



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, JANUARY 23, 2018

PRESENT: VOTING

Mark Longworth, Chair
Jamie Paterson
Barry Beardsell
Don Schuster
Monique Hubbs-Michiel
Ian Murphy
Vicki Topping

NON VOTING

Councillor Cunningham
Councillor Spiers
Corbin Kelley, Youth Member

ABSENT: Joanne Georgeson
Doug Neden, Vice-Chair
Natalie Lussin
Lisa Kongsdorf

STAFF: Craig Broderick, Manager Current Planning
Ed Stranks, Manager, Engineering Development Services
Kim Flick, Director, Community Infrastructure and Development Services
Roy Nuriel, Planner, Economic Development
Cleo Corbett, Long Range Planner
Janice Nicol, Legislative Committee Clerk

ORDER

The Chair called the meeting to order at 4:00 p.m.

**ADOPTION OF
AGENDA**

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

THAT the agenda of the Advisory Planning Committee meeting for Tuesday, January 23, 2018 be adopted.

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Don Schuster, seconded by Monique Hubbs-Michiel;

THAT the minutes for the Advisory Planning Committee meeting of Tuesday, January 9, 2018 be adopted.

CARRIED.

Barry Beardsell entered the meeting at 4:01 p.m.

Natalie Lussin entered the meeting at 4:06 p.m.

NEW BUSINESS:**DEVELOPMENT
VARIANCE PERMIT
#00419 – 3908 32
STREET**

The Advisory Planning Committee reviewed Development Variance Permit application DVP00419 located at 3908 32 Street.

The following concerns were noted:

- The rationale for the reduced parking.
- The closeness of the proposed patio to the highway.
- Any future building shouldn't be permitted in the patio area.

Moved by Don Schuster, seconded by Vicki Topping;

THAT the Advisory Planning Committee recommends that Council support the development variance permit application to vary the following sections of Zoning Bylaw #5000 to allow for the construction of a seasonal patio restaurant on Lot A, Plan 32682, Sec 3, Twp 8, ODYD (3908 – 32nd Street):

- a) To vary the minimum front yard setback from 6.0m to 1.4m (Sec.10.10.5); and
- b) To vary the minimum required parking spaces from 52 spaces to 43 spaces (Sec.7, Table 7.1).

AND FURTHER, that the Advisory Planning Committee recommends that Council's support of DVP00419 is subject to the following:

- a) That the site, floor and elevation plans shown as Attachments 2, 3 and 5 in the report titled "Development Variance Permit Application for 3908 – 32nd Street" dated January 15, 2018 by the Economic Development Planner are to be attached to and form part of Development Variance Permit #DVP00419 as Schedule 'A'.

CARRIED.**DEVELOPMENT
VARIANCE PERMIT
#00420 – 5400 WILLOW
DRIVE**

The Advisory Planning Committee reviewed Development Variance Permit application DVP00420 located at 5400 Willow Drive. The Municipal Tech - Development provided an overview of the presentation. The following points were noted:

- Suggestion to have increased on-street parking although Willow Drive is extremely narrow, would be difficult to provide on-street parking requirements.
- In this residential area, there is no required dedicated on-street parking.

Moved by Jamie Paterson, seconded by Monique Hubbs-Michiel

THAT the Advisory Planning Committee recommends that Council support the development variance permit application (DVP00420) to vary Subdivision and Development Servicing Bylaw #3843 Schedule A requirements to upgrade the road works in Willow Drive adjacent to Lot A, Plan EPP31464, District Lot 75, ODYD, by not requiring asphalt widening, new curb, gutter, sidewalk or streetlights as a condition of development approval and return the funds collected for the works contribution.

CARRIED with Ian Murphy opposed.**OFFICIAL COMMUNITY
PLAN AMENDMENT
#00072 – 5902
PLEASANT VALLEY
ROAD**

The Advisory Planning Committee reviewed Official Community Plan amendment application OCP00072 located at 5902 Pleasant Valley Road. The Long Range Planner provided an overview of the presentation. The following points were noted:

- Concerns about road access and elevation.
- Concern that drainage and other technical issues need to be dealt with regardless of low or medium density development.

Moved by Barry Beardsell, seconded by Monique Hubbs-Michiel;

THAT the Advisory Planning Committee recommends that Council NOT support the application to amend the OCP land use designation for Lot 4, Section 11, Township 8, ODYD, Plan 4165 (5902 Pleasant Valley Road) from the Residential – Regional District of North Okanagan Electoral Areas B & C Official Community Plan land use designation to Residential – Medium Density;

AND FURTHER that the Advisory Planning Committee recommends that Council support amending the OCP land use designation for Lot 4, Section 11, Township 8, ODYD, Plan 4165 (5902 Pleasant Valley Road) from the Residential – Regional District of North Okanagan Electoral Areas B & C Official Community Plan land use designation to Residential – Low Density and to include the subject property within Development District #2 – Neighbourhood District and Development Permit Area #2 subject to:

1. Dedication of a 3 metre road right of way along the southern most boundary of the property for emergency access, a walkway connection and for drainage works;
2. That prior to any construction on the site, an Archeological Impact Assessment be conducted on the lower south east half of the property as outlined in Figure 3.

CARRIED, with Don Schuster opposed.

INFORMATION ITEMS:

The Staff Liaison provided an update of APC related items discussed at the January 22, 2018 Council meetings as follows:

- DVP00412 – NOYFSS Building on 31 Street and 32 Avenue – Alternative 3 approved – (this alternative came forward after report was viewed by APC), issued once all conditions are satisfied.
- McMechan Reservoir proposal was received at Committee of the Whole Meeting – Public Open House scheduled for Jan. 31 at the Re.c Centre.

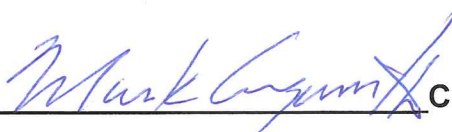
NEXT MEETING

The next regular meeting of the Advisory Planning Committee is scheduled for **Wednesday**, February 14, 2018.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 4:42 p.m.

CERTIFIED CORRECT:


Chair