



CITY OF VERNON

AGENDA

Advisory Planning Committee

Wednesday, September 3, 2025, 4:00 p.m.

CITY HALL COUNCIL CHAMBER

3400 30 Street, Vernon BC

Pages

1. CALL TO ORDER

As Chair of the City of Vernon's Advisory Planning Committee, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.

2. AGENDA

THAT the Advisory Planning Committee Meeting Agenda of September 3, 2025 be adopted.

3. ADOPTION OF MINUTES

THAT the Advisory Planning Committee Meeting Minutes of July 15, 2025 be adopted.

4. UNFINISHED BUSINESS

5. NEW BUSINESS

5.a Zoning Amendment Application for 8734 Okanagan Landing Road

6

THAT the Advisory Planning Committee recommends that Council support Zoning Application ZON00420 to rezone Lot 1, Sec. 14, TP 13, ODYD, Plan EPP37864, Except Plan EPP130210 (8734 Okanagan Landing Road) as follows:

- The portion of the property located west of Okanagan Landing Road from AGRS – Agriculture and Rural: Small Block (Non-ALR) to PANS – Parks and Natural Spaces; and
- The portion of the property located east of Okanagan Landing Road from AGRS – Agriculture and Rural: Small Block (Non-ALR) to MUS – Multi-Unit: Small Scale

as outlined in the report titled “Zoning Amendment Application for 8734 Okanagan Landing Road” dated September 3, 2025;

AND FURTHER, that the Advisory Planning Committee recommends that Council’s support of ZON00420 be subject to:

- a. Registration of a geotechnical covenant on title, as recommended in the Geotechnical Services Report, by Tetra Tech, dated June 6, 2023 (Attachment 4) to protect the public from rockfall hazards; and
- b. Provision of a hydraulic model confirming that the existing local water infrastructure meets Greater Vernon Water flow requirements.

AND FURTHER, that the Advisory Planning Committee recommends that Council require the Owner, in accordance with Covenant CB1018546, to dedicate the portion of the property west of Okanagan Landing Road to the City of Vernon for public lake access (beach), with registration on the title of Lot 1, Sec. 14, TP 13, ODYD, Plan EPP37864, Except Plan EPP130210 (8734 Okanagan Landing Road) by October 14, 2026.

6. INFORMATION ITEMS

6.a Staff Liaison Update

The Staff Liaison will update the Committee on the progress of previous considered applications.

7. NEXT MEETING

The next meeting for the Advisory Planning Committee is scheduled for September 16, 2025 at 4:00 pm.

8. CLOSE OF MEETING