

THE CORPORATION OF THE CITY OF VERNON

**RECORD OF A PUBLIC HEARING OF COUNCIL  
HELD JANUARY 11, 2021  
RECONVENED FROM DECEMBER 14, 2020  
COUNCIL CHAMBERS – 3400 30<sup>th</sup> STREET**

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PRESENT: Mayor Cumming

Councillors: K. Fehr, K. Gares, A. Mund  
B. Quiring, S. Anderson, D. Nahal

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  
L. Cordell, Manager, Long Range Planning & Sustainability  
E. Croy, Transportation Planner  
C. Broderick, Manager, Current Planning  
D. Sturgeon, Long Range Planner  
J. Henry, Information Tech II

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Mayor Cumming called the Public Hearing to order at 5:30 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 **December 3<sup>rd</sup>, 10<sup>th</sup> and 31<sup>st</sup>, 2020** issues of the Morning Star Newspaper, as required by the *Local Government Act*.

Administration provided a brief overview of the application for:

**A. “3912, 3914 Alexis Park Drive and 3703 Turtle Mountain Boulevard  
Rezoning Amendment Bylaw Number 5839, 2020”**

The seven written submissions received prior to the December 14, 2020 Public Hearing were re-circulated. Three new written submissions were received between December 14, 2020 and January 7, 2021 (3 pm):

December 14, 2020	Administration responses to Jim McNeil
January 7, 2021	Doug Johnson
January 7, 2021	Julia Lissau

Mayor Cumming called a first time for representation from the public (via Zoom) with regard to **“3912, 3914 Alexis Park Drive and 3703 Turtle Mountain Boulevard Rezoning Amendment Bylaw Number 5839, 2020”**:

Mayor Cumming called a second time for representation from the public (via Zoom) with regard to **“3912, 3914 Alexis Park Drive and 3703 Turtle Mountain Boulevard Rezoning Amendment Bylaw Number 5839, 2020”**.

There being no persons wishing to speak, Mayor Cumming called a third and final time for representation from the public (via Zoom). There being none, the Mayor closed the Public Hearing for **“3912, 3914 Alexis Park Drive and 3703 Turtle Mountain Boulevard Rezoning Amendment Bylaw Number 5839, 2020”**.

Administration provided a brief overview of the applications for:

**B. “3398 Davison Road Official Community Plan Amendment Bylaw Number 5841, 2020” AND**

**C. “3398 Davison Road Rezoning Amendment Bylaw Number 5842, 2020”**

The eight written submissions received prior to the December 14, 2020 Public Hearing were re-circulated. Eleven new written submission were received between December 14, 2020 and January 7, 2021 (3 p.m.) as follows:

Date	Name
December 15, 2020	Rob Fraser
December 15, 2020	Barbara Campbell with Admin response
December 21, 2020	Pat Farrell with Admin response
January 5, 2021	Doug Johnson
January 7, 2021	Ed Kinnear
January 7, 2021	Julia Lissau
January 7, 2021	Mark Hutter
January 7, 2021	Heino Smith
January 7, 2021	Andrew Rogers (Dunphy)
January 7, 2021	Wally Hofman
January 7, 2021	Kyle Lorincz, Protech Consulting

Mayor Cumming called a first time for representation from the public (via Zoom) with regard to **“3398 Davison Road Official Community Plan Amendment Bylaw Number 5841, 2020” AND “3398 Davison Road Rezoning Amendment Bylaw Number 5842, 2020”**:

SPEAKER NAME	COMMENTS
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Council questions	<ul style="list-style-type: none"> <li>• Have different access routes been examined? <b>A.</b> Administration advised that Turtle Mountain Drive has been looked at, there was consideration for other roads for access as well but emergency access regulations need to be considered.</li> <li>• Is there a possibility of using Davison Road as an access? <b>A.</b> Administration advised that Davison Road is essentially a farm road, there are sightline considerations and access would also involve a creek crossing.</li> <li>• Has drainage been considered? <b>A.</b> Administration confirmed that this will be examined in details as part of the engineering service report.</li> <li>• Where is the Traffic Impact Assessment (TIA) located? <b>A.</b> The TIA is posted on the City's website.</li> </ul>
Mrs. Wally Hofmann via Zoom	<ul style="list-style-type: none"> <li>• Davison and Bella Vista Road sightlines are a concern - where Leatherback Road and Turtle Mountain Road intersect, there is fencing and utility boxes that impede vehicle sightlines. Turtle Mountain Road is also a curve and you can't see vehicles travelling down - would like this looked at</li> <li>• Couldn't locate the Traffic Impact Assessment on the City's website</li> <li>• Suggest looking at Agnew Road as alternative way of accessing development</li> <li>• Grey Canal Trail – does it meet up with the existing Grey Canal Trail above Davison Orchard? <b>A.</b> Admin – in discussions with the Regional, with this link there will be continuity through to the Rocks.</li> <li>• Submitted detailed questions and would love to have answers to them</li> <li>• When building permits are issued will there be another opportunity for public input? <b>A.</b> Administration - No, this will be the only opportunity for public input.</li> <li>• <b>Council</b> – Has Agnew Road been looked at as an option? <b>A.</b> Administration - It is not feasible as Agnew Road is obstructed by ALR land.</li> </ul>
Kyle Lorincz via Zoom	<ul style="list-style-type: none"> <li>• Represents the developer as a consultant</li> <li>• Provided written submissions to answer some of the public's question</li> <li>• Available to answer any question Council may have.</li> </ul>
Greg Herfst via Zoom	<ul style="list-style-type: none"> <li>• Is the Owner and developer of the property</li> <li>• Happy to answer to any questions that public or Council may have.</li> </ul>

	<ul style="list-style-type: none"><li>• <b>Council</b> – Suggest a Q and A on behalf of the public to broadly answer the questions posed if the Zoom format is to continue.</li></ul>
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There being no persons wishing to speak, Mayor Cumming called a third and final time for representation from the public (via Zoom). There being none, the Mayor closed the Public Hearing for **“3398 Davison Road Official Community Plan Amendment Bylaw Number 5841, 2020” AND “3398 Davison Road Rezoning Amendment Bylaw Number 5842, 2020”**.

**CLOSE:**

The Public Hearing closed at 6.16 pm.

**CERTIFIED CORRECT:**



Mayor



Corporate Officer