

THE CORPORATION OF THE CITY OF VERNON

**RECORD OF A PUBLIC HEARING OF COUNCIL  
HELD MONDAY, MARCH 26, 2018 COUNCIL CHAMBERS  
3400 – 30 STREET, VERNON, B.C.**

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PRESENT: Mayor Mund

Councillors: B. Spiers, J. Cunningham, D. Nahal,  
B. Quiring, (C. Lord, S. Anderson, absent)

Staff: W. Pearce, CAO  
S. Blakely, Manager, Legislative Services  
K. Flick, Director, Community Development & Infrastructure  
E. Stranks, Manager, Engineering Development  
C. Broderick, Manager, Current Planning  
B. Bandy, Real Estate Manager

Others: Members of the Public

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Mayor Mund called the Public Hearing to order at 5:30 p.m.

Mayor Mund outlined the procedures to be followed.

Deputy Corporate Officer, Susan Blakely advised that Notice of the Public Hearing was published in the **Sunday, March 18, 2018, and Wednesday, March 21, 2018** issues of the Morning Star Newspaper, as required by the *Local Government Act*.

Administration reviewed the rezoning application for:

**"4005 Pleasant Valley Road Rezoning Bylaw Number 5676, 2018"**

**A Bylaw to:**

1. To rezone the subject property at (4005 Pleasant Valley Road) from R2 – Large Lot Residential to R5 – Four-plex Housing Residential in order to allow a low density multi-family development.

Prior to Public Hearing no written submissions were received and distributed as follows:

Administration provided a brief overview of the application.

Mayor Mund called a first time for representation from the public in attendance with regard to **"4005 Pleasant Valley Road Rezoning Bylaw Number 5676, 2018"**.

SPEAKER NAME	COMMENTS
Cory Clement	<ul style="list-style-type: none"><li>• Asked if he could buy piece of the subject property last year to add to his property. Is that still a possibility?</li><li>• One large tree on property – probably 200 years old – what will happen to it? Would like to see it saved - lots of</li></ul>

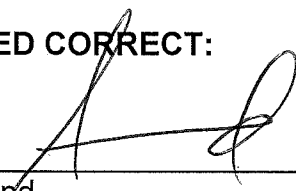
	<p>bats live in tree</p> <ul style="list-style-type: none"> <li>• <b>A. Admin:</b> Tree won't necessarily be removed as it is at the back of the site. As many trees as possible will be saved</li> <li>• What is an 'outdoor amenity' as noted on the plan? <b>A. Admin:</b> At the Development Permit stage will work with applicant to determine what the amenity will be (playground, green space, etc). Supports leaving natural scape</li> </ul>
Rudy Van Zwaaij	<ul style="list-style-type: none"> <li>• Owns Richmond House B&amp;B across from property</li> <li>• Not opposed to project</li> <li>• No concern with zoning change</li> <li>• Concern will be with construction noise and dust as it may affect business</li> </ul>
Gordon Aikema	<ul style="list-style-type: none"> <li>• Representing Grace Aikema (mother) whose property borders development</li> <li>• Not opposed to development</li> <li>• Is it a strata development?</li> <li>• <b>A. Admin:</b> not necessarily – it could be 6 rental units</li> <li>• Concerned about number of rental properties in the area</li> <li>• As time passes would like integrity of neighbourhood to be maintained</li> <li>• What impact does Council have on Strata Rules?</li> <li>• <b>A. Admin:</b> Council has no impact on whether it is a Strata Development – Applicant can do either. If Strata – the City would not have any say in the Strata Rules. If there was a housing agreement, Council could include some detail as to rentals</li> <li>• <b>Q. Council:</b> How many units are proposed – no opportunity for basement suites? <b>A. Admin:</b> Secondary suites are only allowed in single detached homes so this development would not qualify for legal secondary suites</li> </ul>
Al Miles	<ul style="list-style-type: none"> <li>• Curious about setback near his property - regarding vegetation and fencing</li> <li>• Noted large tree in area</li> <li>• Boundary between – is there going to be trees put in?</li> <li>• Existing vegetation going to be retained?</li> <li>• <b>A. Admin:</b> Some vegetation will be removed to clean up the property. The Development Permit will get into details related to landscaping. Zoning permits a fence up to 1.8 M, but it is not required. Have requested a landscape buffer on property and will ask for preservation of existing trees</li> </ul>

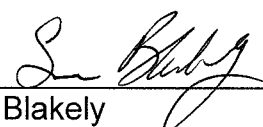
Mayor Mund called a second, third and final time for representation from the public. There being none, Mayor Mund closed the Public Hearing for "4005 Pleasant Valley Road Rezoning Bylaw Number 5676, 2018".

CLOSE:

The Public Hearing closed at 5:46 pm.

**CERTIFIED CORRECT:**

  
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Akbal Mund  
Mayor

  
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Susan Blakely  
Deputy Corporate Officer