



CORPORATION OF THE CITY OF VERNON

ADVISORY PLANNING COMMITTEE

TUESDAY, JUNE 23, 2020 @ 4 P.M.

OKANAGAN LAKE ROOM

A G E N D A

1) ADOPTION OF AGENDA

2) ADOPTION OF MINUTES

June 9, 2020 (attached)

3) NEW BUSINESS:

a) **6450 – Zoning Bylaw Review** – Text Amendment for I4: Business Park Zone

4) INFORMATION ITEMS:

a) The Staff Liaison reviewed APC related items discussed at the June 22, 2020 Council meeting.

5) DATE OF NEXT MEETING:

The next meeting is to tentatively scheduled for Tuesday, July 7, 2020.

6) ADJOURNMENT



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, JUNE 9, 2020

PRESENT: VOTING

Larry Lundgren
Doug Neden
Monique Hubbs-Michiel
Phyllis Kereliuk
Don Schuster
Mark Longworth
Bill Tarr
Jamie Paterson
Lisa Briggs
Harpreet Nahal

NON-VOTING

Mayor Cumming (Alternate Member)

ABSENT: Councillor Mund (Appointed Member)

Joshua Lunn

STAFF: Craig Broderick, Manager, Current Planning/Staff Liaison
Ed Stranks, Manager, Engineering Development Services
Keltie Chamberlain, Planning Assistant
Janice Nicol, Legislative Committee Clerk

ORDER

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

**ADOPTION OF
AGENDA**

Moved by Monique Hubbs-Michiel, seconded by Larry
Lundgren;

THAT the Advisory Planning Committee agenda for June
9, 2020 be adopted.

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Phyllis Kereliuk, seconded by Doug Neden;

THAT the minutes for the Advisory Planning Committee
meeting of May 26, 2020 be adopted.

CARRIED.

NEW BUSINESS:

REZONING AND DEVELOPMENT VARIANCE PERMIT APPLICATIONS FOR 2109 32ND AVENUE (ZON00349/DVP00481)

The Planning Assistant reviewed the Rezoning and Development Variance Permit Applications for 2109 32nd Avenue. The Committee noted the following:

- Clarification of addressing and that setback for corner lot is 4.5m on both 32nd Avenue and 22nd Street
- Concern that if the adjacent property subdivides in a similar manner to 2109 32nd Avenue, parking may be an issue
- Accessibility will be an issue if the property use switched to a care home, minor or seniors supportive housing, minor
- Concern that vehicles may be backing out of proposed lots onto 32nd Avenue with limited visibility, suggest some restrictions be implemented for safety
- Clarification that applicant has requested a reduced side yard setback (3.0m rather than 4.5m) so that the driveway can be oriented away from the corner.

Moved by Bill Tarr, seconded by Monique Hubbs-Michiel;

THAT the Advisory Planning Committee recommends that Council support the application to rezone Lot 1, Plan 3421, Sec 35, Tp 9, ODYD (2109 32nd Avenue) from R2: Large Lot Residential to R3: Medium Lot Residential to subdivide the parcel into two lots for residential development at 2109 32nd Avenue;

AND FURTHER, that the Advisory Planning Committee recommends that Council’s support of ZON00349 is subject to the following:

- a) that the Preliminary Layout Review be ready for issuance prior to final adoption of the rezoning bylaw;

AND FURTHER, that the Advisory Planning Committee recommends that Council support Development Variance Permit application DVP00479 to vary the following sections of Zoning Bylaw #5000 on Lot 1, Plan 3421, Sec 35, Tp 9, ODYD (2109 32nd Avenue):

- a) To vary Section 9.4.5 to reduce the minimum side yard setback of 4.5m for a flanking street to 3.0m.

CARRIED.

INFORMATION ITEMS

The Manager, Current Planning reviewed the following APC related applications discussed at the June 8th, 2020, Council meeting:

- **DVP00475 – 180 Whistler Place** – permit issued once all conditions of Council are met;
- **ZON00297 – 5000 20th Street** – request to waive condition – decision deferred, third reading rescinded and second PH to be scheduled;
- **ZON00300 – 1800 Phoenix Drive** – received 1st and 2nd reading, PH scheduled for July 20, 2020;
- **Bylaw 5816 – 3610 25th Avenue** Housing Agreement adopted and DVP00445 issued once all conditions of Council are met.

NEXT MEETING

The next meeting of the Advisory Planning Committee is to tentatively scheduled for June 23, 2020.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at: 4:25 p.m.

CERTIFIED CORRECT:

Chair



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Roy Nuriel
Economic Development Planner

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: July 20, 2020
REPORT DATE: June 17, 2020
FILE: 6450 - Zoning Bylaw Review
(I4 Emergency Services)

SUBJECT: ZONING BYLAW #5000 TEXT AMENDMENT TO I4: BUSINESS PARK ZONE

PURPOSE:

To review a proposed text amendment to Zoning Bylaw #5000 I4: Business Park zone by including "emergency and protective services" as a Primary Use in order to allow a new location for Vernon Search and Rescue at 5100 Silver Star Road.

RECOMMENDATION:

THAT Council support an amendment to Zoning Bylaw #5000 by adding "emergency and protective services" as a Primary Use in the I4: Business Park zone, as outlined in the report titled "Zoning Bylaw #5000 Text Amendment to I4: Business Park Zone" dated June 17, 2020, by the Economic Development Planner;

AND FURTHER, that Council direct Administration to bring forward the "Zoning Text (I4 Emergency and Protective Services) Amendment Bylaw Number 5824, 2020", for initial readings and scheduling of a public hearing.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council not support an amendment to Zoning Bylaw #5000 by adding "emergency and protective services" as a Primary Use in the I4: Business Park zone, as outlined in the report titled "Zoning Bylaw #5000 Text Amendment to I4: Business Park Zone" dated June 17, 2020, by the Economic Development Planner.

Note: This alternative does not support the text amendment. As such, Vernon Search and Rescue would not be able to relocate to 5100 Silver Star Road.

ANALYSIS:

A. Committee Recommendations:

At its meeting of June 23, 2010, the Advisory Planning Committee passed the following resolution:

" "

B. Rationale:

1. Vernon Search & Rescue Group Society ("VSAR") is a volunteer, non-profit charitable society. They have provided Search and Rescue services to the North Okanagan since 1960. VSAR has approximately 65 volunteer members that are on call 24 hours a day.

2. Currently, the VSAR is operating from the same site where the Regional District of North Okanagan (RDNO) office is located, at 9850 Aberdeen Road in Coldstream. This location and the condition of the VSAR's building bring many constraints on their operation, including: insufficient storage for emergency equipment and vehicles, limited space for administration and volunteers and almost no available on site indoor and outdoor training space. Over the last few years, VSAR has explored potential sites in the Vernon area which could accommodate their overall needs. One of the primary considerations is to be located adjacent to a major traffic route in order to reduce the response time in case of emergency calls. During this time, the VSAR has worked on securing funding to purchase a new site and to construct a new facility.
3. The VSAR has identified the vacant (east side) portion of the property at 5100 Silver Star Road, as shown in Figures 1 and 2, as it meets their requirements and needs. The total size of the property is 9.1 acres. Currently, Tekmar Control Systems Ltd. is using approximately 60% of the site. The remaining 40% has been reserved for future expansion of Tekmar. In order to accommodate VSAR on the remaining 40%, a subdivision of the subject property would be required.

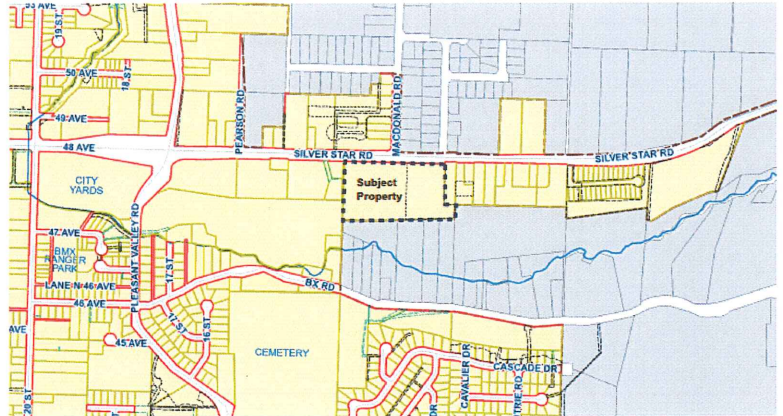


Figure 1: Property Location Map

The subject property is zoned I4: Business Park (Attachment 1). The I4 zone does not include “emergency and protective services” as a permitted use. Therefore, in order to proceed with the subdivision and the construction of a new building on the site, either the property is to be rezoned to accommodate the use, or the use is to be included in the zone assigned to the property. Based on the purpose and the character of the I4 zone, Administration recommend to add “emergency and protective services” as a permitted use.

4. Currently, only two properties are zoned I4: Business Park. The one is the subject property at 5100 Silver Star Road and the second is at 1540 Kalamalka Lake Road. Should Council choose to amend Zoning Bylaw #5000 by including “emergency and protective services” as a Primary Use in the I4: Business Park zone (Attachment 2), the new use would apply to all other sites which are zoned I4 now and in the future.



Figure 2: Aerial Photo of the Property

C. Attachments:

Attachment 1 – I4: Business Park zoning district

Attachment 2 – Proposed Zoning Text (I4 Emergency and Protective Services) Amendment Bylaw Number 5824, 2020

D. Council's Strategic Plan 2019 – 2022 Goals/Action Items:

The subject Zoning Bylaw #5000 text amendment to I4: Business Park zone involves the following objectives in Council's Strategic Plan 2019 – 2022:

- Enhance relationships and improve communications with regional partners including the Okanagan Indian Band

E. Relevant Policy/Bylaws/Resolutions:

1. The proposed location for VSAR at 5100 Silver Star Road is designated Light Industrial / Service Commercial in the Official Community Plan (OCP) and zoned I4: Business Park in Zoning Bylaw #5000.

2. In Zoning Bylaw #5000, “emergency and protective services” is defined as:

“**EMERGENCY AND PROTECTIVE SERVICES** means a public facility used by fire protection, police, ambulance, or other such services as a base of operations”

3. Currently, “emergency and protective services” are permitted in the following zones:

- A1 - Agriculture within the ALR
- A2 - Rural - Large Holdings
- A3 - Rural - Small Holdings
- C4 - Street-Oriented Commercial
- C5 - Community Commercial
- C6 - Village Commercial
- C8 - Central Business District
- C9 - Regional Commercial
- C10 - Tourist Commercial
- C11 - Service Commercial
- RTC - Resort Commercial
- RTCA - Resort Commercial and Residential
- I1 - Light Industrial
- P2 - Public Institutional
- CD1 - Comprehensive Development Area 1

BUDGET/RESOURCE IMPLICATIONS:

N/A

Prepared by:

Approved for submission to Council:

X

Signer 1

Will Pearce, CAO

Date: _____

Roy Nuriel
Economic Development Planner

X

Signer 2

Kim Flick, Director
Community Infrastructure and Development

REVIEWED WITH

- | | | |
|--|---|--|
| <input type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning |
| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input type="checkbox"/> Building & Licensing |
| <input type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input type="checkbox"/> Engineering Development Services |
| <input type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input checked="" type="checkbox"/> Economic Development & Tourism |
| <input checked="" type="checkbox"/> COMMITTEE: (APC) June 23, 2020 | | |
| <input type="checkbox"/> OTHER: | | |

11.4 I4 : Business Park

11.4.1 Purpose

The purpose is to provide a **zone** for the **development** of planned industrial **business** parks containing clean industrial and office **uses** with limited **outdoor storage**, and to provide for a transition of industrial **business sites** from heavier industrial **uses** to complementary light industrial and **commercial uses**.

11.4.2 Primary Uses

- **autobody repair and paint shops**
- **automotive and recreation vehicle services**
- **automotive and equipment repair shops**
- **business support services**
- **call centres**
- **cannabis processing facilities** (*Bylaw 5731*)
- **commercial storage**
- **contractor services, limited**
- **custom indoor manufacturing**
- **equipment rentals**
- **fleet services**
- **food primary establishments**
- **general industrial uses**
- **high technology research and product design**
- **multiple occupancy commercial and industrial uses**
- **offices**
- **participant recreation services, indoor**
- **utility services, minor**

11.4.3 Secondary Uses

- **outdoor storage**
- **residential security/operator unit**

11.4.4 Subdivision Regulations

- Minimum **lot width** is 25.0m.
- Minimum **lot area** is 2000m².

11.4.5 Development Regulations

- Maximum **floor space ratio** is 1.2.
- Maximum **lot coverage** is 60%.
- Maximum **height** is the lesser of 15.0m or 3 **storeys**.
- Minimum **front yard** is 3.0m.
- Minimum **side yard** is 2.0m where **adjacent to commercial or industrial zones**, except it is 4.5m for **flanking streets** or **abutting other zones**.
- Minimum **rear yard** is 0.0m where the **abutting** land is zoned or designated Commercial or Industrial, except it is 6.0m for **flanking streets** where the **abutting** land is zoned or designated Residential, Agriculture or Institutional, and 10.0m if **abutting** Highway 97.

11.4.6 Other Regulations

- No **use** shall produce dust, or other emissions except standards set by provincial legislation, without written authorization from the appropriate provincial agency.
- No **use** shall produce odour, glare, or noise that creates a **nuisance**.
- Only one **residential security/operator unit** is permitted on a **site**.
- **Outdoor storage** shall be screened from view of any **street** or **lane** and from **adjacent** properties. There shall be no **outdoor storage** of toxic, noxious, explosive, odorous, or radio-active materials.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**, **yards**, projections into **yards**, lighting, agricultural **setbacks**, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- **Outdoor storage** shall be screened from view of any **street** or **lane** and from **adjacent** properties. There shall be no **outdoor storage** of toxic, noxious, explosive, or odorous materials.
- As per Section 4.10.2 - All **buildings** and **structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5824

A bylaw to amend the City of Vernon
Zoning Bylaw Number 5000

WHEREAS the Council of The Corporation of the City of Vernon has determined to amend the City of Vernon Zoning Bylaw Number 5000 to add “emergency and protective services” as a Primary Use in the I4: Business Park zone within the City of Vernon;

AND WHEREAS all persons who might be affected by this amendment bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters herein before the said Council, in accordance with the provisions of Section 464 of the Local Government Act, and all amendments thereto;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "**Zoning Text (I4 Emergency and Protective Services) Amendment Bylaw Number 5824, 2020**".
2. The City of Vernon Zoning Bylaw Number 5000 be, and is hereby amended, as follows:
 - (i) **AMENDING** Section 11.4, I4 – Business Park, 11.4.2 Primary Uses by:
 - a. **ADDING:**
as shown in **red** on attached Schedule ‘A’, attached to and forming part of this bylaw.
3. Zoning Bylaw Number 5000 is hereby ratified and confirmed in every other respect.

BYLAW NUMBER 5824

PAGE 2

READ A FIRST TIME this day of , 2020.

READ A SECOND TIME this day of , 2020.

PUBLIC HEARING held this day of , 2020

READ A THIRD TIME this day of , 2020.

Approved pursuant to section 52(3)(a) of the *Transportation Act* this _____ day of
_____, 20____

for Minister of Transportation & Infrastructure
BYLAW 5824

ADOPTED this day of , 2020.

Mayor

Corporate Officer

SCHEDULE 'A'
Attached to and Forming Part of Bylaw 5824
"Zoning Text (14 Emergency and Protective Services) Amendment Bylaw Number
5824, 2020

11.4.2 Primary Uses

- autobody repair and paint shops
- automotive and recreation vehicle services
- automotive and equipment repair shops
- business support services
- call centres
- cannabis processing facilities (Bylaw 5731)
- commercial storage
- contractor services, limited
- custom indoor manufacturing
- **emergency and protective services**
- equipment rentals
- fleet services
- food primary establishments
- general industrial uses
- high technology research and product design
- multiple occupancy commercial and industrial uses
- offices
- participant recreation services, indoor
- utility services, minor