

Wednesday, June 18th, 2025

**Windermere Firehall****Present:****Area F**

David Chernoff

Karl Conway

Bruce Hamstead

Seona Helmer - Chair

Leah Downey

Mara King

Colleen Roberts

**Area G**

Brandon Csokonay

Hermann Mauthner

**Directors**

Susan Clovechok - Area F

Roberta Schnider - Area G

Nancy Wilfley - Secretary

**Regrets:** Norm Funnell

Shelley Hopkins Carolyn Maher Owen Mitchell Rick Tegart

Chris Zehnder

Introduction of Commission Members.

**Delegations:****P 725 545-** Panorama/Martin

7:05pm. - Craig Martin (Zoom) presents a Powerpoint with details on his DVP application. Application is to reduce the exterior side yard setback from 4.5 to 1.15m for an existing deck. Also, to increase the parcel coverage from 35.5% to 37%. Extra parcel coverage is for a roof to cover the hot tub. A building permit discovered that part of the side parcel line was adjacent to a road right of way. An exterior side yard set back is required. MoTT has approved set back. Craig shows photo's of blueprints and building.

7:15pm. - Craig answers questions. Craig has proper Building Permits. He has approval from Panorama to use ski out for access. Craig agrees to placing a covenant that states he can't enclose the area for added indoor space.

7:16pm. - Craig closes Zoom Call.

**P725 555 -** Windermere East/ Halverson (RDEK)

7:01pm. - Kris Nickerson and Tom Smith from RDEK explains application and uses a Powerpoint. Kris explains application and gives background on current system. Plan is to double the capacity of the existing Reservoir. Expansion will be by the current Reservoir. A Master Plan report was completed in 2022 and states the existing reservoir is inadequate for the current demand. Kris answers questions. Land is within the ALR and is on Private property. Property owners have an easement and application is within the Easement agreement. Water is pumped from Lake Windermere.

7:31pm. - Kris ends presentation.

7:46pm. - Kris and Tom leave meeting.

**P 725 556-** Windermere/Mclver

7:32pm. - Natasha Wilson from Global Raymac Surveys (Adam Brash) speaks to application and reminds us that the Commission members have seen this application already. Applicant has met the Covenant requirements. Septic was approved for a Type 1 sewer system.

7:36pm. - Natasha ends presentation.

7:46pm. - Natasha leaves meeting.

**1. Call To Order**

Meeting called to order at 7:40pm.

**2. Minutes**

**2.1 APC Meeting - May 21st, 2025**

MOVED by K. Conway

SECONDED by L. Downey

THAT the Minutes of the Advisory Planning Commission meeting held on May 21st, 2025 be adopted as circulated.

CARRIED

**3. Reports**

**3.1 Development Services Report - June - Received.**

**4. Agricultural Land Reserve Applications**

**4.1 P725 555 - Windermere East/Halverson (RDEK)**

MOVED by M. King

SECONDED by H. Mauthner

THAT the Advisory Planning Commission recommends the Agricultural Land Reserve application from Windermere East/Halverson (RDEK) be supported.

CARRIED

**5. Development Variance Permit Applications**

**5.1 P725 545 - Panorama/Martin**

MOVED by B. Hamstead

SECONDED by C. Roberts

THAT the Advisory Planning Commission recommends the DVP application from Panorama/Martin be supported with a Covenant stating that the patio area cannot become a liveable indoor space.

CARRIED

**5.1 P725 556 - Windermere/Mclver**

MOVED by K. Conway

SECONDED by D. Chernoff

THAT the Advisory Planning Commission recommends the DVP application from Windermere/Mclver be supported.

CARRIED

**6. ADJOURNMENT**

The meeting adjourned at 7:46pm.