



ENGINEERING DEVELOPMENT SERVICING REPORT

FILE: OCP00088 | ZON00369

DATE: 15/09/2021

Attachment 7

LEGAL: LT 3 PL 29910 SEC 18 TWP 5 ODYD

LOCATION: 7025 HERBERT RD

SUBJECT: OCP amendment from CR NORD to HRES; Rezoning from CR NORD to HR2 to facilitate the future development of duplexes and row housing

Engineering Requirements

With regards to the rezoning application, Engineering Development Services will require that:

A traffic impact study be completed by the applicant to assess the impact of the proposed development on the intersection of Silver star road, Phoenix Drive and Bates Road. All recommendations from the traffic impact study must be incorporated into the design.

Non-conforming off-site works and servicing not installed as a condition of the current rezoning application must be installed to the bylaw standards at the time of any future application for development of this lot.

Future Development Requirements

Any and all future development of the lot will be subject to the requirements of City of Vernon Subdivision and Development Servicing Bylaw #3843, Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, and all other applicable City and RDNO bylaws.

Requirements may include professional reports/studies, offsite infrastructure improvements, road dedication, etc. It is highly recommended that the applicant review all applicable bylaws prior to conducting preliminary work or submitting an application.

For the purposes of reviewing basic bylaw requirements:

- The fronting street, Silver Star Road is classified as an Arterial Road in the Master Transportation Plan.
- The subject property is in Development District 3 as defined by the Official Community Plan (OCP).
- Bates Road and Herbert Road are not in the Vernon City boundary. They reside in the RDNO boundary.

Signed:



Jeff Reeves, Municipal Technician

Endorsed:



Brian Derrick, Manager Engineering Development Services