



## **CORPORATION OF THE CITY OF VERNON**

### **ADVISORY PLANNING COMMITTEE**

**TUESDAY, MARCH 23, 2021 @ 4:00 P.M.**

**VIA ZOOM**

## **A G E N D A**

**1) ADOPTION OF AGENDA**

**2) ADOPTION OF MINUTES**

March 9, 2021 (attached)

**3) NEW BUSINESS:**

a) **ZON00362** – Rezoning Application for 6820 Foothills Drive

**4) INFORMATION ITEMS:**

The Staff Liaison will provide an update of APC related items discussed at the most recent Council meeting.

**5) DATE OF NEXT MEETING:**

The next meeting is tentatively scheduled for **Tuesday, April 13, 2021.**

**6) ADJOURNMENT**



## THE CORPORATION OF THE CITY OF VERNON

### MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, MARCH 9, 2021

**PRESENT:** VOTING

Mark Longworth, Chair (4:05 p.m.)  
Doug Neden, Vice-Chair  
Phyllis Kereliuk  
Monique Hubbs-Michiel  
Jamie Paterson  
Don Schuster  
Lisa Briggs (4:07 p.m.)  
Larry Lundgren  
Harpreet Nahal

NON-VOTING

Mayor Cumming (Alternate Appointed Member)

GUESTS

Matthew Lund  
Courtney Satchell

**ABSENT:** Councillor Mund (Appointed Member)

Joshua Lunn  
Bill Tarr

**STAFF:** Craig Broderick, Manager, Current Planning/Staff Liaison

Ellen Croy, Transportation Planner  
Jade Adams-Longworth, Records/Committee Clerk  
Janice Nicol, Deputy Corporate Officer

**ORDER**

The Vice-Chair called the meeting to order at 4:04 p.m.

**ADOPTION OF  
AGENDA**

Moved by Monique Hubbs-Michiel, seconded by Don Schuster:

THAT the Advisory Planning Committee agenda for March 9, 2021 be amended to:

- **ADD** additional Development drawings for item 3A for DVP00475 – 6820 Foothills Drive

**CARRIED.**

**ADOPTION OF MINUTES**

Moved by Jamie Paterson, seconded by Monique Hubbs-Michiel:

THAT the minutes for the Advisory Planning Committee meeting of February 23, 2021 be adopted.

**CARRIED.**

*Mark Longworth, Chair entered the meeting at 4:05 p.m.*

**NEW BUSINESS:**

**DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 6820 FOOTHILLS DRIVE (DVP00475)**

The Manager, Current Planning reviewed the development variance permit application for 6820 Foothills Drive. The Committee noted the following:

- Lots 9 & 10 are inaccessible according to the the drawings provided by the applicant. Clarification was provided on which lots are subject to the variance request.
- There was discussion about drainage and drainage run-off from the slopes in the proposed subdivision. Storm water management is required as part of the subdivision and a statutory right of way will be required to convey the storm water.
- Clarification on entry level home with a walk out basement was provided..

*Lisa Briggs arrived at 4:07 p.m.*

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

THAT Council support the development variance permit application to vary Section 4.16 of Zoning Bylaw #5000 in order to allow for subdivision and construction on portions of proposed lots with slopes in excess of 30% on Lot 1, PL EPP102994, Sec 13, TWP. 8, ODYD (6820 Foothills Drive).

**CARRIED.**

**DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 198**

The Manager, Current Planning reviewed the development variance permit application for 198 Diamond Way. The Committee noted the following:

**DIAMOND WAY  
(DVP00494)**

- Concern that tiered retaining wall will be disturbed if development proceeds.
- Committee inquired why the setback was originally included on the site plan referenced by the applicant. Staff clarified that the developer may have conveyed zoning information that did to reflect the requirements.
- Clarification on the meaning of ‘keeping with the character of the area’
- Concern as to whether the footprint of the house encroaches on the required front yard setback. Confirmation that there is no variance from the front of the property.
- It was noted that the site plan (Attachment 1) will be corrected prior to Council presentation

Moved by Don Schuster, seconded by Lisa Briggs:

THAT Council not support Development Variance Permit Application DVP00494 to vary Section 9.9.6 of Zoning Bylaw #5000 in order to reduce the required flanking side yard setback from 2.6m to 1.2m, to accommodate the development of a single family dwelling at Lot 21, Plan EPP92486, Section 2, Township 13, ODYD (198 Diamond Way).

**CARRIED, with Jamie Paterson opposed.**

**DEVELOPMENT  
VARIANCE PERMIT  
APPLICATION FOR 624  
HART PLACE  
(DVP00506)**

The Manager, Current Planning reviewed the development variance permit application for 624 Hart Place. The Committee noted the following:

- Clarification was needed on a covenant line on one of the drawings – Staff noted it was an old water line that has been since removed.
- Clarification is needed on the appearance of lot lines/SROW lines on site plan.
- Staff explained that the variance is supported to a modified 2.0m rather than 1.5m as applied.

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

THAT Council support a modified Development Variance Permit Application DVP00506 to vary Section 9.3.5 of Zoning Bylaw #5000 in order to accommodate the development of a single family dwelling at LT 1 PL EPP95188 SEC 13 TWP 8 ODYD (624 Hart Place):

- a) Section 9.3.5 - flanking side yard setback from 5.0m to 2.0m.

AND FURTHER, that Council's support of DVP00506 is subject to the following:

- a) the site plan illustrating the general siting and layout of the proposed development, be attached to and form part of DVP00506.

**CARRIED.**

**INFORMATION ITEMS:**

The Manager, Current Planning reviewed the following APC related applications discussed at the March 8, 2021 Council meeting:

- **ZON00331 (4403 20 Street)** - Rezoning Extension Request Granted to Feb 10, 2022
- **ZON00357/DVP00493 (1800 32 street)** – Bylaw adopted, all conditions have been met.

February 22, 2021 Council meeting:

- **ZON00364** – P1 Educational Text Bylaw third reading granted

**NEXT MEETING**

The next meeting of the Advisory Planning Committee is tentatively scheduled for Tuesday, March 23, 2021.

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at 4:46 p.m.

**CERTIFIED CORRECT:**

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**Chair**



# THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

**SUBMITTED BY:** Craig Broderick  
Manager, Current Planning

**COUNCIL MEETING:** REG  COW  I/C   
**COUNCIL MEETING DATE:** April 12, 2021  
**REPORT DATE:** March 17, 2021  
**FILE:** 3360-20 (ZON00362/DVP00475/SUB00766)

**SUBJECT:** OFFICIAL COMMUNITY PLAN AMENDMENT AND ZONING AMENDMENT IN THE  
FOOTHILLS NEIGHBOURHOOD (6820 FOOTHILLS DRIVE)

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**PURPOSE:**

To review an Official Community Plan amendment and rezoning application to amend the zoning boundaries of 6820 Foothills Drive.

**RECOMMENDATION:**

THAT Council support the proposed Official Community Plan amendment and concurrent rezoning of a portion of Lot 1, Plan EPP102994, Sec 13, Twp 8, ODYD (6820 Foothills Drive) as outlined in the report titled "Official Community Plan Amendment and Zoning Amendment in the Foothills Neighbourhood" dated March 17, 2021 and respectfully submitted by the Manager, Current Planning;

AND FURTHER, that Council's support of the rezoning application is subject to the following: That the application will not proceed to public hearing without receipt of confirmation from the RDNO – Greater Vernon Water Services confirming the land required to be zoned P4 (Utilities) to accommodate existing and future reservoir needs.

**ALTERNATIVES & IMPLICATIONS:**

1. THAT Council not support the proposed Official Community Plan amendment and concurrent rezoning of a portion of Lot 1, Plan EPP102994, Sec 13, Twp 8, ODYD (6820 Foothills Drive) as outlined in the report titled "Official Community Plan Amendment and Zoning Amendment in the Foothills Neighbourhood" dated March 17, 2021 and respectfully submitted by the Manager, Current Planning.

*Note: Should Council not support the Official Community Plan amendment and concurrent rezoning, the existing zoning on the subject property would remain in place.*

**ANALYSIS:**

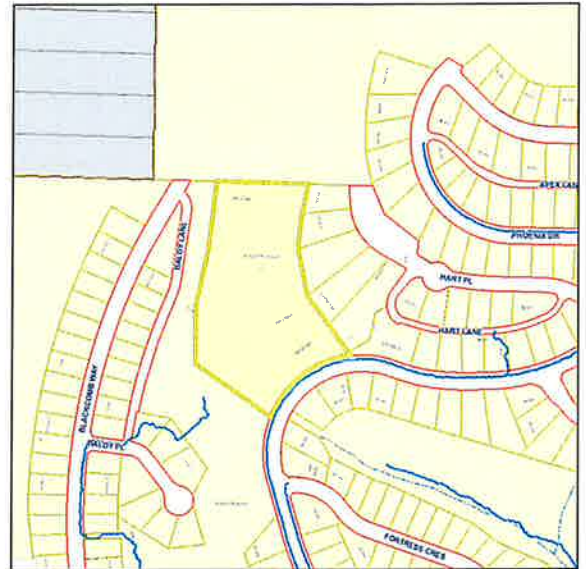
**A. Committee Recommendations:**

At its meeting of March 23, 2021, the Advisory Planning Committee passed the following resolution:

"....."

**B. Rationale:**

1. Residential development in the Foothills neighbourhood began in the late 1980s. There have been large areas of land pre-zoned for development since that time. As development progressed, the development areas have been refined based on detailed engineering work and surveying through the subdivision lot creation process.
2. The proposed OCP and zoning boundary adjustment includes portions of 6820 Foothills Drive (Figures 1 and 2), owned by Foothills Development Ltd. and currently designated RAGR (Rural/ Agriculture), HRES (Hillside Residential), PUBINS (Public and Institutional) and zoned R2 (Large Lot Residential), P4 (Utilities), and P1 (Parks and Open Space). Attachments 1 – 2 illustrate the existing Official Community Plan (OCP) and zoning.
3. The purpose of the proposed OCP and zoning amendments is to allow a portion of the lands reserved for a future reservoir expansion to be developed for residential use. Subject to confirmation by Regional District of North Okanagan (RDNO), some of the land zoned P4 (Utilities) is surplus and not required for reservoir expansion.
4. The proposed amendments to the OCP have been initiated by Administration and have not been recommended for inclusion in the OCP amendment open house as they are considered minor changes.
5. As shown on Attachment 3, the proposed subdivision layout has 12 lots. Small portions of proposed Lots 4 and 5 are zoned P4 (Utilities) and can be used for residential development. Much of proposed Lot 12 is zoned P4 (Utilities) and needs to be rezoned to R2 in order to be developed for residential purposes. The intent of these amendments is to fine tune the OCP and zoning to allow for orderly development of the site.
6. As part of the review of the proposed subdivision (SUB00766), the applicant has worked with Administration to move the road as far north-east as possible to minimize the hillside impact of the subdivision. The resulting lot layout has lots only on one side of the road with the exception of proposed Lot 12.
7. The proposed amendment is contingent upon RDNO – Greater Vernon Water Services confirming what land is required to remain zoned P4 (Utilities) to accommodate existing and future reservoir needs. Administration recommends that the Public Hearing not be scheduled until that confirmation is received.
8. Administration is working with the land owner on on-going subdivision (SUB00766). A variance for slopes exceeding 30% (DVP00475) is to be presented to Council. The ultimate lot layout will be dependant upon Council's decision related to the variance and OCP/zoning amendments.



**Figure 1 – Property Location Map**



**Figure 2 - Aerial Photo**

9. The Plan review of the Foothills Neighbourhood Plan indicates that “some land use designations and policies are intentionally broad, with the intent being that more detail would be provided as a property moves closer to development through rezoning and/or subdivision”. As a result of detailed planning and engineering, Administration supports the proposed amendments.

**C. Attachments:**

- Attachment 1: Existing OCP Map
- Attachment 2: Existing Zoning Map
- Attachment 3: Proposed Lot Layout and Supporting Drawings

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

The subject application involves the following goals/action items in Council’s Strategic Plan 2019 – 2022:

- Review and streamline the residential development approval process.
- Streamline red tape to facilitate more development.

**E. Relevant Policy/Bylaws/Resolutions:**

1. The proposed OCP and Zoning Bylaw amendments are considered to be boundary adjustments only and are well within the spirit and intent of the Foothills Neighbourhood Plan.

**BUDGET/RESOURCE IMPLICATIONS:**

N/A

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Prepared by:

Approved for submission to Council:

**X**

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Signer 1

\_\_\_\_\_  
Will Pearce, CAO

Craig Broderick  
Manager, Current Planning

Date: \_\_\_\_\_

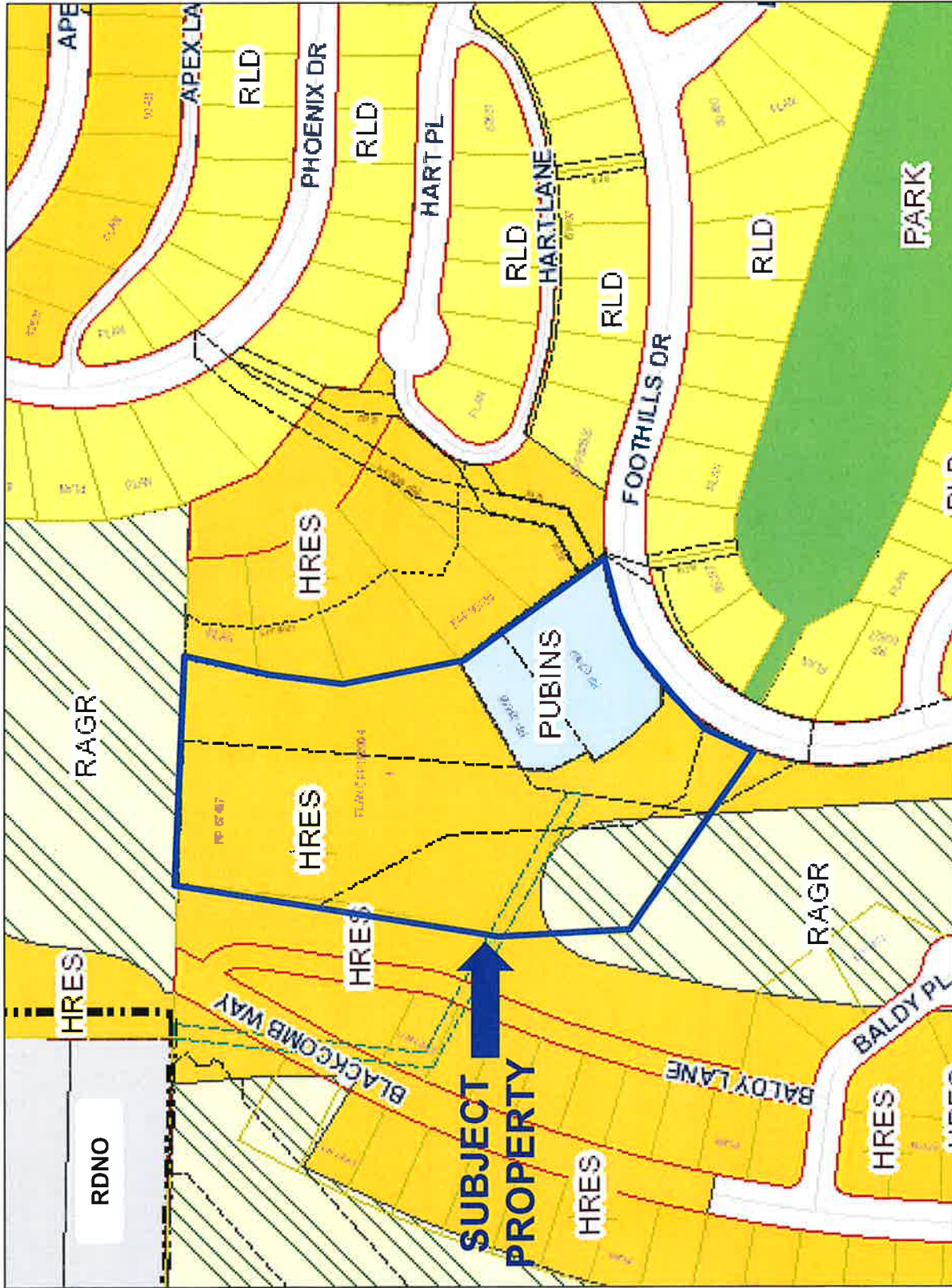
**X**

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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 checked="" 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 type="checkbox"/> Economic Development & Tourism              |
| <input checked="" type="checkbox"/> COMMITTEE: APC (Mar.23/21) |   |  |
| <input type="checkbox"/> OTHER:                                |   |  |

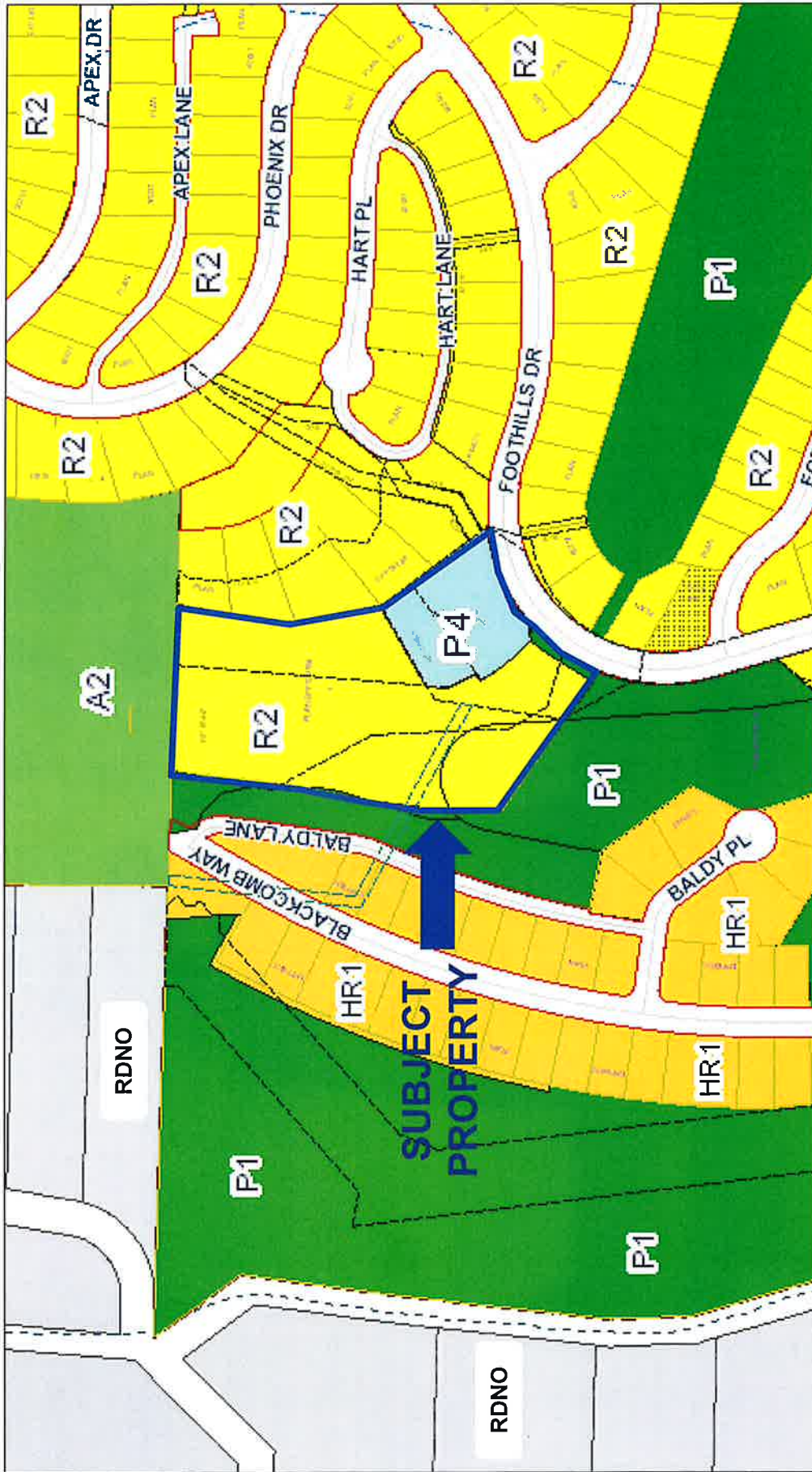


# OCP Designation

ZON00362/DVP00475

-  HRES- Hillside Residential
-  RAGR – Rural / Agricultural
-  PARK – Parks & Open Space
-  RLD – Residential – Low Density





- R2 – Large Lot Residential
- P4 - Utilities
- P1 – Parks and Open Space
- A2 – Rural – Large Holdings
- HR1 – Hillside Residential Single and Two Family

# Zoning Designation

ZON00362/DVP00475



