

THE CORPORATION OF THE CITY OF VERNON
MINUTES OF THE PUBLIC HEARING

October 7, 2024, 5:30 p.m.
CITY HALL COUNCIL CHAMBER
3400 30 Street
Vernon B.C.

Mayor and Council
Members Present:

Mayor V. Cumming
T. Durning
K. Fehr
K. Gares
B. Guy
A. Mund
B. Quiring

Staff Present:

P. Bridal, Chief Administrative Officer
K. Poole, Director, Corporate Administration
C. Isles, Deputy Corporate Officer
M. Austin, Current Planner
R. Nuriel, General Manager, City Planning
T. Barton, Director, Community Infrastructure & Development
S. Wood, Corporate Officer
L. Korolchuk, Manager, Current Planning
J. Winquist, Acting Manager, Communications and Grants

1. CALL PUBLIC HEARING TO ORDER

Mayor Cumming called the Public Hearing to order at 5:30 pm.

1.a Land Acknowledgement

As Mayor of the City of Vernon, 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.

1.b Procedure for each bylaw

2. BYLAW

“Zoning Text (Drive-through Services and Minor Fuel Stations - 1501 Hwy 6) Amendment Bylaw 6005, 2024”

Bylaw 6005 - a bylaw to authorize Drive-through Services and Minor Fuel Stations on LT 1, SEC 26, TWP 9, ODYD, PL 24027, Except PLs H14665 and KAP58251 (1501 Highway 6)

2.a Confirmation of Publication

The Corporate Officer advised that Notice of the Public Hearing was published in the September 26 and October 3, 2024 issues of the Morning Star Newspaper, as required by the *Local Government Act*.

2.b Bylaw Overview

The Senior Planner provided an overview of Bylaw 6005.

2.c Representation from the Public

The Corporate Officer advised that 1 written submission had been received:

- email dated October 5, 2024 from C. Marsh

The Mayor called for a first time for representation from the public who believed they were affected by “Zoning Text (Drive-through Services and Minor Fuel Stations - 1501 Hwy 6) Amendment Bylaw 6005, 2024”.

K. Mace outlined the density in the area, and was concerned with increased traffic congestion and safety with the proposed access from 17 Street as well as the impact of increased traffic on all areas surrounding the development. There were concerns with the negative impact to property values and the increased pollution that would result from the proposed businesses.

C. Marsh was concerned that a traffic impact assessment was not provided to outline the plans for increased traffic, commercial traffic within a residential neighbourhood and access points to the development. There are also concerns with potential damage to neighbouring foundations during construction and safety of students and pedestrians.

Planning advised that a traffic impact assessment has been prepared and submitted to the Ministry of Transportation and the City. It is currently under reviewed but has not been approved.

The Mayor called for a second time for representation from the public.

D. Kosick was concerned with increased traffic and the safety of students and pedestrians. There were concerns with noise, pollution and the negative visual impact from the proposed businesses.

G. Krahn was concerned with increased litter, fumes, noise and pollution from the proposed gas station and the safety of the students and pedestrians.

R. Elliott was concerned with the increased traffic and potential damage to neighboring properties from ground disturbance during construction.

The Mayor called for a third time for representation from the public.

G. Reimer, the developer with Armstrong Land Corp., stated that:

- there is a proposed a six foot high solid fence and an increased landscape buffer to mitigate noise and visual impacts of the development;
- discussions have occurred with proposed businesses to keep bay doors closed and restrict hours of operation;
- loading bays will be located closer to Highway 6;
- geotechnical engineers are aware of the soil issues in the area. Precondition assessments are planned for adjacent properties including the installation of devices on the properties during construction to monitor vibrations; and
- storm drainage design will be on site in sealed tanks mitigating increased moisture into the ground.

G Reimer discussed the traffic impact assessment and outlined that traffic counts have been conducted during peak hours and the assessment includes modelling for expected growth over 10 years. The left turn on Highway six as well as upgrades to the multi-use path along 15 Street are being reviewed.

The Mayor called for a final time for representation from the public who believed they were affected by “Zoning Text (Drive-through Services and Minor Fuel Stations - 1501 Hwy 6) Amendment Bylaw 6005, 2024” there being none, the Public Hearing was closed at 6:20 pm.

3. ADJOURNMENT

Mayor

Corporate Officer