



THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF THE
ADVISORY PLANNING COMMITTEE MEETING
HELD SEPTEMBER 26, 2023
OKANAGAN LAKE ROOM (COUCIL CHAMBER) CITY HALL**

PRESENT: Margo Jarman
Scott Chatterton, Chair
Jessica Kirkham
Jordan Hart
Craig Neville
Claire Ishoy
Mayor Cumming

GUEST: Ruibin Li, McElhanney Ltd.

ABSENT: Monique Hubbs-Michiel
Kyla Gaudreau
Margo Lupien
Harpreet Nahal
Kennedy Mund

STAFF: Janice Nicol, Manager, Legislative Services
Jennifer Pounder, Committee Clerk
Michelle Austin, Current Planner
Matt Faucher, Current Planner
Danielle DeVries, Transportation Planner

ORDER The meeting was called to order at 4:02 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 J. Kirkham, seconded by C. Neville:

THAT the agenda of the September 26, 2023 Advisory Planning Committee meeting be adopted as amended.

CARRIED

**ADOPTION OF THE
MINUTES**

Moved by J. Hart, seconded by C. Ishoy:

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

CARRIED

NEW BUSINESS:

J. Nicol provided a presentation and overview of the eSCRIBE program that will be implemented.

J. Nicol left the meeting at 4:14 p.m.

**DVP00563 (TRONSON
ROAD)**

A Planner provided an overview of the application as follows:

- This application is requesting to rezone the area of the subject property from R2 – Large Lot Residential to R3 – Medium Lot Residential, as well as authorize the construction of buildings, structures and swimming pools on slopes greater than 30%.
- The proposed development plans to subdivide a portion of the property to create 35 residential lots for single detached residential use with the remaining lot to retain its current P5 – Private Park zone.
- The applicant is requesting rezoning the subject area from R2 to R3 in order to reduce the minimum lot width from 18m to 14m allowing for more lots to be created. The reduced width of 15m is proposed on 32 of the 35 residential lots. This change adds ~6 additional units than if the current R2 requirement of 18m was used.
- Servicing is a challenge around this location. Only a maximum number of houses can be supplied services before the water system needs upgrading.
- A Committee member is concerned it will change the character of the neighborhood.
- Staff reminded the Committee that there is a Variance application linked to this one that will be having a public input hearing.
- Staff will double check if there is a walk through between lots 14 and 15.
- Staff confirmed zoning is discretionary and no precedent will be set for any future rezoning applications.

Moved by C. Ishoy, seconded by J. Hart:

THAT Council support Zoning Application 00398 (ZON00398) to rezone Lot A, DL 298, ODYD, Plan KAP62807 Except Plans KAP84737, KAP86381, KAP91703 and EPP81537 (Tronson Road)

from R2 – Large Lot Residential to R3 – Medium Lot Residential as outlined in the report titled “Zoning and Development Variance Permit Applications for Tronson Road” dated September 19, 2023 and respectfully submitted by the Planner;

AND FURTHER, that Council direct Administration to hold a public hearing, pursuant to 464(1) of the Local Government Act, on a proposed bylaw to rezone Lot A, DL 298, ODYD, Plan KAP62807 Except Plans KAP84737, KAP86381, KAP91703 and EPP81537 (Tronson Road) from R2 – Large Lot Residential to R3 – Medium Lot Residential;

AND FURTHER, that Council support Development Variance Permit Application 00563 (DVP00563) to vary Zoning Bylaw 5000 for Lot A, DL 298, ODYD, Plan KAP62807 Except Plans KAP84737, KAP86381, KAP91703 and EPP81537 (Tronson Road), as follows:

- a) Section 4.15.1, to permit construction of buildings, structures and swimming pools on slopes greater than 30%.

CARRIED

With S. Chatterton Opposed

A Planner provided an overview of the application as follows:

- The application is to rezone the property from A3 to R4 – small lot residential.
- If the rezoning is successful, the owner intends to subdivide the property into 25 small residential lots.
- The proposed R4 zone supports single detached housing on smaller urban serviced lots and would fulfill the intent of RLD OCP designation for low density residential development.
- The owner is open to registering a covenant to ensure all future single-family dwellings are suite-ready.
- A Committee member expressed concerns about access.

**ZON00395 (6650
OKANAGAN AVE)**

Moved by J. Hart, seconded by C. Ishoy:

THAT Council support Zoning Application 00395 (ZON00395) to rezone Lot 1, DL 62, ODYD, Plan 9807 (6650 Okanagan Avenue) from A3 – Rural Small Holdings to R4 – Small Lot Residential as outlined in the report titled “Zoning Application for 6650 Okanagan Avenue” dated September 21, 2023 and respectfully submitted by the Planner;

AND FURTHER, that Council's support of ZON00395 is subject to the following:

a) That, prior to final adoption of the bylaw, a restrictive covenant be registered on title of the subject property requiring that a landscape plan and security be provided for a minimum of two shade trees per lot, to the satisfaction of the Approving Officer, prior to final subdivision approval;

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, DL 62, ODYD, Plan 9807 (6650 Okanagan Avenue) from A3 – Rural Small Holdings to R4 – Small 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, DL 62, ODYD, Plan 9807 (6650 Okanagan Avenue) from A3 – Rural Small Holdings to R4 – Small Lot Residential.

CARRIED

INFORMATION ITEMS:

M. Austin provided an update of a recent Council decision on a bylaw previously considered by the Advisory Planning Committee.

NEXT MEETING

The next meeting for the Advisory Planning Committee is tentatively set for October 11, 2023 at 4:00 p.m.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 5:01 P.M. at the call of the Chair.

CERTIFIED CORRECT:


Chair
For: SCOTT CHATTERTON