

THE CORPORATION OF THE CITY OF VERNON

**RECORD OF A PUBLIC HEARING OF COUNCIL
HELD TUESDAY, OCTOBER 13, 2020
VERNON RECREATION CENTRE AUDITORIUM
3310 – 37TH AVENUE, VERNON, B.C.**

PRESENT: Mayor Cumming

Councillors: K. Fehr, K. Gares, A. Mund
D. Nahal, (B. Quiring and S. Anderson - absent)

Staff: W. Pearce, Chief Administrative Officer
K. Austin, Manager, Legislative Services
J. Nicol, Deputy Corporate Officer
C. Poirier, Manager, Communications & Grants
K. Flick, Director, Community Infrastructure & Development Services
K. Chamberlain, Planning Assistant
D. Sturgeon, Long Range Planner
E. Croy, Planner, Transportation
J. Henry, Information Technician II

Others: Members of the Public

Mayor Cumming called the Public Hearing to order at 5:33 pm.

Mayor Cumming outlined the procedures to be followed.

Corporate Officer, Keri-Ann Austin, advised that Notice of the Public Hearing was published in the **October 1st and 8th, 2020** issues of the Morning Star Newspaper, as required by the *Local Government Act*.

Administration provided a brief overview of the application for:

- A. “1800 32nd Street Rezoning Amendment Bylaw Number 5831, 2020” together with Public Input for Development Variance Permit #00493**

Prior to the Public Hearing, no written submissions were received.

Mayor Cumming called a first time for representation from the public in attendance with regard to **“1800 32nd Street Rezoning Amendment Bylaw Number 5831, 2020” together with Public Input for Development Variance Permit #00493:**

SPEAKER NAME	COMMENTS
Peter Tassie, Agent for the Owner	<ul style="list-style-type: none">• Here on behalf of his Client, the Applicant• Fully concurs with the Staff Report• Feels this would be an attractive development for the City of Vernon• Applicant plans to develop a high quality apartment building.

Mayor Cumming called a second time for representation from the public in attendance with regard to **"1800 32nd Street Rezoning Amendment Bylaw Number 5831, 2020"** together with Public Input for Development Variance Permit #00493:

There being no persons wishing to speak, Mayor Cumming called a third and final time for representation from the public in attendance to speak. There being none, the Mayor closed the Public Hearing for **"1800 32nd Street Rezoning Amendment Bylaw Number 5831, 2020"** together with Public Input for Development Variance Permit #00493 at 5:43 pm.

B. "Okanagan Hills Neighbourhood Plan Rezoning Amendment Bylaw Number 5833, 2020"

Administration provided a brief overview of the application.

Prior to the Public Hearing, four written submissions were received:

Date	Name
October 2, 2020	Dody Putz
October 13, 2020	Jeremiah Gavel
October 13, 2020	Doug Younger
October 13, 2020	Graham Veale & Bev Anderson

Mayor Cumming called a first time for representation from the public in attendance with regard to **"Okanagan Hills Neighbourhood Plan Rezoning Amendment Bylaw Number 5833, 2020"**:

SPEAKER NAME	COMMENTS
Tom Ouchi	<ul style="list-style-type: none"> • Owns property adjacent to proposed development • Runs an agricultural operation • Agricultural and residential are always in conflict when built too close together, cherries and helicopters are one example • Concerned that residential and commercial • Concern that in the southwest corner of the proposed development, there will be higher density – would like this to remain RTR rather than the higher density and suggests a buffer zone to reduce possible conflict • Would like a maximum setback required • Need to have a restrictive covenant so purchasers of proposed residential properties are fully aware of the adjacent agricultural uses • Would like Council to consider having a regional agricultural plan with setback requirements and a clear guidelines for developers to reduce conflict between residential and agricultural – would like something firmer in place to protect agricultural lands as this area is changing rapidly.

	<p>Council: will there be a buffer between the farm properties and residential and a buffer between the trail? How is the buffer width established? Admin: Zoning Bylaw #5000 requires a minimum buffer between agricultural and residential uses, plus there will be an additional buffer considered at the subdivision stage. Widths are established according to recommendations made by Agricultural Land Commission guidelines.</p>
<p>Tom Ouchi</p>	<ul style="list-style-type: none"> • In relation to the townhomes behind his property, he has a working relationship with residents and notifies them by text when he is spraying his fields. • Four meters seems inadequate for a minimum setback and this is why he is suggesting a farm bylaw or something similar to mitigate conflict and lessen impact to agricultural operations.
<p>Deloy Routley</p>	<ul style="list-style-type: none"> • Not clear on RTCA zoning – would like clarification • There are presently vineyards on the subject property – are they remaining? Admin. RTC zone allows for destination commercial visitor accommodation for a maximum of six months, the RTCA zone would allow for residential uses all year. Lands for the vineyards are not restricted to use and could be developed as residential in the future.
<p>Dan Deacon</p>	<ul style="list-style-type: none"> • Concerned about the development of the vineyards and the height restrictions, his view could be destroyed by a multi-storey development. Admin: RTCA height restriction is 24m or seven storeys.
<p>Nina Langton</p>	<ul style="list-style-type: none"> • What would be the transportation upgrade for streets – suggest a connection of Pinto Way and the road above it. Admin. There are no plans for a connection at this time.

Mayor Cumming called a second time for representation from the public in attendance with regard to **"Okanagan Hills Neighbourhood Plan Rezoning Amendment Bylaw Number 5833, 2020"**:

There being no persons wishing to speak, Mayor Cumming called a third and final time for representation from the public in attendance to speak. There being none, the Mayor closed the Public Hearing for **"Okanagan Hills Neighbourhood Plan Rezoning Amendment Bylaw Number 5833, 2020"**:

Mayor Cumming called a final time for representation from the public in attendance to speak. There being none the Mayor closed the Public Hearing for **"Okanagan Hills Neighbourhood Plan Rezoning Amendment Bylaw Number 5833, 2020"**.


CLOSE:

The Public Hearing closed at 6:14 pm.

CERTIFIED CORRECT:



Mayor



Corporate Officer