



## THE CORPORATION OF THE CITY OF VERNON

### MINUTES OF THE ADVISORY PLANNING COMMITTEE MEETING HELD ON TUESDAY, MARCH 01, 2022 at 4:00 PM COUNCIL CHAMBERS (OKANAGAN LAKE ROOM)

**PRESENT:** VOTING  
Mark Longworth, Chair  
Jamie Paterson  
Phyllis Kereliuk  
Monique Hubbs-Michiel  
Harpreet Nahal  
Doug Neden

**NON-VOTING:** Mayor Cumming

**ABSENT:** Joshua Lunn  
Lisa Briggs  
Don Schuster

**STAFF:** Matt Faucher, Current Planner  
Ally Campbell, Planning Assistant

**ORDER** The Chair called the meeting to order at 4:01 PM

**LAND  
ACKNOWLEDGMENT** *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 AGENDA** Moved by M. Hubbs-Michiel, seconded by P. Kereliuk:

THAT the Advisory Planning Committee agenda of March 01, 2022, be adopted.

**CARRIED**

**ADOPTION OF MINUTES** Moved by D. Neden, seconded by J. Paterson:

THAT the minutes for the Advisory Planning Committee meeting of February 15, 2022, be adopted.

**CARRIED**

**NEW BUSINESS:**

**DVP00531  
117 KALAMALKA LK RD**

Matt Faucher, Current Planner, provided an overview of the application as follows:

- The proposal before the Committee is for a Multi-Family development consisting of 2 Three-Plex Buildings with over-height retaining walls.

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

- The “future” trail system was discussed and staff noted that the trail system would need to be taken into consideration.
- The Committee expressed some concern regarding the proposed retaining walls; however, noted that as they are generally located behind the structures the visual impact from the public perspective would be lessened.
- Potential groundwater run off was discussed; staff advised that there would be a requirement for a restrictive covenant in order to address any potential groundwater run off concerns associated with the project.

Moved by M. Hubbs-Michiel, seconded by P. Kereliuk:

THAT Council support Development Variance Permit application 00531 (DVP00531) to vary Zoning Bylaw 5000 on LT 1, SEC 27, TWP 9, ODYD, PL 17042 Except PL KAP78227 (117 Kalamalka Lake Road) as follows:

- a) Section 4.16.1 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 4.0m;

AND FURTHER, that Council's support of DVP00531 is subject to the following:

- a) That the site plan, building elevations and cross-sections, intended to illustrate the siting of structures, drive access and retaining wall height (Attachment 1) in the report titled "Development Variance Permit Application for 117 Kalamalka Lake Road" dated February 25, 2022 and respectfully submitted by the Current Planner, be attached to and form part of DVP00531 as Schedule 'A';
- b) That a restrictive covenant be registered on title to ensure that the recommendations of the geo-technical report are implemented at the building permit stage and that the areas that are not to be developed remain undeveloped; and
- c) That a statutory right of way over the undeveloped area be registered on the property to establish public access for a future trail connection in accordance with the Pedestrian and Bike Master Plan.

**CARRIED**

**NEXT MEETING**

The next meeting of the Advisory Planning Committee is tentatively scheduled for **Tuesday, March 15, 2022 at 4:00 PM.**

**ADJOURNMENT**

Moved by M. Hubbs-Michiel, and seconded by J. Paterson:

THAT the Advisory Planning Committee meeting of March 01, 2022 be adjourned.

**CARRIED**

The meeting of the Advisory Planning Committee adjourned at 4:15 PM.

**CERTIFIED CORRECT:**

  
 Chairperson