



# THE CORPORATION OF THE CITY OF VERNON

## MINUTES OF THE ADVISORY PLANNING COMMITTEE MEETING HELD ON WEDNESDAY, NOVEMBER 09, 2021 at 4:00 PM COUNCIL CHAMBERS (OKANAGAN LAKE ROOM)

**PRESENT:** VOTING

Mark Longworth, Chair  
Don Schuster  
Doug Neden  
Jamie Paterson  
Monique Hubbs-Michiel  
Phyllis Kereliuk  
Joshua Lunn

NON-VOTING

Mayor Cumming (Appointed Member)

**ABSENT:** Lisa Briggs

Bill Tarr  
Harpreet Nahal

**STAFF:** Ally Campbell, Planning Assistant

Carson Mackona, Planning Assistant  
Craig Broderick, Manager, Current Planning  
Matt Faucher, Planner  
Tracy Mueller, Committee Clerk

**ORDER**

The Chair called the meeting to order at 4:00 PM.

**LAND  
ACKNOWLEDGMENT**

*As Chair of the City of Vernon's Advisory Planning Committee, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.*

**ADOPTION OF AGENDA**

Moved by Jaime Paterson, seconded by Doug Neden:

THAT the Advisory Planning Committee agenda of November 9, 2021, be adopted.

**CARRIED.**

**ADOPTION OF MINUTES**    Moved by Monique Hubbs-Michiel, seconded by Phyllis Kereliuk:

THAT the minutes for the Advisory Planning Committee meeting of October 26, 2021 be adopted.

**CARRIED.**

**NEW BUSINESS:**

**OCP00085 / ZON00363  
(5975 Lefoy Rd, 6141  
Hwy 97, 6162 Pleasant  
Valley Rd)**

Matt Faucher, Current Planner, reviewed the Official Community Plan and Zoning Amendment Applications for 5975 Lefoy Rd; 6141 Hwy 97; 6162 Pleasant Valley Rd as follows:

- Staff clarified that as part of the OCP Amendment policy, this application would require further public consultation.
- The purpose of the report is for Council to commence the public consultation process of the proposed amendments to the Official Community Plan and Zoning bylaws prior to Council's consideration.
- This project would then come back to the Advisory Planning Committee for further review / comments after initial public consultation.
- Staff clarified that the subject property is comprised of three (3) properties.
- 6162 Pleasant Valley Road contains zoning and OCP designations from the Regional District of North Okanagan. 5975 Lefoy Road and 6141 Hwy 97 are both large lots.
- Staff provided an overview of the proposed amendments.
- Should the application be successful in receiving Council's approval, a subdivision would be required to align property boundaries with the zoning boundaries as proposed; it will be a phased development over time.
- The initial development will occur along the existing 20th Street. There would be requirements to create an extension and a secondary road and eventually connect 20th Street to Pleasant Valley Road.
- The Applicant is currently working with Trident Environmental regarding appropriate riparian setbacks. The proposed zoning boundaries are established to protect the riparian area from future development.
- There is an agreement in place a statutory right-of-way in favour of RDNO has been registered along BX Creek to establish a future public trail.

The following comments / questions were made by members of the Committee:

- In response to a question from a member of the Committee staff clarified that the developer owns all the subject lands.
- The Committee requested clarification regarding "Road B". Staff shared a detailed map that was included in the planning report, and noted that it cuts through "Lot H" and that a realignment would be required.
- Committee members questioned if "Lot E" would have an alternative access. Staff clarified that Lefoy would be extended with a cul-de-sac created on "Lot E".
- Staff confirmed the project falls completely within City boundaries.
- It was discussed that the bulk of the proposed changes are in relation to zoning predominantly as RH1, RH2 and RM2. The highest proposed zones are RH1 and RH2.
- The Committee expressed concern with the "wetlands" near the Rona area at the north end of town (Lot N).
- Staff clarified that the C3 zone allows for mixed-use commercial / residential.
- Staff noted that they are seeking comments / support from the Committee, Council and public on the proposed amendments. Once the public open house has been conducted, the project will return to the Advisory Planning Committee for additional comments.
- The Committee expressed concern regarding the current road alignment; staff noted that the road is "dedicated" but undeveloped.
- The Committee expressed concern regarding the access regarding Lot A. Staff noted that they are in talks with the Developer to consider connecting the road to 58 Avenue or providing emergency access.
- Committee members recommended to provide parking at or near the proposed park near Lefoy Road (Lot E).
- The existing easement "to be released" should be reconsidered. Staff clarified that active transportation links between the Knell and the creek it would be addressed through the subdivision process but also reviewed at the OCP and rezoning stage. The Committee recommend that the tributary ought to be linked to parks and trails within the region.
- It was discussed that the importance of creating a slopes and natural spaces plan and that such a plan needs to come back to Council for consideration.

- Staff clarified that all comments made by the Committee have been captured within the minutes and will be taken under advisement. Staff further clarified that they will conduct further consultation regarding this project.
- The Chair requested clarification as to the projected timeline. Staff noted that that would go to a future Council meeting for initial consideration and approval to commence the public consultation process. The application is anticipated to come back Advisory Planning Committee for review in the first quarter of 2022 with the comments and feedback from the public consultation.

Moved by Monique Hubbs-Michiel, and seconded by Jaime Paterson:

THAT Council support presenting the proposed Official Community Plan and zoning amendment applications at a public open house in order to seek public input prior to the Public Hearing in accordance with Section 4 of Official Community Plan Amendment Applications Policy and Section 475 of the Local Government Act (Consultation during development of official community plan), as follows

1. Amend the Official Community Plan Land Use designations from 'Community Commercial', 'RES (NORD)', 'Residential Medium Density' and 'Parks and Open Space' to 'Community Commercial', 'Residential Medium Density' and 'Parks and Open Space'; and
2. Rezone from A3 (Rural Small Holdings), R4 (Small Lot Residential) and R1 (NORD – Single Family Residential) to C3 (Mixed Use Commercial), C11 (Service Commercial), P1 (Parks and Open Space), R5 (Fourplex Residential Housing), RM2 (Multiple Housing Residential), RH1 (Low Rise Apartment Residential) and RH2 (Stacked Row Housing Residential); for the properties located at 6141 Highway 97, 6162 Pleasant Valley Road and 5975 Lefoy Road.

**CARRIED.**

**INFORMATION ITEMS**

- Craig Broderick, Manager, Current Planning, provided an overview of projects discussed at Council on **November 8, 2021**, as follows:
  - **DVP000539 4001 34A AVENUE**- 4.5 storey apartment with setback to the rear and reduced parking. The APC was not supportive of the side-yard setback to the west. There were 20 individuals who spoke at the Public Hearing; Council did not approve the proposed variances.
  - **ZON00329 - 5661 OKANAGAN LANDING ROAD** - Extension of a zoning that has been on hold. The owner is working with a local developer to go forward with the project and they requested an extension.

**NEXT MEETING**

The next meeting of the Advisory Planning Committee is tentatively scheduled for **Tuesday, November 23, 2021 at 4:00 PM.**

**ADJOURNMENT**

Moved by Jamie Paterson, seconded by Phyllis Kereliuk:

THAT the Advisory Planning Committee meeting of November 9, 2021 be adjourned.

**CARRIED.**

The meeting of the Advisory Planning Committee adjourned at 4:49 PM.

**CERTIFIED CORRECT:**

  
**Chairperson**