



THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF THE  
ADVISORY PLANNING COMMITTEE MEETING  
HELD TUESDAY, DECEMBER 13, 2022  
OKANAGAN ROOM (COUNCIL CHAMBER) CITY HALL**

**PRESENT:** Don Schuster  
Doug Neden  
Harpreet Nahal  
Jamie Paterson  
Joshua Lunn  
Lisa Briggs  
Mark Longworth  
Mayor Cumming  
Phyllis Kereliuk

**ABSENT:** Margaret Jarman  
Monique Hubbs-Michiel  
Claire Ishoy

**STAFF:** Barbara Everdene, Long Range Planner  
Craig Broderick, Manager, Current Planning  
Jennifer Pounder, Committee Clerk  
Michelle Austin, Planner  
Roy Nuriel, Planner, Economic Development

**ORDER** The meeting was called to order at 4:02 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.*

Before adoption of the agenda, staff noted an on-table page replacement (Attachment 1 of the report for DVP00604 was replaced).

**ADOPTION OF THE  
AGENDA**

Moved by **D. Neden**, seconded by **D. Schuster**:

THAT the agenda of the December 13, 2022 meeting for Advisory Planning Committee be adopted as amended.

**CARRIED**

**ADOPTION OF THE  
MINUTES**

Moved by **D. Schuster**, seconded by **P. Kereliuk**:

THAT the minutes for the November 15, 2022 meeting of Advisory Planning Committee be adopted.

**CARRIED**

**NEW BUSINESS:**

**ZON00387 / DVP00595  
(5101 TURTLE POND  
PLACE)**

**Roy Nuriel, Planner, Economic Development**, provided an overview of the application as follows:

- The application before the Committee is to rezone the property in order to develop a 77 lot subdivision in the Turtle Mountain neighborhood.
- The applicant is also looking to vary Section 4.16.1 and Section 9.5.5 of Zoning Bylaw 5000 to allow the construction of buildings, structures and swimming pools on slopes greater than 30% and to vary the maximum building height in R4: Small Lot Residential zoning district from the lesser of 10.0m or 2.5 storeys to the lesser of 10.0m or 3.0 storeys.
- The rezoning application is in accordance with the Neighborhood Plan and the Official Community Plan.

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

- The Committee expressed concern regarding accessibility for emergency services. Staff stated that roads will likely continue north of this property in the future. The property to the west of this lot has recently been rezoned and there will be an emergency access connection available in the future to connect to Davison Road.

- The Committee commented the corner around lot one is tight and maybe consider widening that entrance.

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

THAT Council support rezoning application 00387 (ZON00387) to rezone Lot 1, Sec 4, Twp 8, Plan EPP124187, ODYD (5101 Turtle Pond Place) from 'R2 – Large Lot Residential', 'R5 – Four-plex Housing Residential' and 'P4 – Utilities' to 'R4 – Small Lot Residential' and 'R5 – Four-plex Housing Residential', as shown in Attachment 6 and outlined in the report titled "Rezoning And Development Variance Permit Applications for 5101 Turtle Pond Place" dated December 8, 2022 and respectfully submitted by the Economic Development Planner;

AND FURTHER, that prior to final adoption of the rezoning amendment bylaw, the subdivision application is approved and its conditions are registered on all property titles;

AND FURTHER, that Council support Development Variance Permit Application 00595 (DVP00595) to vary the following sections of Zoning Bylaw 5000 to develop a 77 lot subdivision on Lot 1, Sec 4, Twp 8, Plan EPP124187, ODYD (5101 Turtle Pond Place):

- a) to allow the construction of buildings, structures and swimming pools on slopes greater than 30% (Section 4.16.1); and
- b) to vary the maximum building height in 'R4 – Small Lot Residential' zoning district from the lesser of 10.0m or 2.5 storeys to the lesser of 10.0m or 3.0 storeys (Section 9.5.5);

AND FURTHER, that Council's support of DVP00595 is subject to the following:

that the slope analysis plan generally noted as Attachment 9 be attached to and form part of DVP00595.

**CARRIED**

**DVP00604 (7371  
TRONSON ROAD)**

**Michelle Austin, Current Planner**, provided an overview of the application as follows:

- The application before the Committee is for a development variance permit to vary minimum setbacks of Zoning Bylaw 5000, R5 – Four-plex Housing Residential zone for 3 units within a 24-unit semi-detached housing development.
- The variance request is to decrease the minimum flanking street and rear yard setbacks for proposed for Units 15, 22 and 24.
- The proposed variances are anticipated to have minimal impact on the surrounding properties.

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

- The Committee asked when the property was originally zoned R5. Staff believe that the R5 zoning has been in place since at least 2004 when the existing zoning bylaw was adopted.
- Staff confirmed that adjacent landowners would be notified of the application and given an opportunity to provide input to Council.
- The Committee expressed concern regarding access off Ogata Way and suggested installing a mirror at the hairpin corner. Staff confirmed that a traffic impact study is being completed by the applicant. The current access is proposed to be moved slightly south.
- The Committee inquired if there has been any discussion regarding parks or trails in the area. Staff confirmed there has not been any discussion about parks specifically; however, a trail connection from the upper portion of the property to Tronson Road has been requested. As the desired zoning is already in place, staff are only able to require parks and trails in accordance with municipal bylaws.
- The Committee recommended a sidewalk be installed on Tronson Road for residents to get to the southside of Tronson Road and local parks. Staff noted that road servicing standards are more rural in nature without a requirement for sidewalks.

- Staff confirmed there will be two parking stalls within each garage for each unit; however, there is insufficient depth for parking on some of the driveways.
- The Committee inquired about moving the access to Bella Vista Rd by Unit 15 due to safety concerns. Staff noted that accesses may be moved if it is deemed unsafe by the traffic impact study.

Moved by **D. Schuster**, seconded by **J. Paterson**:

THAT Council support Development Variance Permit Application 00604 (DVP00604) to vary Zoning Bylaw 5000 for Lot A, DL 56, ODYD, Plan EPP31445 (7371 Tronson Road) as outlined in the report titled "Development Variance Permit Application for 7371 Tronson Road" dated December 7, 2022 and respectfully submitted by the Current Planner, to:

- a) decrease (Section 9.6.6) flanking street setbacks (Bella Vista Road), from 4m to 2m for Unit 15;
- b) decrease (Section 9.6.6) rear yard setbacks (Ogata Way), from 6m to 3.2m for the 1 or 1.5 storey portion of Unit 22;
- c) decrease (Section 9.6.6) rear yard setbacks (Ogata Way), from 7.5m to 3.2m for the 2 or 2.5 storey portion of Unit 22;
- d) decrease (Section 9.6.6) rear yard setbacks (Ogata Way), from 6m to 2.5m for the 1 or 1.5 storey portion of Unit 24; and
- e) decrease (Section 9.6.6) rear yard setbacks (Ogata Way), from 7.5m to 2.5m for the 2 or 2.5 storey portion of Unit 24.

**CARRIED**

**with H. Nahal and J. Lunn opposed**

**REZONING CIVIC  
MEMORIAL PARK  
(3003 37<sup>TH</sup> AVENUE)**

**Barbara Everdene, Long Range Planner**, provided an overview of the application as follows:

- The application before the Committee is to align the zoning of Civic Memorial Park to reflect its primary use as a public park.
- This application is to change the property from its current C4 'Street Oriented Commercial' and P2 'Public Institutional' zoning to P1 'Parks and Open Space' to complete the Civic Memorial Park project.
- Half of the current City building on this property will be allotted for park use offering a community room for rentals and also public bathrooms.

There were no questions / comments posed by members of the Committee.

Moved by **J. Paterson**, seconded by **L. Briggs**:

THAT Council support in principle the rezoning of LOT 1 SECTION 3 TOWNSHIP 8 OSOYOOS DIVISION YALE DISTRICT PLAN EPP114413 (3003 37<sup>th</sup> Avenue) from 'C4: Street Oriented Commercial' and 'P2: Public Institutional' to 'P1: Parks and Open Space' to complete the Civic Memorial Park project as outlined in the report titled "Rezoning of Civic Memorial Park (3003 37<sup>th</sup> Avenue) dated December 7, 2022 and respectfully submitted by the Long Range Planner and Parks Planner.

**CARRIED**

**STAFF UPDATE**

**INFORMATION ITEMS:**

**C. Broderick, Manager, Current Planning/Approving Officer**, provided a brief overview regarding some of the projects discussed at the last two Council meetings, as follows:

- **DVP00571 (1608 43 Ave / 4211 17 St)** – Approved
- **DVP00561 (1606 38 Ave)** – Approved
- **DVP00576 (3708 25 Ave)** – Approved

- **DVP00581 (4803 Pleasant Valley Rd)** – Approved
- **DVP00588 (4816, 4960 and 5000 Silver Star Rd)** – Approved
- **Agricultural Land Reserve Regulations** – Text amendment in Zoning Bylaw 5000 – Approved. Going to Public Hearing.
- **City Centre drive-through amendments to Zoning Bylaw 5000** – Coming to Advisory Planning meeting in January, 2023 for review and comment.
- **Zoning Text Amendment Bylaw 5934, 2022 (C10A)** – Approved
- **Bylaw 5927 Rezoning (1609 43<sup>rd</sup> Ave)** – Final Bylaw reading January 9, 2023 subject to completion of outstanding conditions.

**NEXT MEETING**

The next meeting for the Advisory Planning Committee is set for January 10, 2023 at 4:00 PM.

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at 4:45 p.m. by call of the Chair

**CERTIFIED CORRECT:**

  
Chair