



CORPORATION OF THE CITY OF VERNON

ADVISORY PLANNING COMMITTEE

TUESDAY, NOVEMBER 10, 2020 @ 4 P.M.

OKANAGAN LAKE ROOM

A G E N D A

1) ADOPTION OF AGENDA

2) ADOPTION OF MINUTES

October 27, 2020 (attached)

3) NEW BUSINESS:

- a) **OCP00084/ZON00350** – Official Community Plan Amendment and Rezoning Application for 3398 Davison Road

4) INFORMATION ITEMS:

5) DATE OF NEXT MEETING:

The next meeting is to tentatively scheduled for **Tuesday, November 24, 2020.**

6) ADJOURNMENT



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

WEDNESDAY, OCTOBER 27, 2020

PRESENT: VOTING

Mark Longworth, Chair
Larry Lundgren
Phyllis Kereliuk
Bill Tarr
Monique Hubbs-Michiel
Don Schuster
Doug Neden
Joshua Lunn

NON-VOTING

Mayor Cumming (Alternate Appointed Member)

ABSENT: Councillor Mund (Appointed Member)

Jamie Paterson
Lisa Briggs
Harpreet Nahal

STAFF: Craig Broderick, Manager, Current Planning/Staff Liaison
Ed Stranks, Manager, Engineering and Development
Natasha Kositsin, Legislative Secretary

ORDER

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

**ADOPTION OF
AGENDA**

Moved by Doug Neden, seconded by Larry Lundgren:

THAT the Advisory Planning Committee agenda for
October 27, 2020 be adopted.

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Don Schuster, seconded by Phyllis Kereliuk:

THAT the minutes for the Advisory Planning Committee
meeting of October 14, 2020 be amended to remove
Councillor Gares from the attendees as she did not attend.

AND FURTHER, that the minutes be adopted as amended.

CARRIED.

NEW BUSINESS:

**DEVELOPMENT
VARIANCE
APPLICATION FOR
2000 33 STREET
(DVP00495)**

The Planning Assistant reviewed development application for DVP00495 at 2000 33 Street. The Committee noted the following:

- Current regulations do not allow for suites, building code changed recently to add secondary suites to duplexes
- Parking will be an issue if they apply for a building permit for secondary suite
- Concerns on storm water that goes off the site – need drainage
- 55% to 62% coverage on this property
- May need to get a geo tech to test soil conditions and see if water will run down the alley or go into neighbour's yard
- Owner could look into bylaw standards on drainage
- Concerned about parking on street if a suite was added

Moved by Doug Neden, seconded by Monique Hubbs-Michiel:

THAT the Advisory Committee recommends that Council support Development Variance Permit Application #DVP00495 to vary sections of Zoning Bylaw #5000 on Block 5, Plan 225, District Lot 73, ODYD, Parcel C, See DD KX5409 - Was Lot 9 & 10. (2000 33rd Street) as follows:

- a) To vary Section 9.10.6 of Zoning Bylaw #5000 to reduce the minimum flanking side yard setback from 4.5m to 2.7m; and
- b) That the site plan and building elevations, intended to illustrate the reduced flanking side yard setback and increased maximum site coverage (Attachment 1 and 2) in the report titled "Development Variance Permit Application for 2000 33rd Street" and dated October 20, 2020 by the Planning Assistant, be attached to and form part of DVP00495 as Schedule 'A'.

AND FURTHER, that the Advisory Planning Committee recommend that Council not support the following:

- c) To vary Section 9.10.6 of Zoning Bylaw #5000 to increase the maximum site coverage from 55% to 66.22%.

CARRIED.

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
3204 15 STREET
(DVP00492)**

The Planning Assistant reviewed development application for DVP00492 at 3204 15 Street. The Committee noted the following:

- 8000 sq ft lot
- Access from the front
- The scale and height are not the best examples of what could be done with the back alley
- Concerns regarding the height
- A petition was circulated and received support from surrounding neighbours
- Parking kept for boat off of 15 Street
- Majority of residents generally park on the street

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

THAT the Advisory Committee recommends that Council support Development Variance Permit application DVP00492 to vary the following sections of Zoning Bylaw #5000 on Lot 17, Block 1, Plan 384, Section 35, Township 9, ODYD (3204 15th Street):

- a) To vary Section 5.5.5 to increase the maximum floor area of a secondary suite from the lesser of 90m² or 60% of the total floor area of the primary building in a secondary building to 88%;
- b) To vary Section 7.1.9 to permit parking in the front yard where parking in the lane is feasible; and
- c) To vary 9.3.6 to permit vehicular access in the front yard where there is access to a rear lane;

AND FURTHER, that Council not support Development Variance Permit application (DVP00492) to vary the following section of Zoning Bylaw #5000 to construct a secondary building with a suite on Lot 17, Block 1, Plan 384, Section 35, Township 9, ODYD (3204 15th Street):

- a) To vary Section 5.5.6 to increase the maximum height of the secondary structure from 7.5m to 8.0m;

AND FURTHER, that Council support of DVP00492 is subject to the following:

- a) That the site plan noted as Attachment 1 in the report titled “Development Variance Permit Application for 3204 15th Street” and dated October 23, 2020, by the Planning Assistant be attached to and form part of DVP00492 as Schedule ‘A’; and
- b) That the applicant provide updated building elevation plans satisfactory to Administration, intended to illustrate the general form, character and massing of the proposed residence to meet the Zoning Bylaw Section 5.5.6, being the 7.5m maximum height limit for a secondary building containing a secondary suite.

CARRIED. with Don Schuster and Joshua Lunn opposed

**REZONING
APPLICATION FOR
3912, 3914 ALEXIS
PARK AND 3703
TURTLE MOUNTAIN
BOULEVARD
(ZON00353)**

The Manager, Current Planning reviewed rezoning application ZON00353 for 3912, 3914 Alexis Park Drive and 3703 Turtle Mountain Boulevard. The Committee noted the following:

- RH1 zoned for four and a half stories
- More developments to come in the future so this subdivision will grow tremendously
- Not a requirement to have all properties covenant, one applicant for all three addresses
- New impacts, retaining wall as lower units below
- The City will approach the applicant to possibly purchase road right of way for a future traffic circle to replace the lights
- Will look at access onto Alexis Park Drive and with the possibility of bussing to Turtle Mtn in the future

Moved by Doug Neden, seconded by Bill Tarr:

THAT Council support the application (ZON00353) to rezone Plan 4233, Sec 3, Twp 8, ODYD (3914 Alexis Park Drive); Lot 1, Plan 14564, Sec 3, Twp 8, ODYD Except Plan KAP83464 (3912 Alexis Park Drive); and Lot 2, Plan 14564, Sec 3, Twp 8, ODYD (3703 Turtle Mountain

Boulevard) from RM2 – Residential Medium Density to RH1 – Low Rise Apartment Residential;

AND FURTHER, that Council's support of ZON00353 be subject to the following:

- a) Consolidation of Plan 4233, Sec 3, Twp 8, ODYD (3914 Alexis Park Drive); Lot 1, Plan 14564, Sec 3, Twp 8, ODYD Except Plan KAP83464 (3912 Alexis Park Drive); and Lot 2, Plan 14564, Sec 3, Twp 8, ODYD (3703 Turtle Mountain Boulevard) into a single title or register a restrictive covenant on all titles to ensure development of the properties is planned in a comprehensive manner;

AND FURTHER, that prior to final adoption of the zoning amendment bylaw, the Development Permit ready for issuance and that any required variance for the proposed development be evaluated by Council and approved if appropriate.

CARRIED.

INFORMATION ITEMS:

The Manager, Current Planning reviewed the following APC related applications discussed at the October 26, 2020 Council meeting:

- **DVP00499 – 156 Sunset Blvd**– issued permit once conditions are met
- **ZON00329 – 5661 Okanagan Landing Road Rezoning Amendment** – one year extension granted
- **1700 Polson Drive Official Community Plan Text and Rezoning Amendment** – bylaw adopted
- **2724 Howser Place Rezoning Amendment** – bylaw rescinded
- **2724 Howser Place Land Use Contract** – bylaw adopted
- **3405 27 Street Rezoning Amendment** – bylaw adopted

NEXT MEETING

The next meeting of the Advisory Planning Committee is tentatively scheduled for **Tuesday, November 10, 2020.**

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at:
5:01 p.m.

CERTIFIED CORRECT:

Chair



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Daniel Sturgeon,
Long Range Planner

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: November 23, 2020
REPORT DATE: November 6, 2020
FILE: 3340-20 (OCP00084, ZON00350)

SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION FOR
3398 DAVISON ROAD

PURPOSE:

To review an application in the East Bella Vista Highlands (Turtle Mountain) Neighbourhood Plan which proposes to amend the Official Community Plan Future Land Use designation for the property located at 3398 Davison Road from 'Public and Institutional', 'Hillside Residential', 'Parks and Open Space' and 'ALR Lands' to 'Hillside Residential' and 'Parks and Open Space', and to rezone the 34.6-acre (14 hectare) parcel from A1 (Agricultural in the ALR) to HR1 (Hillside Residential Single and Two Family), HR2 (Hillside Residential Multi-Family) and P1 (Parks and Opens Space) in order to permit future development, accommodate a future road network, and facilitate the acquisition of parkland.

RECOMMENDATION:

THAT Council support the application to amend the Official Community Plan land use designation for portions of Lot 1, Plan EPP80986, Section 4, Township 8, Osoyoos Division Yale District (3398 Davison Road) from 'Public Institutional', 'Parks & Open Space', 'ALR Lands' and 'Hillside Residential' to 'Hillside Residential' to 'Parks & Open Space' as outlined in the report titled "Official Community Plan Amendment and Rezoning Application for 3398 Davison Road" dated November 6, 2020 by the Long Range Planner;

AND FURTHER, that Council support the application to rezone the subject property from A1 (Agriculture in the ALR) to HR1 (Hillside Residential Single and Two Family), HR2 (Hillside Residential Multi-Family) and P1 (Parks and Opens Space), as described in the report titled "Official Community Plan Amendment and Rezoning Application for 3398 Davison Road" dated November 6, 2020 by the Long Range Planner;

AND FURTHER, that Council consider the referral process already undertaken with persons, organizations and authorities which are considered to be affected by the proposed amendment to the Official Community Plan to be appropriate and sufficient to meet the requirements of Section 475 of the *Local Government Act*;

AND FURTHER, that final adoption of the OCP amendment and rezoning bylaws be subject to the following:

- a) Completion of a purchase and sale agreement for a portion of the subject property in order to provide for additional park land as detailed in the report titled "Official Community Plan Amendment and Rezoning Application for 3398 Davison Road" dated November 6, 2020 by the Long Range Planner;
- b) Submission of a subdivision application for the subject lands to create a park lot, aligning with the proposed OCP amendment, and a remainder lot, to the satisfaction of the Approving Officer;
- c) Registration of a statutory right-of-way in favour of the City of Vernon over the Streamside Protection and Enhancement Area that is required under the Riparian Areas Protection Regulation which includes public trail access;

- d) Registration of a 'no-build' restrictive covenant on the remainder of the development lands which is to remain in place until such a time that a future subdivision application which incorporates an extension and connection of the road network and trail network across the site is completed;
- e) Registration of a restrictive covenant which prohibits any subdivision of the property until emergency egress to Davison Road is provided, and specifically limits such access to Davison Road for emergency egress only, and specifies the crossing width over Tassie Creek to be a maximum of 4.0 metres;
- f) Registration of a restrictive covenant requiring the installation of fencing or appropriate barriers along the western property line of the subject property at the subdivision stage in order to protect against trespass and interference with adjacent agricultural operations;
- g) Completion of a purchase and sale agreement for the lands described as Plan A911, Section 4 Township 8, Osoyoos Division Yale District, Parcel 1 (3301 Davison Road), in order to facilitate acquisition of a missing link in the Grey Canal Trail, as detailed in the report titled "Official Community Plan Amendment and Rezoning Application for 3398 Davison Road" dated November 6, 2020 by the Long Range Planner.

ALTERNATIVES & IMPLICATIONS:

- 1. THAT Council not support the applications for an Official Community Plan land use designation amendment and rezoning for Lot 1, Plan EPP80986, Section 4, Township 8, Osoyoos Division Yale District (3398 Davison Road) and direct Administration to close the applications.

Note: This alternative does not support the Official Community Plan Amendment and rezoning applications. The current A1 zoning of the subject property would remain and the applications would be closed.

ANALYSIS:

A. Committee Recommendations:

At its meeting of November 9, 2020, the Advisory Planning Committee adopted the following resolution:

“ “

B. Rationale:

- 1. The 34.6 acre (14 hectare) subject property is located within the East Bella Vista Highlands (Turtle Mountain) Neighbourhood Plan area and is shown in Figures 1 and 2 and also in Attachment 1.
- 2. The subject property is designated 'Public and Institutional', 'Hillside Residential', 'ALR Lands', and 'Parks and Open Space' in the Official Community Plan Land Use Map. The entire parcel is currently zoned A1 (Agriculture in the ALR) (Attachments 2 and 3).



Figure 1: Property Location Map

3. North and east of the subject property are undeveloped lands within the East Bella Vista (Turtle Mountain) Neighbourhood Plan. Lands to the east also contain existing Turtle Mountain developments, where several roads terminate at the subject property line. Tassie Creek is located on the west side of the subject property with ALR lands beyond. Immediately south of the subject property is a narrow parcel which contains an undeveloped portion of the Grey Canal - this parcel is under the same ownership as the subject property.
4. The subject property has frontage and road access onto Davison Road. It contains a single family dwelling with several farming and livestock outbuildings. The subject property, which is not in the ALR, was subdivided along the ALR boundary from the neighbouring lands to the west in 2017.

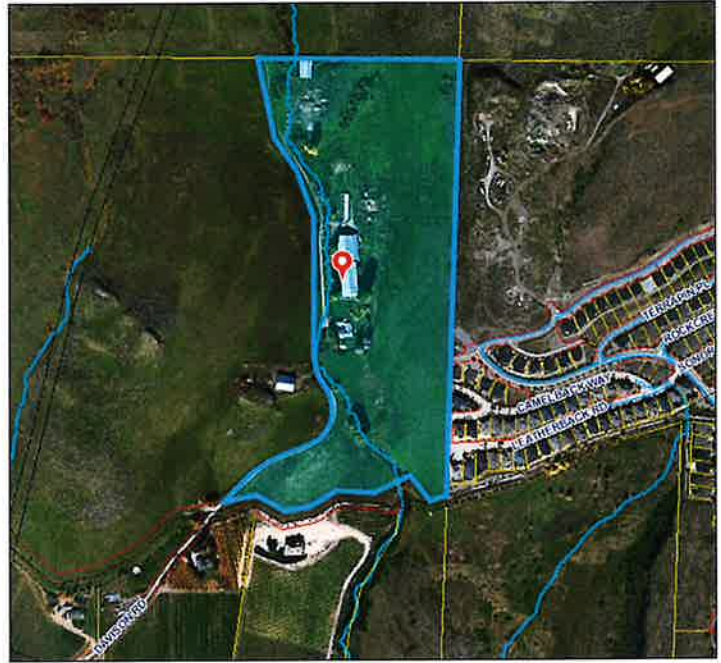


Figure 2: Aerial Photo of Property

Proposed Official Community Plan Amendments

5. The applicant proposes an Official Community Plan amendment to remove the 'Public & Institutional' designation entirely and reconfigure the 'Parks & Open Space' designation.
6. The OCP designation of 'Public Institutional' and some of the adjacent 'Parks and Open Space' were anticipated in the neighbourhood plan to provide land for a future school site and associated playing fields.
7. Administration has consulted with School District #22 on the proposed removal of the School Site. It was determined that a school site is not required in this location and the School District has no objection to the proposal (Attachment 4).
8. The reconfiguration of 'Parks and Open Space' includes relocating the portion that was to be associated with the school site to the southeast corner of the subject property. This is an appropriate change, as follows:
 - a. The existing OCP designation of 'Hillside Residential' in the southeast corner is impractical due to the cost of extending services to this location and the need for a significant road crossing over Tassie Creek.
 - b. Residential development in this location would likely place additional pressure on Davison Road, which is not built to standard and has insufficient capacity for additional traffic. Expansion of Davison Road is not possible due to it being within the ALR.
 - c. This alternative location for the 'Parks and Open Spaces' designation creates parkland with superior views and access.
 - d. The location is adjacent to what will be a continuous Grey Canal trail, providing both a stop-off or beginning/end point for users.

- e. Access to the park location will be available to all residents of Turtle Mountain via a future crossing over Tassie Creek and the future expansion of the Grey Canal.
- f. The proposed change is consistent with the intent of the Parks Master Plan and as well as the East Bella Vista Neighbourhood Plan.

- 9. The 'Parks & Open Space' designation along Tassie Creek would remain, but modified to align with the SPEA (Streamside Protection and Enhancement) setbacks required according to the *Riparian Areas Protection Regulation*. This results in an increase in the area of the 'Parks and Open Space Designation'.
- 10. A small portion of the north-west corner of the subject property is currently designated 'ALR Lands', however is not actually within the ALR. This portion of the subject property is not within the required SPEA setbacks of Tassie Creek, but is undevelopable due to location. The proposed amendment would re-designate this area more appropriately as 'Parks and Open Space'. This is shown as the solid green area in Figure 3.

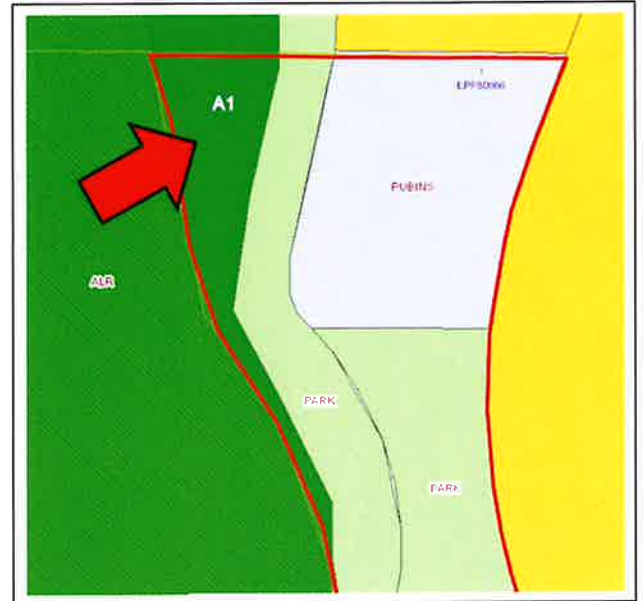


Figure 3: Existing A1 OCP Designation

- 11. A referral response from the Agricultural Land Commission indicated that the interface with adjacent ALR should be considered. The riparian area along Tassie Creek would serve as an appropriate buffer. The installation of fencing or other suitable means to prevent trespassing onto the adjacent ALR lands will be required at the subdivision phase.
- 12. The current area designated in the OCP for Parks on the subject property is 9.5 acres (3.8 hectares) and the proposed amount is 9.7 acres (3.9 hectares), resulting in a net increase in land designated for 'Parks & Open Space'.
- 13. The remainder of the subject property would be designated as Hillside Residential to accommodate development as per the neighbourhood plan. The proposed OCP designations are shown in Attachment 5.
- 14. Section 475 of the *Local Government Act* specifies that Council should provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers affected. Administration undertook the above described referral process with external agencies and recommends that Council consider this to be sufficient. Additionally, Section 476 of the *Local Government Act* specifies that Council must consult with the Boards of Education for the School District for OCP amendments impacted by the proposal. Consultation was undertaken as described.
- 15. Specific measures to undertake additional consultation were determined to not be necessary according to the provisions of Council's OCP Amendment Applications Policy. Specifically, that this application is within an approved neighbourhood plan area, and that the proposed changes afford significant public amenity and benefit (the acquisition of additional parkland and the Grey Canal Trail portion that the proposal facilitates). The proposed OCP amendments are not anticipated to result in negative impacts to existing or future residents within the East Bella Vista Neighbourhood Plan area.

Proposed Zoning Amendments

16. The proposed zoning amendments would result in a mixture of HR1 (Hillside Residential Single and Two-Family) and HR2 (Hillside Residential Multi-Family) on the east side of Tassie Creek. P1 (Parks & Open Space) zoning is proposed to align with the proposed OCP designations along the creek corridor and the portion of the property on the west side of Tassie Creek. The proposed zoning is shown in Attachment 6 and is broken down as follows:
- a. HR1 zoning for single and two-family dwellings is proposed for 14.7 acres (5.9 hectares) of the site with a maximum density of 10 units per acre.
 - b. HR2 zoning for multi-family (semi-detached and row-housing) is proposed for 10.2 acres (4.1 hectares) of the site with a maximum density of 22 units per acre.
 - c. P1 (Parks and Open Space) zoning is proposed for 9.7 acres (3.9 hectares) of the site. 3.6 acres (1.5 hectares) would comprise land that could be developed for an active park, and 6.1 acres would comprise a passive park within the creek corridor.
17. The applicant has submitted a conceptual subdivision plan (Attachment 7). The plan includes the following:
- a. An extension of existing dead-end roads throughout the subject property and to lands beyond.
 - b. A total of 90 HR1 (Hillside Residential Single and Two Family) lots.
 - c. The number of HR2 units will depend upon design and tenure (fee-simple or strata); the applicant has indicated a concept of approximately 95 units.
 - d. Trails along the riparian corridor and pedestrian connections throughout the site to existing points on the adjacent lands.
 - e. An extension of Davison Road across Tassie Creek to the development site in order to provide emergency egress for the Turtle Mountain development.
 - f. Road dedication, minimum lot size, functionality, and topographical constraints will limit the total number of units on the site. These details would be determined at the subdivision stage according to the Zoning Bylaw, Subdivision Development and Servicing Bylaw, and at the discretion of the Approving Officer. The conceptual plan is subject to change within the confines of the proposed zoning.

Proposed Parkland

18. Parkland dedication is typically completed at subdivision, in accordance with Section 510 of the *Local Government Act* (allowing for up to 5% of the land to be taken). The amount of parkland proposed by the OCP amendment for this site, not including the riparian/SPEA corridor, is 3.64 acres (14,723m²). This is more than the 5% amount of 1.4 acres (5,766m²).
19. The applicant has agreed to enter into a contract of purchase and sale with the City for the balance of 2.21 acres (8,957m²) of parkland shown in the proposed OCP amendment and rezoning maps. A subdivision application would be initiated, following the public hearing if the applications proceeds, to accommodate this.
20. The applicant has also agreed to enter into a contract of purchase and sale for the undeveloped portion of the Grey Canal Trail south of the subject site. While the rest of the Grey Canal Trail is owned and

operated by the RDNO, Administration would facilitate this transaction as part of the application process. Funding for this acquisition has been secured from the Greater Vernon Advisory Committee and will be discussed in detail in a separate report.

Miscellaneous Development Items

21. The applicant has provided a Traffic Impact Assessment (TIA) which confirms the capacity of the existing road network to serve the development. No off-site improvements or changes are anticipated or necessary.
22. There is currently only one means of egress for the existing Turtle Mountain developments which was raised as a concern by the Fire Department. To ensure secondary emergency egress is provided at subdivision stage, restrictive covenants would limit future development and require a secondary access (crossing Tassie Creek and connecting to Davison Road). Emergency egress would be constructed in accordance with the minimum requirements as specified in the Subdivision and Development Servicing Bylaw.
23. Some public feedback has been received throughout the course of the application process relating to concerns regarding increased traffic within the developed Turtle Mountain area. These concerns have been addressed in a Traffic Impact Assessment provided by the applicant which confirms the capacity of the existing road network to handle the new development. The majority of new traffic generated by this development would be directed along Turtle Mountain Boulevard, which is a collector road. Approximately 20 single family lots are expected to take access from Camelback Road which is not expected to have significant impact.
24. The applicant has submitted a detailed report from their environmental consultant which identifies the required SPEA. The report was filed with the Province of British Columbia and accepted, confirming that the boundaries of the proposed OCP amendment are appropriate. A detailed analysis of mitigation and compensation measures would be undertaken at subdivision and Development Permit stages.

C. Attachments:

- Attachment 1 – Subject Properties Location Map and Aerial Map
- Attachment 2 – OCP Designation Map
- Attachment 3 – Existing Zoning map
- Attachment 4 – Letter from School District 22
- Attachment 5 – Proposed Official Community Plan Designations Map
- Attachment 6 – Proposed Zoning Map
- Attachment 7 – Subdivision Development Concept

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

The subject rezoning involves the following objectives in Council's Strategic Plan 2019 – 2022:

- Support sustainable neighbourhoods by implementing neighbourhood plans and the OCP.
- Continued implementation of the Parks Master Plan.

E. Relevant Policy/Bylaws/Resolutions:

The OCP has the following applicable policies related to the subject application:

7.3 Support the development of the City Centre District, neighbourhood centres and designated multiple family areas to the densities outlined in the OCP to build compact, complete neighbourhood areas within the community and to achieve the maximum use of municipal infrastructure.

10.5 Require development to design and construct all offsite infrastructure including roads, water, wastewater and storm systems with consideration for life cycle costs, sustainability and maintenance.

BUDGET/RESOURCE IMPLICATIONS:

Funds for purchase will be taken from the Parkland Acquisition account and detailed further in a separate report.

Necessary amounts for parks improvements will be brought forward in budget discussion as is necessary.

Prepared by:

Approved for submission to Council:

X

Signer 1

Will Pearce, CAO

Date: _____

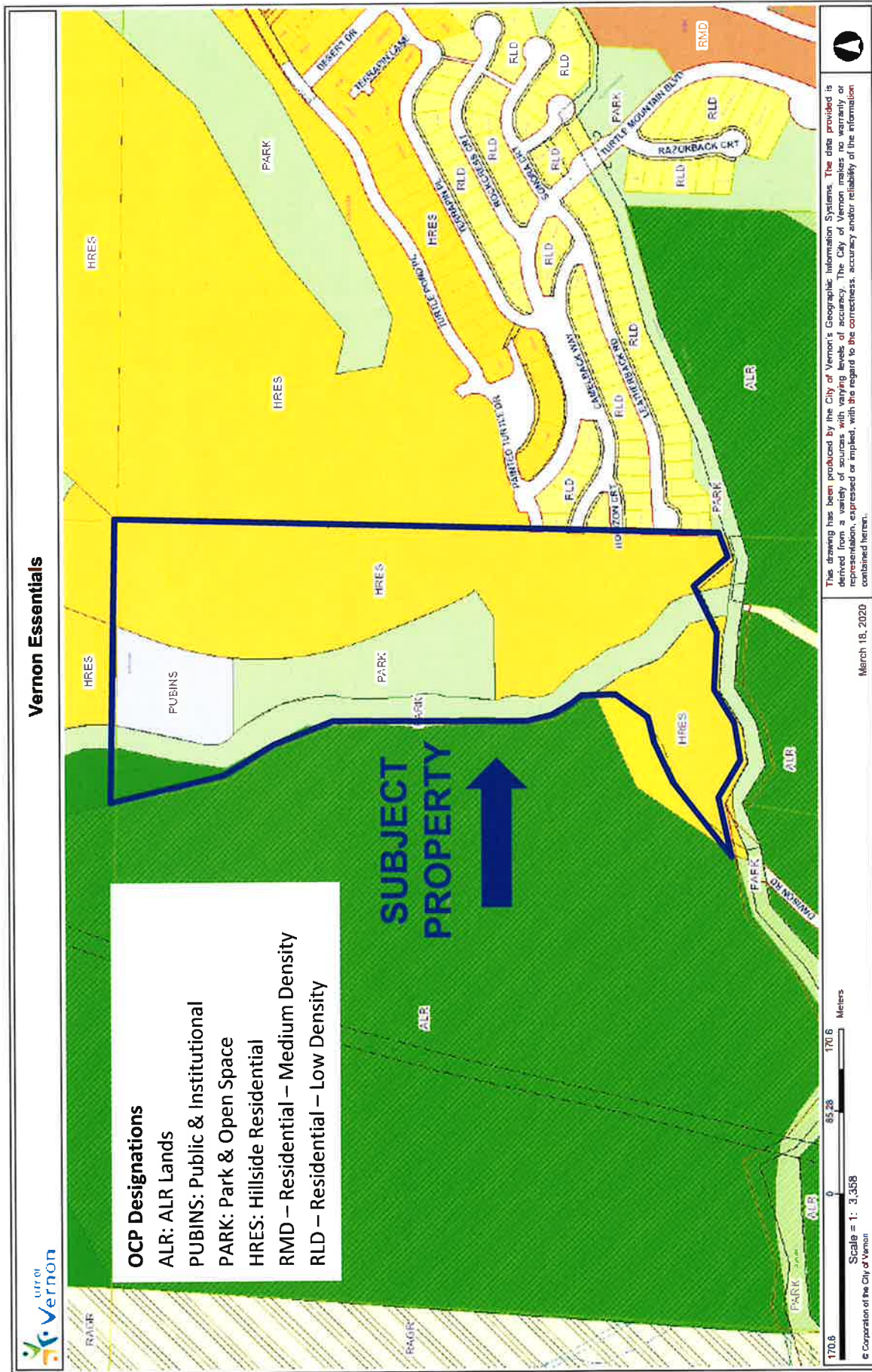
Daniel Sturgeon
Long Range Planner

X

Signer 2

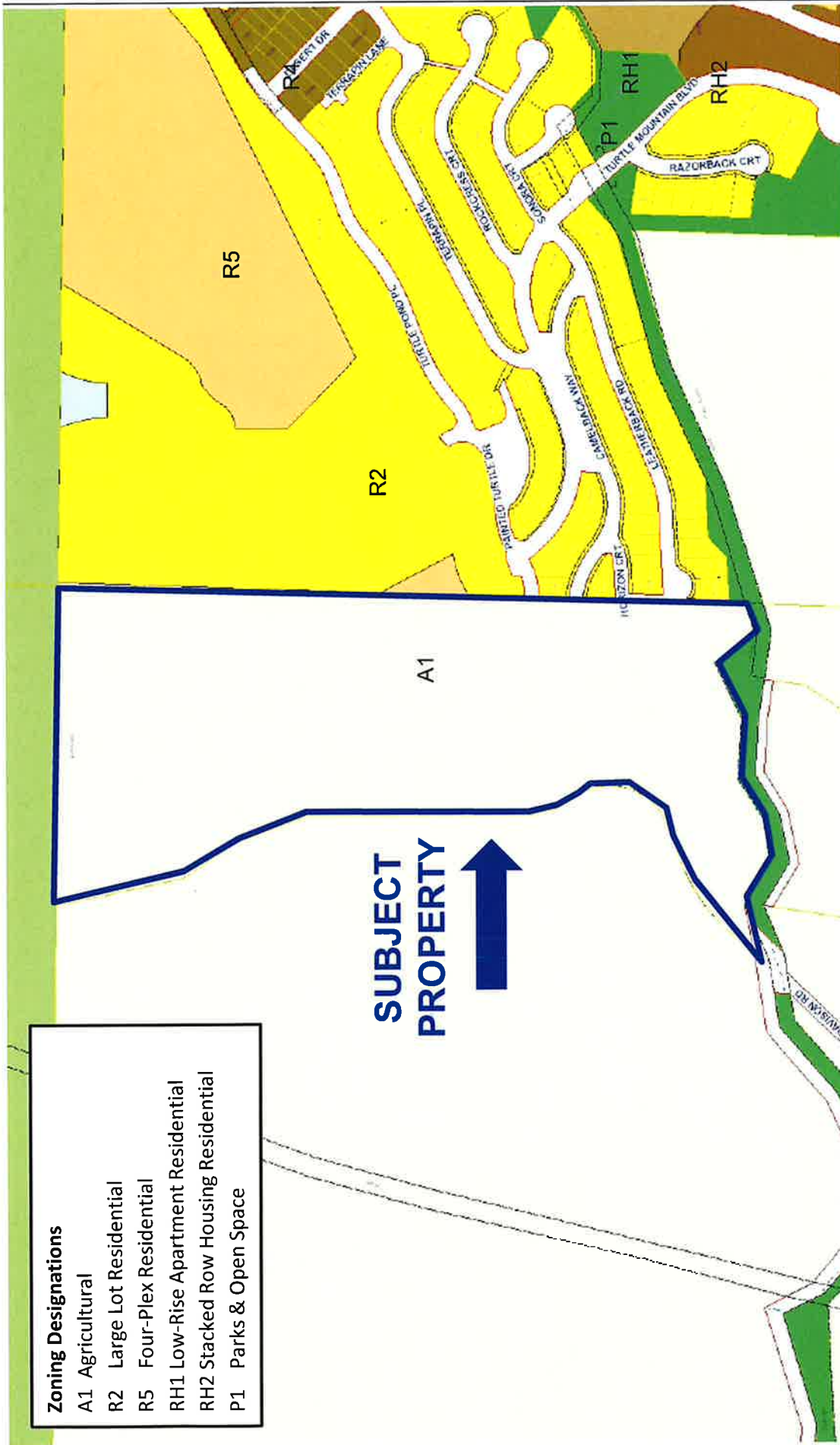
Kim Flick
Director, Community Infrastructure and Development

REVIEWED WITH		
<input checked="" 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 checked="" type="checkbox"/> Long Range Planning & Sustainability
<input checked="" type="checkbox"/> Real Estate	<input type="checkbox"/> Facilities	<input type="checkbox"/> Building & Licensing
<input type="checkbox"/> RCMP	<input type="checkbox"/> Utilities	<input checked="" type="checkbox"/> Engineering & Development
<input checked="" type="checkbox"/> Fire & Rescue Services	<input type="checkbox"/> Recreation Services	<input checked="" type="checkbox"/> Infrastructure Management
<input type="checkbox"/> Human Resources	<input checked="" type="checkbox"/> Parks	<input checked="" type="checkbox"/> Transportation
<input type="checkbox"/> Financial Services		<input type="checkbox"/> Economic Development & Tourism
<input checked="" type="checkbox"/> COMMITTEE: APC (Nov.9/20)		
<input type="checkbox"/> OTHER:		



Existing OCP Designation





Existing Zoning Designation



Attachment 4



Board of Education
School District No. 22 (Vernon)
1401 – 15th Street, Vernon, BC V1T 8S8

May 8, 2020

Daniel Sturgeon
Long Range Planner
City of Vernon

By email: DSturgeon@vernon.ca

Dear Mr. Sturgeon:

RE: OCP00084 & ZON00350 Referral Package (3398 Davison Road)

The school district is not opposed to the proposed amendment regarding the above property.

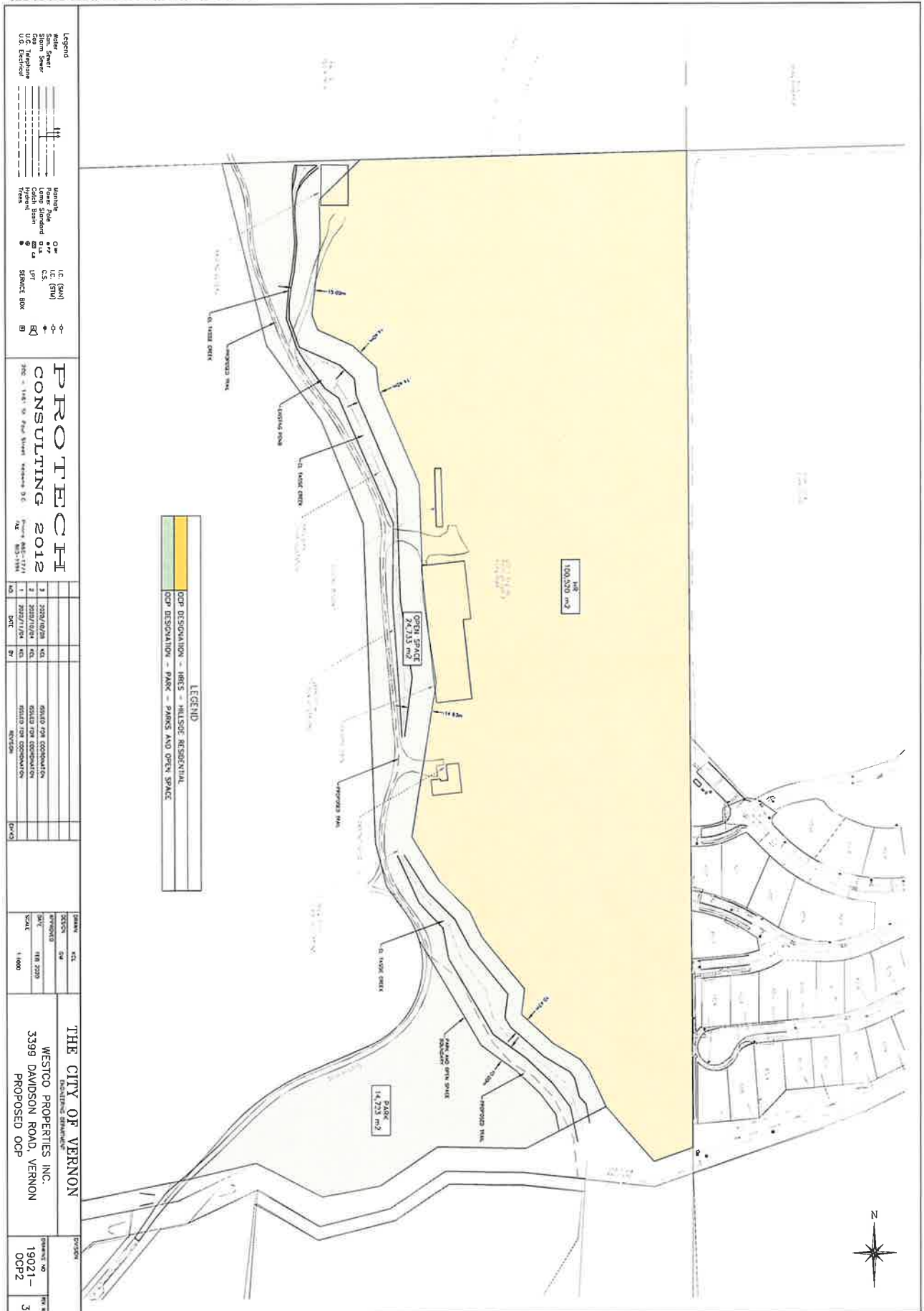
Sincerely,

Sterling Olson
Secretary Treasurer

A Great Place to Learn

(250) 542-3331 www.sd22.bc.ca

Attachment 5



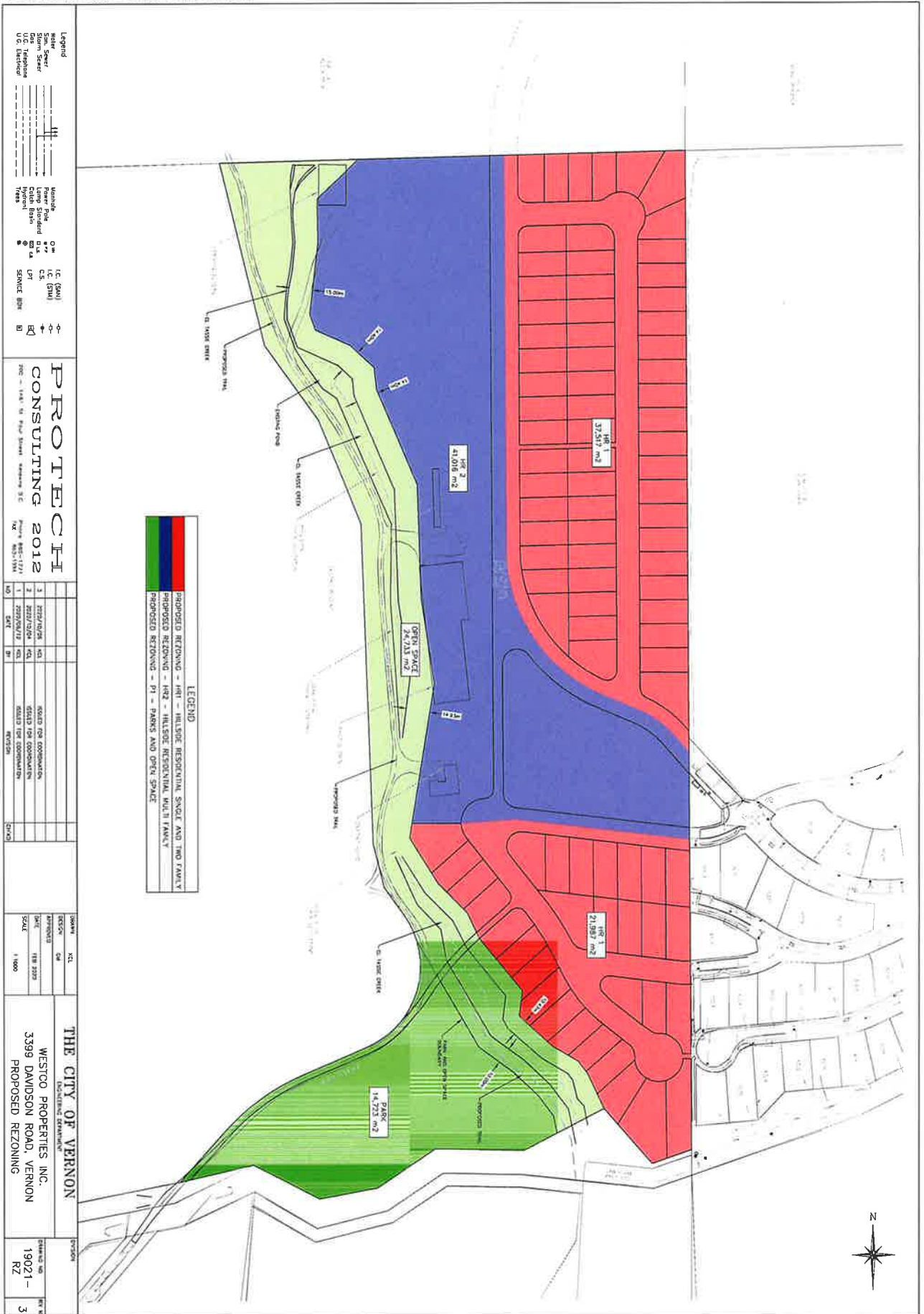
Legend

San Sewer	1" = 1" (SM)	1" = 1" (SM)
Storm Sewer	2" = 2" (SM)	2" = 2" (SM)
Water	3" = 3" (SM)	3" = 3" (SM)
U.C. Telephone	4" = 4" (SM)	4" = 4" (SM)
U.C. Electric	6" = 6" (SM)	6" = 6" (SM)
U.C. Gas	8" = 8" (SM)	8" = 8" (SM)
U.C. Water	12" = 12" (SM)	12" = 12" (SM)
U.C. Sewer	18" = 18" (SM)	18" = 18" (SM)
U.C. Storm	24" = 24" (SM)	24" = 24" (SM)
U.C. Other	30" = 30" (SM)	30" = 30" (SM)
U.C. Other	36" = 36" (SM)	36" = 36" (SM)
U.C. Other	42" = 42" (SM)	42" = 42" (SM)
U.C. Other	48" = 48" (SM)	48" = 48" (SM)
U.C. Other	54" = 54" (SM)	54" = 54" (SM)
U.C. Other	60" = 60" (SM)	60" = 60" (SM)
U.C. Other	66" = 66" (SM)	66" = 66" (SM)
U.C. Other	72" = 72" (SM)	72" = 72" (SM)
U.C. Other	78" = 78" (SM)	78" = 78" (SM)
U.C. Other	84" = 84" (SM)	84" = 84" (SM)
U.C. Other	90" = 90" (SM)	90" = 90" (SM)
U.C. Other	96" = 96" (SM)	96" = 96" (SM)
U.C. Other	102" = 102" (SM)	102" = 102" (SM)
U.C. Other	108" = 108" (SM)	108" = 108" (SM)
U.C. Other	114" = 114" (SM)	114" = 114" (SM)
U.C. Other	120" = 120" (SM)	120" = 120" (SM)
U.C. Other	126" = 126" (SM)	126" = 126" (SM)
U.C. Other	132" = 132" (SM)	132" = 132" (SM)
U.C. Other	138" = 138" (SM)	138" = 138" (SM)
U.C. Other	144" = 144" (SM)	144" = 144" (SM)
U.C. Other	150" = 150" (SM)	150" = 150" (SM)
U.C. Other	156" = 156" (SM)	156" = 156" (SM)
U.C. Other	162" = 162" (SM)	162" = 162" (SM)
U.C. Other	168" = 168" (SM)	168" = 168" (SM)
U.C. Other	174" = 174" (SM)	174" = 174" (SM)
U.C. Other	180" = 180" (SM)	180" = 180" (SM)
U.C. Other	186" = 186" (SM)	186" = 186" (SM)
U.C. Other	192" = 192" (SM)	192" = 192" (SM)
U.C. Other	198" = 198" (SM)	198" = 198" (SM)
U.C. Other	204" = 204" (SM)	204" = 204" (SM)
U.C. Other	210" = 210" (SM)	210" = 210" (SM)
U.C. Other	216" = 216" (SM)	216" = 216" (SM)
U.C. Other	222" = 222" (SM)	222" = 222" (SM)
U.C. Other	228" = 228" (SM)	228" = 228" (SM)
U.C. Other	234" = 234" (SM)	234" = 234" (SM)
U.C. Other	240" = 240" (SM)	240" = 240" (SM)
U.C. Other	246" = 246" (SM)	246" = 246" (SM)
U.C. Other	252" = 252" (SM)	252" = 252" (SM)
U.C. Other	258" = 258" (SM)	258" = 258" (SM)
U.C. Other	264" = 264" (SM)	264" = 264" (SM)
U.C. Other	270" = 270" (SM)	270" = 270" (SM)
U.C. Other	276" = 276" (SM)	276" = 276" (SM)
U.C. Other	282" = 282" (SM)	282" = 282" (SM)
U.C. Other	288" = 288" (SM)	288" = 288" (SM)
U.C. Other	294" = 294" (SM)	294" = 294" (SM)
U.C. Other	300" = 300" (SM)	300" = 300" (SM)
U.C. Other	306" = 306" (SM)	306" = 306" (SM)
U.C. Other	312" = 312" (SM)	312" = 312" (SM)
U.C. Other	318" = 318" (SM)	318" = 318" (SM)
U.C. Other	324" = 324" (SM)	324" = 324" (SM)
U.C. Other	330" = 330" (SM)	330" = 330" (SM)
U.C. Other	336" = 336" (SM)	336" = 336" (SM)
U.C. Other	342" = 342" (SM)	342" = 342" (SM)
U.C. Other	348" = 348" (SM)	348" = 348" (SM)
U.C. Other	354" = 354" (SM)	354" = 354" (SM)
U.C. Other	360" = 360" (SM)	360" = 360" (SM)
U.C. Other	366" = 366" (SM)	366" = 366" (SM)
U.C. Other	372" = 372" (SM)	372" = 372" (SM)
U.C. Other	378" = 378" (SM)	378" = 378" (SM)
U.C. Other	384" = 384" (SM)	384" = 384" (SM)
U.C. Other	390" = 390" (SM)	390" = 390" (SM)
U.C. Other	396" = 396" (SM)	396" = 396" (SM)
U.C. Other	402" = 402" (SM)	402" = 402" (SM)
U.C. Other	408" = 408" (SM)	408" = 408" (SM)
U.C. Other	414" = 414" (SM)	414" = 414" (SM)
U.C. Other	420" = 420" (SM)	420" = 420" (SM)
U.C. Other	426" = 426" (SM)	426" = 426" (SM)
U.C. Other	432" = 432" (SM)	432" = 432" (SM)
U.C. Other	438" = 438" (SM)	438" = 438" (SM)
U.C. Other	444" = 444" (SM)	444" = 444" (SM)
U.C. Other	450" = 450" (SM)	450" = 450" (SM)
U.C. Other	456" = 456" (SM)	456" = 456" (SM)
U.C. Other	462" = 462" (SM)	462" = 462" (SM)
U.C. Other	468" = 468" (SM)	468" = 468" (SM)
U.C. Other	474" = 474" (SM)	474" = 474" (SM)
U.C. Other	480" = 480" (SM)	480" = 480" (SM)
U.C. Other	486" = 486" (SM)	486" = 486" (SM)
U.C. Other	492" = 492" (SM)	492" = 492" (SM)
U.C. Other	498" = 498" (SM)	498" = 498" (SM)
U.C. Other	504" = 504" (SM)	504" = 504" (SM)
U.C. Other	510" = 510" (SM)	510" = 510" (SM)
U.C. Other	516" = 516" (SM)	516" = 516" (SM)
U.C. Other	522" = 522" (SM)	522" = 522" (SM)
U.C. Other	528" = 528" (SM)	528" = 528" (SM)
U.C. Other	534" = 534" (SM)	534" = 534" (SM)
U.C. Other	540" = 540" (SM)	540" = 540" (SM)
U.C. Other	546" = 546" (SM)	546" = 546" (SM)
U.C. Other	552" = 552" (SM)	552" = 552" (SM)
U.C. Other	558" = 558" (SM)	558" = 558" (SM)
U.C. Other	564" = 564" (SM)	564" = 564" (SM)
U.C. Other	570" = 570" (SM)	570" = 570" (SM)
U.C. Other	576" = 576" (SM)	576" = 576" (SM)
U.C. Other	582" = 582" (SM)	582" = 582" (SM)
U.C. Other	588" = 588" (SM)	588" = 588" (SM)
U.C. Other	594" = 594" (SM)	594" = 594" (SM)
U.C. Other	600" = 600" (SM)	600" = 600" (SM)
U.C. Other	606" = 606" (SM)	606" = 606" (SM)
U.C. Other	612" = 612" (SM)	612" = 612" (SM)
U.C. Other	618" = 618" (SM)	618" = 618" (SM)
U.C. Other	624" = 624" (SM)	624" = 624" (SM)
U.C. Other	630" = 630" (SM)	630" = 630" (SM)
U.C. Other	636" = 636" (SM)	636" = 636" (SM)
U.C. Other	642" = 642" (SM)	642" = 642" (SM)
U.C. Other	648" = 648" (SM)	648" = 648" (SM)
U.C. Other	654" = 654" (SM)	654" = 654" (SM)
U.C. Other	660" = 660" (SM)	660" = 660" (SM)
U.C. Other	666" = 666" (SM)	666" = 666" (SM)
U.C. Other	672" = 672" (SM)	672" = 672" (SM)
U.C. Other	678" = 678" (SM)	678" = 678" (SM)
U.C. Other	684" = 684" (SM)	684" = 684" (SM)
U.C. Other	690" = 690" (SM)	690" = 690" (SM)
U.C. Other	696" = 696" (SM)	696" = 696" (SM)
U.C. Other	702" = 702" (SM)	702" = 702" (SM)
U.C. Other	708" = 708" (SM)	708" = 708" (SM)
U.C. Other	714" = 714" (SM)	714" = 714" (SM)
U.C. Other	720" = 720" (SM)	720" = 720" (SM)
U.C. Other	726" = 726" (SM)	726" = 726" (SM)
U.C. Other	732" = 732" (SM)	732" = 732" (SM)
U.C. Other	738" = 738" (SM)	738" = 738" (SM)
U.C. Other	744" = 744" (SM)	744" = 744" (SM)
U.C. Other	750" = 750" (SM)	750" = 750" (SM)
U.C. Other	756" = 756" (SM)	756" = 756" (SM)
U.C. Other	762" = 762" (SM)	762" = 762" (SM)
U.C. Other	768" = 768" (SM)	768" = 768" (SM)
U.C. Other	774" = 774" (SM)	774" = 774" (SM)
U.C. Other	780" = 780" (SM)	780" = 780" (SM)
U.C. Other	786" = 786" (SM)	786" = 786" (SM)
U.C. Other	792" = 792" (SM)	792" = 792" (SM)
U.C. Other	798" = 798" (SM)	798" = 798" (SM)
U.C. Other	804" = 804" (SM)	804" = 804" (SM)
U.C. Other	810" = 810" (SM)	810" = 810" (SM)
U.C. Other	816" = 816" (SM)	816" = 816" (SM)
U.C. Other	822" = 822" (SM)	822" = 822" (SM)
U.C. Other	828" = 828" (SM)	828" = 828" (SM)
U.C. Other	834" = 834" (SM)	834" = 834" (SM)
U.C. Other	840" = 840" (SM)	840" = 840" (SM)
U.C. Other	846" = 846" (SM)	846" = 846" (SM)
U.C. Other	852" = 852" (SM)	852" = 852" (SM)
U.C. Other	858" = 858" (SM)	858" = 858" (SM)
U.C. Other	864" = 864" (SM)	864" = 864" (SM)
U.C. Other	870" = 870" (SM)	870" = 870" (SM)
U.C. Other	876" = 876" (SM)	876" = 876" (SM)
U.C. Other	882" = 882" (SM)	882" = 882" (SM)
U.C. Other	888" = 888" (SM)	888" = 888" (SM)
U.C. Other	894" = 894" (SM)	894" = 894" (SM)
U.C. Other	900" = 900" (SM)	900" = 900" (SM)
U.C. Other	906" = 906" (SM)	906" = 906" (SM)
U.C. Other	912" = 912" (SM)	912" = 912" (SM)
U.C. Other	918" = 918" (SM)	918" = 918" (SM)
U.C. Other	924" = 924" (SM)	924" = 924" (SM)
U.C. Other	930" = 930" (SM)	930" = 930" (SM)
U.C. Other	936" = 936" (SM)	936" = 936" (SM)
U.C. Other	942" = 942" (SM)	942" = 942" (SM)
U.C. Other	948" = 948" (SM)	948" = 948" (SM)
U.C. Other	954" = 954" (SM)	954" = 954" (SM)
U.C. Other	960" = 960" (SM)	960" = 960" (SM)
U.C. Other	966" = 966" (SM)	966" = 966" (SM)
U.C. Other	972" = 972" (SM)	972" = 972" (SM)
U.C. Other	978" = 978" (SM)	978" = 978" (SM)
U.C. Other	984" = 984" (SM)	984" = 984" (SM)
U.C. Other	990" = 990" (SM)	990" = 990" (SM)
U.C. Other	996" = 996" (SM)	996" = 996" (SM)
U.C. Other	1002" = 1002" (SM)	1002" = 1002" (SM)

PROTECH CONSULTING
 2012
 1000 West 10th Street, Suite 100
 Vancouver, BC
 V6H 2G6
 Tel: 604-271-1144
 Fax: 604-271-1145

NO.	DATE	BY	DESCRIPTION
1	2012/02/29	WLS	ISSUED FOR APPROVAL
2	2012/02/29	WLS	REVISED FOR APPROVAL
3	2012/02/29	WLS	REVISED FOR APPROVAL
4	2012/02/29	WLS	REVISED FOR APPROVAL
5	2012/02/29	WLS	REVISED FOR APPROVAL
6	2012/02/29	WLS	REVISED FOR APPROVAL
7	2012/02/29	WLS	REVISED FOR APPROVAL
8	2012/02/29	WLS	REVISED FOR APPROVAL
9	2012/02/29	WLS	REVISED FOR APPROVAL
10	2012/02/29	WLS	REVISED FOR APPROVAL
11	2012/02/29	WLS	REVISED FOR APPROVAL
12	2012/02/29	WLS	REVISED FOR APPROVAL
13	2012/02/29	WLS	REVISED FOR APPROVAL
14	2012/02/29	WLS	REVISED FOR APPROVAL
15	2012/02/29	WLS	REVISED FOR APPROVAL
16	2012/02/29	WLS	REVISED FOR APPROVAL
17	2012/02/29	WLS	REVISED FOR APPROVAL
18	2012/02/29	WLS	REVISED FOR APPROVAL
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22	2012/02/29	WLS	REVISED FOR APPROVAL
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53	2012/02/29	WLS	REVISED FOR APPROVAL
54	2012/02/29	WLS	REVISED FOR APPROVAL
55	2012/02/29	WLS	REVISED FOR APPROVAL
56	2012/02/29	WLS	REVISED FOR APPROVAL
57	2012/02/29	WLS	REVISED FOR APPROVAL
58	2012/02/29	WLS	REVISED FOR APPROVAL
59	2012/02/29		

Attachment 7



Legend

Water	Water	4.0m	IC (GM)	IC
San. Sewer	Four Phase	8.0m	IC (SM)	IC
Gas	Power	10.0m	PT	PT
U.C. Telephone	Cable	15.0m	Service	Service
U.C. Telephone	Hydro	20.0m	Service	Service
U.C. Telephone	Hydro	25.0m	Service	Service

PROTECH CONSULTING 2012
 200 - 1445 St. James Street, Vancouver, BC
 Phone: 604-271-1771
 Fax: 604-271-1771

NO.	REV.	DATE	BY	DESCRIPTION
1				ISSUED FOR EXAMINATION
2				ISSUED FOR EXAMINATION
3				ISSUED FOR EXAMINATION

ISSUED FOR EXAMINATION
 DATE: FEB 2012
 SCALE: 1/800

THE CITY OF VERNON
 PLANNING DEPARTMENT
 WESTCO PROPERTIES INC.
 3399 DAVIDSON ROAD, VERNON
 PROPOSED REZONING

STATION: 19021-KZ
 SHEET: 3

LEGEND

[Red Box]	PROPOSED REZONING - HI - HILLSIDE RESIDENTIAL SINGLE AND TWO FAMILY
[Blue Box]	PROPOSED REZONING - HI2 - HILLSIDE RESIDENTIAL MULTI-FAMILY
[Green Box]	PROPOSED REZONING - PI - PARKS AND OPEN SPACE

