



## THE CORPORATION OF THE CITY OF VERNON

### MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, MARCH 26, 2019

**PRESENT:** VOTING  
Monique Hubbs-Michiel  
Larry Lundgren  
Bill Tarr  
Phyllis Kereliuk  
Lisa Briggs  
Mark Longworth  
Don Schuster  
Doug Neden

NON VOTING  
Councillor Mund  
Mayor Cumming

**GUESTS:** Member of the Public (1)

**ABSENT:** Jamie Paterson  
Harpreet Nahal

**STAFF:** Craig Broderick, Manager, Current Planning  
Ed Stranks, Manager, Engineering Development Services  
Keltie Chamberlain, Planning Assistant  
Janice Nicol, Legislative Committee Clerk

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

**ELECTION OF VICE-CHAIR** Moved by Monique Hubbs-Michiel, seconded by Don Schuster;  
THAT Doug Neden be re-elected Vice-Chair of the  
Advisory Planning Committee for 2019.

**CARRIED.**

**ADOPTION OF AGENDA** Moved by Doug Neden, seconded by Monique Hubbs-Michiel ;  
THAT the agenda of the Advisory Planning Committee  
meeting for Tuesday, March 26, 2019 be adopted.

**CARRIED.**

**ADOPTION OF MINUTES**

Moved by Phyllis Kereliuk, seconded by Larry Lundgren;

THAT the minutes for the Advisory Planning Committee meeting of February 12, 2019 be adopted.

**CARRIED.**

**NEW BUSINESS:**

**DEVELOPMENT VARIANCE PERMIT APPLICATION – 1909 43 AVENUE**

The Advisory Planning Committee reviewed Development Variance Permit application for 1909 43 Avenue. The Planning Assistant reviewed the application. The following points were noted by the Committee:

- Is a side yard landscape buffer necessary? Seems like it may consume water and serve no real purpose.
- Once the trees are mature, concern that they may not be maintained and extend over onto neighbouring properties leaving debris.
- Concrete fence height may pose a problem for some neighbours that have built structures close to property line.
- Concern about the grade of the property once the concrete fence is constructed.
- Concern about the proposed industrial access into a residential neighbourhood (42A Street).

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

THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00445 to vary the following sections of Zoning Bylaw #5000 in order to construct a 13-unit industrial strata building on Lot 3, Plan 7229, District Lot 75, Osoyoos Division Yale District Except PCL A (DD 182321F) (1909 43<sup>rd</sup> Street):

- a) to vary the required minimum side yard landscape buffer from 2.0m to five individual landscape buffer islands with a 2.4m concrete fence with decorative detailing in the south-west side yard (Section 6.6.2);

AND FURTHER, that the Advisory Planning Committee recommends that Council support of DVP00428 is subject to the following:

- a) That the site, elevation and landscape plans generally noted as Attachments 1 to 3 inclusive in the report titled "Development Variance Permit Application for 1909 43<sup>rd</sup> Street" and dated March 19, 2019 by the Planning Assistant be attached to and form part of DVP00445 as Schedule 'A'.

**CARRIED.****DEVELOPMENT  
VARIANCE PERMIT  
APPLICATION – 8800  
RISING VIEW WAY**

The Advisory Planning Committee reviewed Development Variance Permit application for 8800 Rising View Way. The Manager, Current Planning and Manager, Engineering Development, reviewed the application.

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

THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00442 to vary the following section of Zoning Bylaw #5000 in order to construct a golf course clubhouse on a portion of Lot A, Sec 6, Twp 8, ODYD, Plan EPP19505 (8800 Rising View Way), which straddles the boundary of the RTC – Resort Commercial and P5 – Private Park zoning districts:

- a) to vary Section 12.5.5 for the portion of the property zoned P5 – Private Park to allow the maximum height of a structure to be increased from 8.0 m to 15.0 m to allow the construction of a golf course clubhouse.

AND FURTHER, that the Advisory Planning Committee recommends that Council direct the Manager of Development Engineering to allow a modification to the Okanagan Hills Master Development Agreement (2005), in order to allow the construction of the golf course clubhouse, subject to the necessary servicing costs associated with the golf course clubhouse being identified and proportionately allocated within the Master Development Agreement module structure.

AND FURTHER, that the Advisory Planning Committee recommends that Council support of DVP00442 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 golf course clubhouse as shown on Attachments 2 and 3 in the report titled "Development Variance Permit Application for 8800 Rising View Way" and dated March 21, 2019 be attached to and form part of DVP00442 as Schedule 'A'.

**CARRIED.**

**INFORMATION ITEMS:**

The Manager, Current Planning reviewed Advisory Planning Committee related items that were discussed at the February 25<sup>th</sup> and March 25<sup>th</sup>, 2019 Council Meetings:

**Feb 25** – DVP00446 – 9738 Delcliffe Road - issued once all conditions are satisfied.

**March 25** – Public Hearing for Silver Star Gateway Business Park, granted third reading

The Manager, Current Planning advised that there were no Advisory Planning Committee related items discussed at the March 11, 2019 Council Meeting.

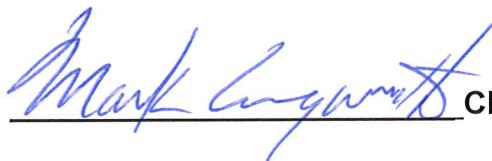
**NEXT MEETING**

The next regular meeting of the Advisory Planning Committee is tentatively scheduled for **Tuesday, April 9th, 2019.**

**ADJOURNMENT**

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

**CERTIFIED CORRECT:**

 **Chair**