

**THE CORPORATION OF THE CITY OF VERNON  
MINUTES OF THE ADVISORY PLANNING COMMITTEE**

**November 28, 2023, 4:00 p.m.  
CITY HALL COUNCIL CHAMBER  
3400 30 Street  
Vernon B.C.**

**Committee Members**

**Present:**

Jordan Hart  
Jessica Kirkham  
Margo Lupien  
Scott Chatterton  
Margo Jarman  
Craig Neville  
Claire Ishoy  
Monique Hubbs-Michiel, Chair  
Kyla Gaudreau  
Kennedy Mund  
Mayor Cumming  
Harpreet Nahal

**Administration**

**Present:**

Jennifer Pounder, Records/Committee Clerk  
Brian Guy, Councillor  
Barbara Everdene, Long Range Planner  
Teresa Durning, Councillor  
Matt Faucher, Current Planner  
Danielle Devries, Transportation Planner  
Michelle Austin, Current Planner  
Roy Nuriel, Acting General Manager, Planning

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**1. CALL ADVISORY PLANNING COMMITTEE TO ORDER**

The Chair called the meeting to order at 4:01 pm.

1.a Land Acknowledgment

As chair of the City of Vernon's Advisory Planning Committee (APC), 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.

1.b Agenda

**Moved by:** Margo Jarman

**Seconded by:** Scott Chatterton

THAT the Agenda for the November 28, 2023 Advisory Planning Committee Meeting be adopted as amended.

**CARRIED**

1.c Adoption of Minutes

**Moved by:** Craig Neville

**Seconded by:** Harpreet Nahal

THAT the minutes of the Advisory Planning Committee meeting held October 24, 2023 be adopted.

**CARRIED**

**2. UNFINISHED BUSINESS****3. NEW BUSINESS**3.a Secondary Suites and Accessory Dwelling Bylaw Amendments

B. Everdene provided a presentation on the proposed regulatory changes. The following questions / comments were received:

- Administration confirmed that the proposed regulations do not include requirements for legalizing a suite.
- Administration confirmed that projects would adhere to appearance standards through the development permit process, although this would not apply to secondary suites and accessory dwelling units (ADUs).
- The Committee suggested that diagrams would help visualize the outcome of the regulation on building appearance.

- Both the Committee and Administration expressed concern with ADUs being used as short-term rentals (STRs).
- Administration commented that the new Provincial laws would likely allow stratification of ADUs.
- The Committee suggested that larger ADUs be permitted on large lots.

**Moved by:** J. Hart

**Seconded by:** Harpreet Nahal

THAT the Advisory Planning Committee recommends that Council endorse amendments to Zoning Bylaw 5000 to update regulations for secondary suites and accessory dwelling unit as outlined in the report titled "Secondary Suite and Accessory Dwelling Bylaw Amendments" dated November 22, 2023 and respectfully submitted by the Long Range Planner and Planners.

**CARRIED**

*Harpreet Nahal declared a conflict of interest in the following item as he is the owner / applicant of the subject property. Harpreet left the meeting at 5:02 pm.*

3.b ZON00365 - 1607 43rd Avenue

*Claire Ishoy left the meeting at 5:07pm.*

M. Austin provided a presentation on the proposed project and rezoning application. The following questions / comments were received:

- The Committee expressed concerns that the proposal would change the characteristics of the neighbourhood, result in too much lot coverage, and not provide sufficient parkland and trail connections.
- The Committee also expressed how great this project is and how it will help with the lack of available housing.

**Moved by:** Scott Chatterton

**Seconded by:** Jessica Kirkham

THAT the Advisory Planning Committee recommends that Council support Zoning Application 00365 (ZON00365) to rezone Lot B, Sec 2, Twp 8, ODYD, Plan KAP59453, Except Strata Plan KAS1926 (Phase 5) (1607

43rd Avenue) from R5 – Four-plex Housing Residential to RH1 – Low-rise Apartment Residential as outlined in the report titled “Zoning Application for 1607 43rd Avenue” dated November 23, 2023 and respectfully submitted by the Planner;

AND FURTHER, that the Advisory Planning Committee recommends Council’s support of ZON00365 is subject to the following:

1. That, prior to final adoption of the bylaw, a restrictive covenant be registered on title of the subject property:
  - i. limiting the maximum number of dwelling units to 150;
  - ii. limiting the maximum site coverage with impermeable surfaces to 60%;
  - iii. requiring, at the development permit stage, compliance with the Geotechnical Assessment, prepared by Ecora Engineering & Resource Group Ltd., dated November 2020 (Attachment 11);
  - iv. requiring, at the development permit stage, a Traffic Safety Analysis and compliance with its recommendations to ensure safety for all road users at the driveway access at 43rd Avenue;
  - v. requiring, at the development permit stage, an easement registered on title of the subject property allowing Phases 1 – 5, Strata Plan KAS1926 access over the subject property; and,
2. That, prior to submission of a Building Permit application, a development permit be required to ensure compliance with the mitigation measures outlined in the Environmental Impact Assessment, prepared by Phoenix Environmental Services Ltd., dated July 23, 2023 (Attachment 9).

AND FURTHER, that the Advisory Planning Committee recommends that Council hold a public hearing, pursuant to 464(1) of the Local Government Act, on a proposed bylaw to rezone Lot B, Sec 2, Twp 8, ODYD, Plan KAP59453, Except Strata Plan KAS1926 (Phase 5) (1607 43rd Avenue) from R5 – Four-plex Housing Residential to RH1 – Low-rise Apartment Residential.

**CARRIED**

#### **4. INFORMATION ITEMS**

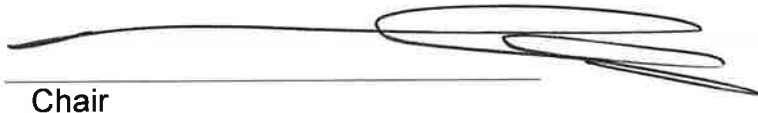
M. Austin provided an update of recent Council decisions on applications previously considered by the Advisory Planning Committee as well as the recent Council decision allowing recreational vehicles to be lived in on properties in the Agricultural Land Reserve.

**5. NEXT MEETING**

The next meeting for the Advisory Planning Committee is scheduled for December 12, 2023 at 4:00 pm.

**6. CLOSE OF MEETING**

The meeting of the Advisory Planning Committee adjourned at 6:04 pm by call of the Chair.

  
Chair