



THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF THE  
ADVISORY PLANNING COMMITTEE MEETING  
HELD MARCH 26, 2024 AT 4:00 P.M.  
OKANAGAN LAKE ROOM (COUNCIL CHAMBER)**

**PRESENT:** Monique Hubbs-Michiel  
Margo Jarman  
Kyla Gaudreau  
Craig Neville  
Harpreet Nahal  
Claire Ishoy  
Mayor Cumming  
Jessica Kirkham  
Jordan Hart

**ABSENT:** Margo Lupien  
Scott Chatterton  
Kennedy Mund

**GUESTS:** Birte Decloux, Applicant  
Merlin Kofoed, Owner

**STAFF:** Michelle Austin, Current Planner  
Lydia Korolchuk, Current Planner  
Roy Nuriel, General Manager, Planning  
Terry Barton, Director, Planning and Community Services  
Jennifer Pounder, Records/Committee Clerk

**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 M. Jarman, seconded by C. Neville:

THAT the agenda of the March 26, 2024 Advisory Planning Committee meeting be adopted.

**CARRIED**

**ADOPTION OF THE MINUTES**

Moved by C. Ishoy, seconded by C. Neville:

THAT the minutes of the March 12, 2024 Advisory Planning Committee meeting be adopted.

**CARRIED**

Terry Barton, Director, Planning and Community Services, thanked the Committee for their work. He also announced that Roy Nuriel has been appointed to General Manager, Planning, and Lydia Korolchuk, Current Planner, was introduced to the Committee as a new member of the City of Vernon planning team.

*T. Barton left the meeting at 4:05 p.m.*

**NEW BUSINESS:**

**OCP00088 (7025 HERBERT ROAD) / ZON00369 (7110 BATES ROAD)**

**L. Korolchuk, Current Planner**, provided an overview of the application as follows:

- This application proposes to build 57 stratified residential units in the form of semi-detached, three-plex, and four-plex buildings.
- The development would be served by an internal strata road with access/egress from Bates Road on the north side, and a second access/egress via Herbert Road to the south.
- A pedestrian connection is proposed along the western border of the property for public use.
- The applicant is requesting to change the Future Land Use from the existing Regional District of North Okanagan (RDNO) designation to the City of Vernon OCP designation of RLD – Residential Low Density and to the R5 – Four-plex Housing Residential zone.
- The City of Vernon annexed the parcel from the RDNO on May 23, 2014

The following questions/comments were received:

- Staff confirmed they are looking into the suggestions received from the Public Info Session from the residents of Vernon.
- The Committee inquired on future plans or adjustments to transit in that area.
  - Staff confirmed, in order to bring transit services to that area there has to be 1,000 houses in the Foothills. It is very close, but until then we have the multi-use path to use.

- Staff further confirmed that in the 2024 City of Vernon Capital Plan, there is a roundabout to be built at Phoenix Drive and Silverstar Road in 2025.
- There was a comment from the committee that this is a good site to develop.

Moved by C. Ishoy, seconded by J. Hart:

THAT Council support Official Community Plan Amendment Application 00088 (OCP00088) to amend the Future Land Use designation from CR NORD – Country Residential to RLD – Residential Low Density for Lot 3, Section 18, Township 5, ODYD, Plan 29910 (7025 Herbert Road / 7110 Bates Road) as outlined in the report titled “Official Community Plan and Zoning Amendment Applications for 7025 Herbert Road / 7110 Bates Road” dated March 12, 2024 and respectfully submitted by the Planner;

AND FURTHER, that Council support Zoning Amendment Application 00369 (ZON00369) to rezone from CR NORD – Country Residential to R5 – Four-plex Housing Residential for Lot 3, Section 18, ODYD, Plan 29910 (7025 Herbert Road / 7110 Bates Road) as outlined in the report titled “Official Community Plan and Zoning Amendment Applications for 7025 Herbert Road / 7110 Bates Road” dated March 12, 2024 and respectfully submitted by the Planner;

AND FURTHER, that final adoption of the OCP and zoning amendment bylaws be considered subsequent to the outstanding conditions of approval as set out in Attachment 8 in the report titled “Official Community Plan and Zoning Amendment Applications for 7025 Herbert Road / 7110 Bates Road”;

AND FURTHER, that prior to final adoption of the OCP and zoning amendment bylaws, the Development Permit be ready for issuance.

**CARRIED**

*Merlin Kofoed and Birte Decloux left the meeting at 4:25 p.m.*

**INFORMATION ITEMS:**

M. Austin provided an update of recent Council decisions on planning-related bylaws and projects.

**NEXT MEETING**

The next meeting for the Advisory Planning Committee is set for April 9, 2024 at 4:00 p.m.

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at 4:35 p.m. by call of the Chair.

**CERTIFIED CORRECT:**

  
Chair