



# THE CORPORATION OF THE CITY OF VERNON

## MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

WEDNESDAY, NOVEMBER 10, 2020

**PRESENT:** VOTING

Mark Longworth, Chair  
Phyllis Kereliuk  
Monique Hubbs-Michiel  
Doug Neden  
Jamie Paterson

NON-VOTING

Mayor Cumming (Alternate Appointed Member)

**ABSENT:** Councillor Mund (Appointed Member)

Lisa Briggs  
Joshua Lunn  
Harpreet Nahal  
Don Schuster  
Bill Tarr  
Larry Lundgren

**STAFF:** Craig Broderick, Manager, Current Planning/Staff Liaison  
Laurie Cordell, Manager, Long Range Planner  
Ellen Croy, Planning Assistant  
Natasha Kositsin, Legislative Secretary

**ORDER**

The Chair called the meeting to order at 4:04 p.m.

**ADOPTION OF  
AGENDA**

Moved by Jamie Paterson, seconded by Doug Neden:

THAT the Advisory Planning Committee agenda for  
November 10, 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 October 27, 2020 be adopted.

**CARRIED.**

**NEW BUSINESS:**

**OFFICIAL COMMUNITY  
PLAN AMENDMENT  
AND REZONING  
APPLICATION FOR  
3398 DAVISON ROAD  
(OCP00084/ZON00350)**

The Manager, Long Range Planner reviewed official community plan amendment and rezoning application for 3398 Davison Road. The Committee noted the following:

- Grey Canal trail is connected even if the picture on the map in the report shows a gap, and will connect Turtle Mountain with the Rise
- No development is planned for the other side of Tassie Creek for safety concerns
- Transportation concerns for Turtle Mountain residents and the new subdivision plan, needs more than one access to this subdivision so they are not all going through Turtle Mountain
- Mention of an old farmhouse located in the middle of the development, this will be removed
- Davison Road concerns as the road does not meet the current road standards and will cost a lot of money to upgrade, can be used for emergency vehicles for access to park

Moved by Phyllis Kereliuk, seconded by Jamie Paterson:

THAT the Advisory Planning Committee recommends that Council support the application to amend the Official Community Plan land use designation for portions of Lot 1, Plan EPP80986, Section 4, Township 8, Osoyoos Division Yale District (3398 Davison Road) from 'Public Institutional', 'Parks & Open Space', 'ALR Lands' and 'Hillside Residential' to 'Hillside Residential' to 'Parks & Open Space' as outlined in the report titled "Official Community Plan Amendment and Rezoning Application for 3398 Davison Road" dated November 6, 2020 by the Long Range Planner;

AND FURTHER, that the Advisory Planning Committee recommends that Council support the application to rezone the subject property from A1 (Agriculture in the ALR) to HR1 (Hillside Residential Single and Two Family), HR2 (Hillside Residential Multi-Family) and P1 (Parks and Opens Space), as described in the report titled "Official Community Plan Amendment and Rezoning Application for 3398 Davison

Road" dated November 6, 2020 by the Long Range Planner;

AND FURTHER, that the Advisory Planning Committee recommends that Council consider the referral process already undertaken with persons, organizations and authorities which are considered to be affected by the proposed amendment to the Official Community Plan to be appropriate and sufficient to meet the requirements of Section 475 of the *Local Government Act*;

AND FURTHER, that final adoption of the OCP amendment and rezoning bylaws be subject to the following:

- a) Completion of a purchase and sale agreement for a portion of the subject property in order to provide for additional park land as detailed in the report titled "Official Community Plan Amendment and Rezoning Application for 3398 Davison Road" dated November 6, 2020 by the Long Range Planner;
- b) Submission of a subdivision application for the subject lands to create a park lot, aligning with the proposed OCP amendment, and a remainder lot, to the satisfaction of the Approving Officer;
- c) Registration of a statutory right-of-way in favour of the City of Vernon over the Streamside Protection and Enhancement Area that is required under the Riparian Areas Protection Regulation which includes public trail access;
- d) Registration of a 'no-build' restrictive covenant on the remainder of the development lands which is to remain in place until such a time that a future subdivision application which incorporates an extension and connection of the road network and trail network across the site is completed;
- e) Registration of a restrictive covenant which prohibits any subdivision of the property until emergency egress to Davison Road is provided, and specifically limits such access to Davison Road for emergency egress only, and specifies the crossing width over Tassie Creek to be a maximum of 4.0 metres;

- f) Registration of a restrictive covenant requiring the installation of fencing or appropriate barriers along the western property line of the subject property at the subdivision stage in order to protect against trespass and interference with adjacent agricultural operations;
- g) Completion of a purchase and sale agreement for the lands described as Plan A911, Section 4 Township 8, Osoyoos Division Yale District, Parcel 1 (3301 Davison Road), in order to facilitate acquisition of a missing link in the Grey Canal Trail, as detailed in the report titled "Official Community Plan Amendment and Rezoning Application for 3398 Davison Road" dated November 6, 2020 by the Long Range Planner.

**CARRIED.**

The Manager, Current Planning reviewed the following APC related applications discussed at the November 9, 2020 Council meeting:

- **DVP00492 – 3204 15 Street** – issue permit once conditions are met
- **ZON00353 – 3912 and 3914 Alexis Park Drive and 3703 Turtle Mountain Boulevard** – PH set for December 14
- **ZON00359/ZON00360/ZON00361 - 6309, 6321 and 6335 Okanagan Landing Road Rezoning Amendment** – PH held and received third reading

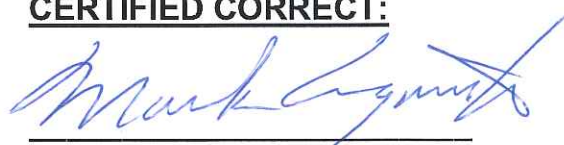
**NEXT MEETING**

The next meeting of the Advisory Planning Committee is tentatively scheduled for **Tuesday, November 24, 2020.**

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at 4:31 p.m.

**CERTIFIED CORRECT:**



**Chair**