



## THE CORPORATION OF THE CITY OF VERNON

### MINUTES OF ADVISORY PLANNING COMMITTEE MEETING HELD

**TUESDAY, AUGUST 4, 2020**

**PRESENT:** VOTING  
Doug Neden  
Phyllis Kereliuk  
Mark Longworth  
Jamie Paterson  
Harpreet Nahal  
Monique Hubbs-Michiel  
Bill Tarr

NON-VOTING  
Councillor Akbal Mund (Appointed Member)

**ABSENT:** Lisa Briggs  
Larry Lundgren  
Joshua Lunn  
Don Schuster

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

**ORDER** The Chair called the meeting to order at 4:03 p.m.

**ADOPTION OF AGENDA** Moved by Monique Hubbs-Michiel, seconded by Harpreet Nahal;

THAT the Advisory Planning Committee agenda for August 4, 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 July 21, 2020 be adopted.

**CARRIED.**

**NEW BUSINESS:**

**DEVELOPMENT  
VARIANCE PERMIT  
APPLICATION – 7449  
BROOKS LANE**

The Manager, Current Planning reviewed the development variance application (DVP00487) at 7449 Brooks Lane. The Committee noted the following:

- Applicant has a three car garage attached to the home, this would be an addition to that.
- If approved, would be an improvement to what is existing.

Moved by Doug Neden, seconded by Bill Tarr;

THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00487 to vary sections of Zoning Bylaw #5000 to complete structural changes to an existing non-conforming structure on Osoyoos Division Yale District Lease / Permit / Licence #347139, All That Unsurveyed Crown Foreshore Being Part of the Bed of Okanagan Lake and Fronting on LT 3, SEC 19 and 30, TP 9, PL 11990 Except Plan 16472 for Private Moorage Purposes (7449 Brooks Lane) as follows:

- a) Section 4.5.4 to permit a secondary building in a front yard;
- b) Section 4.5.9 to permit a secondary building on an interior lot closer than 18.0m to the front lot line when it does not comply with the side yard requirements for a primary building; and
- c) Section 9.7.6 to reduce the minimum side yard setback from 2.5m to 1.41m

AND FURTHER, that the site plan and building elevations as shown in Attachment 1 and 2, and outlined in the report titled “Development Variance Permit Application for 7449 Brooks Lane” dated July 30, 2020 and submitted by the Planning Assistant, Current Planning and Economic Development, be attached to and form part of the Development Variance Permit DVP00487.

**CARRIED.**

**REZONING  
APPLICATION – 1800  
32<sup>nd</sup> STREET**

The Manager, Current Planning reviewed the rezoning application (ZON00357) at 1800 32<sup>nd</sup> Street. The Committee noted the following:

- The need for the requirement of ‘development permit issuance prior to adoption’ as part of the resolution was questioned. This requirement seems to apply to smaller projects exclusively and inhibits development flow. It may be better to let the market decide what is eventually built on the property. If the requirement stays as part of the resolution, it was suggested that applicant needs to apply for a building permit as well, as part of the development permit process.

Moved by Monique Hubbs-Michiel, seconded by Jamie Paterson;

THAT that Advisory Planning Committee recommends that Council support the application to rezone Blk 10, Pl 225, DL 73, ODYD (1800 32<sup>nd</sup> Street) from R2: Large Lot Residential to RM2: Multiple Housing Residential to develop four residential rental units at 1800 32<sup>nd</sup> Street;

AND FURTHER, that Council’s support of ZON00357 is subject to the following:

- a) that the Development Permit application be ready for issuance prior to final adoption of the rezoning bylaw.

**CARRIED, with Harpreet Nahal opposed.**

**INFORMATION ITEMS**

None

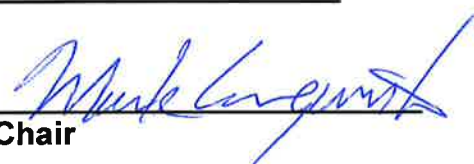
**NEXT MEETING**

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: 4:26 p.m.

**CERTIFIED CORRECT:**

  
Chair