **DVP00519** - 5577 27 Avenue - five storey, 35-unit, non-profit rental apartment building for Vernon Native Housing Society.
 - Phase was approved for setbacks.

- **DVP00519** - Public Input - 5577 27th Avenue and also issuance of Permit for 5577 27 Avenue.
 - It was approved for Public Hearing on October 25, 2021. This project involves the commercial use of an existing heritage home.
- **LUC00019 Discharge** - A Land Use Contract (LUC00019 / 9228 Kokanee Rd) was adopted.
- **DVP00477(1103-35th Avenue)** A member of the Commission posed a question regarding a previous DVP at 1103 – 35th Avenue. Staff shared that there were several conditions required as part of the approval. Staff advised they would provide an update to members of the Committee via email as an information item.
- **City of Vernon Scooter Program (Accessibility / Safety Concerns)** A member of the Committee provided a brief update regarding the City of Vernon Scooter Program as a follow-up to the August 17, 2021 enquiry. The Committee member explained that the staff and company followed up on the enquiry and that such efforts were appreciated. General consensus on the Scooter Program has been positive.

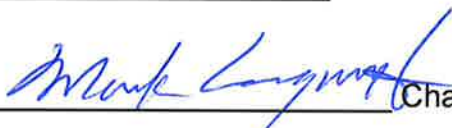
NEXT MEETING

The next meeting for the Advisory Planning Committee is tentatively scheduled for **Wednesday, October 13, 2021, at 4:00 PM.**

ADJOURMENT

The meeting of the Advisory Planning Committee adjourned at 4:19 PM

CERTIFIED CORRECT:


Chairperson