



THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF THE  
ADVISORY PLANNING COMMITTEE MEETING  
HELD WEDNESDAY, SEPTEMBER 7, 2022 AT 4:00 PM  
COUNCIL CHAMBERS (OKANAGAN LAKE ROOM)**

**PRESENT:** Don Schuster  
Doug Neden  
Harpreet Nahal  
Joshua Lunn  
Mark Longworth  
Margaret Jarman  
Phyllis Kereliuk  
Counselor Quiring

**ABSENT:** Claire Ishoy  
Jamie Paterson  
Lisa Briggs  
Monique Hubbs-Michiel  
Mayor Cumming

**STAFF:** Craig Broderick, Manager, Current Planning/Approving Officer  
Jennifer Pounder, Committee Clerk  
Matt Faucher, Current Planner

**ORDER** The meeting was called to order at 4:00 p.m.

**LAND  
ACKNOWLEDGEMENT** *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 THE  
AGENDA** Moved by **D. Schuster**, seconded by **P. Kereliuk**:

THAT the agenda of the Advisory Planning Committee meeting for September 7, 2022, be adopted:

**CARRIED**

**ADOPTION OF THE MINUTES**

Moved by **D. Neden**, seconded by **M. Jarman**:

THAT the minutes for the ADVISORY PLANNING COMMITTEE meeting of August 16, 2022 be adopted as amended:

**CARRIED**

*H. Nahal entered at 4:02 pm*

**NEW BUSINESS:**

**DVP00556  
7567 KLINGER ROAD**

**Matt Faucher, Current Planner**, provided an overview of the application as follows:

- The application before the Committee is to vary Section 4.5.4 of Zoning Bylaw 5000 to permit construction of a two car garage in the front yard of 7567 Klinger Road.
- They currently have a single car garage that has aged, as well as a fabric structure.
- Driveway access is by easement on neighboring property.
- The zoning bylaw states there are no secondary buildings to be built in the front yard from the property line to the front of the residence. The challenge is the front yard consumes approximately 60% of this property.
- The property is a downward slope from the roadway and the roof of the proposed structure will almost be in line with the road which provides for minimal visual impact.
- Meets all of the setback requirements.

Moved by **D. Schuster**, seconded by **M. Jarman**:

THAT Council support Development Variance Permit Application 00556 (DVP00556) to vary Zoning Bylaw 5000 on LT 4, SEC 19, TWP 9, ODYD, PLAN 18350 (7567 Klinger Road) as follows:

- a) Section 4.5.4 to permit construction of a secondary building or structure in a front yard;

AND FURTHER, that Council's support of DVP00556 is subject to the following:

- a) That the site plan, building elevations and floor plans, intended to illustrate the size and location of the proposed garage (Attachment 1) in the report titled "Development

Variance Permit Application for 7567 Klinger Road” dated August 29, 2022 and respectfully submitted by the Current Planner, be attached to and form part of DVP00556 as Schedule ‘A’.

**CARRIED**

**DVP00572  
1607 POTTERY ROAD**

**Matt Faucher, Current Planner**, provided an overview of the application as follows:

- The application before the Committee is to vary Section 9.3.6 of Zoning Bylaw 5000 to permit access to the subject property from Pottery Road.
- The applicant has submitted the variance proposal to permit access to the subject property from Pottery Road to support a proposed bare land strata subdivision (Application SUB00781).
- The subject property contains a single detached dwelling on the northern portion of the lot.
- Zoning Bylaw 5000 requires that when a lot has access to a lane, that the vehicular access to the lot be only permitted from said lane. As the principal building is located at the rear of the site and spans the distance between the side yard setbacks, the majority of the subject property is not accessible from the lane.
- The subject property meets the minimum lot size requirements to be subdivided, however subdivision would not be possible without the second lot having access from Pottery Road.

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

- The Committee asked if construction currently being executed west of property is an active permit. Staff confirmed it is active.
- The Committee inquired if the lane could be upgraded to provide easier access to the property. Staff confirmed it is a requirement to have frontage on a roadway in order to subdivide. Possible issues with maintenance, snow plows, etc. having predominate lane access could be problematic.

- Staff also noted they have explored a fee-simple panhandle lot with the owners, however, the lot did not meet the R2 size requirement.
- The Committee inquired regarding emergency access to the property if the both houses have the same address. Staff confirmed the houses will have separate unit numbers. Signage will be required on Pottery Road showing how to access unit 2 via the lane.

Moved by **D. Neden**, seconded by **J. Lunn**:

THAT Council support Development Variance Permit Application 00572 (DVP00572) to vary Zoning Bylaw 5000 on LT 4, SEC 35, TWP 9, ODYD, PLAN 21248 (1607 Pottery Road) as follows:

- a) Section 9.3.6 to permit vehicular access to the subject property from Pottery Road;

AND FURTHER, that Council's support of DVP00572 is subject to the following:

- b) That the site plan (Attachment 1) in the report titled "Development Variance Permit Application for 1607 Pottery Road" dated August 31, 2022 and respectfully submitted by the Current Planner, be attached to and form part of DVP00572 as Schedule 'A'.

**CARRIED**

**INFORMATION ITEMS:**

Craig Broderick, Manager, Current Planning/Approving Officer, provided a brief overview regarding some of the projects discussed at Council on September 6, 2022, as follows:

- **DVP00545 (6092 OKANAGAN LANDING ROAD)**  
The application is a DVP to vary Section 7.1.2, Table 7.1, and Section 7.1.11 of Zoning Bylaw #5000 to allow for a four storey, 80 unit seniors supportive housing building to be constructed.
- **Secondary Suite Review, Proposed Updates and Inclusion in Semi-Detached Dwellings**  
Dated August 23, 2022

- **Short Term Rental Regulation Clarifying Memorandum**  
Dated August 22, 2022
- **OCP00096/ZON00388 (3903 30 STREET)**  
The application is to amend the Official Community Plan land use designation from 'Mixed Use – Medium Density', and rezone the property from 'R2 – Large Lot Residential' to 'RH1 – Low-Rise Apartment Residential' in order to develop a new multi-family housing development.

**NEXT MEETING**

The next meeting for the Advisory Planning Committee is set for **September 27, 2022, at 4:00 PM.**

**ADJOURNMENT**

The meeting of the Advisory Planning Committee was adjourned at 4:27 PM by call of the Chair.

**CERTIFIED CORRECT:**

  
Chair