

File: TUP00018

January 25, 2024

«Owner_Company»
«Add_Owner_Company»
«Address1»
«Address2»

Dear Sir/Madam:

**Re: Notice of Temporary Use Permit 018 for LOT 2 PLAN KAP84037 SECTION 34 TOWNSHIP 9 OSOYOOS
DIVISION YALE DISTRICT (1714 Kalamalka Lake Road)**

The City of Vernon Approving Officer will be receiving public input regarding proposed Temporary Use Permit 018 (TUP00018), which proposes to temporarily allow Brewery or Distilling, Class A and Amusement Arcade, Major as defined in Zoning Bylaw 5000 on the property located at 1714 Kalamalka Lake Road. The intent is to redevelop the site using some of the existing structures for an on-site restaurant, brewery, bowling lanes, and an arcade. The proposed Temporary Use Permit is intended to effectively add those uses to the existing CD5 Zoning District under provisions to be outlined on the Temporary Use Permit.

Attached are the following maps and documents:

- Attachment 1: Property Location Map
- Attachment 2: Aerial Photo of Property
- Attachment 3: Proposed Site Plan

A copy of the proposed permit (TUP00018) and background documents may be inspected at the Community Services Building, 3001 32nd Avenue, Vernon BC between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday from January 26 to February 16, 2024 (except for weekend days and statutory holidays). Documents may also be viewed at www.vernon.ca/dvp-publicinput.

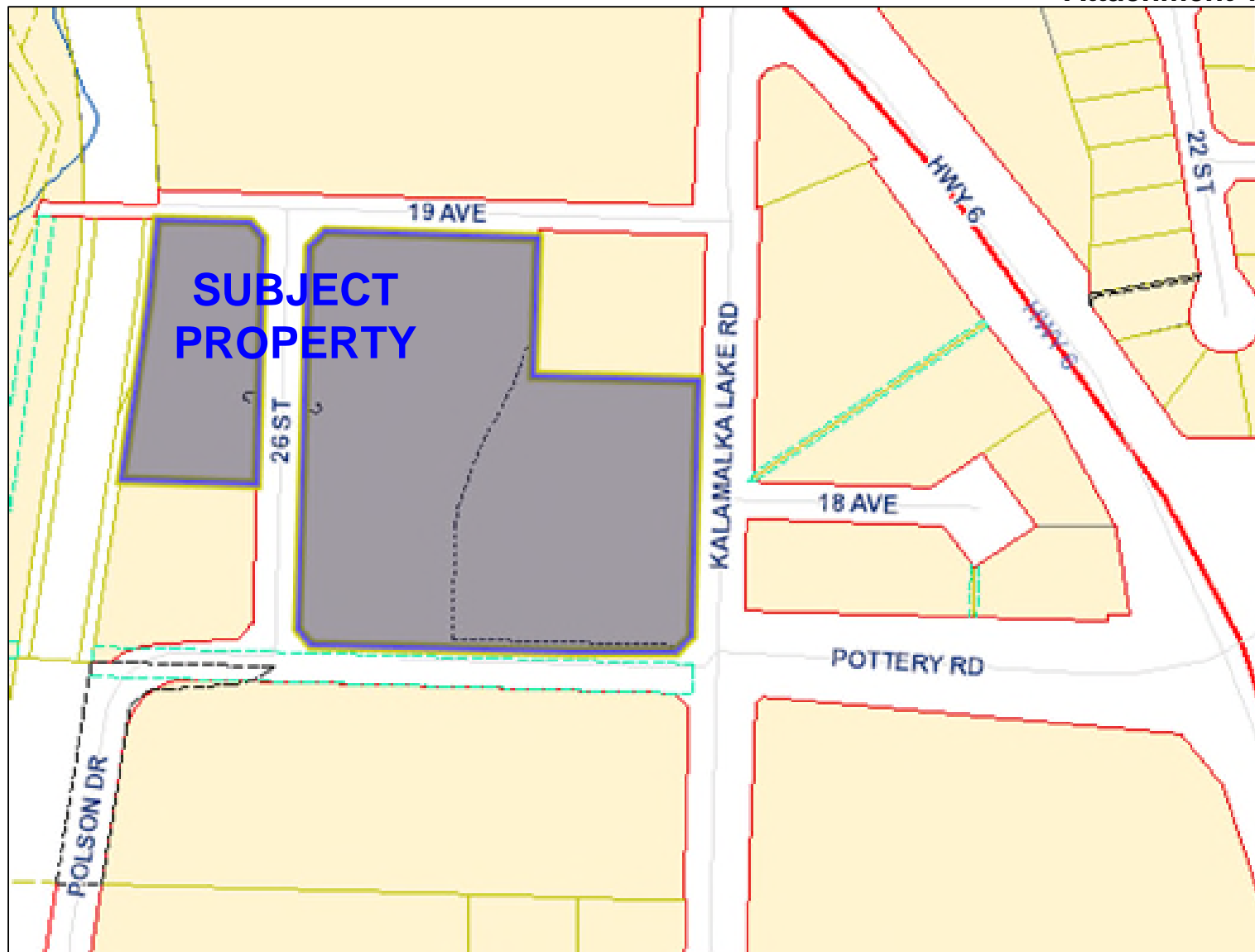
Should you deem your interest in property affected by the proposed permit, please deliver your comments in writing to the Approving Officer, City of Vernon, 3400 30th Street, Vernon, BC V1T 5E6 or by sending an email to planning@vernon.ca. Please include **TUP00018 - Temporary Use Permit for 1714 Kalamalka Lake Road** in the "Subject" line. Written submissions must include your name and civic address and **must be received by the Approving Officer by February 16, 2024. No submissions related to this application will be accepted after February 16, 2024.**

Yours truly,

*Craig Broderick*Craig Broderick
Approving Officer

CB:lh

cc: Corporate Officer
Councillor's Binder





Aerial Photo of Property
TUP00018



PROJECT FILE

BNA

Vernon, BC

DRAWING FILE

CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION

1	23.10.08	Revise
2	23.10.13	Designated Final
3		
4		
5		

DESIGNER	236095
DESIGN BY	FB
DESIGNED BY	FB
CHECKED BY	FB
DAT	OCT 13, 2009
SCALE	1:200
PAGE SIZE	24x36"

304



DRAWING NUMBER

L1/1

NOT FOR CONSTRUCTION

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NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TURF TO RECEIVE A MINIMUM OF 150mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
7. LEGACY TREES SHALL HAVE A MINIMUM LANDSCAPE AREA OF 16 SQ.M., EXCAVATED TO A MINIMUM DEPTH OF 1.2M. SELECTED LEGACY SPECIES SHALL LIVE TO A MINIMUM OF 75 YEARS.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	1	6cm CAL.
ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	12	6cm CAL.
CARPINUS CAROLINIANA 'PALUSADE'	PALUSADE AMERICAN HORNBEAM	7	6cm CAL.
QUERCUS PALUSTRIS 'PINGREEN'	GREEN PILLAR OAK	11	6cm CAL.
SHRUBS			
BERBERIS THUNBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	82	#02 CONT. /1.0M O.C. SPACING
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	82	#02 CONT. /1.0M O.C. SPACING
CORNUS AIBA 'BAIHALO'	IVORY HALO DOGWOOD	82	#02 CONT. /1.0M O.C. SPACING
EUNYMOUS ALATUS 'COMPACTA'	DWARF WINGED BURNING BUSH	25	#02 CONT. /1.8M O.C. SPACING
HYDRANGEA PANICULATA 'JAN'	LITTLE LIME HYDRANGEA	36	#02 CONT. /1.5M O.C. SPACING
PHILADELPHUS LEWISII 'WATERTON'	WATERTON MOCKORANGE	25	#02 CONT. /1.8M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABOLO NINEBARK	21	#02 CONT. /2.0M O.C. SPACING
PICEA KUNZENS 'SPRING GHOST'	SPRING GHOST COLORADO SPRUCE	36	#02 CONT. /1.5M O.C. SPACING
PICEA SYLVESTRIS 'GLAUCO NANA'	DWARF WHITE SCOTCH PINE	21	#02 CONT. /2.0M O.C. SPACING
RHUS AROMATICA 'GRO LOW'	GRO LOW FRAGRANT SUMAC	21	#02 CONT. /2.0M O.C. SPACING
ROSA 'MORDEN FIREGLOW'	MORDEN FIREGLOW ROSE	82	#02 CONT. /1.0M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA MILLEFOLIUM	COMMON YARROW	67	#01 CONT. /0.9M O.C. SPACING
ASTER FRIKARTII 'MONCH'	FRIKART'S ASTER	67	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	55	#01 CONT. /1.0M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	67	#01 CONT. /0.9M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	98	#01 CONT. /0.75M O.C. SPACING
MISCANTHUS SINENSIS 'HURON SUNRISE'	HURON SUNRISE MAIDEN GRASS	55	#01 CONT. /1.0M O.C. SPACING
PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	RED SWITCH GRASS	38	#01 CONT. /1.2M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	55	#01 CONT. /1.0M O.C. SPACING
PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE	38	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	67	#01 CONT. /0.9M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	67	#01 CONT. /0.9M O.C. SPACING