



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF THE

ADVISORY PLANNING COMMITTEE MEETING

HELD SEPTEMBER 12, 2023 AT 4:00 PM

OKANAGAN LAKE ROOM (COUNCIL CHAMBERS) CITY HALL

PRESENT: Monique Hubbs-Michiel, Chair
Scott Chatterton
Harpreet Nahal
Kyla Gaudreau
Margo Jarman
Mayor Cumming
Jessica Kirkham
Kennedy Mund
Jordan Hart

GUESTS: Donovan Imbeau, Woodstyle Homes Ltd.

ABSENT: Margo Lupien
Craig Neville
Claire Ishoy

STAFF: Michelle Austin, Planner
Matt Faucher, Planner
Jennifer Pounder, Committee Clerk

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 H. Nahal, seconded by M. Jarman:

THAT the agenda of the September 12, 2023 Advisory Planning Committee meeting be adopted.

CARRIED

ADOPTION OF THE MINUTES

Moved by J. Hart, seconded by K. Mund:

THAT the minutes of the August 15, 2023 Advisory Planning Committee meeting be adopted.

CARRIED

Before Agenda Item DVP00553 (8944 Okanagan Landing Road) was discussed, Advisory Planning Committee member H. Nahal declared a conflict of interest, advising the Chair that he is the owner of the subject property; H. Nahal exited the meeting room at 4:01 p.m.

NEW BUSINESS

**DVP00553
(8944 OKANAGAN
LANDING ROAD)**

A Planner provided an overview of the application as follows:

- The application before the committee requests to vary Section 9.2.4 of Zoning Bylaw 5000 to reduce the minimum lot width for a three-lot subdivision (SUB00818).
- As the applicant is requesting a variance on a lot that does not yet exist, Administration recommends that issuance of DVP00553 be withheld until such time that subdivision SUV00818 is registered creating Lot 2. At that time, DVP00553 would be issued and subsequently registered on Lot 2.
- It was confirmed that the existing house, which is remaining, does meet all Bylaw requirements.

MOVED by J. Kirkham, seconded by S. Chatterton:

THAT Council support Development Variance Permit application 00553 (DVP00553) to vary Zoning Bylaw 5000 on LT 16, SEC 14, TWP 13, ODYD, PL 10958 (8944 Okanagan Landing Road), in the report titled "Development Variance Permit Application for 8944 Okanagan Landing Road" dated September 6, 2023, and respectfully submitted by the Planner, as follows:

- a) Section 9.2.4 to reduce the minimum lot width from 24.0m to 21.98m;

AND FURTHER, that Council's support of DVP00553 is subject to the following:

- a) That the site plan, intended to illustrate the proposed lot dimensions (Attachment 1), be

attached to and form part of DVP00553 as Schedule 'A'; and

- b) That issuance of DVP00553 be withheld until subdivision SUB00818 is registered creating Lot 2 which the variance permit will be authorized on.

CARRIED.

H. Nahal returned to the meeting at 4:10 p.m.

**DVP00601
(8160 OKANAGAN
LANDING ROAD)**

A Planner provided an overview of the application as follows:

- The application before the Committee is requesting to increase the height of an existing retaining wall and the combined height of a fence on top of a retaining wall.
- A Structural Assessment has been provided stating that the retaining wall extension is structurally adequate.
- The Committee has requested that Staff confirm with the applicant what material the extension will be made of.
- The Committee agreed that native plantings should be required between each tier.

MOVED BY M. Jarman, seconded by S. Chatterton:

THAT Council support Development Variance Permit Application 00601 (DVP00601) by varying Zoning Bylaw 5000 for Strata Lot 3, DL 6, ODYD, Strata Plan KAS3406 (8160 Okanagan Landing Road) as outlined in the report titled "Development Variance Permit Application for 8160 Okanagan Landing Road" dated September 5, 2023 and respectfully submitted by the Planner, as follows:

- a) Section 6.5.11, to increase the height of a retaining wall from 1.2m to 2.0m for the top tier of a series of retaining walls along the front and west side of the property; and,
- b) Section 6.5.12, to increase the combined height of a fence on top of a retaining wall from 2m to 2.79m for the top tier of a series of retaining walls along the front and west side of the property;

AND FURTHER that Council's support of DVP00601 is subject to the following:

- a) That native plantings be established between retaining wall tiers (Attachment 5), to the satisfaction of Administration;
- b) That security be provided in the amount of 125% of the estimated cost of the landscaping works;
- c) That the retaining wall and fencing generally complies with the Site Plan, prepared by the owner (Attachment 2) to be attached to and form part of DVP00601;
- d) That the retaining wall and fencing generally complies with the Cross Sections, prepared by the owner (Attachment 3) to be attached to and form part of DVP00601; and,
- e) That the retaining wall complies with the Structural Assessment, prepared by WE Willerton Engineering, dated December 2, 2022 (Attachment 6), to be attached and form part of DVP00601; and,
- f) That the new portion of the retaining wall match the existing retaining wall.

CARRIED.

**DVP00607
(8291 OKANAGAN
LANDING ROAD)**

A Planner provided an overview of the application as follows:

- The subject property has a total area of 1.02 acres and is bisected by Okanagan Landing Road.
- A single detached house is located on the lakeside portion of the lot, and the larger, undeveloped portion is located on the uphill/south side of Okanagan Landing Road.
- The owners are requesting to construct a single detached house on the uphill/south side of the lot. The subject property is zoned R6- Lakeshore Residential, which allows one dwelling unit per 560m² of lot area up to a maximum of two dwelling units.
- The owner is requesting the following:
 - to allow the construction of a single detached house and retaining wall on a slope of 30% or greater;
 - increase maximum building height from 10m to 11.4m;
 - decrease the minimum front yard from 4m to 3.21m measured from the Special Building Line Setback of

- 13.25m from the centerline of the right of way of Okanagan Landing Road; and
- increase the height of a retaining wall from 1.2m to 2.74m.
 - The builder was in attendance and confirmed the interior height is required as the owner would like to use the main floor for a pickle ball court.
 - The Planner confirmed there is no limit on how big or small a secondary house can be. The restricting factors would be setbacks, height and lot coverage.
 - The Committee put forth and passed Alternative 2, with the addition of condition “e”.

MOVED by S. Chatterton, seconded by J. Kirkham:

THAT Council support Development Variance Permit Application 00607 (DVP00607) to vary Zoning Bylaw 5000 for Lot 1, DL 6, ODYD, Plan 26341, Except Plan KAP64313 (8291 Okanagan Landing Road) as outlined in the report titled “Development Variance Permit Application for the Uphill Side of 8291 Okanagan Landing Road” dated September 7, 2023 and respectfully submitted by the Planner, as follows:

- a) Section 4.15.1 to allow construction of a single detached house and retaining wall on a slope of 30% or greater;
- b) Section 9.7.6 to increase maximum building height from 10m to 11.4m;
- c) Sections 4.10.2 and 9.7.6 to decrease the minimum front yard from 4m to 3.21m measured from the Special Building Line Setback of 13.25m from the centreline of the right of way of Okanagan Landing Road; and,
- d) Section 6.5.11, to increase the height of a retaining wall from 1.2m to 2.74m.

AND FURTHER, that Council’s support of DVP00607 is subject to the following:

- a) That the development generally complies with the site plan, prepared by Hillside Design and Drafting Inc., dated April 17, 2023 (Attachment 3) to be attached to and form part of DVP00607;

- b) That the development complies with the Geotechnical Assessment, prepared by Tetra Tech Canada Inc., dated September 6, 2023 (Attachment 7) to be attached and form part of DVP00607;
- c) That the driveway access complies with Section 3.5 of Schedule B of Subdivision and Development Servicing Bylaw 3483, being no wider than 7 metres; and,
- d) That the verti-blocks used to construct the retaining wall resemble coloured textured stone; and,
- e) That the retaining wall along the west side lot line be stepped to follow the natural slope of the adjacent property.

CARRIED.

INFORMATION ITEMS:

M. Austin provided an update of recent Council decisions on bylaws and applications previously considered by the Advisory Planning Committee.

NEXT MEETING

The next meeting for the Advisory Planning Committee is set for September 26, 2023 at 4:00pm.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 4:43pm by call of the Chair.

CERTIFIED CORRECT:



Chair