



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF THE

ADVISORY PLANNING COMMITTEE MEETING

HELD APRIL 25, 2023 AT 4:00 PM

OKANAGAN LAKE ROOM (COUNCIL CHAMBER) CITY HALL

PRESENT: Harpreet Nahal
Scott Chatterton
Jessica Kirkham
Craig Neville
Margo Jarman
Monique Hubbs-Michiel
Margo Lupien
Jordan Hart

ABSENT: Mayor Cumming
Claire Ishoy
Kyla Gaudreau

STAFF: Matt Faucher, Planner
Michelle Austin, Planner
Jennifer Pounder, Committee Clerk
Danielle DeVries, Transportation Planner
Roy Nuriel, Acting General Manager, Planning

ORDER

The meeting was called to order at 4:00 p.m.

LAND

ACKNOWLEDGEMENT

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.

ADOPTION OF THE AGENDA

Moved by **S. Chatterton**, seconded by **M. Lupien**:

THAT the agenda of the April 25, 2023 meeting for
Advisory Planning Committee be adopted:

CARRIED

**ADOPTION OF THE
MINUTES**

Moved by **M. Lupien**, seconded by **S. Chatterton**:

THAT the minutes for the March 28, 2023 meeting of
Advisory Planning Committee be adopted.

CARRIED

NEW BUSINESS:

**DVP00468 (4701
PLEASANT VALLEY
ROAD)**

M. Faucher, Planner, provided an overview of the application
as follows:

- The report before the Committee is to vary four sections of
Zoning Bylaw 5000 to permit construction of 12 mobile
home sites within Pleasant Valley mobile Home Park, as
follows:
 - Section 4.15.1 to allow the construction of buildings,
structures and swimming pools on slopes greater than
30%;
 - Section 6.5.11 to increase the maximum height of a
retaining wall from 1.2m to 4.5m;
 - Section 9.8.6 to reduce the minimum depth of a mobile
home site from 25m to 18.2m; and
 - Section 9.8.6 to increase the maximum building height
from 7.6m to 8.0m;

The following comments / questions were posed by members
of the Committee:

- Staff confirmed the Geotech report will be attached to the
covenant registered to the property.
- In response to a question, Staff confirmed the emergency
access is located on the north east corner of the property.
- The Committee commented on the steep grade of the
entryway of the internal access road. Staff confirmed that
will be addressed by the Geotech engineer.

Moved by **S. Chatterton**, seconded by **J. Hart**:

THAT Council support Development Variance Permit application 00468 (DVP00468) as outlined in the report titled "Development Variance Permit Application for 4701 Pleasant Valley Road" dated April 17, 2023 and respectfully submitted by the Current Planner, to vary Zoning Bylaw 5000 on LT 1, SEC 2, TWP 8, ODYD, PL KAP83899 Except PL KAP88964 (4701 Pleasant Valley Road), as follows:

- a) Section 4.15.1 to allow the construction of buildings, structures and swimming pools on slopes greater than 30%;
- b) Section 6.5.11 to increase the maximum height of a retaining wall from 1.2m to 4.5m;
- c) Section 9.8.6 to reduce the minimum depth of a mobile home site from 25m to 18.2m; and
- d) Section 9.8.6 to increase the maximum building height from 7.6m to 8.0m;

AND FURTHER, that Council's support of DVP00468 is subject to the following:

- a) That the site plan, grading and cross-sections, slope analysis and retaining wall plans intended to illustrate the proposed mobile home sites, drive access and retaining wall heights (Attachment 1) in the report titled "Development Variance Permit Application for 4701 Pleasant Valley Road" dated April 17, 2023 and respectfully submitted by the Current Planner, be attached to and form part of DVP00468 as Schedule 'A';
- b) That the Geotechnical Feasibility Memorandum prepared by Geopacific Consultants Ltd, dated September 1, 2022 (Attachment 2), in the report titled "Development Variance Permit Application for 4701 Pleasant Valley Road" dated April 17, 2023 and respectfully submitted by the Current Planner, be attached to and form part of DVP00468 as Schedule 'B';

- c) That a restrictive covenant be registered on the subject property protecting the environmental conservation areas identified in the Ecosystem Impact Assessment (EIA) prepared by Western Water Associates Ltd, dated September 26, 2019 (Attachment 3), and include the EIA to ensure compliance with the recommendations established during and post construction;
- d) That a qualified geotechnical engineer be retained to complete a detailed geotechnical report, as well as to monitor the development of the subject property through the construction phase to ensure compliance with recommendations provided in the detailed geotechnical report;
- e) That a restrictive covenant be registered on the subject property prohibiting parking on the proposed internal access road to ensure unrestricted access for emergency services vehicles; and
- f) That issuance of DVP00468 be withheld until a Development Permit for the subject property is approved and ready to be issued.

CARRIED

DVP00600 (3201 45TH AVENUE)

M. Faucher, Planner, provided an overview of the application as follows:

- The report before the Committee is to vary Section 11.1.5 of Zoning Bylaw 5000 to reduce the rear yard setback from a flanking street from 6.0m to 0.0m.
- The subject property requesting the proposed variance is located in the southwest corner of the proposed development site.
- The subject property is zoned I1: Light Industrial and is designated as Light Industrial / Service Commercial (LINDSC) in the Official Community Plan.

The following questions / comments were posed by members of the Committee:

- The Committee commented they agree it would work with the boundary adjustment in the siting of the structure, and they are glad the property is being developed and agree with the variance.

Moved by **M. Jarman**, seconded by **H. Nahal**:

THAT Council support Development Variance Permit application 00600 (DVP00600) to vary Zoning Bylaw 5000 on LT 26, DL 38, ODYD, PL 2630 (3201 45th Avenue) as outlined in the report titled "Development Variance Permit Application for 3201 45th Avenue" dated April 19, 2023 and respectfully submitted by the Current Planner, as follows:

- a) Section 11.1.5 to reduce the rear yard setback from a flanking street from 6.0m to 0.0m;

AND FURTHER, that Council's support of DVP00600 is subject to the following:

- a) That the site plan, intended to illustrate the location of the proposed structure (Attachment 1) be attached to and form part of DVP00600 as Schedule 'A'; and
- b) Completion of SUB00845 (boundary adjustment) to create proposed Lot A (Attachment 2).

CARRIED

**ZON00396 (RESORT
VILLAGES AT
PREDATOR RIDGE)**

R. Nuriel, Acting General Manager, Planning, provided an overview of the application as follows:

- The application is to rezone portions of several properties from RTCA to C10A to allow for the build-out of future mixed-use village areas in five locations.
- The application also includes rezoning a small portion of RTCA to P5 – Private Park due to the new Predator Ridge Drive collector alignment.

The following questions/comments were posed by member of the Committee:

- In response to a question, Staff stated that an application that complies with the Official Community Plan and the applicable Neighborhood Plan does not require a public hearing. However, City Council can request that one be held.
- Staff confirmed this application reflects Predator Ridge increasing their density, and thus expanding the Vernon tax base.
- Staff further confirmed the public hearing process does not alter the application timeline.

Moved by **H. Nahal**, seconded by **J. Kirkham**:

THAT Council support Zoning Application 00396 (ZON00396) to rezone:

- Lot A, Sec 2, Twp 13, ODYD, Plan EPP75906 (45 Village Centre Place – Lodge 4);
- Lot 1, Sec 2, Twp 13, ODYD, Plan EPP122839 (85 Village Centre Place – Lodge 4);
- Lot 1, Sec 2, Twp 13, ODYD, Plan KAP72946, Except Plan 75185 (101 Village Centre Court – Village Parking Lot);
- Lot 2, Sec 2, Twp 13, ODYD, Plan KAP72946, Except Plan 73315 (200 Predator Ridge Drive – Fitness Centre);
- Lot 3, Sec 2, Twp 13, ODYD, Plan KAP72946 (100 Mashie Crescent – Sales Centre);
- Part of Lot A, Sec 2, Twp 13, ODYD, Plan KAP62817, Except Plans KAP65635, KAP72946, KAP75798, KAP81729, KAP82178, KAP84871, KAP86772, KAP87620, KAP88596, KAP90147, KAP90371, KAP92812, EPP36074, EPP40938, EPP41985, and EPP57158 (Maintenance Yard);
- Lot B, Sec 2, Twp 13, ODYD, Plan KAP65919 (201 Village Centre Court – Parcels above Peregrine Cottages);
- Part of Lot 5, Sec 2, Twp 13, ODYD, Plan KAP65635 (300 Village Centre Court – Club House);
- Part of The East ½ of Sec 3, Twp 13, ODYD (Parcel I and Parcel R – Predator Ridge Neighbourhood Plan); and

- Part of The Southwest $\frac{1}{4}$ of Sec 3, Twp 13, ODYD (Parcel O – Predator Ridge Neighbourhood Plan)

from RTCA – Resort Commercial and Residential to C10A – Tourist Commercial and Residential and to rezone Part of The Southwest $\frac{1}{4}$ of Sec 3, Twp 13, ODYD from RTCA – Resort Commercial and Residential to P5 – Private Park as shown on Attachment 4 and outlined in the report titled “Zoning Application for the Resort Villages at Predator Ridge” dated April 20, 2023 and respectfully submitted by the Current Planner and Acting General Manager;

AND FURTHER, that Council not hold a public hearing, pursuant to 464(2) of the Local Government Act, on a proposed bylaw to rezone:

- Lot A, Sec 2, Twp 13, ODYD, Plan EPP75906 (45 Village Centre Place – Lodge 4);
- Lot 1, Sec 2, Twp 13, ODYD, Plan EPP122839 (85 Village Centre Place – Lodge 4);
- Lot 1, Sec 2, Twp 13, ODYD, Plan KAP72946, Except Plan 75185 (101 Village Centre Court – Village Parking Lot);
- Lot 2, Sec 2, Twp 13, ODYD, Plan KAP72946, Except Plan 73315 (200 Predator Ridge Drive – Fitness Centre);
- Lot 3, Sec 2, Twp 13, ODYD, Plan KAP72946 (100 Mashie Crescent – Sales Centre);
- Part of Lot A, Sec 2, Twp 13, ODYD, Plan KAP62817, Except Plans KAP65635, KAP72946, KAP75798, KAP81729, KAP82178, KAP84871, KAP86772, KAP87620, KAP88596, KAP90147, KAP90371, KAP92812, EPP36074, EPP40938, EPP41985, and EPP57158 (Maintenance Yard);
- Lot B, Sec 2, Twp 13, ODYD, Plan KAP65919 (201 Village Centre Court – Parcels above Peregrine Cottages);
- Part of Lot 5, Sec 2, Twp 13, ODYD, Plan KAP65635 (300 Village Centre Court – Club House);
- Part of The East $\frac{1}{2}$ of Sec 3, Twp 13, ODYD (Parcel I and Parcel R – Predator Ridge Neighbourhood Plan); and
- Part of The Southwest $\frac{1}{4}$ of Sec 3, Twp 13, ODYD (Parcel O – Predator Ridge Neighbourhood Plan)

from RTCA – Resort Commercial and Residential to C10A – Tourist Commercial and Residential and to rezone Part of The Southwest ¼ of Sec 3, Twp 13, ODYD from RTCA – Resort Commercial and Residential to P5 – Private Park;

AND FURTHER, that Council direct Administration to issue a public notice of initial readings and prepare a proposed bylaw to be brought forward for Council's consideration to rezone:

- Lot A, Sec 2, Twp 13, ODYD, Plan EPP75906 (45 Village Centre Place – Lodge 4);
- Lot 1, Sec 2, Twp 13, ODYD, Plan EPP122839 (85 Village Centre Place – Lodge 4);
- Lot 1, Sec 2, Twp 13, ODYD, Plan KAP72946, Except Plan 75185 (101 Village Centre Court – Village Parking Lot);
- Lot 2, Sec 2, Twp 13, ODYD, Plan KAP72946, Except Plan 73315 (200 Predator Ridge Drive – Fitness Centre);
- Lot 3, Sec 2, Twp 13, ODYD, Plan KAP72946 (100 Mashie Crescent – Sales Centre);
- Part of Lot A, Sec 2, Twp 13, ODYD, Plan KAP62817, Except Plans KAP65635, KAP72946, KAP75798, KAP81729, KAP82178, KAP84871, KAP86772, KAP87620, KAP88596, KAP90147, KAP90371, KAP92812, EPP36074, EPP40938, EPP41985, and EPP57158 (Maintenance Yard);
- Lot B, Sec 2, Twp 13, ODYD, Plan KAP65919 (201 Village Centre Court – Parcels above Peregrine Cottages);
- Part of Lot 5, Sec 2, Twp 13, ODYD, Plan KAP65635 (300 Village Centre Court – Club House);
- Part of The East ½ of Sec 3, Twp 13, ODYD (Parcel I and Parcel R – Predator Ridge Neighbourhood Plan); and
- Part of The Southwest ¼ of Sec 3, Twp 13, ODYD (Parcel O – Predator Ridge Neighbourhood Plan)

from RTCA – Resort Commercial and Residential to C10A – Tourist Commercial and Residential and to rezone Part of The Southwest ¼ of Sec 3, Twp 13,

ODYD from RTCA – Resort Commercial and Residential to P5 – Private Park.

CARRIED

**ZON00390/DVP00587
(3501 11TH STREET)**

M. Austin, Current Planner, provided an overview of the application as follows:

- The report before the Committee is to rezone the subject property from R2 to R3 – Medium Lot Residential, and vary Zoning Bylaw 5000 Section 9.4.5, minimum rear yard, from 6m to 3.15m for the existing house on proposed Lot 1.
- If the rezoning is successful, the applicant intends to subdivide the property into two lots with the single detached house to remain on the west lot and a single detached house to be built on the east lot.

The following questions / comments were posed by members of the Committee:

- In response to a question, proposed lot 2 access would be along the front of the property on 35th avenue.

Moved by **C. Neville**, seconded by **J. Hart**:

THAT Council support Zoning Application 00390 (ZON00390) to rezone Lot 1, Sec 2, TWP 8, ODYD, Plan 21198 (3501 11th Street) from R2 – Large Lot Residential to R3 – Medium Lot Residential as outlined in the report titled “Zoning and Development Variance Permit Applications for 3501 11th Street” dated April 20, 2023 and respectfully submitted by the Current Planner;

AND FURTHER, that Council not hold a public hearing, pursuant to 464(2) of the Local Government Act, on a proposed bylaw to rezone Lot 1, Sec 2, TWP 8, ODYD, Plan 21198 (3501 11th Street) from R2 – Large Lot Residential to R3 – Medium Lot Residential;

AND FURTHER, that Council direct Administration to issue a public notice of initial readings and prepare a proposed bylaw to be brought forward for Council’s consideration to rezone Lot 1, Sec 2, TWP 8, ODYD, Plan

21198 (3501 11th Street) from R2 – Large Lot Residential to R3 – Medium Lot Residential;

AND FURTHER, that Council support Development Variance Permit Application 00587 (DVP00587) to vary Zoning Bylaw 5000 for Lot 1, Sec. 2, TP 8, ODYD, Plan 21198 (3501 11th Street) by:

- a) Varying Section 9.4.5, minimum rear yard, from 6m to 3.15m for the existing house on proposed Lot 1.

CARRIED

INFORMATION ITEMS:

There were no information items.

NEXT MEETING

The next meeting for the Advisory Planning Committee is set for **May 9, 2023 at 4:00 p.m.**

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 5:02 p.m. by call of the Chair.

CERTIFIED CORRECT:


Chair