



## THE CORPORATION OF THE CITY OF VERNON

### MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, MARCH 9, 2021

**PRESENT:** VOTING

Mark Longworth, Chair (4:05 p.m.)  
Doug Neden, Vice-Chair  
Phyllis Kereliuk  
Monique Hubbs-Michiel  
Jamie Paterson  
Don Schuster  
Lisa Briggs (4:07 p.m.)  
Larry Lundgren  
Harpreet Nahal

NON-VOTING

Mayor Cumming (Alternate Appointed Member)

GUESTS

Matthew Lund  
Courtney Satchell

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

Joshua Lunn  
Bill Tarr

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

Ellen Croy, Transportation Planner  
Jade Adams-Longworth, Records/Committee Clerk  
Janice Nicol, Deputy Corporate Officer

**ORDER**

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

**ADOPTION OF  
AGENDA**

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

THAT the Advisory Planning Committee agenda for March 9, 2021 be amended to:

- **ADD** additional Development drawings for item 3A for DVP00475 – 6820 Foothills Drive

**CARRIED.**

**ADOPTION OF MINUTES**

Moved by Jamie Paterson, seconded by Monique Hubbs-Michiel:

THAT the minutes for the Advisory Planning Committee meeting of February 23, 2021 be adopted.

**CARRIED.**

*Mark Longworth, Chair entered the meeting at 4:05 p.m.*

**NEW BUSINESS:**

**DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 6820 FOOTHILLS DRIVE (DVP00475)**

The Manager, Current Planning reviewed the development variance permit application for 6820 Foothills Drive. The Committee noted the following:

- Lots 9 & 10 are inaccessible according to the the drawings provided by the applicant. Clarification was provided on which lots are subject to the variance request.
- There was discussion about drainage and drainage run-off from the slopes in the proposed subdivision. Storm water management is required as part of the subdivision and a statutory right of way will be required to convey the storm water.
- Clarification on -entry level home with a walk out basement was provided..

*Lisa Briggs arrived at 4:07 p.m.*

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

THAT Council support the development variance permit application to vary Section 4.16 of Zoning Bylaw #5000 in order to allow for subdivision and construction on portions of proposed lots with slopes in excess of 30% on Lot 1, PL EPP102994, Sec 13, TWP. 8, ODYD (6820 Foothills Drive).

**CARRIED.**

**DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 198**

The Manager, Current Planning reviewed the development variance permit application for 198 Diamond Way. The Committee noted the following:

**DIAMOND WAY  
(DVP00494)**

- Concern that tiered retaining wall will be disturbed if development proceeds.
- Committee inquired why the setback was originally included on the site plan referenced by the applicant. Staff clarified that the developer may have conveyed zoning information that did to reflect the requirements.
- Clarification on the meaning of ‘keeping with the character of the area’
- Concern as to whether the footprint of the house encroaches on the required front yard setback. Confirmation that there is no variance from the front of the property.
- It was noted that the site plan (Attachment 1) will be corrected prior to Council presentation

Moved by Don Schuster, seconded by Lisa Briggs:

THAT Council not support Development Variance Permit Application DVP00494 to vary Section 9.9.6 of Zoning Bylaw #5000 in order to reduce the required flanking side yard setback from 2.6m to 1.2m, to accommodate the development of a single family dwelling at Lot 21, Plan EPP92486, Section 2, Township 13, ODYD (198 Diamond Way).

**CARRIED, with Jamie Paterson opposed.**

**DEVELOPMENT  
VARIANCE PERMIT  
APPLICATION FOR 624  
HART PLACE  
(DVP00506)**

The Manager, Current Planning reviewed the development variance permit application for 624 Hart Place. The Committee noted the following:

- Clarification was needed on a covenant line on one of the drawings – Staff noted it was an old water line that has been since removed.
- Clarification is needed on the appearance of lot lines/SROW lines on site plan.
- Staff explained that the variance is supported to a modified 2.0m rather than 1.5m as applied.

Moved by Larry Lundgren, seconded by Monique Hubbs-Michiel:

THAT Council support a modified Development Variance Permit Application DVP00506 to vary Section 9.3.5 of Zoning Bylaw #5000 in order to accommodate the development of a single family dwelling at LT 1 PL EPP95188 SEC 13 TWP 8 ODYD (624 Hart Place):

- a) Section 9.3.5 - flanking side yard setback from 5.0m to 2.0m.

AND FURTHER, that Council's support of DVP00506 is subject to the following:

- a) the site plan illustrating the general siting and layout of the proposed development, be attached to and form part of DVP00506.

**CARRIED.**

**INFORMATION ITEMS:**

The Manager, Current Planning reviewed the following APC related applications discussed at the March 8, 2021 Council meeting:

- **ZON00331 (4403 20 Street)** - Rezoning Extension Request Granted to Feb 10, 2022
- **ZON00357/DVP00493 (1800 32 street)** – Bylaw adopted, all conditions have been met.

February 22, 2021 Council meeting:

- **ZON00364** – P1 Educational Text Bylaw third reading granted

**NEXT MEETING**

The next meeting of the Advisory Planning Committee is tentatively scheduled for Tuesday, March 23, 2021.

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at 4:46 p.m.

