



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, APRIL 28, 2020

PRESENT: VOTING

Larry Lundgren
Doug Neden
Joshua Lunn
Monique Hubbs-Michiel
Phyllis Kereliuk
Don Schuster
Mark Longworth
Bill Tarr

NON-VOTING

Mayor Cumming (Alternate Member)

ABSENT: Harpreet Nahal*

Jamie Paterson*
Lisa Briggs
Councillor Mund (Appointed Member)

STAFF: Craig Broderick, Manager, Current Planning/Staff Liaison

Keltie Chamberlain, Planning Assistant
Janice Nicol, Legislative Committee Clerk

*City conference line was in use, unable to connect with Members

ORDER

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

**ADOPTION OF
AGENDA**

Moved by Don, Schuster, seconded by Larry Lundgren;

THAT the agenda of the Advisory Planning Committee meeting for April 28, 2020 be adopted.

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Doug Neden, seconded by Phyllis Kereliuk;

THAT the minutes for the Advisory Planning Committee meeting of March 26, 2020 be adopted.

CARRIED.

NEW BUSINESS:

**ZONING APPLICATION
FOR 2103 39TH STREET**

The Planning Assistant reviewed Rezoning Application ZON00348 for 2103 39th Street. The Committee noted the following:

- Clarification of location of the salon within the home and where proposed parking will be located. Proposed entry to salon to be from the rear of home;
- Suggestion that the covenant requirement be listed within the Council recommendation.

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

THAT the Advisory Planning Committee recommends that Council support the application to rezone Lot 7, District Lot 74, Plan 23255, ODYD (2103 39th Street) from R2: Large Lot Residential to R2h to allow for a “home based business, major” use within the existing single family dwelling at 2103 39th Street, subject to the following conditions:

- a) That no person other than residents of the primary residence shall be engaged in the home based business, major;
- b) That the home based business, major shall not generate more than one client to the site at any given time;
- c) That the home based business, major be limited to a one-chair hair salon; and
- d) That stipulates details of any signage for the home based business to one sign, non-illuminated, 0.5m², no higher than 1.2m, attached to the dwelling or ground mounted near the vehicle entrance with consideration of sight lines.

AND FURTHER, that the Advisory Planning Committee recommends that Council’s support of ZON00348 is subject to the following:

- a) that the site and floor plans, generally shown as Attachment 1 in the report titled “Rezoning Application for 2103 39th Street” dated April 20, 2020, by the Planning Assistant be attached to and form part of ZON00348 as Schedule ‘A’.

CARRIED.

**DEVELOPMENT
VARIANCE PERMIT
FOR 3417 30TH AVENUE**

The Planning Assistant reviewed Development Variance Permit application #00484. The deteriorated paint on the corner of the building will be addressed before the DVP is issued. The Committee noted the following:

- Concern that variance is being requested after the signs have been installed
- Concern that the colours on the sign are not aesthetically pleasing.

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

THAT the Advisory Planning Committee recommends that Council support the development variance permit application for the subject property located on Lot A, Plan 34416, District Lot 71-72, ODYD (3417 30th Avenue) to vary Sign Bylaw #4489 to have signs that exceed the maximum sign area and number of signs permitted for fascia signs;

AND FURTHER, that the Advisory Planning Committee recommends that Council’s support of DVP00484 is subject to the following:

- a) That the site plan, sign details, and rational generally shown as Attachment 1, 2, and 3 inclusive in the report titled “Development Variance Permit Application for 3417 30th Avenue and dated April 23, 2020 by the Planning Assistant, be attached to and form part of DVP00484 as Schedule ‘A’.

CARRIED.

INFORMATION ITEMS

The Manager, Current Planning reviewed the following APC related applications discussed at the April 27th, 2020, Council meeting:

- **ZON00343** – Rezoning Application for 9188 Tronson Road – first and second readings received, PH scheduled for May 25, 2020
- **OCP Boundary Extension** for BX Elementary School – read a third time and adopted.

It was noted that there has been a change at the Regional District level, water meter location for commercial, industrial and institutional buildings are now under the jurisdiction of their respective elected officials. If the service is beyond 20m from the property line, it can be brought forward for a variance.

There is a large excavation hole at 1605 32nd Avenue and 3106 16th Street with minimal fencing around it, seems to be a safety concern.

NEXT MEETING

The next meeting of the Advisory Planning Committee is to tentatively scheduled for May 12, 2020.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at: 4:22 p.m.

CERTIFIED CORRECT:



Chair
