



THE CORPORATION OF THE CITY OF VERNON

REPORT TO ADVISORY PLANNING COMMITTEE

SUBMITTED BY: Wesley Miles, Senior Planner

APC MEETING DATE: May 27, 2025

REPORT DATE: May 27, 2025

FILE: 3360-20 (ZON00418)

SUBJECT: ZONING AMENDMENT APPLICATION FOR 300 AND 800 SPARKLING PLACE

PURPOSE:

To present Zoning Amendment application for 300 and 800 Sparkling Place to develop single family housing. The Advisory Planning Committee is asked to review, discuss, and provide a recommendation to Council.

RECOMMENDATION:

THAT, the Advisory Planning Committee recommends that Council support Zoning Application ZON00418 to rezone Lot A, Section 11, Township 13, ODYD, Plan EPP141960 (300 Sparkling Place) and Lot 4, Section 11, Township 13, ODYD, KAP82174 Except Plan EPP141960 (800 Sparkling Place) from RCC – Resort Commercial Centre to RTH – Resort Tourist Housing as outlined in the report titled Zoning Amendment Application for 300 and 800 Sparkling Place.

ALTERNATIVES & IMPLICATIONS:

1. THAT that the Advisory Planning Committee recommends that Council not support; Zoning Application ZON00418 to rezone Lot A, Section 11, Township 13, ODYD, Plan EPP141960 (300 Sparkling Place) and Lot 4, Section 11, Township 13, ODYD, KAP82174 Except Plan EPP141960 (800 Sparkling Place) from RCC – Resort Commercial Centre to RTH – Resort Tourist Housing as outlined in the report titled Zoning Amendment Application for 300 and 800 Sparkling Place.

Note: This alternative does not support the rezoning and prevents the proposed subdivision from moving ahead.

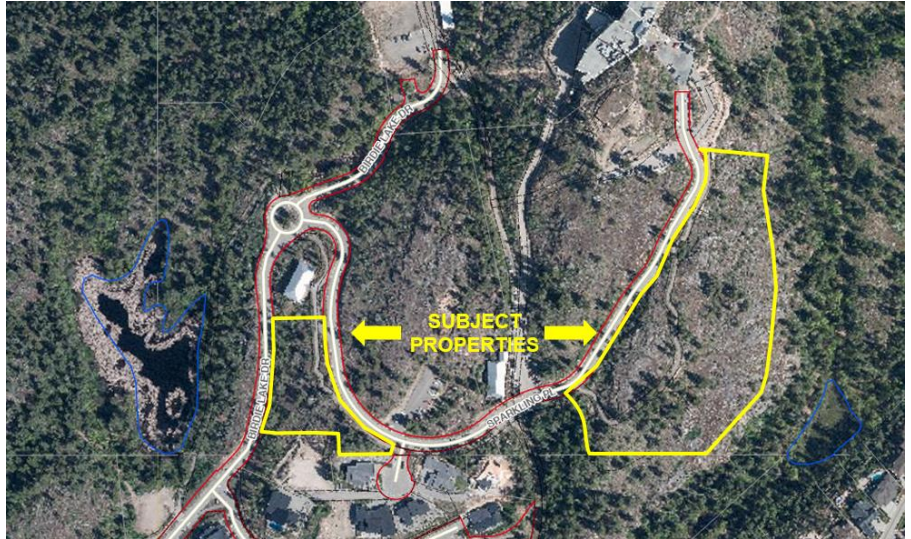
ANALYSIS:

A. Overview:

1. The subject properties are located at 300 and 800 Sparkling Place, near the Sparkling Hill Resort and Hotel. The proposed lots are 0.5 ha (1.3 acres) and 2.4 ha (5.9 acres) and are currently vacant (Attachment 1).
2. The Official Community Plan (OCP) designation is Tourist Commercial (TCOM) and the zoning is currently Resort Commercial Centre (RCC) (Attachment 2).
3. The application is to rezone the two subject properties from RCC - Resort Commercial Centre to RTH - Resort Tourist Housing. The owner intends to subdivide the two parcels into a four-lot single family development and a thirteen lot bareland strata development.

B. Project Details

4. The preliminary site layouts (Attachment 3) propose four fee simple lots on the smaller parcel and a thirteen lot bareland strata on the larger parcel.
5. There is an existing trail that runs through both properties connecting the resort to other surrounding walking trails. The trail would be realigned to maintain walking connectivity through the properties and the overall resort area.
6. The proposed development is considered compatible with the existing neighbourhood. It is in close proximity to the existing Havenscrest cul-de-sac and other single-family homes of Predator Ridge.
7. The applicant has submitted a preliminary Habitat Assessment report conducted by Triton Environmental Consultants, dated March 25, 2024. The report identifies the majority of the subject properties as Medium sensitivity with a small portion of High sensitivity associated with the gully and pond to the east. The property is subject to the Hillside Residential and Agricultural District Development Permit Area #3, the high sensitivity portion and related steep slopes will be protected as part of the development permit and subdivision process.



C. Policy Analysis

8. Regional Growth Strategy (RGS) Bylaw 2500, 2011 identifies the subject property as being within a Growth Area and designated within the Hillside Residential and Agricultural District (District 3) in the City's Official Community Plan.
 - RGS GOAL UC-1 – Focus Development Into Growth Areas
9. OCP Section 7.0 – Residential:
 - (Guiding Principle) Ensure housing meets the needs of the whole community
10. OCP Section 13.0 – Environment:
 - (Guiding Principle) Ensure ecosystem services are maintained and conserved, and integrated into neighbourhood planning
 - 13.12 Ensure development practices avoid negative impacts on natural features and environmentally significant areas in the siting, servicing and establishment of new neighbourhoods.
11. The Sparkling Hill or Kristall Resort Development Plan (March 2004) contemplated the original resort and land use for the area. The land use plan designated areas for a variety of residential housing in addition to the commercial resort. In total there were 75 residential units anticipated situated in development nodes around the hotel itself.
12. The existing RCC – Resort Commercial Centre allows for a variety of commercial and residential uses to a maximum density of 5.0 FAR within a minimum lot size of 10,000 m² (2.47 ac). The proposed RTH

– Resort Tourist Housing designation allows for small scale housing up to 60 Dwelling Units / Hectare and a minimum lot area of 250m².

13. Table 1 below indicates the surrounding OCP designations, zoning, and land uses.

	OCP	Zoning	Actual Use
North	PARK– Parks & Open Space / TCOM – Tourist Commercial	PANS – Park & Natural Space / RCC – Resort Commercial Centre	Park / Sparkling Hill Hotel
East	PARK – Residential Low Density / RLD – Residential Low Density	PANS – Park & Natural Space / RTH – Resort Tourist Housing	Vacant / Park
South	RLD – Residential Low Density	RTH – Resort Tourist Housing	Residential / Predator Ridge
West	PARK – Park & Open Space	PANS – Parks & Natural Spaces	Park

Table 1: Surrounding Properties – OCP, Zoning & Actual Use

D. Rationale:

14. Administration supports the zoning amendment application for the following reasons:

- Alignment with the RGS Bylaw, designating the property as a growth area;
- Aligns with relevant OCP policies and guidelines;
- Consistent with the original Sparkling Hill / Kristall Resort Development Plan;
- Compatible within the existing neighborhood context.

E. Attachments:

Attachment 1 – Subject Properties

Attachment 2 – Zoning Map

Attachment 3 – Proposed Layouts

F. Council's Strategic Plan Alignment

- | | |
|-----------------------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Governance & Organizational Excellence | <input checked="" type="checkbox"/> Livability |
| <input checked="" type="checkbox"/> Recreation, Parks & Natural Areas | <input type="checkbox"/> Vibrancy |
| <input checked="" type="checkbox"/> Environmental Leadership | <input type="checkbox"/> Not Applicable |

G. Relevant Policy/Bylaws/Resolutions:

- OCP Bylaw 5470
- Zoning Bylaw 6000
- Kristall Resort Development Plan, 2004

BUDGET/RESOURCE IMPLICATIONS:

The exact cost implications are not yet available.

FINANCIAL IMPLICATIONS:

- ☒ None ☐ Budget Previously Approved ☐ New Budget Request
(Finance Review Required)

Prepared by:

Approved for submission to APC:

X

Wesley Miles
Senior Planner

Lydia Korolchuk, Manager
Current Planning

Date: _____

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 checked="" type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input checked="" 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 checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input type="checkbox"/> Economic Development & Tourism |
| <input type="checkbox"/> COMMITTEE: APC (date) | | |
| <input type="checkbox"/> OTHER: | | |

G:\3000-3699 LAND ADMINISTRATION\3360 ZONING AND REZONING\20 Applications\ZON00418\2 PROC\Rpt\WM_APC_Rpt_ZON00418.docx