



THE CORPORATION OF THE CITY OF VERNON

A G E N D A

PUBLIC HEARING
COUNCIL CHAMBERS
MONDAY, SEPTEMBER 24, 2018
5:30 PM

1. CALL TO ORDER

MAYOR Mund will call the meeting to order and advise that the purpose of the Public Hearing /Public Input is to consider:

- A. “Zoning Text (Secondary Suites / Semi-Detached Housing) Amendment Bylaw Number 5715, 2018”
- B. “Zoning Text (Parking & Loading) Amendment Bylaw Number 5719, 2018”
- C. “8000 Bench Row Road Land Use Contract Number 287, 1978 (P2374) Discharge Bylaw Number 5716, 2018”
- D. “3607 27th Street Rezoning Amendment Bylaw Number 5714, 2018” together with Public Input for DVP00427

2. CONFIRMATION OF PUBLICATION

The CORPORATE OFFICER will provide information as to how the meeting was publicized, as required by Legislation.

3. BYLAW

**PROPOSED TEXT
AMENDMENTS (A3 –
RURAL SMALL
HOLDINGS AND R4 –
SMALL LOT
RESIDENTIAL)(P. 4, 9)**

A. A Bylaw:

To amend zoning district A3 – Rural Small Holdings to add secondary suites as a Secondary Use AND to amend zoning district R4 – Small Lot Residential to add semi-detached housing as a Primary Use.

**ZONING BYLAW #5000
PARKING
AMENDMENTS
(P. 24, 30)**

B. A Bylaw:

To amend Section 7 of Zoning Bylaw #5000 to:

- a) reduce multifamily parking requirements within the C7 and C8 zoning districts;
- b) introduce commercial parking requirements within the C7 and C8 zoning districts; and

- c) to introduce cash in-lieu of parking within the C7 and C8 zoning districts and an area within the Waterfront Neighbourhood Centre.

**LAND USE CONTRACT
DISCHARGE
APPLICATION FOR 8000
BENCH ROW ROAD
(LUC00014)(P. 111, 114)**

C. A Bylaw:

To discharge Bylaw #287, being Land Use Contract (LTO #P2374) from the title of Lot 1, DL 6, ODYD, Plan 6067 exc. Plan 31460 (8000 Bench Row Road), to allow the property to be governed by Zoning Bylaw #5000 (A1 Agriculture within the ALR), subject to registration of a no build, no disturb covenant intended to protect the existing vegetation on-site. The applicant intends to construct a primary residence, an orchard, a secondary building, storage, and a secondary dwelling unit on the property.

**REZONING AND
DEVELOPMENT
VARIANCE PERMIT
APPLICATIONS FOR
3607 – 27TH STREET
(ZON00299 / DVP00427)
(P. 136, 139)**

D. A Bylaw:

To rezone the subject property from R1 – Estate Lot Residential to C4 – Street Oriented Commercial AND to vary sections of Zoning Bylaw 5000 with regard to setbacks, the minimum landscape buffer and required off-street parking spaces AND to vary a section of the Subdivision and Development Servicing Bylaw in order to vary the off-site works along 37th Avenue and reduce asphalt width requirement, in order to construct a two storey dental clinic.

4. PROCEDURE FOR EACH BYLAW:

- a) Brief description of the application by City Staff.
- b) Mayor will request the Corporate Officer to indicate any correspondence/petitions received, for the record.
- c) Mayor will call for representation from the public in attendance.
 - i. Microphones are provided for any person(s) wishing to make representation to the meeting.
 - ii. The Chair will recognize ONLY speakers at the microphones. Speakers may be requested to limit the length of time they speak until all present, who wish to be heard, have been given an opportunity. Thereafter speakers may take another opportunity to speak.

- iii. The public and members of Council may ask questions of the applicant and / or City staff in order to clarify details of the project, etc.
- iv. Final calls for representation

5. **ADJOURNMENT**