



THE CORPORATION OF THE CITY OF VERNON

MATTERS REFERRED

August 16, 2021

A. AGENDA CHANGES:

1. **SEE ITEM - 6. GENERAL MATTERS, B. Land Use Contract Variance Permit (LUC00020), 9257 Kokanee Road:**

- Email dated August 15, 2021 from M. and E. Brenner

2. **SEE ITEMS – 6. GENERAL MATTERS, I. Development Variance Permit (DVP00536), 300 Village Centre:**

- Letter dated August 15, 2021 from M. Thompson
- Email dated August 15, 2021 from H. Trueman
- Email dated August 15, 2021 from P. and G. Schorn
- Email dated August 15, 2021 from M. Devine
- Email dated August 15, 2021 from T. McDiarmid
- Email dated August 16, 2021 from B. Graystone
- Email dated August 16, 2021 from C. Oldfield
- Email dated August 16, 2021 from T. Oldfield

3. **ADD ITEM – 13. C. COUNCIL INFORMATION UPDATES – Notice of Motion – Councillor Fehr – Municipal Election Voting Age (Background attached):**

'THAT Vernon City Council endorses lowering the municipal election voting age from eighteen (18) to sixteen (16);

AND FURTHER, that Council authorize the Mayor to write a letter to the Premier and the Minister of Municipal Affairs informing them of the endorsement.'

B. DECLASSIFIED MOTIONS FROM THE IN-CAMERA MEETING HELD AUGUST 16, 2021:

**LICENCE OF
OCCUPATION
AGREEMENT –
SLEEMAN BREWERIES
– 2801 27A AVENUE
(0912-02)**

'THAT Council direct Administration to licence the use of 115.17 ft² (10.7 m²) of City owned dedicated road, adjacent to 2801 27A Ave, Lot A, Plan KAP69958, Section 34, Township 9, ODYD, P.I.D. 025-146-319, to Sleeman Breweries Ltd., Inc. No. A82190, for a term of five years commencing September 22, 2021, for an initial payment of \$750.00 plus GST and an annual fee at commencement of \$250.00 plus GST, with a further

5 year renewal at the same rate and at the City's discretion, additional renewal terms may be extended at an adjusted annual fee to be determined by the City, all included in the Licence of Occupation Agreement as attached to this report titled, "Licence of Occupation Agreement – Sleeman Breweries – 2801 27A Avenue", dated August 6, 2021, from the Land Agent.'

**LICENCE OF
OCCUPANTION
AGREEMENT – BC
HYDRO ELECTRIC
VEHICLE CHARGING
STATIONS – 3007 –
3011 31ST AVENUE
(0912-02)**

'THAT Council direct Administration to licence the use of that part of 3007 31st Avenue, Lot 44-47, KAP327, Block 59, and Lot 1, KAP 21344, all Section 34, Township 9, ODYD, PID: 007-546-963 and 3011 31st Avenue, Amended Lot 41 (DD 217671F), KAP327, Block 59, Section 34, Township 9, ODYD, PID: 012-440-663, to BC Hydro for the use of electric vehicle fast charging stations, at no cost to BC Hydro, for a term of 10 years with a renewal by mutual agreement for a further 10 years, all included in the License of Occupation Agreement (Electrical Vehicle Charging Stations) as attached to this report titled, "Licence Of Occupation Agreement – BC Hydro Electric Vehicle Charging Stations – 3007-3011 31st Avenue", dated August 6, 2021, from the Land Agent.'

C. DECLASSIFIED MOTIONS FROM THE IN-CAMERA MEETING HELD JUNE 14, 2021:

**CHILD CARE
FACILITIES BUDGET -
UPDATE (8215 –
Childcare)**

'THAT Council authorize Administration to proceed with the option to remove one (1) Group Child Care (0-36 months) program room and 12 care spaces from the Lakers Child Care Facility, Child Care BC Space Creation project, in order to maintain the project budget and facility opening timeline;

AND FURTHER, that Council authorize Administration to work with the Province on the contract modification for the Lakers Child Care Facility project, to reduce the \$3 million Child Care BC Space Creation funding to \$2,960,000 to reflect the removal of one (1) Group Child Care program room and 12 care spaces;

AND FURTHER, that Council authorize Administration to add the additional Group Child Care program room back into the Lakers Child Care Facility project should the costs of materials and construction come down enough to fit within the original grant of \$3 million and/or additional funds become available;

*AND FURTHER, that Council **declassifies** the resolution from in camera **only after the modified contract with the Province for the Lakers Child Care Facility project has been fully executed and the contract(s) have been awarded to the successful bidder(s) and all required contract documents have been signed by all parties.***

City Reception

From: Edith Marie
Sent: Sunday, August 15, 2021 1:29 PM
To: Public Hearings
Subject: Fwd: Variance 9257 Kokanee Rd

Use Caution - External Email

Subject: Variance 9257 Kokanee Rd

Today we had a meeting with our neighbour David and Cheryl West. Our concerns about the variance application have been addressed. We are therefor not against the variance.

Regards,

Manfred and Edith Brenner

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Mr. C. Broderick
Manager, Current Planning
City of Vernon

August 15, 2021

To Whom It May Concern

Re: Public Input - Development Variance Permit Application #00536 (Predator Ridge)

I am writing to record my very strong opposition to the above-referenced development at Predator Ridge. I live in the neighbourhood that will be impacted and spend a considerable amount of time in the area around Birdie Lake and the surrounding forest. My children often visit and we enjoy hours exploring the plants and getting to know the creatures in this ecosystem. It has become a quiet sanctuary for many of us residents here at Predator Ridge. Developing the proposed site will result in a massive disruption to both plant and animal life, and human enjoyment of this area. Road development, the blasting and earth-moving that will be required to make the site suitable for construction, and the constant noise of these activities will have a major negative impact on plant and animal life in the area. And quite frankly, we residents have had quite enough of the continual construction, and destruction of nature in our area. Wetlands are under threat throughout the Okanagan region and the trend towards hotter, drier summers suggests we should do all we can to preserve and protect these areas. The proposed development will put the ecosystem around Birdie Lake in jeopardy. Beyond this, the proposed road and home construction will require the removal of a large amount of forest, the natural home for many more species. This development, while adding homes, will contribute to the on-going degradation of the natural ecosystem in this area.

In summary, I believe this development will have significant negative impact on animal and plant life in the vicinity of Birdie lake, and the development application should be denied.

Please do not hesitate to contact me should you require any further comment from me.

Sincerely,

Marsha Thompson
130 Dormie Park Crescent



City Reception

From: Heather Trueman ·
Sent: Sunday, August 15, 2021 2:27 PM
To: Public Hearings
Subject: letter regarding Development Variance Permit Application #00536 (Predator Ridge)
Attachments: Vernon Planning Dept letter-15Aug21.pdf

Use Caution - External Email

Please find attached my letter expressing concern about the proposed development at Predator Ridge which is being considered on Monday, August 16, at a Public Input Session to be held at 1:30 p.m.

Thank you,

Heather Trueman

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August 15, 2021

Mr. C. Broderick
Manager, Current Planning
City of Vernon

Dear Mr. Broderick:

Re: Public Input – Development Variance Permit Application #00536 (Predator Ridge)

I am writing to express my opposition to this proposed new development at Predator Ridge. I have lived at Predator Ridge for six years now. Over this period the frequency of wildlife sightings has dropped off significantly as building activity (first the Commonage Development and then the Affinity Homes and now further development along Predator Ridge Drive) has increased. (I am not alone in this observation—many long-time residents have shared this same opinion.) This is due to the loss of habitat but also to the increased noise associated with these developments.

I believe that more construction will negatively impact wildlife and ecosystems here. In particular, this proposed development will be close to Birdie Lake, which currently is a wetland ecosystem struggling to stay healthy. I fear the process of constructing roads and homes will have a significant negative impact on this wetland ecosystem. Healthy wetlands sequester carbon as well as support various species of birds, mammals and reptiles. We cannot afford to lose yet another wetland in the Okanagan. In addition to the impacts on Birdie Lake, the area of the proposed development is habitat for many species that in recent years have been pushed further and further out toward the boundaries of Predator Ridge. This would further shrink their habitat, putting more pressure on existing populations.

Thank you for considering my opinion that this proposed development should be denied.

Sincerely,



City Reception

From: Paul Schorn
Sent: Sunday, August 15, 2021 4:03 PM
To: Public Hearings
Subject: Re: Public Input – Development Variance Permit Application #00536 (Predator Ridge)
Attachments: Schorn City of Vernon letter.docx

Use Caution - External Email

Please find attached letter re the request for Public Input regarding the Development Variance Permit Application #00536 (Predator Ridge) input due today Monday August 16.

Paul Schorn



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Mr. C. Broderick
Manager, Current Planning
City of Vernon

August 15, 2021

To Whom It May Concern

Re: Public Input – Development Variance Permit Application #00536 (Predator Ridge)

I wish to record my strong opposition to the above-referenced development at Predator Ridge.

We purchased at Predator Ridge in 2007 fully supporting the commitment of the then owners of 1/3 of the area to be committed to golf, 1/3 to housing and 1/3 for nature. We are running out of the nature of commitment – all for profit.

We spend a considerable amount of time in the area around Birdie Lake and the surrounding hillside. Developing the proposed site will result in massive disruption in this fragile ecosystem. Road development, the blasting and earth-moving that will be required to make the site suitable for construction, and the constant noise of these activities will have a major impact on plant and animal life in the area.

Birdwatch is our sport and interest and the planned development area is still one of the few areas we can access close to home. The planned development area is significant and important to many bird species. It is also prime habitat for many small mammals and reptiles. It is one of the few places where you can find a Rubber Boa (*Charina bottae*) snake. Rubber boas are rare and locally threatened due to development and the area should be protected.

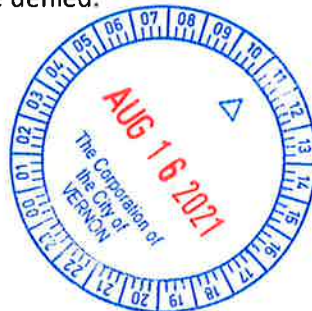
In general, wetlands are under threat throughout the Okanagan region and the trend towards hotter, drier summers suggests we should do all we can to preserve and protect these areas. The proposed development will put the ecosystem around Birdie Lake in jeopardy. Beyond this, the proposed road and home construction will require the removal of a large amount of forest, the natural home for many more species. This development, while adding homes, will contribute to the on-going degradation of the natural ecosystem in this area.

Predator Ridge has recently obtained access to more easily developed and accessible land and should move its focus away from the area under application.

In summary, I believe this development will have significant negative impact on animal and plant life in the vicinity of Birdie lake, and the development application should be denied.

Sincerely,

Paul & Glenys Schorn



City Reception

From: Malcolm Devine
Sent: Sunday, August 15, 2021 4:05 PM
To: Public Hearings
Subject: Re: Permit application #00536
Attachments: City of Vernon letter.pdf

Use Caution - External Email

Please consider the attached as a statement of my concerns regarding Development Variance Permit Application #00536 at Predator Ridge, Vernon. I am unable to attend the meeting on August 16 but would be pleased to provide further input if requested.

Sincerely,

Malcolm Devine

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Mr. C. Broderick
Manager, Current Planning
City of Vernon

August 14, 2021

To Whom It May Concern

Re: Public Input – **Development Variance Permit Application #00536 (Predator Ridge)**

I wish to record my strong opposition to the above-referenced development at Predator Ridge. Although I do not live immediately adjacent to the proposed development site (my home is approx. 400 m from Birdie lake), I spend a considerable amount of time in the area around Birdie Lake and the surrounding forest. Developing the proposed site will result in massive disruption in this fragile ecosystem. Road development, the blasting and earth-moving that will be required to make the site suitable for construction, and the constant noise of these activities will have a major impact on plant and animal life in the area. As a birdwatcher, I have identified around 90 species on or around Birdie lake (list available on request). While none of these are officially threatened, some uncommon species, including Virginia rail, sora, pied-billed grebe and swamp sparrow, nest here. It is also prime habitat for many small mammals and reptiles. In general, wetlands are under threat throughout the Okanagan region and the trend towards hotter, drier summers suggests we should do all we can to preserve and protect these areas. The proposed development will put the ecosystem around Birdie Lake in jeopardy. Beyond this, the proposed road and home construction will require the removal of a large amount of forest, the natural home for many more species. This development, while adding homes, will contribute to the on-going degradation of the natural ecosystem in this area.

In summary, I believe this development will have significant negative impact on animal and plant life in the vicinity of Birdie lake, and the development application should be denied.

Please do not hesitate to contact me should you require any further comment from me.

Sincerely,

Malcolm Devine



City Reception

From: Tara McDiarmid
Sent: Sunday, August 15, 2021 6:40 PM
To: Public Hearings
Subject: Public Input Session - Development Variance Permit Application #00536 (Predator Ridge)

Use Caution - External Email

Dear Sir/Madam:

My husband and I have owned a home and resided at Predator Ridge since 2013. We wish to express our strong opposition to the above referenced development variance sought by Predator Ridge. While we do not live right next to Birdie Lake, it is an easy walk of less than half a kilometre from our home to this little jewel of a lake. We are not golfers and our decision to move from the Lower Mainland to Predator Ridge was based on the presence of natural areas accessible for walking and hiking, as well as frequent opportunities to observe wildlife.

Much has changed at Predator Ridge since 2013. The Whitetail neighbourhood has been developed by Birdie Lake, the Commonage area of homes is still in progress, and the Affinity Homes along Predator Ridge Drive are soon to be joined by the Fieldglass development. We were well aware that there would be more development here when we purchased. However, the construction of the development now proposed by Predator Ridge will wreak havoc on the fragile ecosystem of Birdie Lake and the surrounding area.

Until two years ago, we owned a second home on 40 acres by a small lake in the South Cariboo. Over the almost 23 years we owned the property, we saw how vital a small lake is to all types of wildlife. As long time supporters of Ducks Unlimited Canada, we are very aware of the need to preserve wetlands and of the benefits they provide, not just to the birds, reptiles, amphibians and mammals that reside in them, but also to the environment as a whole. In addition to the immediate ecosystem in and around Birdie Lake, the construction of the proposed development would necessitate the removal of many trees in the immediate area, another blow to wildlife and the environment.

In conclusion, we believe that not only our interest in property but the interest in property of all owners at Predator Ridge, not to mention animal and plant life, would be negatively affected by the inevitable damage to the Birdie Lake ecosystem and neighbouring environment should this development proceed.

Should you require further information, please do not hesitate to contact me.

Thank you for considering this submission.

Tara McDiarmid

Sent from my iPad



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City Reception

From: Brian Graystone
Sent: Monday, August 16, 2021 8:56 AM
To: Public Hearings
Subject: Public Input - DVP #00536

Use Caution - External Email

Dear Mayor and Councilors,
Thank you for the opportunity for input to the DVP at Predator Ridge.

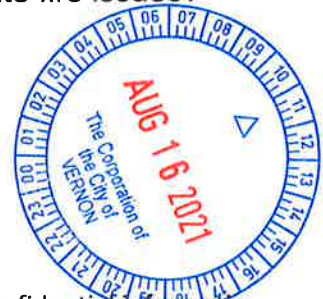
My ask is that the decision be postponed until the applicant has provided, to the satisfaction of the Council and the public, additional information to better inform the decision.

After reviewing substantial documentation including the various City policies and guidelines, I suggest that the applicant has not provided detailed data concerning:

- Sufficient justification for variance concerning the 30% slope. The 30% guideline was put into place for several reasons according to the hillside guidelines. Why should the City allow a change?
- How will the applicant meet the hillside guidelines such as goals and objectives?
- How has the site design met the guidelines?
- How does the variance affect the natural environment?
- Given the current and past wildfires, how does the variance attenuate fire issues?

Thank you for the opportunity.

Brian



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City Reception

From: Kate Oldfield
Sent: Monday, August 16, 2021 10:04 AM
To: Public Hearings
Subject: Public Input Session- Development Variance Permit Application #00536 (Predator Ridge)

Use Caution - External Email

Dear Sir/ Madam,

I am writing to express my strong objection to this proposed development. I have lived at Predator Ridge since 2013 and before that visited it many times. I live quite close to Birdie Lake and regularly walk there. The area is one of peaceful natural beauty and supports a wide variety of wildlife. Predator Ridge has continued to be developed over the years I have lived here and not necessarily for the better. The area is getting so populated now, that the habitat and safety of wildlife are compromised and quite simply Predator Ridge does not need any further expansion.

I hope you will consider my submission

Yours sincerely

C.A.Oldfield



Sent from my iPad

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City Reception

From: tim.oldfield
Sent: Monday, August 16, 2021 10:56 AM
To: Public Hearings
Subject: Proposed Birdie Lake Development Variance Permit #00536

Use Caution - External Email

Dear sir or Madam,

I am writing to voice my objection to the proposed amendment and subsequent plans to build on a beautiful area approximately 300m from my home. I understand the commercial interests in such a move but it feels absolutely unnecessary and dangerous to me. The current plans allow for hundreds of new homes to be built in areas that are pre-approved and I question whether all these homes would have been approved if it was known that there were plans to seek variance permits.

The area concerned is extremely attractive, home to many animals and birds, with large slopes. Building here will require large amounts of blasting and earth removal and yet we haven't been contacted by the developers to advise us of these plans. It makes you wonder why.

My other major concern is the impact on traffic. Predator Ridge Drive is the only point of access and exit for a large part of the community here and it leaves us feeling particularly vulnerable at times like this when evacuation is a possibility. Initially the impact will be heavy construction traffic but in the long term the road is simply becoming too busy. If permission was to be granted I would hope that a pre-condition would be the building of a second exit road.

I value the opportunity to enjoy the lands as they are and believe this should be maintained. They are not short of other areas to build where approval is already granted. If the locals objected to building permits that had already been granted they would be politely told that it was too late. Why does the same not apply to developers seeking a variance permit.

I'm also extremely disappointed that the developers haven't publicized their plans more. I view this as confirmation that they know it would be unpopular and they're hoping to do the minimum possible and hope people don't notice because there's so much more going on right now.

Thanks for considering my objections.

Tim Oldfield

Sent from my iPad



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**BACKGROUND
CLLR. FEHR – NOTICE OF MOTION
MUNICIPAL ELECTION VOTING AGE**

Rationale:

- Youth have a strong interest in the future of local communities, and decisions made at a local level stand to have a significant impact on whether they continue to be able to call that community home. Youth have the most at stake in political decisions being made right now, and deserve a say in what lies ahead.
- Empowering young people to participate in democratic processes fosters ongoing and active civic participation. That participation fosters a “trickle-up” effect, where parents and other adults in their lives are more likely to vote when youth do.
- Also, many youth have been on the front lines during the coronavirus (COVID-19) pandemic and will bear the brunt of economic, social and environmental aftermath.
- As fully participating members of society, they deserve to have a say in the decisions made around BC's recovery and forever-changed post-pandemic future.
- The campaign has been endorsed by 20 non-profits, unions, the BC Teachers Federation, BCGEU, and Sustainabiliteens. As well, both the BC NDP and the BC Green Party have voiced their support for the idea and several countries including Austria, Argentina, and Scotland, have already lowered the voting age to 16. On June 22 the Vancouver city council unanimously voted in favor and is now among them.