



**THE CORPORATION OF THE CITY OF VERNON**

**MINUTES OF ADVISORY PLANNING COMMITTEE MEETING**

**HELD**

**TUESDAY, JULY 21, 2020**

**PRESENT: VOTING**

Doug Neden  
Phyllis Kereliuk  
Mark Longworth  
Jamie Paterson  
Lisa Briggs  
Harpreet Nahal  
Larry Lundgren  
Monique Hubbs-Michiel  
Joshua Lunn

**NON-VOTING**

Mayor Cumming (Alternate Member)

**GUEST:** Melissa Wetland, Applicant (ZON00347/LUC00016)

**ABSENT:** Bill Tarr  
Don Schuster

**STAFF:** Roy Nuriel, Economic Development Planner  
Jing Nui, Environmental Planning Assistant  
Carie Liefke, Planning Assistant  
Ed Stranks, Manager, Engineering Development  
Janice Nicol, Legislative Committee Clerk

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

**ADOPTION OF AGENDA** Moved by Doug Neden , seconded by Monique Hubbs-Michiel;

THAT the Advisory Planning Committee agenda for July 21, 2020 be adopted.

**CARRIED.**

**ADOPTION OF MINUTES** Moved by Jamie Paterson, seconded by Larry Lundgren;

THAT the minutes for the Advisory Planning Committee meeting of July 7, 2020 be adopted.

**CARRIED.**

**NEW BUSINESS:**

**DEVELOPMENT  
VARIANCE PERMIT  
APPLICATION – 7210  
TRONSON ROAD**

The Environmental Planning Assistant reviewed the development variance application (DVP00488) at 7210 Tronson Road. It was clarified that the water licence will remain in Greater Vernon Water's name. There will be a two directional feed of water from both Goose and Okanagan Lake with a combination of new waterlines and extension of existing ones.

The Committee requested clarification on the following:

- the pump station size, retaining wall and access points
- that winery involvement is for irrigation purposes only
- that there has been no request to date for on-site water storage on the vineyard.

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

THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application DVP00488 to vary Zoning Bylaw #5000 to permit the development of a pump station on Lot 6 – 9, BLOCK 7, District Lot 67, ODYD, Plan 2068 (7210 Tronson Road) as per the following:

- a) Section 4.13.2: Allow development within 15m of the High Water Mark of Okanagan Lake; and
- b) Section 12.1.5:
  - b. Reduce minimum front yard from 6.0m to 0m;
  - c. Reduce minimum side yard from 3.0m to 0m; and
  - d. Reduce minimum rear yard from 3.0m to 0m;

AND FURTHER, that the Advisory Planning Committee recommends that Council's support of DVP00488 is subject to the following:

- a) That the site plan showing the proposed pump station and associated structures, attached to the reported

titled "Development Variance Application for 7210 Tronson Road" dated July 15, 2020, by the Environmental Planning Assistant, be attached to and form part of DVP00488 as Schedule 'A'.

**CARRIED.**

**REZONING  
APPLICATION – 3505  
27<sup>TH</sup> STREET**

The Economic Development Planner reviewed the rezoning application (ZON00352) at 3405 27<sup>th</sup> Street. The Committee noted the following:

- Clarification of site access points.

Moved by Doug Neden, seconded by Lisa Briggs;

THAT that Advisory Planning Committee recommends that Council support the application to rezone Lot 1, Plan KAP90999, Sec 34, Twp 9, ODYD (3405 – 27<sup>th</sup> Street) from R1 – Estate Lot Residential to C4 – Street Oriented Commercial, as outlined in the report titled "Rezoning Application for 3405 – 27<sup>th</sup> Street" dated July 13, 2020, by the Economic Development Planner, subject to the following conditions:

- a) That the owner registers a Section 219 Restrictive Covenant on title of 3405 – 27<sup>th</sup> Street to prohibit food primary establishments, liquor primary establishments, licensee retail store, food preparation and beverage, food and liquor sales uses on the lands;
- b) That the owner is to dedicate road right-of-way widening of approximately 0.31m adjacent to 27<sup>th</sup> Street on Lot 1, Plan KAP90999, Sec 34, Twp 9, ODYD (3405 – 27<sup>th</sup> Street); and
- c) That the owner is to enter into a Works Contribution Agreement for off-site works along 27<sup>th</sup> Street adjacent to the subject property.

**CARRIED.**

**TEXT AMENDMENT – I1  
LIGHT INDUSTRIAL  
ZONE - 6450**

The Economic Development Planner reviewed the text amendment for I1 – Light Industrial Zone. The size of each unit

will be under 29 square metres so DCC's are not applicable. The Committee noted the following:

- The Committee questioned whether this property will pay property taxes
- It was felt that the improvement to the lands will be significant and a huge benefit to the City
- Suggestion to make improvements to 25<sup>th</sup> Avenue
- Concern that the bidding process for BC Housing was not 'local' friendly
- It was felt that the location and style of building is not aesthetically pleasing
- Concern that this is a zoning text amendment that is site specific
- Concern that there are no plans provided at this time, developments that have a great impact are providing less information for those reviewing.

Moved by Doug Neden, seconded by Jamie Paterson;

THAT that Advisory Planning Committee recommends that Council support an amendment to Zoning Bylaw #5000 by adding "group home, major" as a Primary Use in the I1: Light Industrial zoning district, on a specific parcel described as Lot 1, Plan EPP94980, DL 66&71, ODYD (2307 43<sup>rd</sup> Street), as outlined in the report titled "Zoning Bylaw #5000 Text Amendment to I1: Light Industrial Zone" dated July 14, 2020, by the Economic Development Planner;

AND FURTHER, that the Advisory Planning Committee recommends that Council give first and second readings to the "Zoning Text (I1 Group Home, Major) Amendment Bylaw Number 5825, 2020" at its Regular Meeting of August 17, 2020;

AND FURTHER, that the Advisory Planning Committee recommends that Council direct Administration to schedule a public hearing for September 14, 2020.

**CARRIED, with Joshua Lunn, Larry Lundgren and Harpreet Nahal opposed.**

**REZONING AND LAND  
USE CONTRACT  
DISCHARGE**

The Planning Assistant reviewed the rezoning and land use contract applications (ZON00347/LUC00016) at 2724 Howser Place. The Committee noted the following:

**APPLICATIONS - 2724  
HOWSER PLACE -**

- Concern that the requirements for a Development Permit as part of a rezoning, in general, are inconsistent and it can be onerous on the applicant
- Suggestion that the impact would be less on the neighbours if the entrance were off of Allenby Road to maintain the character of the neighbourhood
- Concern that a multi-family development would not go with the neighbourhood.

Moved by Harpreet Nahal, seconded by Monique Hubbs-Michiel;

THAT the Advisory Planning Committee recommends that Council support the application (LUC00016) to discharge Bylaw #2623, being Land Use Contract (LTO #N1421), from the title of Lot A District Lot 66 ODYD Plan 34882 (2724 Howser Place) to allow all current bylaws to be applied to development of the subject property;

AND FURTHER, that the Advisory Planning Committee recommends that Council support the application (ZON00347) to rezone Lot A District Lot 66 ODYD Plan 34882 (2724 Howser Place) from R2 – Large Lot Residential to R5 – Four-plex Housing Residential in order to allow up to 30 units per hectare to be developed on the subject property.

~~AND FURTHER, that Council's support of ZON00347 is subject to the following:~~

- ~~a) Prior to final adoption of the rezoning bylaw, the multi-family Development be ready to be issued and that any required variance to Zoning Bylaw #5000, as amended, be evaluated by Council and approved if appropriate.~~

**CARRIED with Mark Longworth, Jamie Paterson, Doug Neden and Lisa Briggs opposed.**

**INFORMATION ITEMS**

The Manager, Current Planning reviewed the following APC related applications discussed at the July 20<sup>th</sup>, 2020, Regular Council meeting:

- **DVP00479** – Development Variance Permit for 7449 Brooks Lane – Council opted for Alternative 1 – issuance once all conditions are satisfied.
- **DVP00423** – Development Variance Permit for 8840 Eastside Road – reconsideration and issuance once all conditions are satisfied.
- **ZON00348** – 2103 39<sup>th</sup> Street – bylaw adopted.
- **HRA00006** – 2301 32<sup>nd</sup> Avenue – bylaw adopted.
- **TEXT AMENDMENT FOR I4 – Emergency & Protective Services** – PH held, received third reading.
- **ZON00300 – 1800 Phoenix Drive** – PH held, received third reading.

**NEXT MEETING**

The next meeting of the Advisory Planning Committee is to tentatively scheduled for Tuesday, August 18, 2020.

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at: 5:05 p.m.

**CERTIFIED CORRECT:**

  
Chair