



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, MAY 15, 2018

PRESENT: VOTING

Mark Longworth, Chair
Doug Neden, Vice-Chair
Jamie Paterson
Don Schuster
Monique Hubbs-Michiel
Vicki Topping
Joanne Georgeson

NON VOTING

Councillor Cunningham
Councillor Spiers
Corbin Kelley, Youth Member

ABSENT: Lisa Briggs
Ian Murphy

STAFF: Carie Liefke, Planning Assistant
Keltie Chamberlain, Planning Assistant
Cleo Corbett, Long Range Planner
Ed Stranks, Manager, Engineering Development
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 :Don Schuster:

THAT the agenda of the Advisory Planning Committee meeting for Tuesday, May 15, 2018 be adopted.

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Don, seconded by Monique Hubbs-Michiel;

THAT the minutes for the Advisory Planning Committee meeting of Wednesday, February 14, 2018 be adopted.

CARRIED.

UPDATE ON KAL TIRE PLACE - PARKING

An update was provided on handicapped parking spaces at Kal Tire Place. The following points were noted:

- Parking was completed last year
- Since installation there has been one complaint received regarding slope of parking space.

NEW BUSINESS:

DEVELOPMENT VARIANCE APPLICATION – 7012 APPALOOSA WAY

The Advisory Planning Committee reviewed development variance permit application DVP00430 for property located at 7012 Appaloosa Way. The Planning Assistant provided an overview of the application.

Moved by Doug Neden, seconded by Monique Hubbs-Michiel;

THAT the Advisory Planning Committee support Council’s approval, at its Regular Meeting of June 26, 2017, of Development Variance Application #DVP00395 to vary the following sections of Zoning Bylaw #5000 to allow for an addition to the house and a retaining wall with a fence on top on the property described as Lot H, Plan 19058, Sec 31, Tp 9, ODYD (7012 Appaloosa Way):

- a) to vary the minimum front yard building setback from 7.5m to 1.8m (Sec.9.2.5); and
- b) to vary the maximum combined height of a retaining wall and a fence on top of the retaining wall from 2.0m to 3.96m (Sec.5.11 and Sec.6.5.12).

AND FURTHER, that Council’s support of DVP00395 is subject to the following:

- a) That the revised site, elevation, floor, retaining wall and fence plans be provided by the applicant and attached to and form part of DVP00395 as Schedule ‘A’; and
- b) That the revised site plan is to indicate that the west driveway access is to be closed and the closed area is to be landscaped

be extended for one year.

THAT the Advisory Planning Committee recommends Council support Development Variance Permit Application #DVP00430 to vary the following section of Zoning Bylaw #5000 to allow for an addition to the house on the property described as Lot H, Plan 19058, Sec 31, Tp 9, ODYD (7012 Appaloosa Way):

- a) to vary the minimum west side yard building setback from 2.5m to 1.5m (Sec.9.2.5).

AND FURTHER, that Council's support of DVP00430 is subject to the following:

- a) That the site, elevation, floor, retaining wall and fence plans noted as Attachments 3 to 9 inclusive in the report titled Development Variance Permit Application for 7012 Appaloosa Way dated May 7, 2018 be attached to and form part of DVP00430 as Schedule 'A'; and
- b) That the site plan is to indicate that the west driveway access is to be closed and the closed area is to be landscaped.

CARRIED.

**REZONING
APPLICATION – 7818
OKANAGAN LANDING
BENCH ROAD**

The Advisory Planning Committee reviewed Rezoning application ZON00293 located at 7818 Okanagan Landing Bench Road. The Planning Assistant provided an overview of the application.

The following points were noted:

- Clarification on Level 5 buffer – Agricultural Land Reserve (ALR) requires buffer, Zoning Bylaw #5000 specifies that it must be done in accordance with ALR requirements.

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

THAT the Advisory Planning Committee recommends that Council support the application to rezone Lot 2, DL 6, ODYD Plan 26285 (7818 Okanagan Landing Bench Road) from A3 – Rural Small Holdings to R1 – Estate Lot Residential, in order to allow the boundary adjustments of four contiguous lots, subject to the following:

- a) The installation of a Level 5 buffer along the southern boundary of the subject property adjacent to ALR lands

pursuant to the requirements of Zoning Bylaw #5000 Section 6.6.2., and the Ministry of Agriculture's *Guide to Edge Planning*.

CARRIED.

**DEVELOPMENT
VARIANCE
APPLICATION – 8853
ADVENTURE BAY
ROAD**

The Advisory Planning Committee reviewed development variance permit application DVP00422 for property located at 8853 Adventure Bay Road. An overview of the application was provided.

The following points were noted:

- Concerns that some slopes are greater than 30%. Areas that are over 30% have been built up with fill and this will be removed prior to development proceeding.

Moved by Jamie Paterson, seconded by Doug Neden;

THAT the Advisory Planning Committee recommends that Council support the development variance permit application to vary Section 4.16 of Zoning Bylaw #5000 to allow for subdivision and construction on lands with slopes in excess of 30% on Lot 2, Plan 27137, DL 298, ODYD (8853 Adventure Bay Road).

CARRIED.

**LAND USE CONTRACT
DISCHARGE AND
DEVELOPMENT
VARIANCE
APPLICATION – 9238
CHINOOK ROAD**

The Advisory Planning Committee reviewed the land use contract discharge LUC00013 and development variance permit application DVP00421 for property located at 9238 Chinook Road. An overview of the application was provided.

Moved by Doug Neden, seconded by Jamie Paterson;

THAT the Advisory Planning Committee recommends that Council support the application to discharge Bylaws #291 and #292 respecting Land Use Contract (LTO #P2461) from the title of Lot 17, Sec 11, Twp 13, ODYD, Plan 31060 (9238 Chinook Road) and allow the property to be governed by Zoning Bylaw #5000;

AND FURTHER, that Bylaws #291 and #292, being bylaws to designate the subject lands as a Development Area and to

authorize the Regional District of North Okanagan to enter into a Land Use Contract, be repealed;

AND FURTHER, that the Advisory Planning Committee recommends that Council support the Development Variance application (DVP00421) for Lot 17, Sec 11, Twp 13, ODYD, Plan 31060 (9238 Chinook Road) to vary:

- a) Section 4.5.4 to allow the location of a secondary building in the front yard;
- b) Sections 4.5.6 and 9.2.5 to allow a secondary building to exceed the lesser of 4.5m or one storey in height, to a maximum of 7.6m and one and a half storeys in height; and
- c) Section 9.2.5 to reduce the minimum front yard setback from 7.5m to 4.5m.

subject to the following:

- a) That the site plan and building elevation plans generally shown as Attachment 1 in the report titled "Land Use Contract Discharge and Development Variance Permit Application for 9238 Chinook Road" dated May 8, 2018 by the Manager, Current Planning, be attached to and form part of Development Variance Permit DVP00421 as Schedule 'A'; and
- b) That a Section 219 Covenant (Wildfire) in favour of the City of Vernon be registered on the title of the subject lands.

CARRIED.

INFORMATION ITEMS:

The Committee reviewed the information for APC related items discussed at the Feb. 26, March 12 & 26, April 9 & 23 Council meetings. The Staff Liaison provided an update of APC related items discussed at the May 14, 2018 Council meetings as follows:

- Bylaw 5627 – 5545 27 Avenue was adopted yesterday, the building has been relocated to other side of property to lessen impact to adjacent development.

