



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, AUGUST 18, 2020

PRESENT: VOTING

Mark Longworth, Chair
Phyllis Kereliuk
Jamie Paterson
Bill Tarr
Don Schuster
Lisa Briggs
Mayor Cumming (Alternate Appointed Member)

ABSENT: Monique Hubbs-Michiel

Joshua Lunn
Harpreet Nahal
Doug Neden
Larry Lundgren
Councillor Mund (Appointed Member)

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

Keltie Chamberlain, Planning Assistant
Natasha Kositsin, Acting Legislative Committee Clerk

ORDER

The Chair called the meeting to order at 4:10 p.m.

**ADOPTION OF
AGENDA**

Moved by Lisa Briggs, seconded by Jamie Paterson;

THAT the Advisory Planning Committee agenda for
August 18, 2020 be adopted.

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Don Schuster, seconded by Phyllis Kereliuk;

THAT the minutes for the Advisory Planning Committee
meeting of August 4, 2020 be adopted.

CARRIED.

NEW BUSINESS:

**LAND USE CONTRACT
APPLICATION FOR
9239 KOKANEE ROAD
(LUC00017)**

The Manager, Current Planning reviewed the land use application (LUC00017) for 9239 Kokanee Road. The Committee noted the following:

- Garage appears detached but has a shared roof system like a bridge.

Moved by Lisa Briggs, seconded by Bill Tarr;

THAT the Advisory Planning Committee recommends that Council support the application to vary Bylaws #291 and #292 (Regional District of North Okanagan) respecting Land Use Contract (LTO #P2461) for Lot 12, Sec 11, Twp 13, ODYD, Plan 32582 (9239 Kokanee Road) to vary:

- a) Schedule A - Section 5 (a) from a maximum height for residential uses from 8 m to 8.5 m; and
- b) Schedule A - Section 8 (d) for a minimum side yard setback of 8 m to 6.0 m

subject to the following:

- a) That the site plan and building elevation plans generally shown as Attachment 1 in the report titled "Land Use Contract Variance Application for 9239 Kokanee Road" dated August 10, 2020 by the Manager, Current Planning, be attached to and form part of the Land Use Contract Variance (LUC00017) as Schedule 'A'.

CARRIED.

**ZONING TEXT
AMENDMENT BYLAW
#5817, 2020 (HOME
BASED BUSINESSES)
AND SIGN TEXT
AMENDMENT BYLAW
#5818
(ZON00354)**

The Planning Assistant reviewed the zoning text amendment Bylaw #5817 and the sign text amendment Bylaw #5818. The Committee noted the following:

- Two businesses are allowed in a home (primary or with a secondary suite).
- Legitimate businesses need to have proper licensing, the City does not have the capacity to follow up on people who are operating under no license and if it is added to this Bylaw, officers can follow through with enforcement.

- Clarification on definition of home-based businesses compared to working from home.
- What was the rationale for changing all of this? Important part of our economy, major business with more than one client would require a rezoning application so this will make it less complicated – for example if it is a hair dressing business from home and someone buys that house they need to know there is a covenant on title.
- This simplifies things as you wouldn't have to come before Council for a rezoning application because of this bylaw.
- Noise nuisance not permitted as a residential home-based business, so no mechanic shops or welding for example.
- Home based business and employees working from home for a company are not the same.
- If you are operating without a proper business license and someone complains, the City will shut it down.
- Would like to adjust the hours to allow for home-based businesses to operate from 7am to 7pm instead of 6am to 6pm and to have a good neighbor bylaw that covers the hours of quiet time.

Moved by Don Schuster, seconded by Jamie Paterson;

THAT the Advisory Planning Committee supports that Council give first and second reading consideration to Zoning Text Amendment Bylaw #5817, 2020 (Home Based Businesses) and Sign Bylaw Text Amendment Bylaw #5818; subject to the adjustment of operating hours, clarity on the definition between employees working from home versus an actual home-based business and that contractors should be licensed.

AND FURTHER, that Council direct Administration to schedule a public hearing for Zoning Text Amendment Bylaw #5817, 2020 (Home Based Businesses) as soon as practical.

CARRIED.

INFORMATION ITEMS

The Manager, Current Planning reviewed the following APC related applications discussed at the August 17, 2020, Council meeting:

- DVP00486 – Development Variance Permit for 4501 31st Street – issuance of permit once conditions are satisfied.
- DVP00488 – Development Variance Permit for 7210 Tronson Rd – issuance of permit once conditions are satisfied.
- ZON00349/DVP00481 – Rezoning Application and Development Variance Permit for 2109 32nd Avenue – Public Hearing and Input was held and received third reading.
- ZON000347/LUC00016 – Rezoning Application/Land Use Discharge for 2724 Howser Place – Public Hearing scheduled for September 28, 2020.
- ZON00352 – Rezoning Application for 3405 27th Street – Public Hearing scheduled for September 28, 2020.
- Zoning Text amendment Bylaws #5000 and #5825 – Public Hearing scheduled for September 14, 2020.

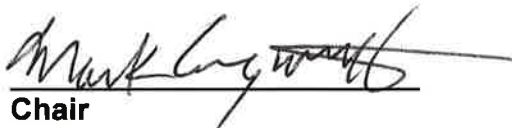
NEXT MEETING

The next meeting of the Advisory Planning Committee is tentatively scheduled for a special meeting to be held on Tuesday, September 1, 2020.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at: 5:10 p.m.

CERTIFIED CORRECT:


Chair