



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING HELD

TUESDAY, MAY 12, 2020

PRESENT: VOTING
Larry Lundgren
Doug Neden
Joshua Lunn
Monique Hubbs-Michiel
Phyllis Kereliuk
Don Schuster
Mark Longworth
Bill Tarr
Harpreet Nahal
Jamie Paterson
Lisa Briggs

NON-VOTING
Mayor Cumming (Alternate Member)

ABSENT: Councillor Mund (Appointed Member)

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

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

ADOPTION OF AGENDA Moved by Don Schuster, seconded by Monique Hubbs-Michiel;

THAT the agenda of the Advisory Planning Committee meeting for May 12, 2020 be amended to include:

1) Under Unfinished Business: Freshco Sign

AND FURTHER, that the agenda be adopted as amended.

CARRIED.

ADOPTION OF MINUTES

Moved by Monique Hubbs-Michiel, seconded by Bill Tarr;

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

CARRIED.

UNFINISHED BUSINESS:

FRESHCO SIGN

A Committee member noted that he had been contacted by several residents regarding concern about an additional neon sign at the site of 'Freshco' (the former downtown Safeway). It was confirmed that there will not be a neon sign. A confirmation email will be sent out to the Committee from the Staff Liaison.

NEW BUSINESS:

DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 5757 OKANAGAN LANDING ROAD

The Manager, Current Planning, reviewed Development Variance Permit application for 5757 Okanagan Landing Road. The Committee noted the following:

- Clarification that this will be a new build and won't obstruct anyone's view.

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

THAT the Advisory Planning Committee recommends that Council support the Development Variance Permit application #DVP00478 to vary the following section of Zoning Bylaw #5000 to increase the maximum size of a secondary suite within a secondary building from 90m² to 104m² on the property located on Lot A, DL 66, Plan 228582, ODYD, (5757 Okanagan Landing Road):

- a) To vary Section 5.55, to increase the maximum floor area of a secondary suite from 90m² to 104m².

AND FURTHER, that the Advisory Planning Committee recommends that Council's support of DVP00478 is subject to the following:

- a) That the survey plan and elevation plan intended to illustrate the height of the proposed structure and noted as Attachment 1 and 2 in the report titled "Development

Variance Permit Application for 5757 Okanagan Landing Road” and dated May 7, 2020 by the Planning Assistant be attached to and form part of DVP00478 as Schedule ‘A’.

CARRIED.

**DEVELOPMENT
VARIANCE PERMIT
FOR 180 WHISTLER
PLACE**

The Manager, Current Planning reviewed Development Variance Permit application DVP00475 for 180 Whistler Place. The Committee noted the following:

- There was concern regarding the mitigation of water from lots closer to Whistler Place flowing downstream
- Concern for integrity of fill that will be placed on proposed building lots and the degree of the existing slope on the proposed Lots 11 and 12
- Drainage and how it will be managed is a concern. Confirmation that subdivision will not be approved until drainage issues have been managed through a geotechnical plan
- Concern that lot plan can be changed and building location can be changed.

Moved by Harpreet Nahal, seconded by Doug Neden;

THAT the Advisory Planning Committee recommends that Council support the development variance permit application to vary Section 4.16 of Zoning Bylaw #5000 in order to allow for subdivision and construction on portions of proposed lots with slopes in excess of 30% on Lot 1, Plan KAP33073, Sec 13, Tp 8, ODYD, Except Plans 36571, KAP47539, KAP47864, KAP50864, KAP52670, KAP60627, KAP67778, KAP75529, KAP76799, KAP78519, KAP80460, KAP81247, KAP82631, KAP85397, KAP86557, KAP87697, and KAP90546 (180 Whistler Place).

CARRIED.

INFORMATION ITEMS

The Manager, Current Planning reviewed the following APC related applications discussed at the May 11th, 2020, Council meeting:

- **DVP00474** –2600 25th Avenue – issued, once all conditions of Council have been met

- **DVP00477** – 1103 35th Avenue - Council voted to support this application due to neighbour support. Staff recommendation changed from March 26 APC meeting to 'not support' due to further information received.

NEXT MEETING

The next meeting of the Advisory Planning Committee is to tentatively scheduled for May 26, 2020.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at: 4:36 p.m.

CERTIFIED CORRECT:



Chair
