



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, FEBRUARY 12, 2019

PRESENT: VOTING

Monique Hubbs-Michiel
Jamie Paterson
Larry Lundgren
Bill Tarr
Phyllis Kereliuk
Harpreet Nahal
Lisa Briggs

NON VOTING

Councillor Mund

ABSENT: Mark Longworth

Don Schuster
Doug Neden

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

ORDER The Committee Clerk called the meeting to order at 4:00 p.m.

ELECTION OF VICE-CHAIR This item deferred, at the Committee's request, from the meeting on January 22, 2019 and was requested to be deferred again until the February 26, 2019 meeting.

The Committee agreed that Larry Lundgren would act as temporary Vice-Chair for the February 12, 2019 meeting.

ADOPTION OF AGENDA Moved by Jamie Paterson, seconded by Monique Hubbs-Michiel;

THAT the agenda of the Advisory Planning Committee meeting for Tuesday, February 12, 2018 be adopted.

CARRIED.

ADOPTION OF MINUTES

Moved by Lisa Briggs, seconded by Phyllis Kereliuk;

THAT the minutes for the Advisory Planning Committee meeting of January 22, 2019 be adopted.

CARRIED.

NEW BUSINESS:

REZONING AND DEVELOPMENT VARIANCE PERMIT APPLICATIONS FOR SILVER STAR GATEWAY BUSINESS PARK

The Advisory Planning Committee reviewed the Rezoning and Development Variance Permit applications for the Silver Star Gateway Business Park. The Planner, Economic Development reviewed the application and explained the revision made after the agenda was circulated. A short video was played outlining the phases of this development. The following points were noted by the Committee:

- Clarification of wildlife corridor and protected area.
- Concern that the home of 4960 Silver Star Road is unaware of development – adjacent owners will be informed as part of the rezoning and DVP letters to the neighbours..
- Potential businesses are unknown at this time.
- High demand for industrial units in the City of Vernon.
- Phase 3 – if there was any residential proposed, it would need to comply with current zoning.
- Concerns about the chemicals proposed to be used for weed control, the water/chemical run-off, etc.
- Concerns about the safety of the roadway and exiting onto Silver Star Road.

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

THAT the Advisory Planning Committee recommends Council support the application to rezone Lot 3, Plan KAP90756, Sec 2, Twp 8, ODYD (5012 Silver Star Road), Lot A, Plan 39472, Sec 2, Twp 8, ODYD (4940 Silver Star Road) and Lot 5, Plan KAP83899, Sec 2, Twp 8, ODYD (4824 Silver Star Road) from RR – Rural Residential to I1 – Light Industrial;

AND FURTHER, that the Advisory Planning Committee recommends Council support the application to rezone a portion of Lots 2, 3 and 4, Plan KAP83899, Sec 2, Twp 8, ODYD (4800, 4808, 4816 Silver Star Road) that is located

within the top of the bank area from R7 – Mobile Home Residential to C5 – Community Commercial;

AND FURTHER, that the Advisory Planning Committee recommends Council support of ZON00322 is subject to the following:

- a) That the owner registers a blanket easement on the titles of 5012, 4940, 4824, 4816, 4808 and 4800 Silver Star Road for private road access, shared parking and private utility corridor;
- b) That Lot A, Plan 39472, Sec 2, Twp 8, ODYD (4940 Silver Star Road) and Lot 5, Plan KAP83899, Sec 2, Twp 8, ODYD (4824 Silver Star Road) be consolidated;
- c) That Lots 2, 3 and 4, Plan KAP83899, Sec 2, Twp 8, ODYD (4800, 4808, 4816 Silver Star Road) be consolidated;
- d) That the owner is to dedicate road right-of-way widening adjacent to Silver Star Road on Lot A, Plan 39472, Sec 2, Twp 8, ODYD (4940 Silver Star Road) and Lot 5, Plan KAP83899, Sec 2, Twp 8, ODYD (4824 Silver Star Road); and
- e) That an environmental monitor will be retained by the owner, primarily to ensure that within the identified wildlife movement corridor no development and/or soil disturbance will occur outside of the identified development footprint, and that the owner is to provide a monetary security in the amount of 125% of the estimated costs of the environmental works and monitor, as approved by Administration;

AND FURTHER, that the Advisory Planning Committee recommends Council support Development Variance Permit application #DVP00447 to vary the following sections of Zoning Bylaw #5000 to allow for an industrial development to be constructed on Lot 3, Plan KAP90756, Sec 2, Twp 8, ODYD (5012 Silver Star Road):

- a) to vary the minimum east side yard setback from 10.0m to 7.0m (Section 11.1.5);

- b) to vary the minimum rear yard setback from 6.0m to 3.0m (Section 11.1.5);
- c) to vary the minimum landscape buffer on the rear yard from 2.0m to 0.0m (Section 6.6.2, Table 6.1); and
- d) to vary the parking space requirement for light industrial use in the I1 – Light Industrial zoning district from 2.0 spaces per 100m² to 1.4 spaces per 100m² (Section 7, Table 7.1);

AND FURTHER, that the Advisory Planning Committee recommends Council support Development Variance Permit application #DVP00447 to vary the following sections of Zoning Bylaw #5000 to allow for an industrial development to be constructed on Lot A, Plan 39472, Sec 2, Twp 8, ODYD (4940 Silver Star Road):

- a) to vary the minimum front yard setback from 7.5m to 1.1m (Section 11.1.5);
- b) to vary the minimum landscape buffer on the front yard from 3.0m to 1.0m (Section 6.6.2, Table 6.1); and
- c) to vary the parking space requirement for light industrial use in the I1 – Light Industrial zoning district from 2.0 spaces per 100m² to 1.4 spaces per 100m² (Section 7, Table 7.1);

AND FURTHER, that the Advisory Planning Committee recommends Council support Development Variance Permit application #DVP00447 to vary the following sections of Zoning Bylaw #5000 to allow for an industrial development to be constructed on Lot 5, Plan KAP83899, Sec 2, Twp 8, ODYD (4824 Silver Star Road):

- a) to vary the minimum front yard setback from 7.5m to 1.1m (Section 11.1.5);
- b) to vary the minimum landscape buffer on the front yard from 3.0m to 1.0m (Section 6.6.2, Table 6.1);
- c) to vary the minimum rear yard setback from 6.0m to 3.0m (Section 11.1.5);

- d) to vary the minimum landscape buffer on the rear yard from 2.0m to 0.0m (Section 6.6.2, Table 6.1); and
- e) to vary the parking space requirement for light industrial use in the I1 – Light Industrial zoning district from 2.0 spaces per 100m² to 1.4 spaces per 100m² (Section 7, Table 7.1);

AND FURTHER, that the Advisory Planning Committee recommends Council support of DVP00447 is subject to the following:

- a) the owner is to enter into a Works Contribution Agreement for off-site works along Pleasant Valley Road adjacent to the subject property at the time of development of the adjacent lot;
- b) the owner is to provide additional bicycle parking stalls beyond the minimum Zoning Bylaw #5000 requirement;
- c) the owner is to provide a parking study six months after occupation of phases one and two to demonstrate whether the parking supply meets the parking demand and providing recommended mitigation measures; and
- d) that the site, floor, elevation and landscaping plans, Environmental Site Review and Transportation Impact Assessment generally shown as Attachments 2 to 6 inclusive and Attachments 10 and 11 in the report titled “Rezoning and Development Variance Permit Applications for 4800, 4808, 4816, 4824, 4940, 5012 Silver Star Road” and dated February 4, 2019 by the Economic Development Planner be attached to and form part of DVP00447 as Schedule ‘A’.

CARRIED.

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

THAT the Advisory Planning Committee recommends that Council request that any weed control measures utilized as part of the proposed development are firstly manual, then biological, and as a last resort, chemical.

CARRIED.

INFORMATION ITEMS:

The Manager, Current Planning advised that there were no APC related items discussed at the February 11th, 2019 Council Meeting:

NEXT MEETING

The next regular meeting of the Advisory Planning Committee is tentatively scheduled for **Tuesday, February 26, 2019.**

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 4:34 p.m.

CERTIFIED CORRECT:

 **Chair**