

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

**December 9, 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. Weeber, Chief Administrative Officer  
K. Poole, Director, Corporate Administration  
C. Isles, Deputy Corporate Officer  
S. Wood, Corporate Officer  
M. Austin, Current Planner  
R. Nuriel, General Manager, City Planning  
L. Korolchuk, Manager, Current Planning  
J. Winqvist, Communications Officer

---

**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.

**2. BYLAWS 6023 (OCP00105) and 6024 (ZON00424)**

"6545 Okanagan Landing Road Official Community Plan Amendment Bylaw 6023, 2024" AND "6545 Okanagan Landing Road Zoning Amendment Bylaw 6024, 2024".

Official Community Plan (OCP) Amendment Bylaw 6023 - to redesignate the property from RLD to RHD to develop a 96-unit affordable rental building.

Zoning Amendment Bylaw 6024 - to rezone the property from AGRS to MSH to develop a 96-unit affordable rental building.

2.a Confirmation of Publication

The Corporate Officer advised that Notice of the Public Hearing was published in the November 28 and December 5, 2024 issues of the Morning Star Newspaper, as required by the *Local Government Act*. Due to the postal strike, notices were hand-delivered, couriered and emailed.

2.b Bylaw Overview

The Senior Planner provided an overview of Bylaws 6023 and 6024.

2.c Representation from the Public

The Corporate Officer advised that 3 late submissions were received and provided to Council that were not included on the public agenda:

Email dated December 9, 2024 - J. Bazell

Email dated December 9, 2024 - S. Mahon

Email dated December 9, 2024 - K. Johnson

The Mayor called for a first time for representation from the public who believed they were affected by "6545 Okanagan Landing Road Official Community Plan Amendment Bylaw 6023, 2024" AND "6545 Okanagan Landing Road Zoning Amendment Bylaw 6024, 2024".

D. Symington-Waters was concerned with the the height of the building and the increased density in the area. The height of the building would shade their property and negatively impact their privacy. There was concern with possible contamination of their water source, damage to their septic field as well as difficulty with fire ladder truck access in the event of a fire. The adverse effect of this development to their future property development was a concern.

R. Zaworski was concerned that airport noise complaints would increase due to the location of the development and increased density. The

proposed development is not compatibility with future airport growth and the building height could negatively impact airport operations and future expansion.

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

A. May was concerned with the height of the proposed building, increased traffic, and safety concerns when crossing the already busy road.

C. Botterill was concerned with increased airport noise complaints and the possibility of these complaints being escalated to Transport Canada resulting in the airport being shut down. There was concern with height of proposed building and aircraft safety.

Administration clarified that there was an error on one of the reports and the proposed height of the building is 20.7 metres. The height of the development must meet the zoning bylaw requirements and these were approved by Transport Canada. A traffic impact study is not required as the project is under 100 units.

D. Swartz was concerned with an increase of airport noise complaints and the possibility of these complaints being escalated to Transport Canada. There are concerns with increased traffic and the negative impact to City infrastructure as well as a proposed parking area below the floodplain. They questioned the definition of affordable and how you ensure it remains affordable housing.

Administration explained that a housing agreement is required and register on title.

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

W. Fogel was concerned that an increase in airport noise complaints could result in the airport being shut down.

D. Crerar was concerned that an increase in airport noise complaints could result in the airport being shut down and suggested a 1.5 mile buffer around the airport. There was concern with the high water table and stability of ground with a development this size. They asked if there could be a mechanism in place to ensure tenants are aware of the proximity to the airport and inherent noise.

D. Kermode, Director with Okanagan Village Housing Society, clarified that these units are rentals and the agreement could include a provision for noise awareness and a mechanism for tenant complaints.

D. Crerar was concerned with the delivery method of the notices.

Administration provided an overview of the legislation and the process used to provide notifications.

The Mayor called for a final time for representation from the public, there being none, the Public Hearing closed at 7:08 pm.

### **3. BYLAW 6013**

Mayor Cumming opened the Public Hearing at 7:09 pm.

"Official Community Plan (Development Permit Exemptions for Multi-Unit Housing and Riparian Assessment Areas) Amendment Bylaw 6013, 2024".

Official Community Plan (OCP) Amendment Bylaw 6013 - to amend Development Permit exemptions for multi-unit small-scale housing and Riparian Assessment Areas.

#### **3.a Confirmation of Publication**

The Corporate Officer advised that Notice of the Public Hearing was published in the November 28 and December 5, 2024 issues of the Morning Star Newspaper, as required by the *Local Government Act*.

#### **3.b Bylaw Overview**

The Senior Planner provided an overview of Bylaw 6013.

#### **3.c Representation from the Public**

The Corporate Officer advised that no submissions had been received following publication of the agenda.

The Mayor called for a first time for representation from the public who believed they were affected by "Official Community Plan (Development Permit Exemptions for Multi-Unit Housing and Riparian Assessment Areas) Amendment Bylaw 6013, 2024".

The Mayor called for a second, third and final time for representation from the public who believed they were affected by "Official Community Plan (Development Permit Exemptions for Multi-Unit Housing and Riparian Assessment Areas) Amendment Bylaw 6013, 2024", there being none, the Public Hearing closed at 7:18 pm.

### **4. ADJOURNMENT**

---

Mayor

---

Corporate Officer