



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, JANUARY 26, 2021

PRESENT: VOTING

Mark Longworth, Chair
Phyllis Kereliuk
Monique Hubbs-Michiel
Jamie Paterson
Larry Lundgren
Don Schuster
Joshua Lunn
Doug Neden
Kevin Musgrave
Bill Tarr

NON-VOTING

Mayor Cumming (Alternate Appointed Member)

ABSENT: Councillor Mund (Appointed Member)
Lisa Briggs
Harpreet Nahal

GUEST/APPLICANT: Kevin Musgrave

STAFF: Craig Broderick, Manager, Current Planning/Staff Liaison
Jing Niu, Environmental Planning Assistant
Carie Liefke, Planning Assistant
Daniel Sturgeon, Long Range Planner
Angela Broadbent, Active Transportation Coordinator (Minutes)

ORDER The Chair called the meeting to order at 4:01 p.m.

**ADOPTION OF
AGENDA**

Moved by Monique Hubbs-Michiel, seconded by Don Schuster:

THAT the Advisory Planning Committee agenda for
January 26, 2021 be adopted.

CARRIED.

ADOPTION OF MINUTES

Moved by Larry Lundgren, seconded by Phyllis Kereliuk:

THAT the minutes for the Advisory Planning Committee meeting of January 12, 2021 be adopted.

CARRIED.

NEW BUSINESS:

DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 970 MT BURNHAM ROAD (DVP00512)

The Planning Assistant reviewed the development variance permit application for 970 MT BURNHAM ROAD. The Committee noted the following:

- Question to developer as to whether there will be a mix of housing or is it all single family. Originally planned some multi-family but has decided to only build single family based on market research.
- Discussion about affordability.
- Discussion about setbacks of lots A, B, G, and H impacting adjacent lots.
- Discussion about unusual nature of the private road network and how maintenance, addressing, sewer and utilities would work.
- Comment from the Mayor about the Statutory ROW and the how it relates to other properties, and the resulting lot sizes of C-F and access to Sawicki Park.

Moved by Don Schuster, seconded by Monique Hubbs-Michiel:

THAT the Advisory Planning Committee recommends that Council support the development variance application (DVP00512) to Zoning Bylaw #5000 for Lot 3 Section 27 Township 9 ODYD Plan EPP80411 (970 Mt Burnham Rd) as follows:

- a) Section 9.6.4: reduce the minimum lot depth from 30.0m, to: 20.0m in order to accommodate the subdivision of four proposed lots;

AND FURTHER, that Council's support of DVP00512 is subject to the following:

- a) That the site plan, depicting the general location and size of proposed lots A, B, G and H, as shown on Attachment 1 in the report titled Development Variance Application for 970 Mt Burnham Road, dated January 20, 2021 by the

Planning Assistant, be attached to and form part of Development Variance Permit #DVP00512 as Schedule 'A'.

MOTION DEFEATED 5 to 4, with Joshua Lunn, Doug Neden, Larry Lundgren, Bill Tarr and Mark Longworth opposed.

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
9415 EASTSIDE ROAD
(DVP00514)**

The Environmental Planning Assistant reviewed the development variance permit application for 9415 EASTSIDE ROAD. The Committee noted the following:

- Discussion about having two accesses off of Eastside Road. (Note: one access is proposed)
- Discussion about the height of the building and of the retaining walls.
- Applicant has committed to using split-face, coloured block to reduce visual impact of the retaining walls.

Moved by Monique Hubbs-Michiel, seconded by Doug Neden:

THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application DVP00514 to vary the following sections of Zoning Bylaw #5000 to accommodate a single family dwelling at LT B PL EPP91826 SEC 10 TWP 13 ODYD (9415 Eastside Road):

- a) Section 4.16.1 to permit a portion of a single family dwelling to be constructed on slopes greater than 30%;
- b) Section 6.5.11 to increase the maximum height of a retaining wall on a residential lot from 1.2m to 2.5m, measured from grade on the lower side; and
- c) Section 9.2.5 to increase the maximum height restriction from 10m or 2.5 stories to 15.4m and 3 stories;

AND FURTHER, that Council's support of DVP00514 is subject to the following:

- a) the site plan illustrating the general siting, layout, form and character of the proposed development, be attached to and form part of DVP00514;
- b) the retaining wall material selection be attached to and form part of DVP00514; and
- c) that the issuance of a Building Permit under Building and Plumbing Bylaw #4900 for the subject development is conditional upon the applicant providing an acceptable

geohazard report by a Registered Professional, as may be required.

CARRIED, with Joshua Lunn opposed.

**REZONING TEXT
AMENDMENT TO THE
P1 (PARKS AND OPEN
SPACE) ZONE FOR
MACDONALD PARK
(ZON00364)**

The Long Range Planner reviewed the rezoning text amendment to the p1 (parks and open space) zone for MacDonald Park (ZON00364). The Committee noted the following:

- Asked for clarification about the implications of the amendment extending city-wide.
- Question about how the fire safety plan is signed off on.

Moved by Monique Hubbs-Michiel, seconded by Doug Neden:

THAT the Advisory Planning Committee recommends that Council support an amendment to Zoning Bylaw #5000 by adding “educational services, public” as a Secondary Use in the P1 (Parks and Open Space) Zone, as described in the report titled “Rezoning Text Amendment to the P1 (Parks and Open Space) Zone” dated January 21, 2021 by the Long Range Planner;

AND FURTHER, that Council waive the Public Hearing for the proposed zoning text amendment bylaw in accordance with Section 464(2) of the *Local Government Act*;

AND FURTHER, that completion of a lease agreement with School District #22 for use of the clubhouse at MacDonald Park be subject to the receipt of a fire safety plan from School District #22 to the satisfaction of the City of Vernon Fire Chief.

CARRIED.

INFORMATION ITEMS:

The Manager, Current Planning reviewed the following APC related applications discussed at the January 25, 2021 Council meeting:

- **ZON00337/DVP00463 – 967 Mt. Beaven Place – extension granted to January 13, 2022**
- **ZON00333 – 3202 16th Avenue and 1504 32nd Street – extension granted to January 13, 2022**

- **ZON00342 – 5577 27th Avenue** – extension granted to January 13, 2022

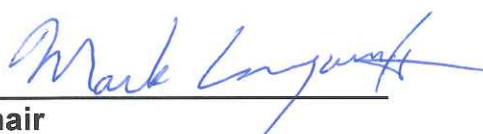
NEXT MEETING

The next meeting of the Advisory Planning Committee is tentatively scheduled for Tuesday, February 9, 2021.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 5:05 p.m.

CERTIFIED CORRECT:



Chair