

Regional District of
Kootenay Boundary

**Electoral Area E/West Boundary
(Big White)**

**Advisory Planning Commission
AGENDA**

NOTICE OF MEETING

Date: **Tuesday, April 6, 2021**
Time: **4:00 p.m.**

Due to COVID-19, we are providing you the following information so your meeting can take place via tele-conference.

Dial in: 1-877-385-4099

Participant Code: 3469533#

1. CALL TO ORDER

2. ADOPTION OF AGENDA

Recommendation: That the April 6, 2021 Electoral Area E/West Boundary (Big White) Advisory Planning Commission meeting agenda be adopted.

3. MINUTES

Recommendation: That the March 2, 2021 Electoral Area E/West Boundary (Big White) Advisory Planning Commission meeting minutes be adopted.

4. DELEGATIONS

5. UPDATES TO APPLICATIONS AND REFERRALS

6. NEW BUSINESS

a. Brad Pfenning, Matt Kinnear & Tom Szabadi

RE: Development Permit

RDKB File: BW-4222-07500.835

b. Adyna Investments Ltd.

RE: Development Permit

RDKB File: BW-4111-07500.720

c. Dave Kotler & Trisha Mackle

RE: Development Permit

RDKB File: BW-4111-07500.840

7. FOR DISCUSSION

8. FOR INFORMATION

The Boundary Integrated Watershed Service provides regular watershed related educational opportunities and public outreach. To learn more and to be added to a distribution list please contact Kristina Anderson at watershedplanner@rdkb.com. You can also find Boundary Watershed News and Events, along with other Regional District projects at jointheconversation.rdkb.com.

9. ADJOURNMENT



Regional District of
Kootenay Boundary

ELECTORAL AREA E/WEST BOUNDARY (BIG WHITE)

ADVISORY PLANNING COMMISSION

MINUTES

Tuesday, March 2, 2021 via tele-conference and zoom, commencing at 1608.
Minutes taken by: John LeBrun.

PRESENT: Peter Hutchinson, John LeBrun, Paul Sulyma and Rachelle Hawk.
ABSENT: Anastasia Byrne
RDKB DIRECTOR: Vicki Gee
RDKB STAFF: None
GUESTS: Andy Hill, Feathertop Strata.

1. CALL TO ORDER

The meeting was called to order at 1608.

2. ADOPTION OF AGENDA (Additions/Deletions)

Recommendation: That the March 2, 2021 Electoral Area E/West Boundary (Big White) Advisory Planning Commission Agenda be adopted.

Motion to adopt by John seconded by Paul

ADOPTED

3. ADOPTION OF MINUTES

Recommendation: That the February 2nd and 9th, 2021 Electoral Area E/West Boundary (Big White) Advisory Planning Commission Minutes be adopted.

Motion to adopt by Paul seconded by Rachelle

ADOPTED

4. DELEGATIONS. None

5. UPDATED APPLICATIONS AND REFERRALS

Due to the complex nature of the Big White Master Plan referral and how it is connected to RDKB service delivery, the Board included in their motion "FURTHER that the Board of Directors request that RDKB staff be involved in an ongoing collaborative process with the developers and the government as the application is being evaluated

6. NEW BUSINESS

A. Darren and Clare West

RE: Development Permit

RDBK File: BW-4222-07500.905

Discussion/Observations:

There was nothing for discussions or observations.

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the Development Permit BW-4222-07500.905 be;

Supported without comment.

7. FOR DISCUSSION

Ask Planning Dept to see if there is an application process through Liquor & Cannabis Regulation Branch when a liquor store relocates

8. FOR INFORMATION Nothing

9. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 1620.

Electoral Area E/West Boundary-Big White Advisory Planning Commission (APC) Staff Report

RE:	Development Permit – Pfenning/Kinnear/Szabadi (675-21D)		
Date:	April 6, 2021	File #:	BW-4222-07500.835
To:	Members of the Electoral Area E/West Boundary-Big White APC		
From:	Danielle Patterson, Planner		

Issue Introduction

The Regional District of Kootenay Boundary (RDKB) has received an Alpine Environmentally Sensitive Landscape Reclamation Development Permit application for a property located at Big White Resort (see Attachment 1 – Site Location map).

Property Information	
Owner(s):	Lorilee Kinnear, Matthew Kinnear, Brad Pfenning, Cindee Pfenning, Thomas Szabadi, and Kimberley Szabadi
Agent:	Brad Pfenning
Location:	400 Feathertop Way
Electoral Area:	Electoral Area E/West Boundary
Legal Description:	Strata Lot 47, Plan KAs3134, District Lot 4222, Similkameen Division of Yale Land District
Area:	408.7 m ² (4399.6 ft ²)
Current Use:	Vacant
Land Use Bylaws	
OCP Bylaw 1125:	Medium Density Residential
Development Permit Area:	Commercial and Multiple Family (DP1) and Alpine Environmentally Sensitive Landscape Reclamation (DP2)
Zoning Bylaw 1166:	Chalet Residential 3 Zone

History / Background Information

The subject property is part of a bare land strata. It is located on Feathertop Way abutting other properties also sharing the Chalet Residential 3 Zone (see Attachment 2 – Subject Property Map). The subject property has a ski-in ski-out access easement.

While the subject property is located in the Commercial and Multiple Family Development Permit Area, the proposal is exempt from requiring a Commercial and Multiple Family Development Permit because it does not include a commercial development or a multi-family dwelling (defined as three or more dwellings on a single parcel of land).

Proposal

The applicant is requesting an Alpine Environmentally Sensitive Landscape Reclamation Development Permit, which is required prior to building their proposed single detached dwelling (see Attachment 3 – Applicant Submission).

Implications

The portion of the subject property towards the front parcel line is relatively flat, with an increase in slope near the back of the proposed dwelling and towards the ski easement. The proposal includes a stacked rock retaining wall at the transition point of this terrain.

Concrete slabs and pavers with an exposed aggregate finish style are proposed for the driveway and the porch. As proposed, the snow storage area is mostly on the strata common property, as is the third parking space (which is not required in the R3 zone). Staff have contacted the applicant asking for the snow storage to be moved and the removal of the third parking space.

The applicant's landscape reclamation letter states that the subject property has little to no existing vegetation and mostly contains boulders and blast rock; they will bring topsoil to the site. A one inch/~2.54 cm landscape rock will be used around plantings to enhance localized drainage. The ski easement has an existing grass cover, which will be supplemented with wildflowers and grass, if required in the spring.

Staff recommend the use of "Eco-Green Rapid Cover" for rapid erosion control and have contacted the applicant to comment that wildflower seed mixes should be avoided unless they can ensure they contain only native plants.

While proposal states that when necessary the owners will remove dead vegetative and replace with similar vegetation for fire mitigation. While it is noted the owners will do the planting, irrigating, and maintenance of the landscaping (in communications with staff it was noted owners have a landscaping profession), specifics were not provided. Staff have contacted the applicant to request more details, particularly related to the initial establishment of the plantings and noted that the Development Permit Guidelines encourage the use of plantings that do not require irrigation. The applicant has proposed a number of western larches and mock orange shrubs, which creates privacy from the ski easement.

The applicant has proposed a Western Hemlock tree and a few Deer Fern on the site. Staff have contacted the applicant to communicate there may be more appropriate substitutions for these two plantings. Shrubs, flowering plants, and a native grass and wildflower seed mix cover the rest of the site.

Preliminary Plan for Single Detached Dwelling

Based on applicant's proposal, the proposed dwelling has a parcel coverage of 40% and a floor area ratio of 0.67, meeting the requirements of the R3 Zone, which allows a maximum parcel coverage and floor area ratio of 50% and 0.8, respectively. The average height of the dwelling is 11.1 m – 0.9 m below the maximum allowable height. Setbacks, as presented, meet the requirements of the R3 Zone. Approval of an Alpine

Environmentally Sensitive Landscape Reclamation Development Permit does not include approval of the building design, which must meet zoning building regulations at the building permit stage.

Attachments

1. Site Location Map
2. Subject Property Map
3. Applicant Submission

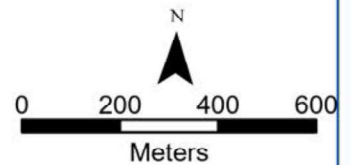


Regional District of
Kootenay Boundary

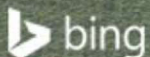
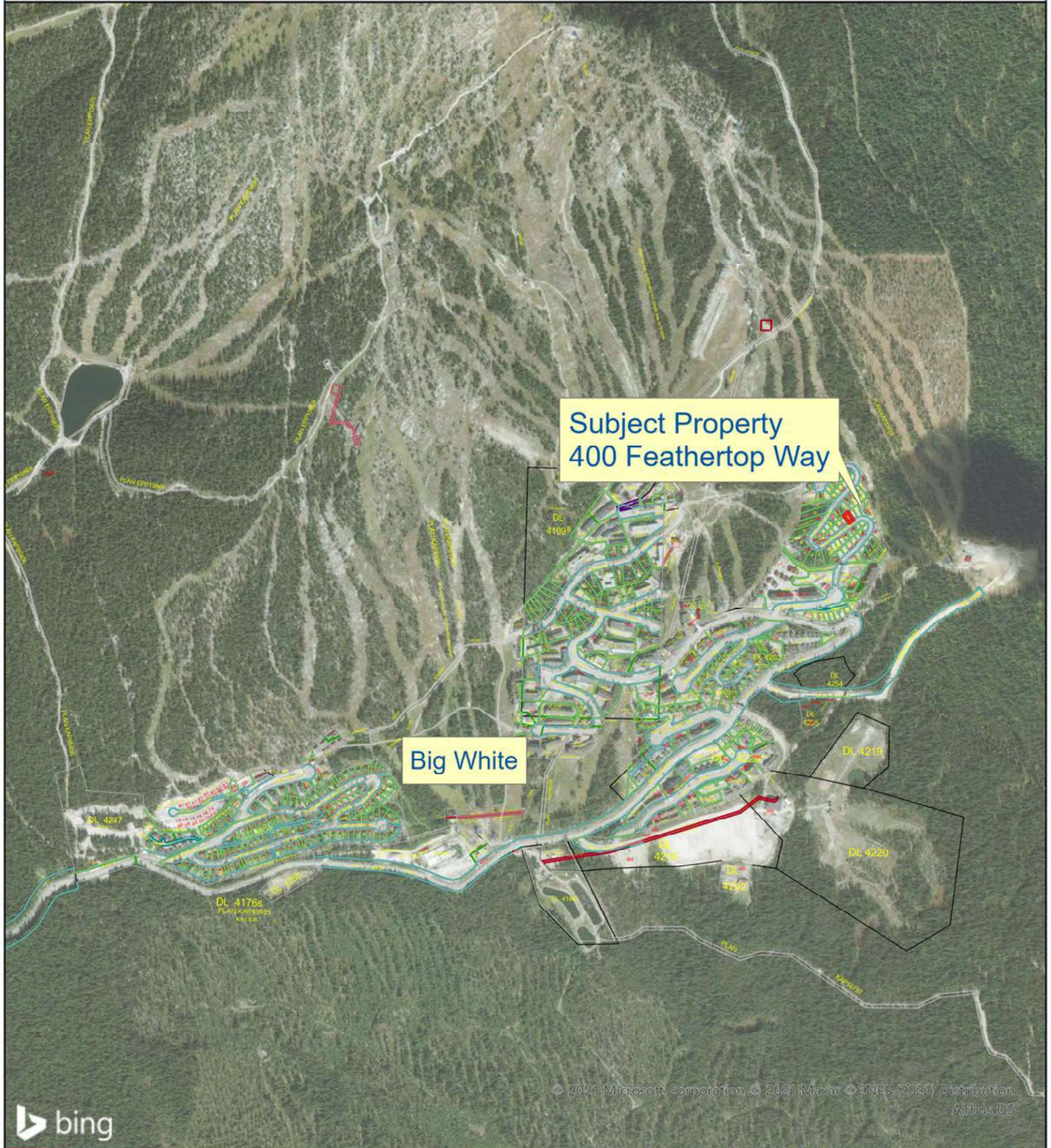
Date: 2021-03-12

Site Location Map

Strata Lot 47, Plan KAS3134,
District Lot 4222,
Similkameen Div of Yale Land District,



1:15,000



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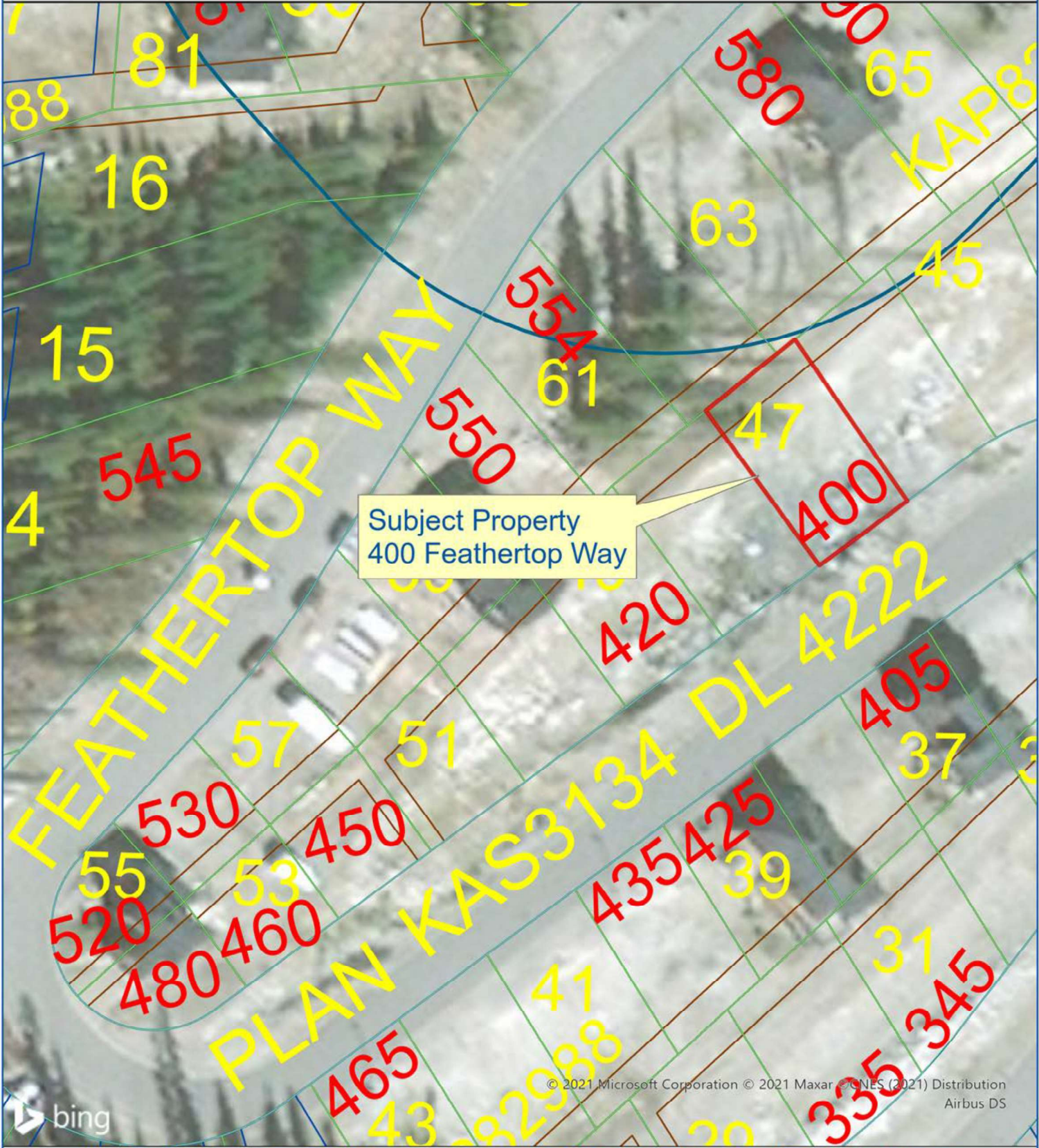
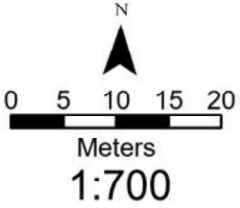


Regional District of
Kootenay Boundary

Date: 2021-03-12

Subject Property Map

Strata Lot 47, Plan KAS3134,
District Lot 4222,
Similkameen Div of Yale Land District,



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3 North Elevation
1/4" = 1'-0"

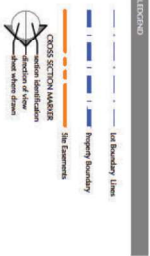
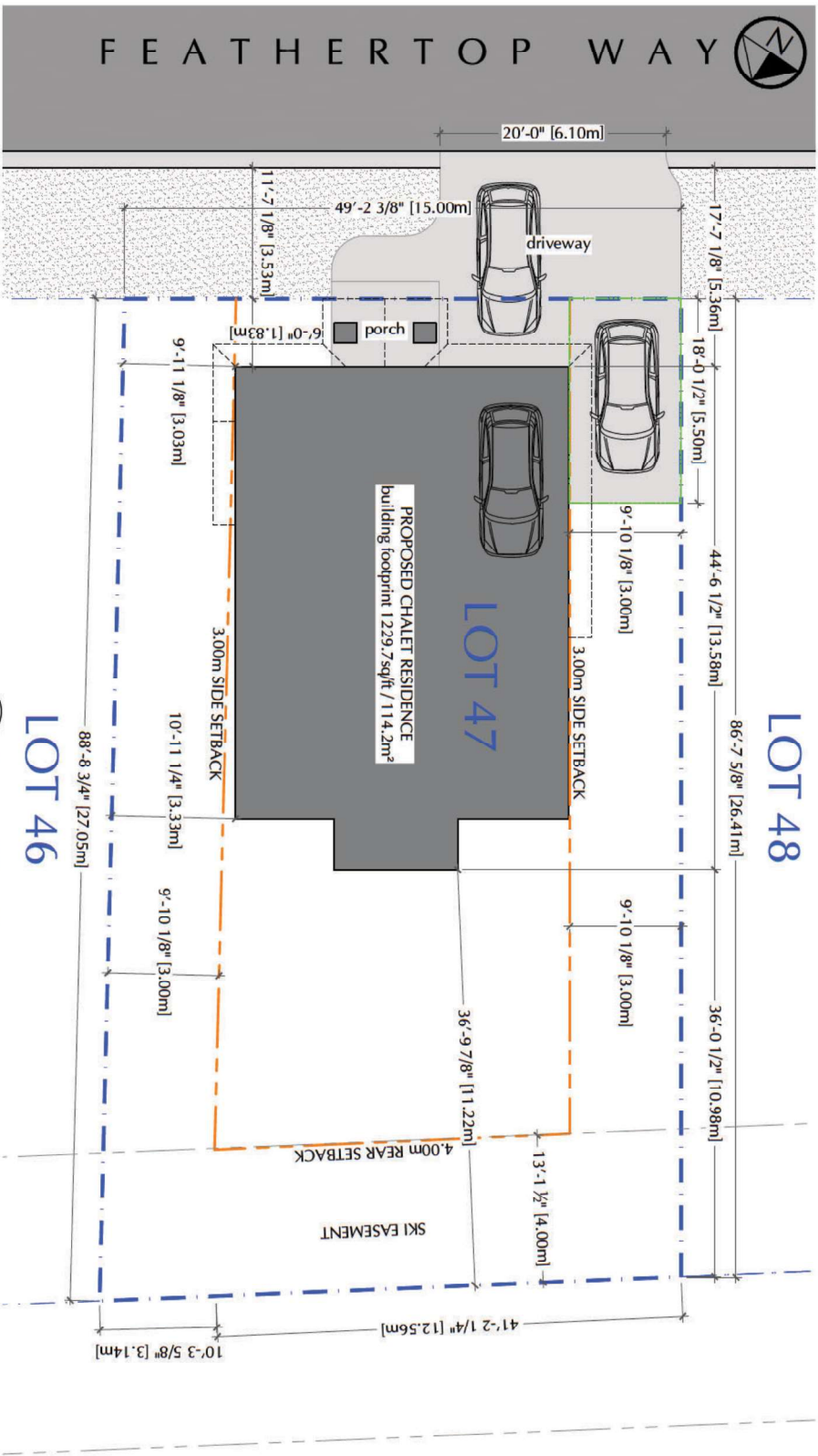


4 East Elevation
1/4" = 1'-0"

DETAILS	
A	Western cedar wood shingles - clear natural finish
B	Charcoal grey cultured limestone veneer - Alpine Indulgences - Thick Beddy
C	Woodgrain fibre cement board & hidden siding - Charcoal
D	Acrylic stone - medium sandgrain finish - Charcoal
E	Natural wood with painting stained to match shingle siding
F	Flagstone Randomized laminate Shingles - MO - Cambridge - Dual Black
G	Pre-finished Siding - Sawn wood siding - Checklapp Deep Charcoal - for similar approved
H	Pre-finished smart board woodgrain finish - Black veneer finish
I	Flagstone woodgrain veneer - Deep Cedarwood veneer finish
J	Very wideboard & doors - Black
K	Western cedar wood burning & columns - clear natural finish
L	Pre-finished aluminum guard rails & railings - Black
M	Natural Concrete

Western Cedar Wood Shingles w/ Clear Natural Finish
Charcoal grey cultured limestone veneer - Alpine Indulgences - Thick Beddy
Acrylic Stone - Medium Sand Grain finish - Charcoal
Pre-finished Siding - Sawn wood or emulac - Checklapp Deep Charcoal
Flagstone Randomized laminate Shingles - MO - Cambridge - Dual Black

NOTES	
PROPOSED CHALET RESIDENCE	
4007 Fernhill Road S.W.	
400 Fernhill Road S.W.	
Big White	
British Columbia	
NORTH & EAST ELEVATIONS	
Scale	1/4" = 1'-0"
Date	JAN 2021
Drawn by	YI
3.02	/



ASSEMBLED BY

PROPOSED CHALET RESIDENCE

Address

Civic

Legal

Civic Address

Zoning

Lot Details

Lot Area

Lot Coverage (%)

Permitted Lot

Proposed Lot

Building Coverage

Proposed Building

Total Lot Handicapping

Permitted Site Coverage +

Handicapping

Floor Areas

First Floor Area

Second Floor Area

Third (Wezz) Floor Area

Total Livable Floor Area

Garage

Second Floor Deck

SITE PLAN

SCALE

DATE

DRAWING NO.

1.01

Yannis Inc.

RDKB Planner

From: brad pfenning [REDACTED] >
Sent: March 4, 2021 1:30 PM
To: RDKB Planner
Subject: Re: Outstanding items from Big White Landscape Development Permit application for 400 Feathertop Way
Attachments: 400 Feathertop Revised site plan.pdf; 400 Feathertop Revised Landscape.pdf; _Agent's Authorization 1.jpg; owner's Auth.pdf; Kinnear Authorization.pdf

Hello Danielle,

As per our conversation earlier in the week, I have attached an updated site plan with revised parking, updated Landscape plan and the other 5 Owner's Authorizations. We had also talked about the overall height of building, is on the original set of plans I sent earlier...a bit difficult to see, I apologize!

As far as the Landscape Narrative is concerned, one of our owners' has a landscape company in Kelowna, and has come up with this:

The existing lot contains mostly boulders and blast rock. There is very little, to no soil or vegetation. The landscape plan we have provided, will entail hauling in top soil to plant the various plants and grasses, which have been chosen from the recommended species list on the RDKB list. Erosion will be minimal, as the majority of the lot is flat, and all plants will be surrounded with 1" landscape rock (rock mulch) which will provide for good rain water drainage into the plant soils underneath. All backfill and landscaping cover will have a gradual slope away from building, and toward the front of the property. The upper portion of the lot, at the back, is the skiers access, and has been in use for several years and is covered in natural grasses through the summer months. This area will be left as is, unless the owners decide more natural grass seeding is needed in the spring.

The group of owners will be doing all of the planting and irrigating of the landscape plan, and will maintain it through the years. This will include removing dead vegetation, to mitigate fire loads on the ground. The dead vegetation will be replaced with similar, new vegetation.

Any other questions, please feel free to contact me directly.

Thanks for your time,
Brad Pfenning
[REDACTED]

From: RDKB Planner <planner@rdkb.com>
Sent: March 1, 2021 4:37 PM
To: bpf27@hotmail.com [REDACTED]
Subject: Outstanding items from Big White Landscape Development Permit application for 400 Feathertop Way

Good afternoon,



Electoral Area E/West Boundary-Big White Advisory Planning Commission (APC) Staff Report

RE:	Development Permit – Adyna Investments Ltd. (676-21D)		
Date:	April 6, 2021	File #:	BW-4222-07500.720
To:	Members of the Electoral Area E/West Boundary-Big White APC		
From:	Liz Moore, Senior Planner		

Issue Introduction

The Regional District of Kootenay Boundary (RDKB) has received an Alpine Environmentally Sensitive Landscape Reclamation Development Permit application for a property located at Big White Resort (see Attachments – Site Location map).

Property Information	
Owner(s):	Adyna Investments Ltd.
Agent:	Shauna Wizinsky, Weninger Construction & Design
Location:	Strata Lot 24, Feathertop Way (address TBA)
Electoral Area:	Electoral Area E/West Boundary
Legal Description:	Strata Lot 24, Plan KAS3134, District Lot 4222, SDYD
Area:	1150 m ² (0.284 ac)
Current Use:	Vacant
Land Use Bylaws	
OCP Bylaw 1125:	Medium Density Residential
Development Permit Area:	Commercial and Multiple Family (DP1) and Alpine Environmentally Sensitive Landscape Reclamation (DP2)
Zoning Bylaw 1166:	Chalet Residential 3 Zone

History / Background Information

The subject property is part of a bare land strata. It is located on Feathertop Way abutting other properties also sharing the Chalet Residential 3 Zone (see Attachments – Subject Property Map). The subject property has a ski-in ski-out access easement.

While the subject property is located in the Commercial and Multiple Family Development Permit Area, the proposal is exempt from requiring a Commercial and Multiple Family Development Permit as it does not include a commercial development or a multi-family dwelling (defined as three or more dwellings on a single parcel of land).

Proposal

The applicant is requesting an Alpine Environmentally Sensitive Landscape Reclamation Development Permit, which is required prior to building the applicant's proposed single detached dwelling (see Attachments – Applicant Submission).

Implications

The proposal features a stepped foundation and stacked rock retaining walls. The applicant stated the natural grade provides the required site drainage. The driveway is planned to be asphalt. The proposal includes a concrete entry pad, hot tub patio, and a double car garage.

The applicant's landscape reclamation letter states that the subject property has a number of trees near the rear of the lot. It states that they intend to retain as much of the existing vegetation as possible, by keeping the area of disturbance close to the building location. The applicant intends to utilize the existing topsoil and bring in additional topsoil as needed.

The ski easement is clear of large plants and the snow storage areas are proposed to only use grass and wildflowers, due to potential vegetation damage from snow compression.

The applicant proposes five spruce or fir trees, numerous shrubby cinquefoil, kinnick kinnick, arctic lupin, Karl Forrester feather reeds, and barberry shrubs and plans to liberally apply grass seed and wildflowers around these plantings.

The applicant states they selected vegetation is native to the area and appropriate for higher altitudes. Many of the listed species appear on RDKB's list of appropriate species for Big White. Staff have sent a list of the proposed species in the wildflower mixture to the Boundary Invasive Species Program to assess whether the proposed mix has any problematic species. The selected plantings will require hand watering for the first few seasons, after which the landscaping should be mostly maintenance free.

Preliminary Plan for Single Detached Dwelling

Based on applicant's proposal, the proposed dwelling has a parcel coverage of 19.2% and a floor area ratio of 0.36, meeting the requirements of the R3 Zone, which allows a maximum parcel coverage and floor area ratio of 50% and 0.8, respectively. The average height of the dwelling is 10 m – 2 m below the maximum allowable height. The setbacks meet the requirements of the R3 Zone. Approval of an Alpine Environmentally Sensitive Landscape Reclamation Development Permit does not include approval of the building design, which must meet zoning and building regulations at the building permit stage.

Attachments

1. Site Location Map
2. Subject Property Map
3. Applicant Submission

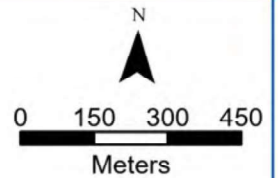


Regional District of
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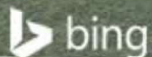
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Site Location Map

Strata Lot 24, Plan KAS3134,
District Lot 4222,
Similkameen Div of Yale Land District



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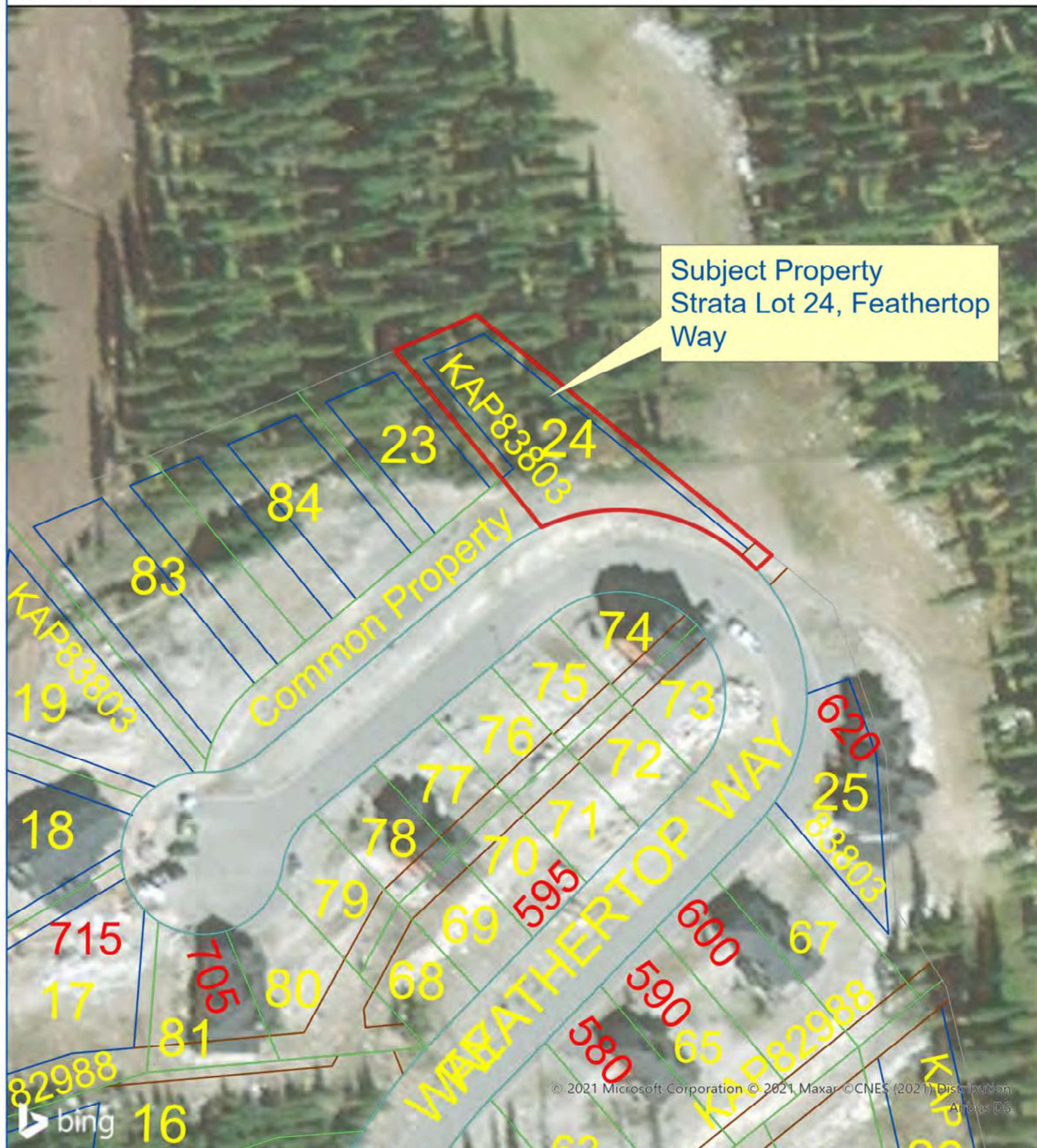
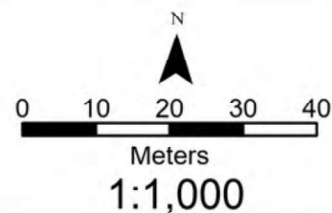
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Strata Lot 24, Plan KAS3134,
District Lot 4222,
Similkameen Div of Yale Land District



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Industrial Development Permit Area:	
<input type="checkbox"/>	<u>Landscape Reclamation Plan</u>
<input type="checkbox"/>	Building Design Plan

Statements regarding requests for variance(s)	<input type="checkbox"/>	<p>A clear statement identifying which regulation within the Zoning Bylaw is proposed to be varied (Example: rear parcel line setback variance of 1.5m - from 4m to 2.5m). A narrative which describes if the proposed variance would:</p> <ul style="list-style-type: none"> • Resolve a hardship • Improve development • Cause negative impacts to neighbouring properties
Site Survey	<input type="checkbox"/>	<p>If the Regional District believes it to be necessary for the property boundaries and the location of improvements thereon to be more accurately defined due to uncertainty over natural boundaries of watercourses or other reasons, a sketch prepared by a British Columbia Land Surveyor may be required. The voluntary submission of such a sketch may prevent a possible delay in processing the application.</p>

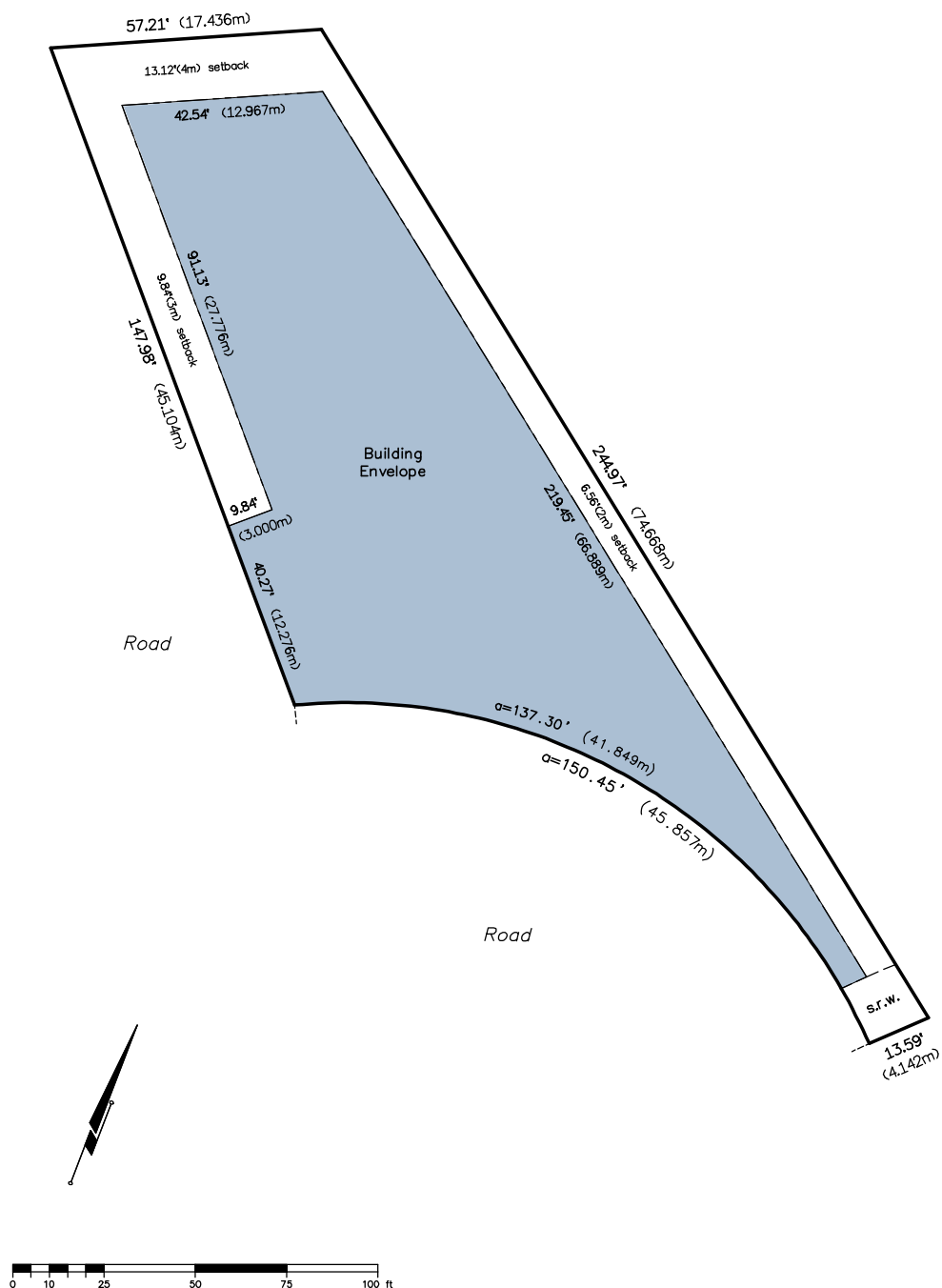
Required Section: the space below is provided to describe the proposed development. Additional pages may be attached.

New Construction - Single Family Dwellings
per attached plans.



STRATA LOT 24

Lot Size: 12,387 sf 1,151 m² 0.284 Ac. **Building Envelope Area:** 9,105 sf 846 m²





February 22, 2021

RE: Development Application for Lot 24, Strata KAS 3134, DL 4222 SDYD

To Whom It May Concern,

The proposed dwelling is situated on an undeveloped parcel with existing natural vegetation and existing trees.

The proposed landscaping scheme focuses on sustainability, consideration of fire protection, and species selection to an alpine moderate to high altitude. The vegetation that will be planted on the site is exclusively composed of species that grow naturally in the area and are accustomed to high altitudes. Because of this, maintenance of this vegetation will only be required for the first few years until it is firmly established. The necessary maintenance is minimal and only includes watering by hand as necessary. This maintenance will be completed by the owner. After the vegetation has established on the site, no further watering will be required.

Every effort will be made to use the existing topsoil, however we have not yet determined if there is enough topsoil to suffice for our proposed vegetation. If more is required, then we will bring it in.

The building site will be kept as close to proposed build as possible, to preserve as many of the existing trees and plants as possible. The upper end of the property is heavily treed, and will be left undisturbed.

This site does have a drop to it, but because we are working with the natural incline there will be no drainage required. Excavated areas will receive concrete retaining walls and rock retaining walls as required by grade to stop topsoil loss, we expect both sides of the building will require retaining walls.

Rock retaining walls planned are large stacked rocks, which we will stack to a maximum height of 4'. Depending on final site grading, a second wall stacked at an approximate distance of 6' from the first may be required. The intention of stacking the large rocks is to stabilize the bank and when final grading is complete we will determine how many walls are needed.

Two concrete retaining walls are planned with final size and placement will be determined on site with engineer. Exposed concrete wall sides will be finished with natural stone veneer to maintain the finished appearance of the building and blend to the landscape better.

The stepped foundation will allow for variation in grading on site, and help manage/prevent sharp drops in grade. Plants and grass/wildflower seeds on the sides of the building will also help to stabilize the slopes.

The selection of plants, as indicated on the enclosed plans, have been chosen to respect the short growing season. The landscaping design includes all disturbed areas. There will be no disruption or planting done in the ski easement area.

DESIGN ~ CONSTRUCT ~ DEVELOP

info@weningerconstruction.com

(250)765-6898

Fax(250)765-6078

#10 - 220 Neave Road, Kelowna, BC V1V 2L9



The designated snow storage areas are generally clear of plants that could be damaged and crushed by the weight of cleared snow, the overflow parking can also be used for snow storage in heavy snowfall years.

The perimeter of the building will receive gravel to reduce mud, run-off, and splash back during the melt season.

The landscaping scheme planting arrangement is finished by site coverage of liberal seeding of native grass and wildflowers.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shauna Wizinsky', is written over a horizontal line.

Shauna Wizinsky, Project Manager
Weninger Construction & Design Ltd

DESIGN ~ CONSTRUCT ~ DEVELOP

info@weningerconstruction.com

(250)765-6898

Fax(250)765-6078

#10 - 220 Neave Road, Kelowna, BC V1V 2L9



LEFT SIDE VIEW



VIEW FROM STREET



VIEW FROM RUN

Total Interior Space: 4,825 sq.ft.

Including Garage: 649 sq.ft.

Plus Exterior Covered Area: 962 sq.ft.

Lower Floor: 1,184 sq.ft.

Spa with Steam Room and Powder, Family Room, 1 Bedroom with Ensuite, & Utility Room
Plus: Covered Hot Tub Patio

Main Floor: 2,375 sq.ft.

Entry, Kitchen, Dining, Living, Bootroom, Powder Room, and 1 Bedroom with Ensuite, 2 car garage
Plus Covered Main Entry, Covered Run Entry, & Covered Deck with Built in BBQ

Top Floor: 1,266 sq.ft.

2 Bedrooms with Ensuites, Master Suite with Bathroom and Powder Room, Loft, & Laundry
Plus: Covered Deck

FLOOR AREA RATIO: 0.435

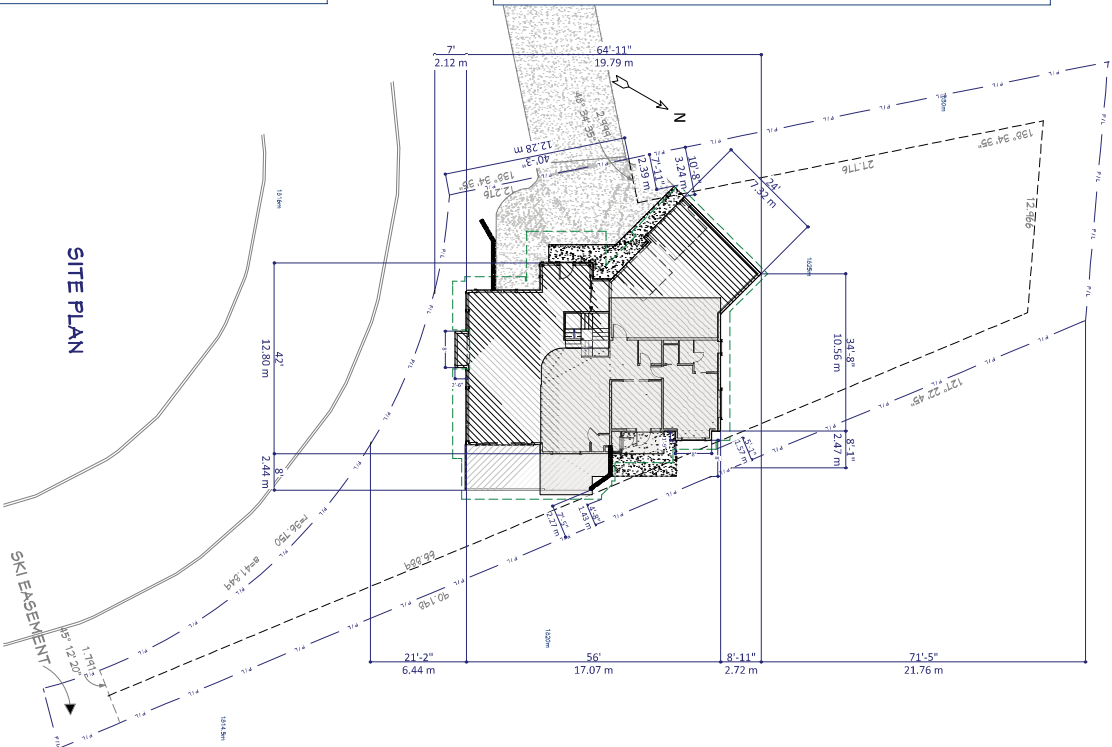
Parcel Size: 845.9 m² or 9,105 sq.ft.

Gross Floor Area: 4,510sq.ft. Above Ground

Lower Floor: 852 sq.ft. above ground (1,184 sq.ft. with 332 sq.ft. underground)
Main Floor: 2,375 sq.ft (including garage)
Top Floor: 1,266 sq.ft.

PARCEL COVERAGE: 26.4%

Parcel Size: 9,105 sq.ft.
Building Footprint: 2,406 sq.ft.



SITE PLAN

Number	Title
1	Overall Project Info
2	Site Plot Plan
3	Foundation Plan
4	Main Floor Plan
5	Upper Floor Plan
6	Foundation Plan & Roof Plan
7	Roof Framing Plans
8	Roof Framing Plans
9	Sections & Details
10	Electrical Plans
11	Landscaping Plans
12	Exterior Finishes

ISSUED FOR PERMIT

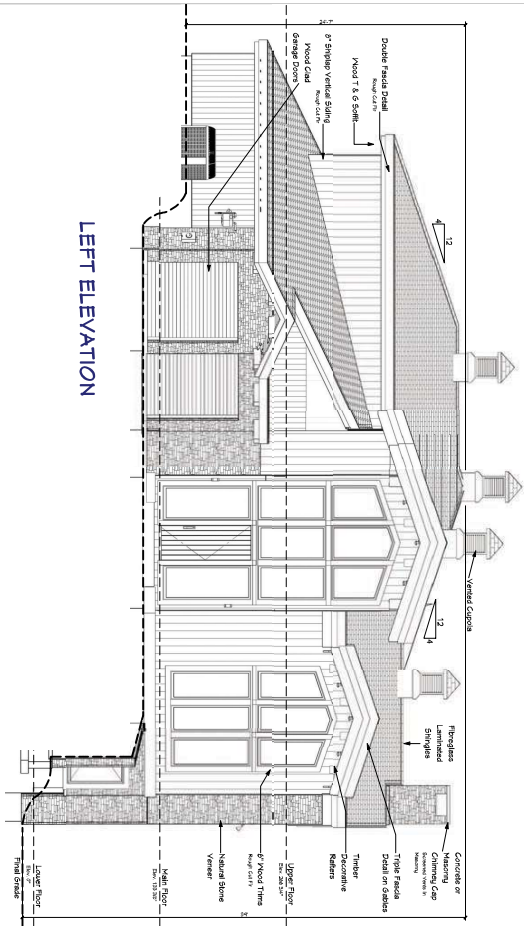
REVISION TABLE	
NUMBER	DATE
01	22/02/2021
02	12/03/2021

PROJECT	185 FEATHERTOP WAY, BIG WHITE, BC
CLIENT	Weninger Construction & Design Ltd.
ARCHITECT	Shauna Kizilsky
DESIGNER	Shauna Kizilsky
DATE	12/03/2021

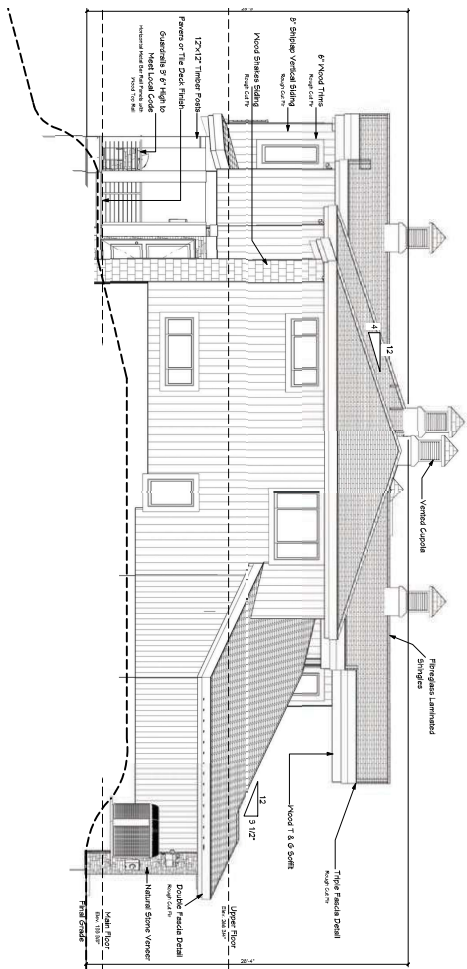
PROJECT	LOT 24 FEATHERTOP
CLIENT	NEW CHALET BUILD
ARCHITECT	Weninger Construction & Design Ltd.
DESIGNER	Shauna Kizilsky
DATE	12/03/2021

PROJECT	LOT 24 FEATHERTOP
CLIENT	NEW CHALET BUILD
ARCHITECT	Weninger Construction & Design Ltd.
DESIGNER	Shauna Kizilsky
DATE	12/03/2021

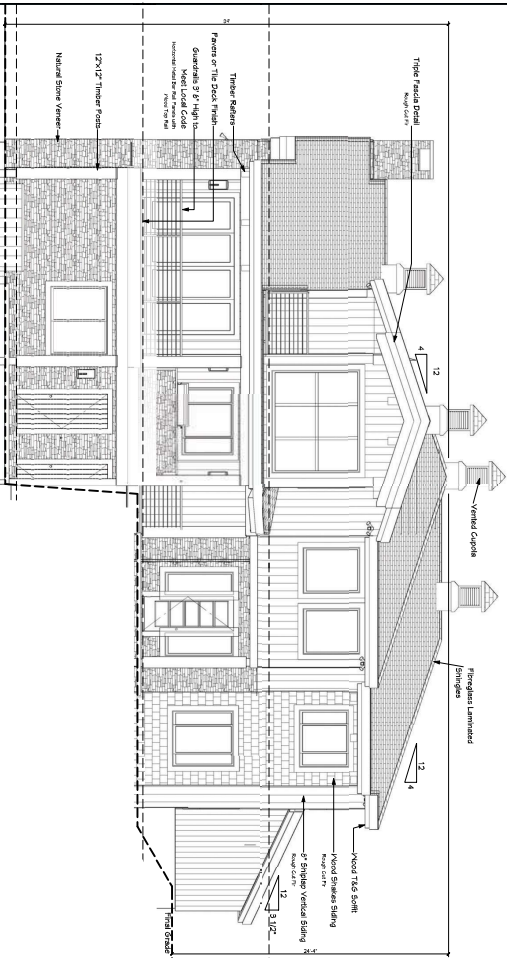
PROJECT	LOT 24 FEATHERTOP
CLIENT	NEW CHALET BUILD
ARCHITECT	Weninger Construction & Design Ltd.
DESIGNER	Shauna Kizilsky
DATE	12/03/2021



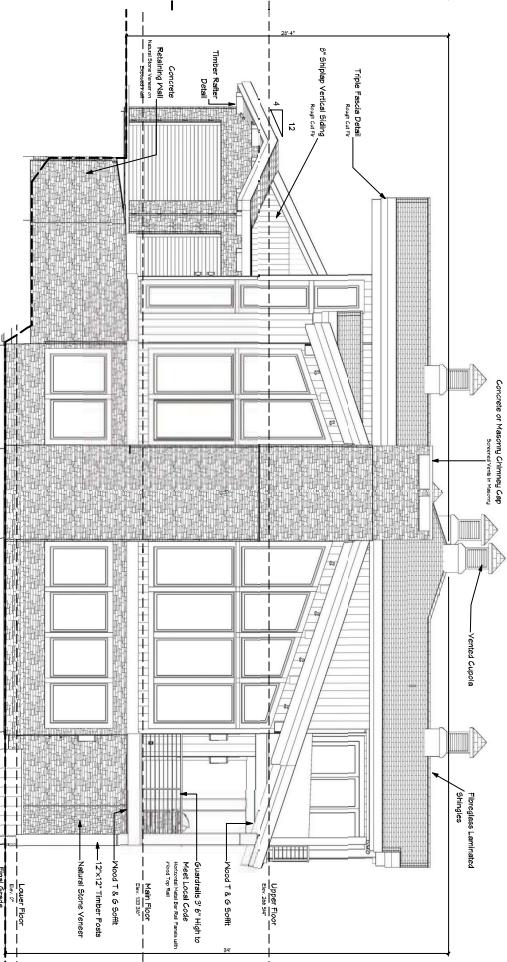
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

REVISION TABLE		REVISED BY		DESCRIPTION
NUMBER	DATE			
01	22/02/2021	MM & SV	DP	SET
02	12/03/2021	MM & SV	BP	SET

PROJECT: 785 FEATHERTOP WAY,
BIG WHITE, BC
Client: Martin Weninger
Shauna Kizinskiy
Weninger Construction & Design Ltd.
#10-220 NEAVE RD.
Kelowna, BC V1V 2L4
Tel: (250) 765-6676 Fax: (250) 765-6076

LOT 24 FEATHERTOP
NEW CHALET BUILD

ELEVATIONS



DRAWINGS PROVIDED BY:

DATE: 12/03/2021

SCALE: 3/16" = 10"

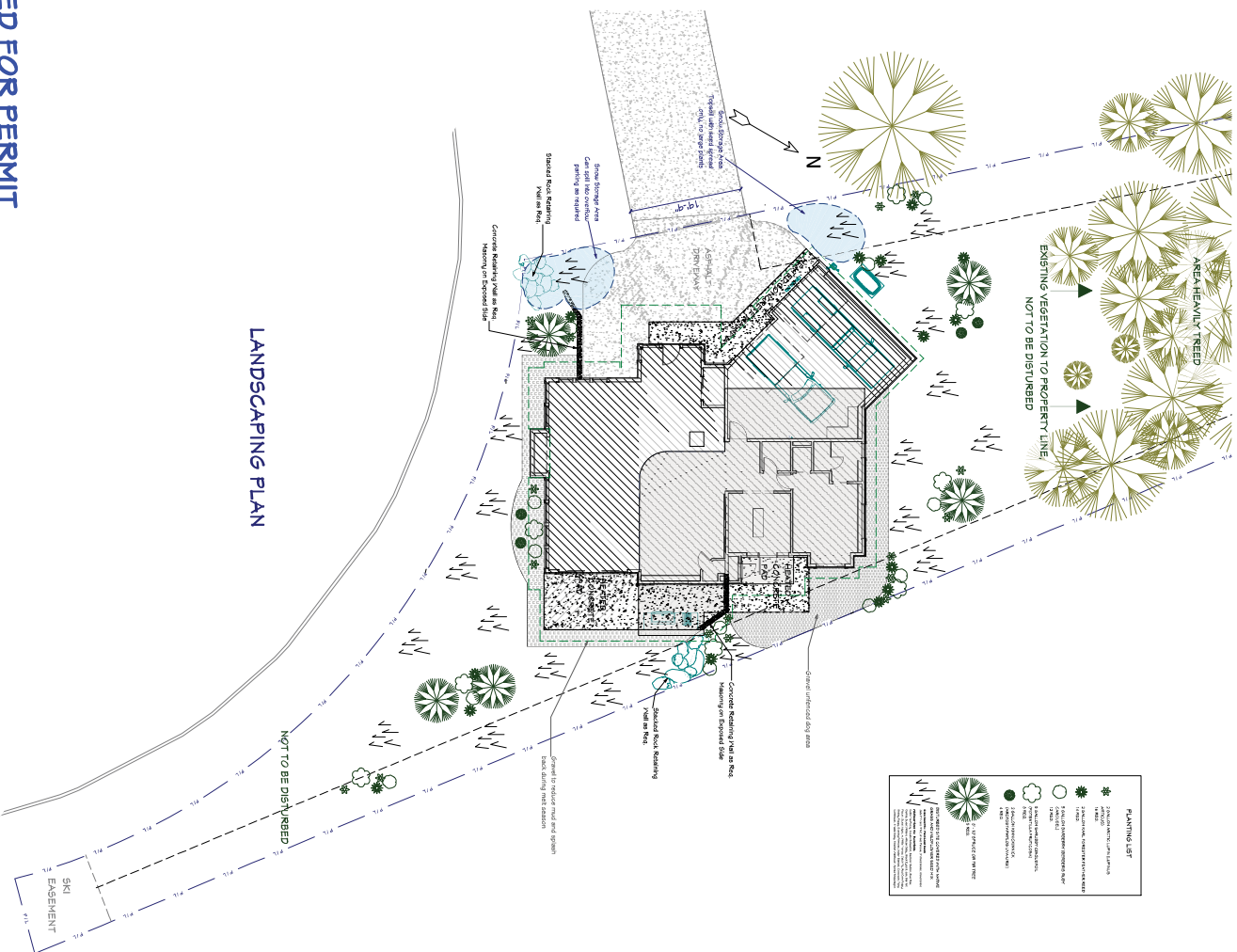
SHEET: 6



Landscaping 1



Landscaping 2



LANDSCAPING PLAN

ISSUED FOR PERMIT

12

SHEET:

SCALE:
1" = 10' 0"

DATE:
11/2/02/13

DRAWINGS PROVIDED BY:
WCD
WENINGER
CONSTRUCTION
& DESIGN LTD.

Co
CORALY DESIGN

PROJECT
LOT 24 FEATHERTOP
NEW CHALET BUILD
SHEET
12 OF 12
LANDSCAPING PLANS

DESIGNED BY
Weninger
Shauna Kizinskiy
PROJECT NO.
785 FEATHERTOP WAY,
BIG WHITE, BC
Weninger Construction & Design Ltd.
810-220 NEAVE RD.
Kelowna, BC V1V 2L4
Tel: (250) 765-6646 Fax: (250) 765-6076

REVISION TABLE	
NUMBER	DATE
01	22/02/2021
02	12/03/2021
REVISED BY	
DESCRIPTION	
DP SET	
BP SET	

Electoral Area E/West Boundary-Big White Advisory Planning Commission (APC) Staff Report

RE:	Development Permit – Kotler-Mackle (678-21D)		
Date:	April 6, 2021	File #:	BW-4222-07500.840
To:	Members of the Electoral Area E/West Boundary-Big White APC		
From:	Liz Moore, Senior Planner		

Issue Introduction

The Regional District of Kootenay Boundary (RDKB) has received an Alpine Environmentally Sensitive Landscape Reclamation Development Permit application for a property located at Big White Resort (see Attachments – Site Location map).

Property Information	
Owner(s):	David Kotler and Trisha Mackle
Agent:	Shauna Wizinsky, Weninger Construction & Design
Location:	Strata Lot 48, Feathertop Way (address TBA)
Electoral Area:	Electoral Area E/West Boundary
Legal Description:	Strata Lot 48, Plan KAS3134, District Lot 4222, SDYD
Area:	429.5 m ² (0.106 ac)
Current Use:	Vacant
Land Use Bylaws	
OCP Bylaw 1125:	Medium Density Residential
Development Permit Area:	Commercial and Multiple Family (DP1) and Alpine Environmentally Sensitive Landscape Reclamation (DP2)
Zoning Bylaw 1166:	Chalet Residential 3 (R3) Zone

History / Background Information

The subject property is part of a bare land strata. It is located on Feathertop Way abutting other properties also sharing the Chalet Residential 3 Zone (see Attachments – Subject Property Map). The subject property has a ski-in ski-out access easement.

While the subject property is located in the Commercial and Multiple Family Development Permit Area, the proposal is exempt from requiring a Commercial and Multiple Family Development Permit as it does not include a commercial development or a multi-family dwelling (defined as three or more dwellings on a single parcel of land).

Proposal

The applicant is requesting an Alpine Environmentally Sensitive Landscape Reclamation Development Permit, which is required prior to building the applicant's proposed single detached dwelling (see Attachments – Applicant Submission).

Implications

The proposal features a stepped foundation and stacked rock retaining walls on this steep parcel. The applicant stated the natural grade provides the required site drainage. The driveway is planned to be asphalt. The proposal includes a concrete entry pad, hot tub patio, and a double car garage, with an exterior gravel parking spot.

The applicant's landscape reclamation letter states that the subject property was previously cleared of its original vegetation. The applicant intends to utilize the existing topsoil, if any, and bring in additional topsoil as needed.

The ski easement is clear of large plants and the snow storage areas are proposed to only use grass and wildflowers, due to potential vegetation damage from snow compression.

The applicant proposes to plant two spruce or fir trees, numerous shrubby cinquefoil, kinnick kinnick, arctic lupin, Karl Forrester feather reeds, and barberry shrubs and plans to liberally apply grass seed and wildflowers around these plantings.

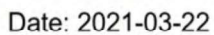
The applicant states that they selected vegetation native to the area and appropriate for higher altitudes. Many of the listed species appear on RDKB's list of appropriate species for Big White. Staff have sent a list of the proposed species in the wildflower mixture to the Boundary Invasive Species Program to assess whether the proposed mix has any problematic species. The selected plantings will require hand watering for the first few seasons, after which the landscaping should be mostly maintenance free.

Preliminary Plan for Single Detached Dwelling

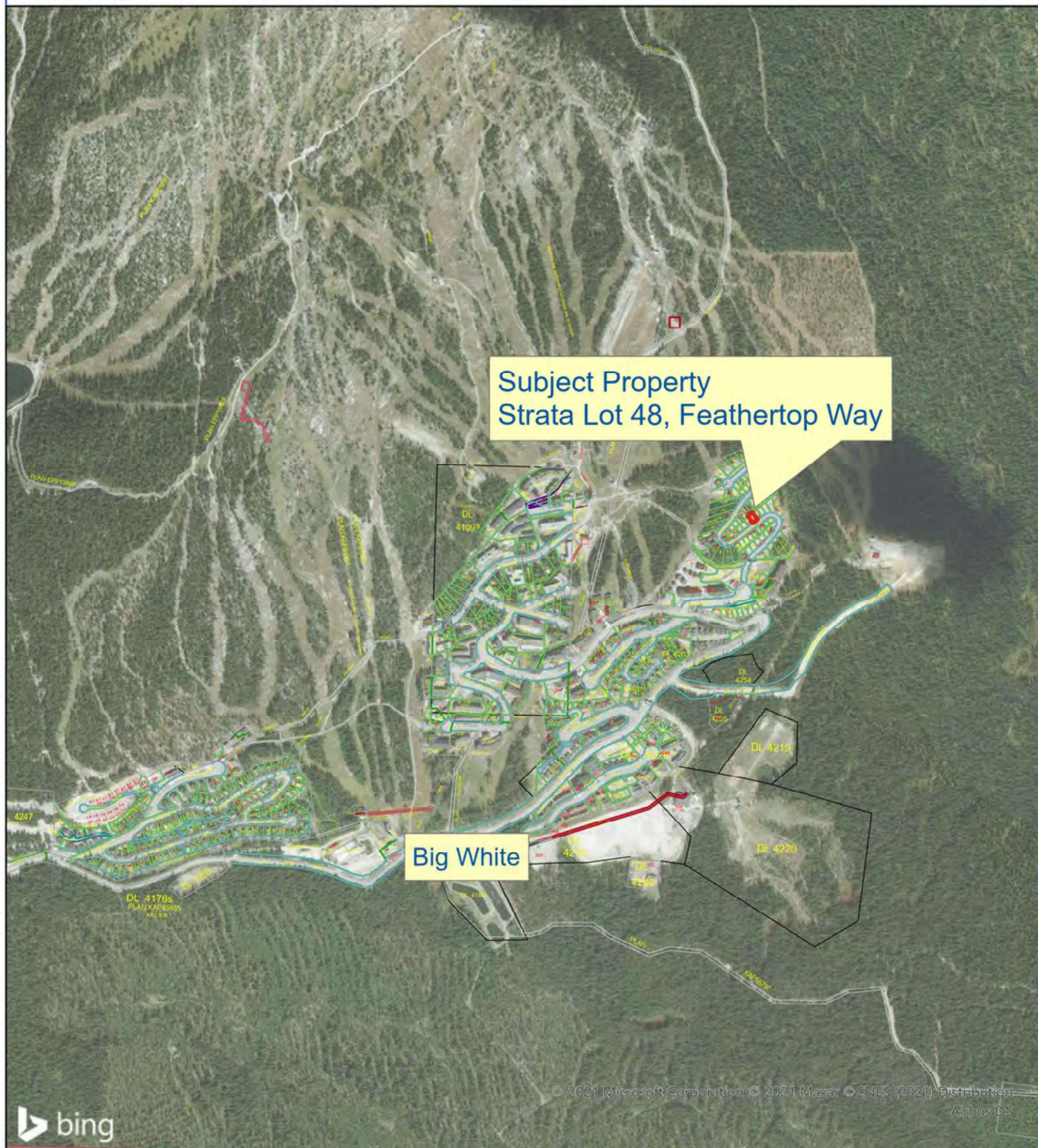
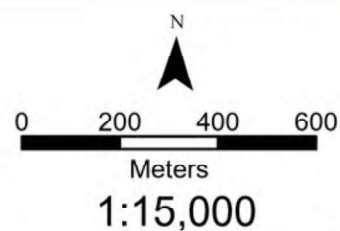
Based on applicant's proposal, the proposed dwelling has a parcel coverage of 19.5% and a floor area ratio of 0.44, meeting the requirements of the R3 Zone, which allows a maximum parcel coverage and floor area ratio of 50% and 0.8, respectively. The average height of the dwelling is 10 m – 2 m below the maximum allowable height. The setbacks meet the requirements of the R3 Zone. Approval of an Alpine Environmentally Sensitive Landscape Reclamation Development Permit does not include approval of the building design, which must meet zoning and building regulations at the building permit stage.

Attachments

1. Site Location Map
2. Subject Property Map
3. Applicant Submission



Strata Lot 48, Plan KAS3134,
District Lot 4222,
Similkameen Div of Yale Land District



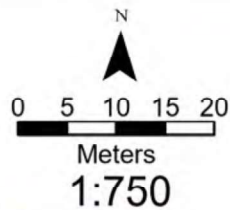


Regional District of
Kootenay Boundary

Date: 2021-03-22

Subject Property Map

Strata Lot 48, Plan KAS3134,
District Lot 4222,
Similkameen Div of Yale Land District



Subject Property
Strata lot 48, Feathertop
Way

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Airbus DS

202-843 Rossland Ave, Trail BC V1R 4S8 | T: 250.368.9148 | T/F: 1.800.355.7352 | rdkb.com

Document Path: P:\PD\BW\BW-4222-07500.840_Kotler-Mackie\DPMaps\2021-03-22_DPmaps_BW-4222-07500.840_Kotler-Mackie.aprx

	Industrial Development Permit Area:	
	<input type="checkbox"/>	<u>Landscape Reclamation Plan</u>
	<input type="checkbox"/>	Building Design Plan
Statements regarding requests for variance(s)	<input type="checkbox"/>	A clear statement identifying which regulation within the Zoning Bylaw is proposed to be varied (Example: rear parcel line setback variance of 1.5m - from 4m to 2.5m). A narrative which describes if the proposed variance would: <ul style="list-style-type: none">• Resolve a hardship• Improve development• Cause negative impacts to neighbouring properties
Site Survey	<input type="checkbox"/>	If the Regional District believes it to be necessary for the property boundaries and the location of improvements thereon to be more accurately defined due to uncertainty over natural boundaries of watercourses or other reasons, a sketch prepared by a British Columbia Land Surveyor may be required. The voluntary submission of such a sketch may prevent a possible delay in processing the application.

Required Section: the space below is provided to describe the proposed development. Additional pages may be attached.

New Construction. Single Family Dwelling



Mar 4, 2021

RE: Development Application for Lot 48, Strata KAS 3134, DL 4222 SDYD

To Whom It May Concern,

The proposed dwelling is situated on an undeveloped parcel which was previously cleared of vegetation during road construction.

The proposed landscaping scheme focuses on sustainability, consideration of fire protection, and species selection to an alpine moderate to high altitude. The vegetation that will be planted on the site is exclusively composed of species that grow naturally in the area and are accustomed to high altitudes. Because of this, maintenance of this vegetation will only be required for the first few years until it is firmly established. The necessary maintenance is minimal and only includes watering by hand as necessary. This maintenance will be completed by the owner. After the vegetation has established on the site, no further maintenance will be required.

It is unclear if there is enough topsoil remaining on site after road construction, if more is required it will be brought in.

This site does have a drop to it, because we are working with the natural incline there will be no drainage required. Areas of slope will receive a rock retaining wall as required to prevent topsoil displacement. Retaining walls are made from large stacked rocks, and to a maximum height of 4'. If required, a second wall will be placed at a distance of approximately 6'. We expect that at least 2 walls will be required on each side near the back of the dwelling. Areas with more than 20% grade will receive a stacked rock wall.

The selection of plants, as indicated on the enclosed plans, have been chosen to respect the short growing season. The landscaping design includes the side areas, and minimal plantings on the rear and front, leaving the ski easement clear of large plants.

As the annual snowfall can be heavy, the designated snow storage areas are generally clear of plants that could be damaged and crushed by the weight of cleared snow. The garage includes 2 parking spots and an exterior gravel parking spot is also included.

The landscaping scheme planting arrangement is finished by site coverage of liberal seeding of native grass and wildflowers.

The terrain directly beside the dwelling will receive a layer of gravel, intended to reduce splash back during melt season and minimize topsoil runoff.

Sincerely,


Shauna Wizinsky, Project Manager
Weninger Construction & Design Ltd

DESIGN ~ CONSTRUCT ~ DEVELOP

info@weningerconstruction.com

(250)765-6898

Fax(250)765-6078

#10 - 220 Neave Road, Kelowna, BC V1V 2L9



View from Road



View from Ski Easement

Total Interior Space: 2,583 sq.ft.

Including:

Garage: 521 sq.ft.

Plus:

Covered Entries: 186 sq.ft.

Exterior Storage: 14 sq.ft.

Lower Floor: 900 sq.ft.

Including Entry, Bathroom, Laundry, Bedroom, and 2 Car Garage

Plus Covered Entry

Middle Floor: 835 sq.ft.

Including 3 Bedrooms, and 2 Bathrooms

Top Floor: 848 sq.ft.

Including Entry, Powder Room, Kitchen, Living, and Dining Room
Plus Exterior Covered Hot Tub Deck and Ski Locker

FLOOR AREA RATIO: 0.44

Parcel Size: 429.5 m² or 4,623 sq.ft.

Gross Floor Area Above Ground: 2,048 sq.ft.

Lower Floor: 515 sq.ft. above ground (900sq.ft. total including garage)

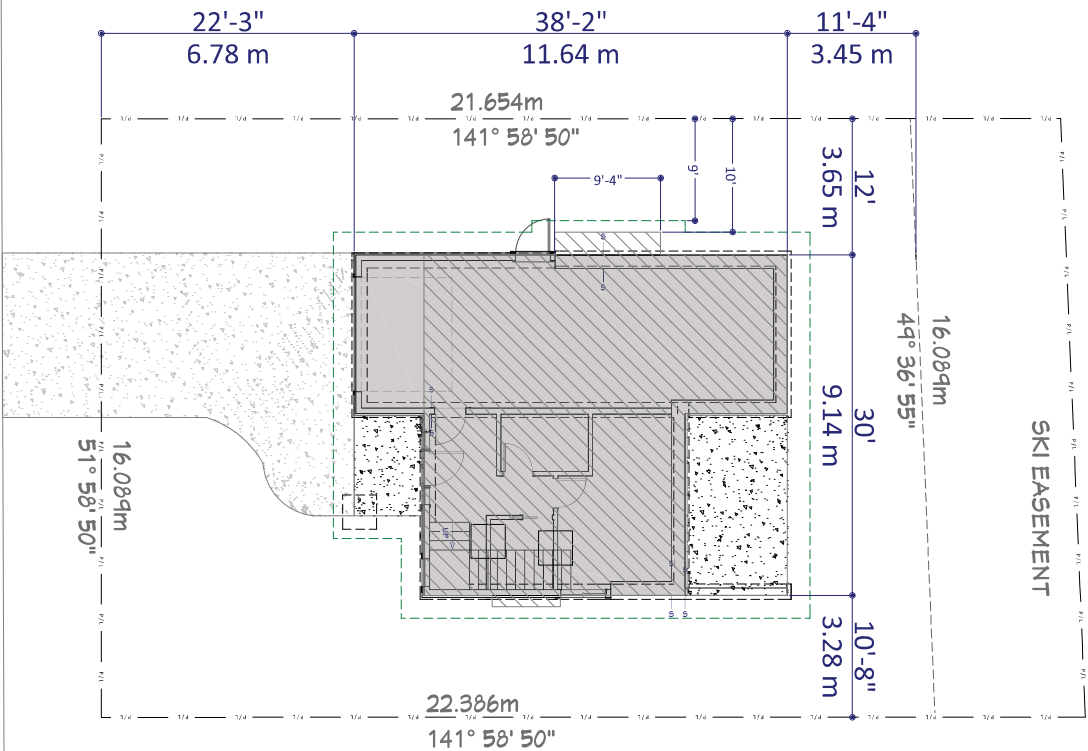
Middle Floor: 685 sq.ft. above ground (835sq.ft. total)

Top Floor: 848 sq.ft. above ground

PARCEL COVERAGE: 19.5%

Parcel Size: 4,623 sq.ft.

Building Footprint: 900 sq.ft.



SITE PLAN

ISSUED FOR DEVELOPMENT PERMIT

REVISION TABLE		
NUMBER	DATE	REVISION
1	05/03/2021	REVISED BY: DP SET

PROJECT: 410 FEATHERTOP
 PROJECT MANAGER: Shauna Kizinsky
 PROJECT ARCHITECT: Yleninger Construction & Design Ltd.
 #10-220 NEAVE RD.
 Kelowna, BC V1V 2L9
 Tel: (250) 765-6676 Fax: (250) 765-6076

KOTLER CHALET
 LOT 48
SITE PLAN

DRAWINGS PROVIDED BY:

 WENINGER CONSTRUCTION & DESIGN LTD.

 COBALT DESIGN

DATE: 05/03/2021

SCALE: 9/16" = 1' 0"

SHEET: 1

18'-2"

Double Wood Fascia
Rough Gable

12/12

Vented Cupola

Laminated Fireglass Shingles

TOP FLOOR
Elev. 24'2 3/4"

Natural Stone Veneer

1" x 6" Wood Trim
Rough Gable Top

Timber Furrin Details

Wood Ship Lap Siding
Rough Gable Top

MIDDLE FLOOR
Elev. 12'1 3/8"

8" x 8" Timber Post

Metal Flashing Cap

Natural Stone Veneer

Wood Ship Lap Siding

4"

Gravel Grade

RIGHT ELEVATION

Vented Cupola

Guardrail 36" High
to Meet Local
Code

8" x 8" Timber Post

Wood 1x6 Soffit

MIDDLE FLOOR
Elev. 12' 3 1/2"

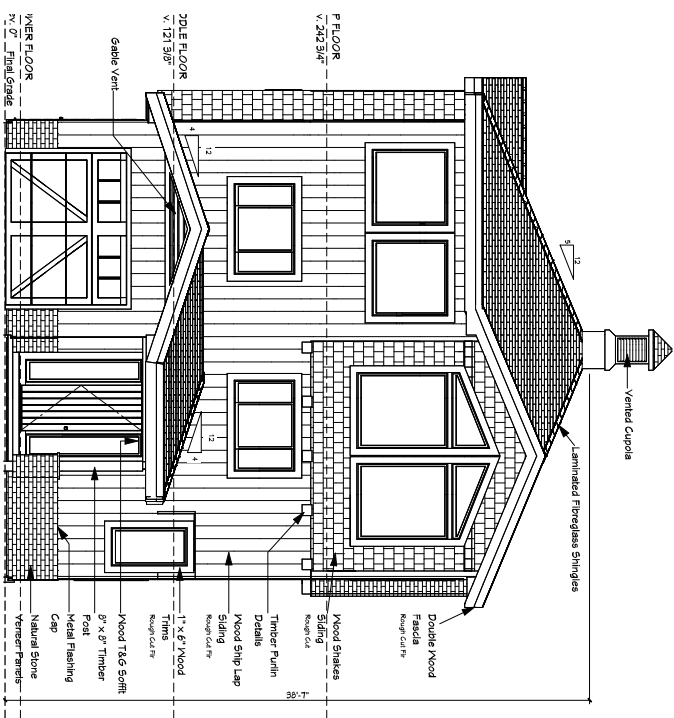
6" x 6" Timber Post

Metal Flashing Cap

Natural Stone Veneer

LOWER FLOOR
Elev. 0'

Vented Cupola



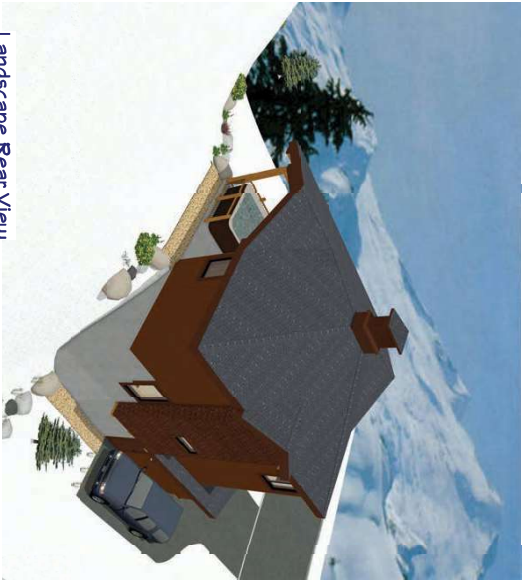
Architectural drawing of the left elevation of a house. The drawing shows a gabled roof with a chimney on the right side. The roof is labeled "Laminated Fiberglass Shingles". The main walls are labeled "Wood Shingle Lap Siding". The roof pitch is indicated as "1'-0" / 12". The overall width of the house is "18'-2"". The drawing is oriented with the house's front to the left.

Labels and dimensions include:

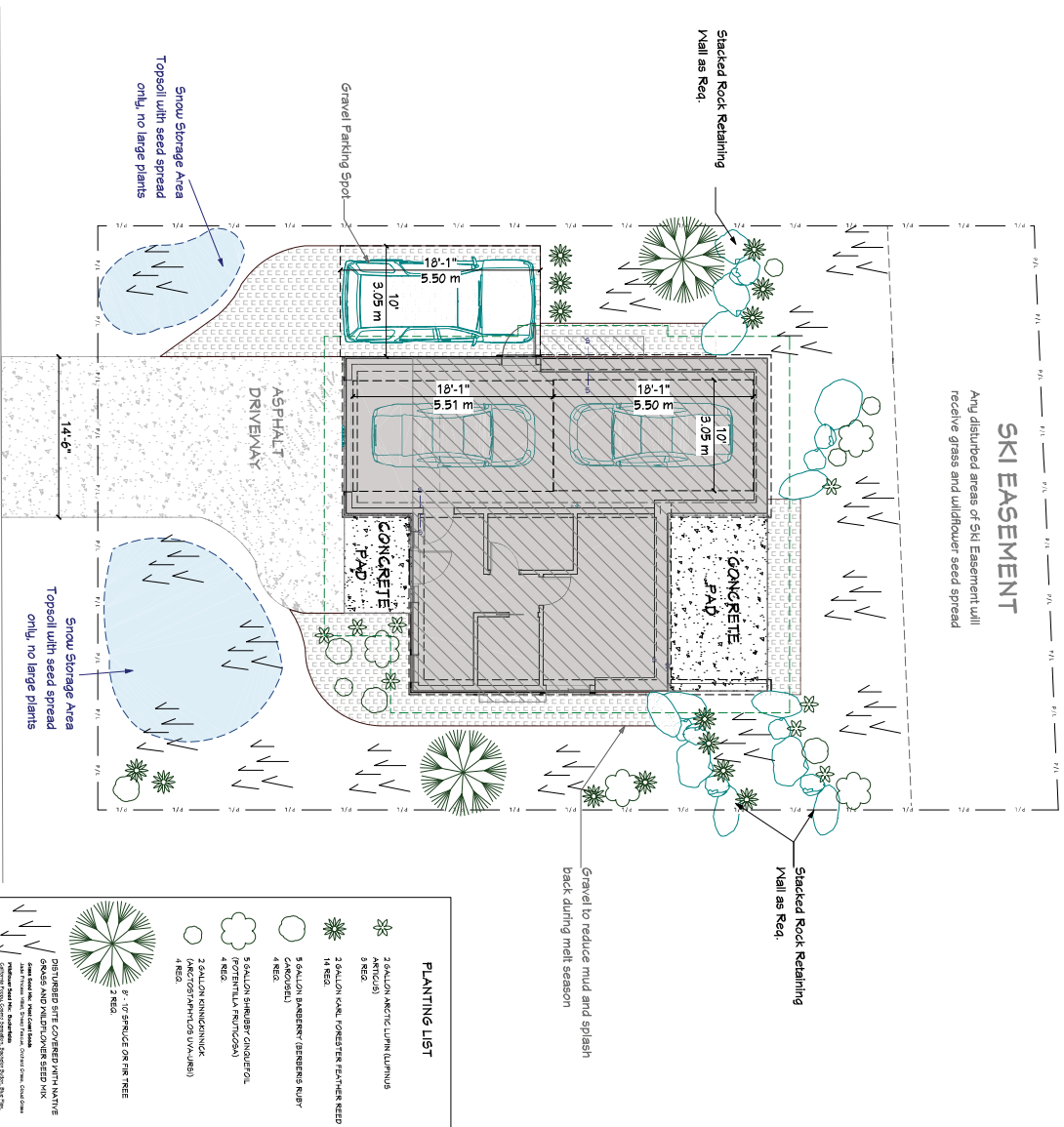
- 18'-2"
- Wood Shingle Lap Siding
- Wood Shakes Siding
- Full Stone
- 1'-0"
- Vented Cupola
- Laminated Fiberglass Shingles
- Double Wood Fascia
- 1" x 6" Wood Trim
- 8'-0"
- TOP FLOOR Elev. 242.914'
- MIDDLE FLOOR Elev. 121.307'
- LOWER FLOOR Elev. 0'
- Natural Stone Veneer Panels (approx. 12" Vertical Center)
- LEFT ELEVATION



Landscape Side View



Landscape Rear View



Landscape Plan

ISSUED FOR BUILDING PERMIT

REVISION TABLE	
NUMBER	DATE
1	03/03/2021
2	12/03/2021

PROJECT	410 FEATHERTOP
DESIGNER	Weninger Construction & Design Ltd.
CONTRACTOR	Weninger Construction & Design Ltd.
ADDRESS	#10-220 NEAVE RD.
CITY	Kelowna, BC V1V 2L4
TEL	(250) 765-6676
FAX	(250) 765-6076

PROJECT	KOTLER CHALET
LOT	LOT 48
DATE	23/03/2021
SCALE	1/4" = 10'
SHEET	8

DRAWINGS PROVIDED BY:	WCD
CONTRACTOR	WENINGER CONSTRUCTION & DESIGN LTD.
DESIGNER	CO
CONTRACTOR	COBALT DESIGN

DATE:	23/03/2021
SCALE:	1/4" = 10'
SHEET:	8