



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

WEDNESDAY, SEPTEMBER 25, 2018

PRESENT: VOTING

Mark Longworth, Chair
Joanne Georgeson
Phyllis Kereliuk
Monique Hubbs-Michiel
Ian Murphy
Don Schuster
Jamie Paterson

NON VOTING

Councillor Cunningham

ABSENT: Vicki Topping

Doug Neden
Lisa Biggs
Corbin Kelley, Youth Member

GUESTS: Seven (7)

STAFF: Craig Broderick, Manager, Current Planning
Ellen Croy, Transportation Planner
Ed Stranks, Manager, Engineering Development Services
Janice Nicol, Legislative Committee Clerk

ORDER

The Chair called the meeting to order at 4:01 p.m.

**ADOPTION OF
AGENDA**

Moved by Jamie Paterson, seconded by Don Schuster;

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

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Monique Hubbs-Michiel, seconded by Phyllis Kereliuk;

THAT the minutes for the Advisory Planning Committee meeting of Wednesday, September 5, 2018 be adopted.

CARRIED.

NEW BUSINESS:

**DEVELOPMENT
VARIANCE PERMIT
APPLICATIONS FOR
5350 SILVERSTAR
ROAD**

The Advisory Planning Committee reviewed the Development Variance Permit application DVP #00433 for 5350 Silver Star Road. The Manager, Current Planning reviewed the application. The following points were noted by the Committee:

- Concern about large bank of land at back of property.

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

THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00433 to vary the following sections of Zoning Bylaw #5000 in order to construct two duplexes on four bareland strata lots on a portion of Lot A DL 51 ODYD Plan 40774, exc. Strata Plan EPS4330 (5350 Silver Star Road):

- a) For proposed Units 25 and 27:
 - i. to vary Section 9.16.6. to reduce the front yard setback from: a minimum of 6.0m from a garage or carport to the back of curb or sidewalk for vehicular entry, to a minimum of 5.3m; and
 - ii. to vary Section 9.16.6 to reduce the rear yard setback from: a minimum of 7.5m to a minimum of 6.0m; and

- b) For proposed Units 26 and 28:
 - i. to vary Section 9.16.6. to reduce the front yard setback from: a minimum of 6.0m from a garage or carport to the back of curb or sidewalk for vehicular entry, to a minimum of 5.2m; and
 - ii. to vary Section 9.16.6 to reduce the rear yard setback from: a minimum of 7.5m to a minimum of 7.0m;

AND FURTHER, that the Advisory Planning Committee recommends that Council support of DVP00433 is subject to the following:

- a) That the site plan and elevation plans, intended to illustrate the general form, character and massing of the proposed duplex units, and noted as Attachments 1 and 2 in the report titled "Development Variance Permit Application for 5350 Silver Star Road", dated September 20, 2018 by the Manager, Current Planning be attached to and form part of DVP00433 as Schedule 'A'.

CARRIED.

**REZONING
APPLICATION FOR
7250 HITCHCOCK
ROAD**

The Advisory Planning Committee reviewed rezoning application ZON #00296 for 7250 Hitchcock Road. The Manager, Current Planning reviewed the application and the Committee provided the following feedback:

- Concern that a high density area is being promoted on the edge of Vernon, there is no public transportation at this location.

Moved by Don Schuster, seconded by Jamie Paterson;

THAT the Advisory Planning Committee recommends that Council support the application to rezone the S ½ of the S ½ of the SW ¼ of Sec 19 Twp 5 ODYD (7250 Hitchcock Road) within the Foothills Neighbourhood from NU (NORD) to HR1 (Hillside Residential Single and Two Family), HR2 (Hillside Residential Multi-Family), and P1 (Parks and Open Space) in order to allow the subdivision of single or two family lots, a multi-family lot, the dedication of undisturbed open space and a remnant parcel subject to the following conditions:

- a) Registration of a Section 219 "No Disturb" Covenant on the remnant parcel that would restrict future subdivision or development until the approval of a pre-plan, consistent with the Foothills Neighbourhood Plan, that would identify the location of a future road network that respects sensitive areas including seasonal water bodies or drainage courses, ensures access to lands beyond, and provides for future parks and trail connections;
- b) Preparation of a phased servicing plan that identifies onsite and offsite servicing upgrades necessary to

support the development of the subject lands, including the first phase of development and the remnant parcel;

- c) The design of on-site and off-site works and services necessary to service the first phase of development and the remnant parcel; and
- d) Payment of water latecomer charges for use of reservoir capacity in the Sun Peaks Reservoir.

AND FURTHER, that prior to adoption of a zoning amendment bylaw:

- a) the applicant provide geotechnical information regarding slope and soil conditions along the edge of the ravine located along the east property line, including recommendations regarding the location of a no disturb covenant, a trail for public access, and safe building setbacks in this area; and
- b) security in the amount of 125% of estimated costs be provided for the construction of a fence to delineate the recommended no disturb area and trail location along the east property line.

CARRIED.

INFORMATION ITEMS:

The Manager, Current Planning reviewed the information for APC related items discussed at the September 24, 2018 Council meeting as follows:

- Public Hearing for Zoning Text Amendment (Secondary Suites/Semi-Detached Housing) – received third reading and will be sent to Ministry of Transportation/Infrastructure
- Public Hearing for Zoning Text Amendment (Parking and Loading) – deferred after more consultation, second PH to be held
- Public Hearing for 8000 Bench Row Road LUC Discharge – received third reading
- Public Hearing for 3607 27th Street – received third reading
- Rezoning and DVP for 2907 26 Street - first and second reading – PH for Nov. 13

- Rezoning for 5757 Okanagan Landing Road – first and second reading – PH for Nov. 13
- Text Amendments for RTR – Resort Residential – first and second reading – PH for Nov. 13
- OCP and Rezoning for 3903 30th Street – first and second reading – PH for Nov. 13
- Storm and road sections of amendments to Subdivision Servicing bylaw adopted.

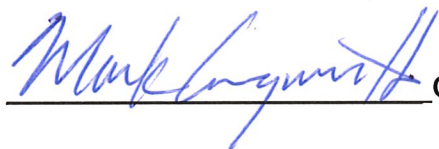
NEXT MEETING

The next regular meeting of the Advisory Planning Committee is scheduled for **Wednesday, October 10, 2018.**

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 4:38 p.m.

CERTIFIED CORRECT:


Chair