



## THE CORPORATION OF THE CITY OF VERNON

### MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, JULY 24, 2018

**PRESENT:** VOTING

Mark Longworth, Chair  
Doug Neden, Vice-Chair  
Jamie Paterson  
Joanne Georgeson  
Phyllis Kereliuk  
Ian Murphy  
Monique Hubbs-Michiel  
Vicki Topping

**NON VOTING**

Councillor Quiring

**ABSENT:** Lisa Briggs  
Don Schuster  
Corbin Kelley, Youth Member  
Councillor Cunningham

**STAFF:** Craig Broderick, Manager, Current Planning  
Roy Nuriel, Economic Development Planner  
Ellen Croy, Transportation Planner  
Natasha Kositsin, Acting Legislative Committee Clerk

**ORDER**

The Chair called the meeting to order at 4:02 p.m.

**ADOPTION OF  
AGENDA**

Moved by Monique Hubbs-Michiel, seconded by Joanne Georgeson;

THAT the agenda of the Advisory Planning Committee meeting for Tuesday, July 25, 2018 be adopted.

**CARRIED.**

**ADOPTION OF  
MINUTES**

Moved by Doug Neden, seconded by Vicki Topping;

THAT the minutes for the Advisory Planning Committee meeting of Tuesday, July 9, 2018 be amended to correct the mover/seconded on DVP#00432;

AND FURTHER that the minutes be adopted as amended.

**CARRIED.**

**NEW BUSINESS:**

**DEVELOPMENT  
VARIANCE PERMIT  
APPLICATION FOR  
1100 30 AVENUE**

The Advisory Planning Committee reviewed the Development Variance Permit application #00434 for 1100 30 Avenue. The Manager, Current Planning reviewed the application and noted the following:

- Carriage home variance is required for height exceeding 4.5m
- Windows on south side
- Driveway width of up to 7.5m wide.

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

THAT the Advisory Planning Committee recommends that Council support the Development Variance Permit Application #DVP00434 to vary the following sections of Zoning Bylaw #5000 to increase the maximum height of a secondary building from 4.5m or one storey in height, to 6.1m in height for a two-storey building containing a secondary suite on the property located on Lot 7, Plan 23011, Sec 35, Twp9, ODYD (1100 30<sup>th</sup> Avenue):

- a) To vary Section 4.5.6, to increase the maximum height of a secondary building from 4.5m or one storey in height, to 6.1m in height for a two-storey building containing a secondary suite; and
- b) To vary Section 9.2.5, to increase the maximum height of a secondary building from 4.5m to 6.1m.

AND FURTHER, that the Advisory Planning Committee recommends that Council support DVP00434 subject to the following:

- a) That an enhanced landscape plan (i.e. pyramid cedars) be provided for the southern property line and that the south setback be increased from 1.5m to 2.5m.
- b) That the revised survey plan, site plan, elevation plan, and building renderings intended to illustrate the height of the

proposed structure and noted as Attachment 1, 2, 3, and 4 in the report titled "Development Variance Permit Application for 1100 30<sup>th</sup> Avenue" and dated July 18, 2018 by the Planning Assistant be attached to and form part of DVP00434 as Schedule 'A'.

### CARRIED

#### REZONING AND DEVELOPMENT VARIANCE PERMIT APPLICATIONS FOR 3607 27 STREET

The Advisory Planning Committee reviewed the Rezoning and Development Variance Permit applications for ZON00299/DVP00427. The Economic Development Planner reviewed the application and noted the following:

- R1 to C4 (lower part of Easthill)
- 6m Restrictive Covenant to provide future access to adjacent property
- Dental clinic will be two stories, one floor for dental services and second floor just for staff
- Clients will not have access to the top floor.

Moved by Joanne Georgeson, seconded by Doug Neden;

THAT the Advisory Planning Committee recommends that Council support the application to rezone Lot 1-2, Block 28, Plan 327E, Sec 3, Twp 8, ODYD (3607 – 27<sup>th</sup> Street) from R1 – Estate Lot Residential to C4 – Street Oriented Commercial, subject to the following conditions:

- a) That the owner registers a Section 219 Restrictive Covenant on title of 3607 – 27<sup>th</sup> Street that would guarantee access to 3603 – 27<sup>th</sup> Street by way of a 6.0m wide private access easement if direct access onto 27<sup>th</sup> Street is not granted in conjunction with a commercial rezoning application for 3603 – 27<sup>th</sup> Street; and
- b) That the owner registers a Section 219 Restrictive Covenant on title of 3607 – 27<sup>th</sup> Street to prohibit food primary establishments, liquor primary establishments, licensee retail store, food preparation and beverage, food and liquor sales uses on the lands;

AND FURTHER, that the Advisory Planning Committee recommends that Council support Development Variance Permit application #DVP00427 to vary the following sections of Zoning Bylaw #5000 to allow for a two storey commercial development

to be constructed on Lot 1-2, Block 28, Plan 327E, Sec 3, Twp 8, ODYD (3607 – 27<sup>th</sup> Street):

- a) to vary the minimum front yard setback from 3.0m to 2.13m (Section 10.4.5);
- b) to vary the minimum south side yard setback from 3.0m to 2.97m (Section 10.4.5);
- c) to vary the minimum landscape buffer on the south side yard from 2.0m to 1.6m and on the rear side from 2.0m to 1.0m (Section 6.6.2, Table 6.1);

AND FURTHER, that the Advisory Planning Committee recommends that Council not support the variance to reduce the off-street parking spaces from 21 spaces to 16 spaces. (Section 7, Table 7.1)

AND FURTHER, that the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00427 to vary the following section of Subdivision and Development Servicing Bylaw #3843 on the property described as Lot 1-2, Block 28, Plan 327E, Sec 3, Twp 8, ODYD (3607 – 27<sup>th</sup> Street):

- a) to vary the off-site works along 37<sup>th</sup> Avenue and reduce asphalt width requirement of 12.0m to existing as per Schedule A – Level of Service;

AND FURTHER, that the Advisory Planning Committee recommends that Council support DVP00427 subject to the following:

- a) the owner is to dedicate road right-of-way widening of approximately 0.31m adjacent to 27<sup>th</sup> Street and approximately 0.105m adjacent to 37<sup>th</sup> Avenue on Lot 1-2, Block 28, Plan 327E, Sec 3, Twp 8, ODYD (3607 – 27<sup>th</sup> Street);
- b) the owner is to dedicate a 3.0m by 3.0m corner cut-off at the northwest corner of the property at 37<sup>th</sup> Avenue and 27<sup>th</sup> Street;
- c) the owner is to enter into a Works Contribution Agreement for off-site works along 27<sup>th</sup> Street and 37<sup>th</sup> Avenue adjacent to the subject property;

- d) that Lots 1 and 2, Block 28, Plan 327E, Sec 3, Twp 8, ODYD be consolidated prior to the issuance of the occupancy permit;
- e) the owner is to sign a License Agreement for proposed improvement to the right-of-way adjacent to the subject property; and
- f) that the revised site, floor, elevation and landscaping plans, generally shown as Attachments 1 to 6 inclusive in the report titled "Rezoning and Development Variance Permit Applications for 3607 – 27th Street and dated July 17, 2018 by the Economic Development Planner be attached to and form part of DVP00427 as Schedule 'A'.

**CARRIED, with Vicki Topping opposed**

**LAND USE CONTRACT DISCHARGE APPLICATION FOR 8000 BENCH ROW ROAD**

The Advisory Planning Committee reviewed the Land Use Contract Discharge Application for 8000 Bench Row Road. The Manager, Current Planning provided an overview and provided the following:

- The property is within the Agricultural Land Reserve
- Sloping lot, have a Geotech. report which will be recommending safe setback inside of the slope where they can build
- 2.7 acres of land but most of it is on the slope
- Land Use Contract will be void as of June 30, 2024. Upon discharge of Land Use Contract, the underlying zoning (A1) applies.

Moved by Vicki Topping, seconded by Monique Hubbs-Michiel;

THAT the Advisory Planning Committee recommends that Council support the application to discharge Bylaws #287 and #288, being Land Use Contract (LTO #P2374) from the title of Lot 1, DL 6, ODYD, Plan 6067 exc. Plan 31460 (8000 Bench Row Road), to allow the property to be governed by Zoning Bylaw #5000 (A1 Agriculture within the ALR), subject to registration of a no build, no disturb covenant intended to protect the existing vegetation on-site.

**CARRIED.**

**PROPOSED TEXT AMENDMENTS (A3 –**

The Advisory Planning Committee reviewed the Proposed Text Amendments (A3 – Rural Small Holdings and R4 – Small Lot

**RURAL SMALL HOLDINGS AND R4 – SMALL LOT RESIDENTIAL)**

Residential). The Manager, Current Planning provided an overview and noted the following:

- Secondary suites were omitted in the A3 Zone
- The R4 Zone has regulations for semi-detached (i.e. zero in setback for party walls) does not list semi-detached as a permitted use.

Moved by Doug Neden, seconded by Joanne Georgeson;

THAT the Advisory Planning Committee recommends that Council support the preparation of a text amendment to zoning district A3 – Rural Small Holdings to add secondary suites as a Secondary Use;

AND FURTHER, that the Advisory Planning Committee recommends that Council support the preparation of a text amendment to zoning district R4 – Small Lot Residential to add semi-detached housing as a Primary Use.

**CARRIED.**

**INFORMATION ITEMS:**

The Manager, Current Planning reviewed the information for APC related items discussed at the July 23, 2018 Council meeting as follows:

- Council gave authority to move forward with the required bylaws for the McMechan Reservoir Development.
- 9361 Eastside Road – exceeding 30% slopes approved.

**NEXT MEETING**

The next regular meeting of the Advisory Planning Committee is scheduled for Tuesday, August 14, 2018.

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at 4:41 p.m.

**CERTIFIED CORRECT:**

 Vice Chair