



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

WEDNESDAY, NOVEMBER 26, 2019

PRESENT: VOTING

Mark Longworth, Chair
Doug Neden, Vice-Chair
Bill Tarr
Monique Hubbs-Michiel
Larry Lundgren
Phyllis Kereliuk

NON VOTING

Councillor Mund
Mayor Cumming

ABSENT: Harpreet Nahal
Don Schuster
Jamie Paterson
Lisa Briggs

STAFF: Craig Broderick, Manager, Current Planning/Staff Liaison
Ellen Croy, Transportation Planner
Janice Nicol, Legislative Committee Clerk

ORDER

The Chair called the meeting to order at 4:00 p.m.

**ADOPTION OF
AGENDA**

Moved by Larry Lundgren, seconded by Monique Hubbs-Michiel;

THAT the agenda of the Advisory Planning Committee meeting for November 26, 2019 be adopted.

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Doug Neden, seconded by Phyllis Kereliuk;

THAT the minutes for the Advisory Planning Committee meeting of November 13, 2019 be amended as follows:

- DVP00461 – first bullet – should say structural wall at 3.1m;

- DVP00461 – last bullet – add ‘earlier in the process’
- ZON00342 – last bullet, remove ‘the parking’ and add ‘with Phase 1.

AND FURTHER, that the minutes be adopted as amended.

CARRIED.

PERCEIVED CONFLICT OF INTEREST

The Chair advised that Advisory Planning Committee Member Harpreet Nahal advised that he had voted against an application (DVP00461 – 8840 Somerset Place) at the previous meeting on November 13, 2019 without realizing that there may be a potential conflict of interest as his business partner, Sunterra Homes Ltd. is the applicant. He apologizes for an inconvenience this may have caused and will do his best to ensure this doesn’t happen again.

NEW BUSINESS:

DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 3403 15th STREET (DVP00453)

The Manager, Current Planning reviewed the Development Variance Permit application DVP00453 for 3403 15th Street. The Committee noted the following:

- Typo with address noted in report – 3402 should be 3403
- Concern that suite will be using laneway as access – vehicles will be backing out onto a laneway that is busy at time with pedestrians
- Suggestion to post a mirror on the fence for safety when backing out
- Concern that the proposed deck is facing south onto the neighbour
- Garage will be shared with suite
- Will there be an impervious surface for the driveway?

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

THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00453 to vary the following sections of Zoning Bylaw #5000 in order to construct a secondary building with suite on Lot 2, Sec 35, Twp 9, ODYD, Plan 4781 (3403 15th Street):

- a) Zoning Bylaw #5000 Section 4.5.6: to increase the maximum height of a secondary building from 4.5 m or one storey to 7.5 m or two storeys;
- b) Zoning Bylaw #5000 Section 9.3.5: to increase the maximum height of a secondary building from 4.5 m to 7.5 m;
- c) Zoning Bylaw #5000 Section 9.3.6: to allow the access for the primary residence to remain off 15th Street, and permit the proposed secondary building with suite to access the rear lane; and
- d) Subdivision and Development Servicing Bylaw #3843 Schedule B Section 3.5.4. to increase the minimum combined access width of primary and secondary accesses on a residential lot from 8.0 m to 11.0 m;

AND FURTHER, that Advisory Planning Committee recommends that Council not support Development Variance Permit Application #DVP00453 to vary the following section of Zoning Bylaw #5000 in order to construct a secondary building with suite on Lot 2, Sec 35, Twp 9, ODYD, Plan 4781 (3403 15th Street):

- a) Section 5.5.6: to increase the maximum height of a secondary building containing a secondary suite from 7.5 m to 8.0 m;

AND FURTHER, that the Advisory Planning Committee recommends that Council support of DVP00453 is subject to the following:

- a) That the site plan noted as Attachment 1 in the report titled "Development Variance Permit Application for 3402 15th Street" and dated November 18, 2019 by the Manager, Current Planning be attached to and form part of DVP00453 as Schedule 'A'; and
- b) That the applicant provide updated building elevation plans satisfactory to Administration, intended to illustrate the general form, character and massing of the proposed residence to meet the Zoning Bylaw Section 5.5.6, being the 7.5 m maximum height limit for a secondary building containing a secondary suite.

AND FURTHER that the Advisory Planning Committee recommends that Council require the fence on the subject property be rebuilt to meet Zoning Bylaw #5000 requirements.

CARRIED.

The Manager, Current Planning reviewed the following APC related applications discussed at the November 25, 2019 Council meeting:

- **DVP00423** – 8840 Eastside Road – deferred consideration pending further information
- Extension for **OCP00068/ZON00266/DVP00440** – 3903 30th Street to November 13, 2020.
- **ZON00333** – 3202 16th Avenue and 1504 32nd Street – first and second readings given, PH set for January 13, 2020.
- **ZON00342** – 5577 27th Avenue – first and second readings given, PH set for January 13, 2020.
- **DVP00463/ZON00337** – 967 Mt. Beaven Place – first and second readings given, PH set for January 13, 2020.
- 6473 Okanagan Landing Road – bylaw adopted
- 1030 Mt. Bulman Drive – bylaw defeated
- Zoning Text (Accessible Parking Updates) Bylaw given third reading.

NEXT MEETING

The next meeting of the Advisory Planning Committee is tentatively scheduled for Tuesday, December 17, 2019.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at: 4:24 p.m.

CERTIFIED CORRECT:


 _____ Chair