



Regional District of
Kootenay Boundary

Electoral Area E/West Boundary (Big White)

Advisory Planning Commission AGENDA

NOTICE OF MEETING

Date: **Tuesday, May 4, 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 May 4, 2021 Electoral Area E/West Boundary (Big White) Advisory Planning Commission meeting agenda be adopted.

3. **MINUTES**

Recommendation: That the April 6, 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. **Greg & Debbie Kornell**
RE: Development Permit
RDKB File: BW-4222-07500.805

b. **Jessie & Laie East**
RE: Development Permit
RDKB File: BW-4222-07500.915

c. **Bad Bike Ventures Inc.**
RE: Development Permit
RDKB File: BW-4222-07499.014

7. **FOR DISCUSSION**

8. FOR INFORMATION

9. ADJOURNMENT



Regional District of
Kootenay Boundary

**ELECTORAL AREA E/WEST BOUNDARY
(BIG WHITE)**

ADVISORY PLANNING COMMISSION

MINUTES

Tuesday, April 6, 2021 via zoom, commencing at 1609.
Minutes taken by: John LeBrun.

PRESENT: John LeBrun, Paul Sulyma and Rachelle Hawk.
ABSENT: Anastasia Byrne and Peter Hutchinson.
RDKB DIRECTOR: Vicki Gee
RDKB STAFF: None
GUESTS: Carolina Montani.

1. CALL TO ORDER

The meeting was called to order at 1609.

2. ADOPTION OF AGENDA (Additions/Deletions)

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

Motion to adopt by Rachelle seconded by Paul

ADOPTED

3. ADOPTION OF MINUTES

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

Motion to adopt by John seconded by Paul

ADOPTED

4. DELEGATIONS. None

5. UPDATED APPLICATIONS AND REFERRALS. None

6. NEW BUSINESS

**A. Brad Pfenning, Matt Kinnear and Tom Szabadi.
RE: Development Permit
RDBK File: BW-4222-07500.835**

Discussion/Observations:

There was nothing for discussions or observations.

Recommendation:

It was moved by John, seconded by Paul and resolved that the APC recommends to the Regional District that the Development Permit BW-4222-07500.835 be;

Supported without comment.

*B. Adyna Investments Ltd.
RE: Development Permit
RDKB File: BW-4111-07500.720*

Discussion/Observations:

There was nothing for discussions or observations.

Recommendation:

It was moved by Rachelle, seconded by Paul and resolved that the APC recommends to the Regional District that the Development Permit BW-4111-07500.720 be;

Supported without comment.

*C. Dave Kotler and Trisha Mackle
RE: Development Permit
RDKB File: BW-4111-07500.840*

Discussion/Observations:

There was nothing for discussions or observations.

Recommendation:

It was moved Rachelle, seconded by Paul and resolved that the APC recommends to the Regional District that the Development Permit BW-4111-07500.840 be;

Supported without comment

7. **FOR DISCUSSION** Nothing

8. **FOR INFORMATION** Nothing

9. **ADJOURNMENT**

It was moved and seconded that the meeting be adjourned at 1621.

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

| | | | |
|--------------|---|----------------|-------------------|
| RE: | Development Permit – Kornell (683-21D) | | |
| Date: | May 4, 2021 | File #: | BW-4222-07500.805 |
| 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): | Debbie Kornell and Greg Kornell |
| Agent: | Shauna Wizinsky, Weninger Construction & Design Ltd. |
| Location: | 445 Feathertop Way |
| Electoral Area: | Electoral Area E/West Boundary |
| Legal Description: | Strata Lot 41, 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, like all single detached dwellings, the proposal is exempt from requiring a Commercial and Multiple Family Development Permit.

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 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. Due to the slope of the lot, engineered fill is also required on the site.

The proposal features large stacked rock retaining walls to prevent soil displacement wherever the slope is greater than 20%. The applicant states no drainage plan is required due to the natural incline of the subject property.

The driveway is planned to be asphalt, with a two car garage. While the site plan features a third "overflow" parking space, staff have contacted the applicant to state parking spaces that extend onto the strata common property are not permitted. The proposal includes concrete pads at the front and rear accesses. A gravel perimeter surrounds the dwelling's roofline to reduce mud and splash back during snowmelt.

The applicant states they selected vegetation appropriate for the short growing season and has been selected for high altitudes and fire protection considerations. The selected plantings will initially require hand watering for the first few years. Staff requested details regarding the ongoing landscape maintenance plan, including removal of dander and dead foliage.

The applicant proposes one spruce or fir tree and one Mugho pine shrub at the rear-side yards. Artic Lupin, Forester Feather Reeds, Barberry, and Shrubby Cinquefoil are featured on the side and rear yards. Plantings are planned to be surrounded by grass seed and wildflowers. 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. Staff recommend the use of "Eco-Green Rapid Cover" for rapid erosion control. It is important that wildflower seed mixes do not contain invasive plants.

Preliminary Plan for Single Detached Dwelling

Based on applicant's proposal, the proposed dwelling has a parcel coverage of 37.2% and a floor area ratio of 0.66, 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 8.98 m – 3.02 m below the maximum allowable height and setbacks, as presented comply with zoning. While the plans show the two required parking spaces, dimensions were not provided.

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: 2021-04-15

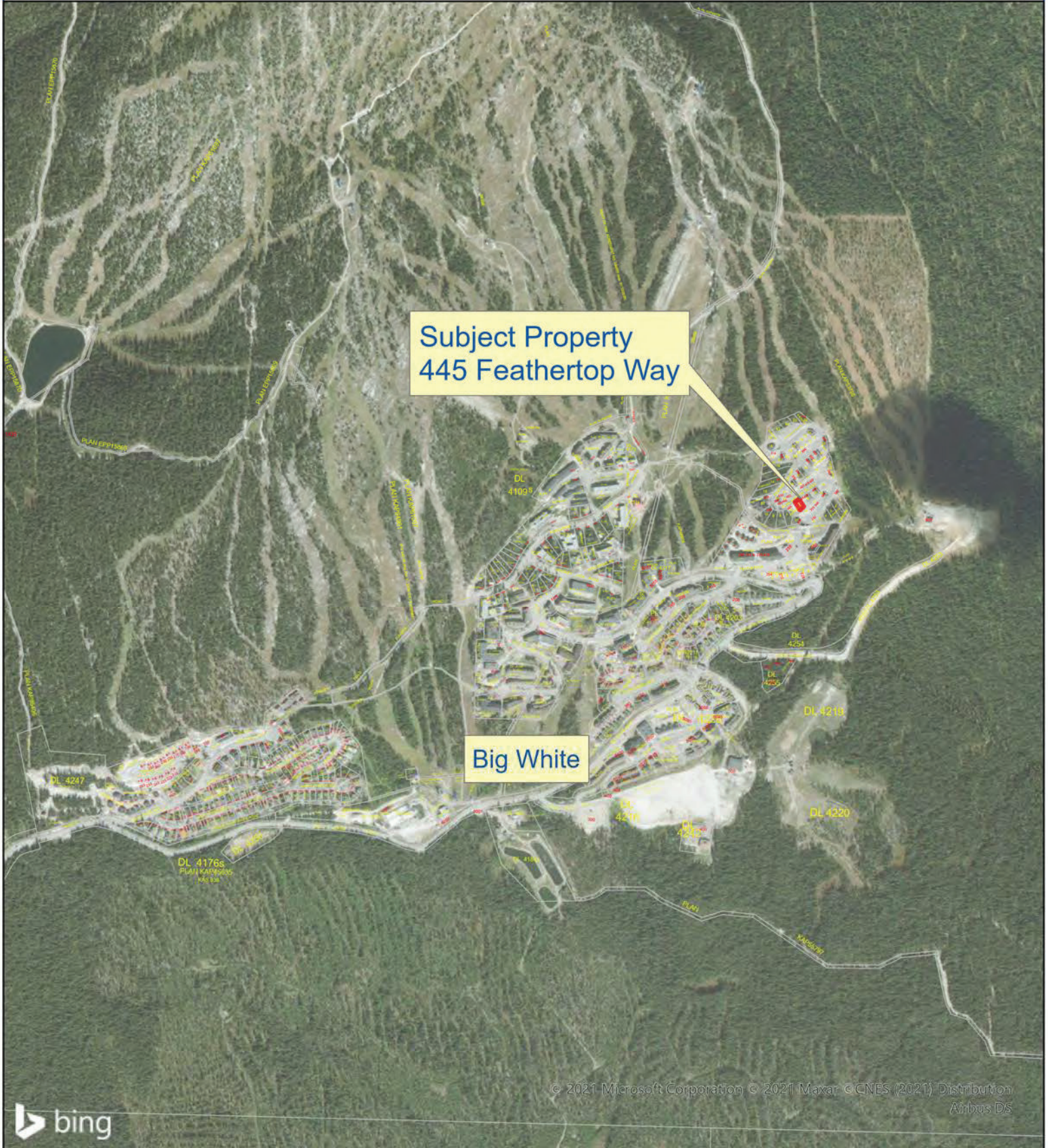
Site Location Map

Strata Lot 41, Plan KAS3134,
District Lot 4222,
Similkameen Div of Yale Land District



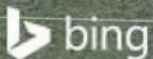
0 200 400 600
Meters

1:15,000



Subject Property
445 Feathertop Way

Big White



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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-4222-07500.805_Kornell\Mapping\2021-04-15_Mapping_BW-4222-07500.805_445Feathertop.aprx

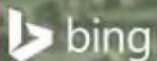
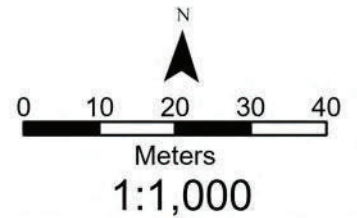


Regional District of
Kootenay Boundary

Date: 2021-04-15

Subject Property Map

Strata Lot 41, Plan KAS3134,
District Lot 4222,
Similkameen Div of Yale Land District



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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-4222-07500.805_Kornell\Mapping\2021-04-15_Mapping_BW-4222-07500.805_445Feathertop.aprx



Mar 3, 2021

RE: Development Application for Lot 41, 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.

Due to the grade of the lot, engineered fill will be required as a base to construct the proposed dwelling. Any remaining topsoil will be used, if required more 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. Areas with more than 20% grade will received a stacked rock wall.

The selection of plants, as indicated on the enclosed plans, have been chosen to respect the short growing season. The proposed building will fill much of the envelope so the landscaping design includes the side areas, 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 "Summer" overflow parking is included outside.

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



Front View



Side View

Total Interior Space: 3,076 sq.ft.

Including

Garage:

511 sq.ft.

Plus

Exterior Covered Area: 318 sq.ft.

Lower Floor 774 sq.ft.

Including Bootroom, 1 Bedrooms, 2

Bathrooms, Bar, and Family Room.

Plus covered Hot Tub patio.

Middle Floor 845 sq.ft.

Including Master Bedroom, Master Ensuite,

1 Bedroom with Ensuite, and Laundry

Room.

Top Floor 948 sq.ft.

Including Entry, Kitchen, Powder Room,

Dining Room, Living Room, and 2 Car

Garage.

Plus Covered BBQ Deck and Covered Entry

FLOOR AREA RATIO 0.66

Parcel Size: 412.7 m² or 4,442.27 sq.ft.

Above Ground Gross Floor Area: 2,934 sq.ft.

Lower Floor: 630 sq.ft. above ground (774sq.ft. total, 144sq.ft. underground)

Middle Floor: 845 sq.ft. above ground

Top Floor: 1,454 sq.ft. above ground (including garage)

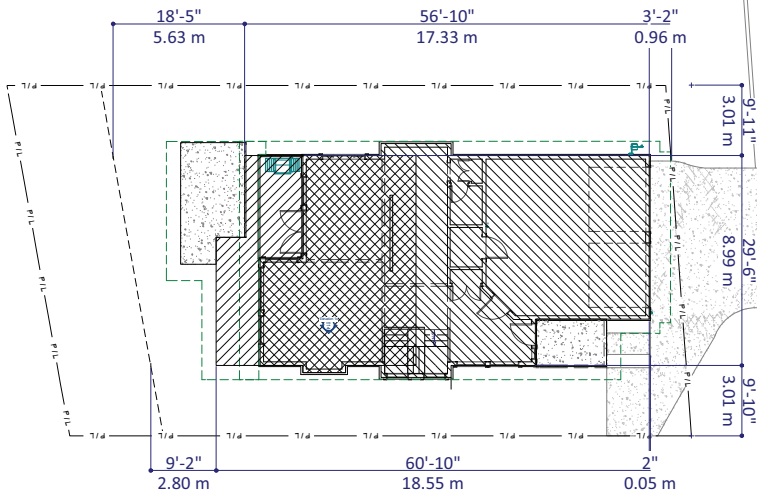
PARCEL COVERAGE 37.2%

Parcel Size: 4,442.27 sq.ft.

Building Footprint: 1,651sq.ft.

ISSUED FOR PERMIT

| Revision Table | |
|----------------|----------------------------|
| NO. | DESCRIPTION |
| 1 | SITE PLAN |
| 2 | FIRST & SECOND FLOOR PLANS |
| 3 | TOP FLOOR PLAN & ROOF PLAN |
| 4 | SECTION PLANS & ELEVATIONS |
| 5 | GROSS SECTIONS |
| 6 | FINISHES |
| 7 | ELECTRICAL PLANS |
| 8 | LANDSCAPING PLANS |
| 9 | EXTERIOR FINISHES |
| 10 | |



SITE PLAN

| REVISION TABLE | | | |
|----------------|-------------|------------|-----------------------|
| NUMBER | DATE | REVISED BY | DESCRIPTION |
| 1 | Mar 2 2021 | MW & SW | Issued for DP |
| 2 | Mar 9 2021 | SW | Issued for Permit |
| 3 | Mar 10 2021 | MW & SW | Re-Issue/Final Permit |
| | | | |
| | | | |

PROJECT: 445 Feathertop Way, Big White, BC
 Martin Weninger
 Shauna Witzinsky
 Weninger Construction & Design Ltd.
 #10-220 NEAVE RD
 Kelowna, BC V1V 2L4
 Tel: (250) 765-6076 Fax: (250) 765-6076

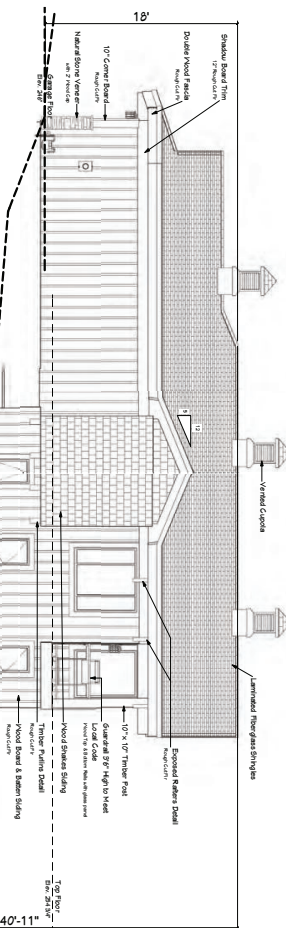
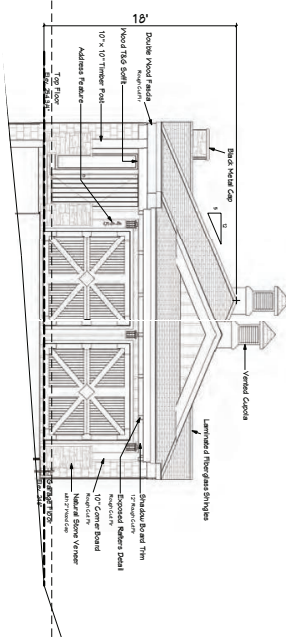
KORNELL CHALET
 LOT 41 FEATHERTOP
SITE PLAN

DRAWINGS PROVIDED BY:

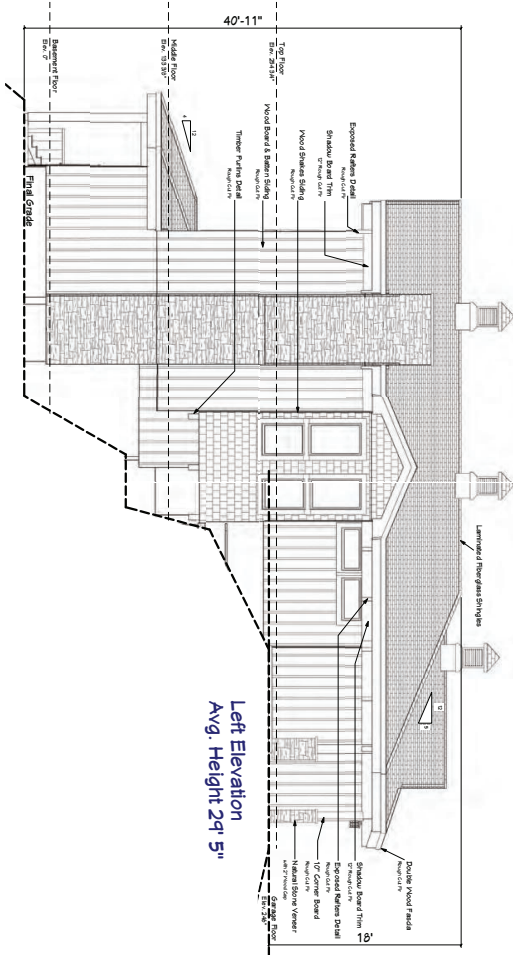
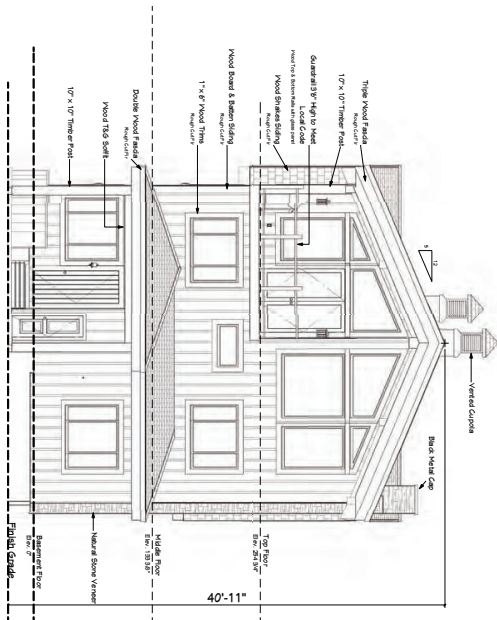
 WENINGER CONSTRUCTION & DESIGN LTD. COBALT DESIGN

DATE: 10/03/2021
 SCALE: 1/4" = 1' 0"

SHEET: 1



OVERALL AVERAGE HEIGHT:
29' 5" or 8.98m



ISSUED FOR PERMIT

| REVISION TABLE | | | |
|----------------|-------------|------------|-----------------------|
| NUMBER | DATE | REVISED BY | DESCRIPTION |
| 1 | Mar 2 2021 | MVN & SW | Issued for DP |
| 2 | Mar 3 2021 | SW | Issued for Permit |
| 3 | Mar 10 2021 | MVN & SW | Re-issue/Final Permit |
| | | | |
| | | | |

| | |
|---|---|
| DRAWN BY Marlin Wneninger Shauna Wlizinsky | PROJECT LOCATION 445 Feathertop Way, Big White, BC |
| Wneninger Construction & Design Ltd. #10-220 NEAVE RD. Kelowna, BC V1V 2L9 Tel: (250) 765-6898 Fax: (250) 765-6078 | |

KORNELL CHALET
LOT 41 FEATHERTOP
ELEVATIONS

DRAWINGS PROVIDED BY:



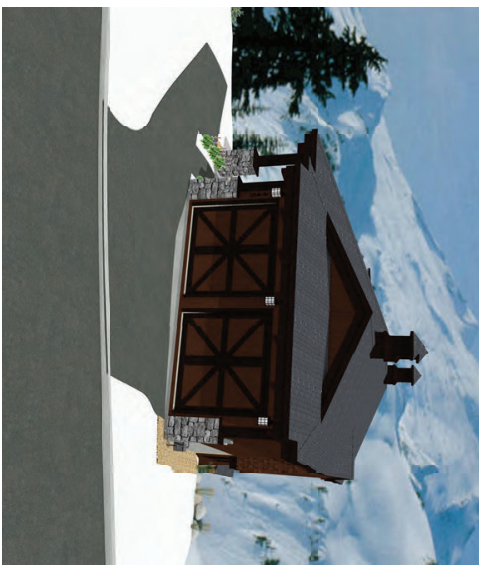
DATE:
10/03/2021

SCALE:
1/4" = 1' 0"

SHEET:
5



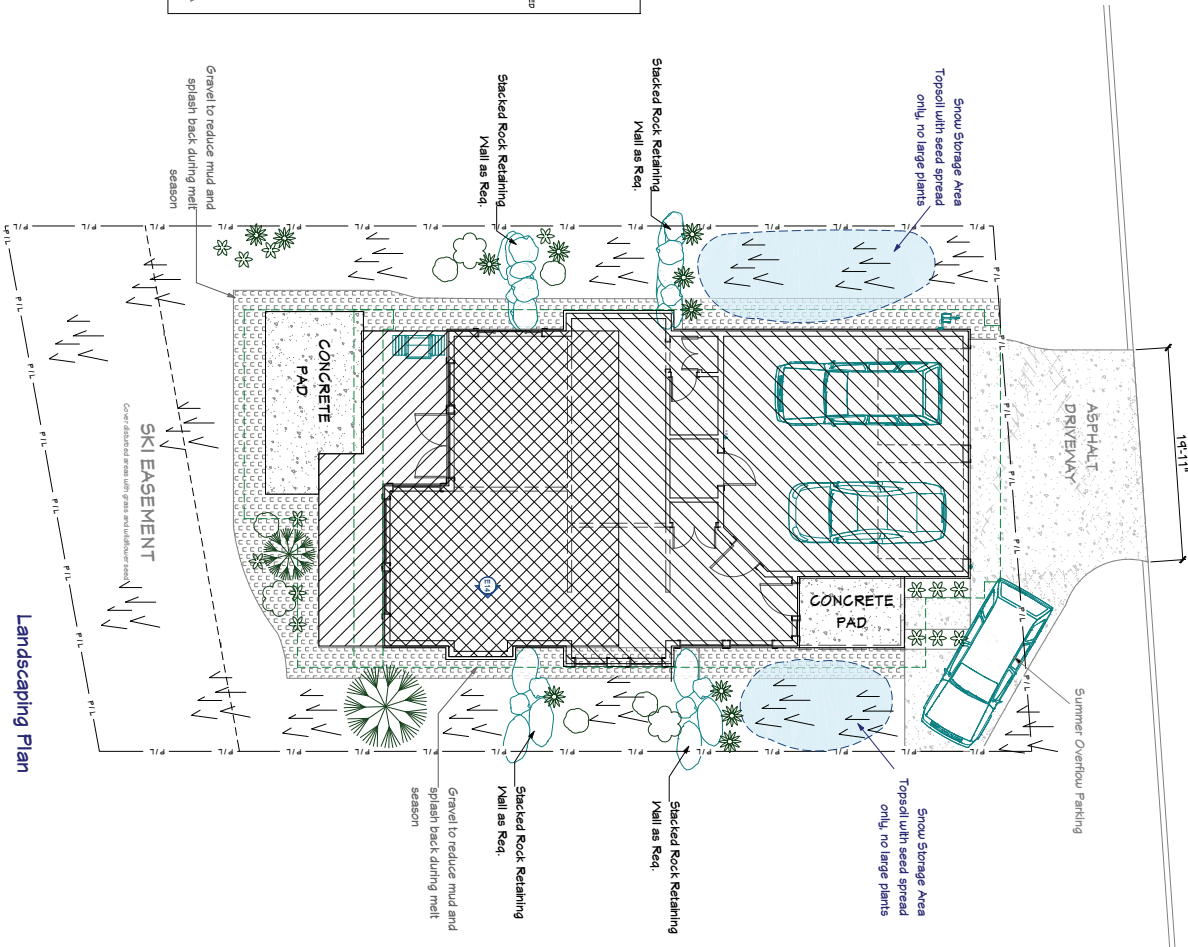
Landscaping Rear and Side



Landscaping Front

| PLANTING LIST | |
|---------------|---|
| | 2 SHALLOW ARCTIC LUPIN LUPINUS ARCTICUS |
| | 14 RED 12 RED 2 |
| | 2 SHALLOW KALE, TONEREN FEATHER REED |
| | 12 RED 2 |
| | 5 SHALLOW LANDERER (GIBBERIS NO 17) 4 RED 2 |
| | 9 SHALLOW SHAGGY CUCKOO, 9 RED 2 |
| | 15 SHALLOW MOUND PINE SANDER 4 RED 2 |
| | 8-10 SPRUCE ON PINE TREE 4 RED 2 |

DESIGNED SITE COVERED WITH NATIVE GRASS AND HELIOMER SEED MIX
 (GARDENED)
 1. 10' SPRUCE ON PINE TREE
 2. 8-10' SPRUCE ON PINE TREE
 3. 15' SHALLOW MOUND PINE SANDER
 4. 9' SHALLOW SHAGGY CUCKOO
 5. 12' RED 2
 6. 14' RED 2
 7. 2' SHALLOW KALE, TONEREN FEATHER REED
 8. 5' SHALLOW LANDERER (GIBBERIS NO 17)
 9. 2' SHALLOW ARCTIC LUPIN LUPINUS ARCTICUS



ISSUED FOR PERMIT

Landscaping Plan

SHEET: 9

SCALE: 3/16" = 1'-0"

DATE: 10/03/2021

DRAWINGS PROVIDED BY:

WENINGER CONSTRUCTION & DESIGN LTD.
 COBALT DESIGN

PROJECT TITLE: KORNELL CHALET
 LOT 41 FEATHERTOP
 SHEET TITLE: ELECTRICAL PLANS

DESIGNED BY: Martin Weninger
 SHAUNA WITZINSKY
 PROJECT ADDRESS: 445 Feathertop Way, Big White, BC
 WENINGER CONSTRUCTION & DESIGN LTD.
 #10-220 NEAVE RD
 KASLOUNA, BC V1V 2L4
 TEL: (250) 765-6516 FAX: (250) 765-6076

| REVISION TABLE | | | |
|----------------|-------------|-------------|-----------------------|
| NUMBER | DATE | REVISION BY | DESCRIPTION |
| 1 | Mar 2 2021 | MXN & SW | Issued for DP |
| 2 | Mar 9 2021 | SW | Issued for Permit |
| 3 | Mar 10 2021 | MXN & SW | Re-issue/Final Permit |

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

| | | | |
|--------------|---|----------------|-------------------|
| RE: | Development Permit – East (685-21D) | | |
| Date: | May 4, 2021 | File #: | BW-4222-07500.915 |
| 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: | Jesse East |
| Agent: | John Thomas Hodges |
| Location: | 570 Feathertop Way |
| Electoral Area: | Electoral Area E/West Boundary |
| Legal Description: | Strata Lot 63, Plan KAS3134, District Lot 4222, Similkameen Division of Yale Land District |
| Area: | 586.8 m ² (6,316.2 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 and is surrounded by other properties also in 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, like all single detached dwellings, the proposal is exempt from requiring a Commercial and Multiple Family Development Permit.

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

While the applicant's submission included a sketch of the landscape plan, it did not include a written description or report. Staff have contacted the applicant to request the required written information to accompany the review of their permit. The requested information included a) measures taken to consider wildfire threat, b) whether there is existing vegetation and if so, whether it is being persevered, and c) the establishment and maintenance (including watering) of the vegetative landscaping. The staff review of the application is based on site drawings only.

The driveway is planned to be asphalt, with a two car garage. The proposal includes an asphalt walkway leading to a concrete entry pad. A concrete pad for a hot tub is proposed in the rear yard.

The proposal features stacked rock retaining walls as required. A gravel perimeter surrounds the dwelling's roofline to reduce mud and splash back during snowmelt. Two snow storage sites are located at the front of the subject property.

The applicant's proposal includes a large number of conifers; five Mugho pine shrubs on the side yards and three spruce or fir trees in the rear yard. Staff has contacted the applicant requesting an amendment to the site plan to reduce or remove the Mugho pines.

Forester Feather Reeds and Barberry are featured on the side and rear yards. Plantings are planned to be surrounded by grass seed and wildflowers. 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. Staff recommend the use of "Eco-Green Rapid Cover" for rapid erosion control.

Preliminary Plan for Single Detached Dwelling

Based on applicant's site plan, the dwelling has a parcel coverage of 25.3% and a floor area ratio of 0.47, 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 8.46 m – 3.54 m below the maximum allowable height. Setbacks and parking, as presented, comply with zoning.

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

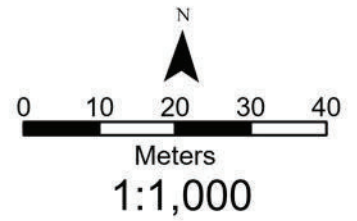


Regional District of
Kootenay Boundary

Date: 2021-04-16

Subject Property Map

Strata Lot 63, Plan KAS3134,
District Lot 4222,
Similkameen Div of Yale Land District



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Document Path: P:\PD\BW\BW-4222-07500.915_East\Mapping\2021-04-16_Mapping_BW-4222-07500.915_570Feathertop.aprx"



VIEW FROM SKI RUN



VIEW FROM ROAD

| NUMBER | TITLE |
|--------|----------------------------------|
| 1 | SITE PLAN |
| 2 | FOUNDATION & BASEMENT FLOOR PLAN |
| 3 | FIRST FLOOR PLAN |
| 4 | ROOF PLAN & TRUSS DETAILS |
| 5 | ELEVATIONS |
| 6 | CROSS SECTION & DETAILS |
| 7 | EXTERIOR FINISHES |
| 8 | LANDSCAPING PLANS |
| 9 | EXTERIOR FINISHES |

Total Interior Space: 3,230 sq.ft.
Plus

Garage: 524 sq.ft.
Exterior Covered Area: 262 sq.ft.

Lower Floor 1,621 sq.ft.
Including Bootroom, 3 Bedrooms, 2 Bathrooms,
Laundry Room, Sauna, and Family Room. Plus
covered Hot Tub patio.

Middle Floor 1,079 sq.ft.
Including Entry, Powder Room, Hall, Kitchen,
Dining, and Living Room. Plus 2 car garage and
covered deck.

Top Floor 530 sq.ft.
Including Master Bedroom, Master Bathroom,
Master Closet, and loft.

FLOOR AREA RATIO 0.47

Parcel Size: 588.7 m² or 6,337sq.ft.

Gross Floor Area: 2,980sq.ft.

Lower Floor: 847 sq.ft. above ground (1,621sq.ft.
total, 52% underground)

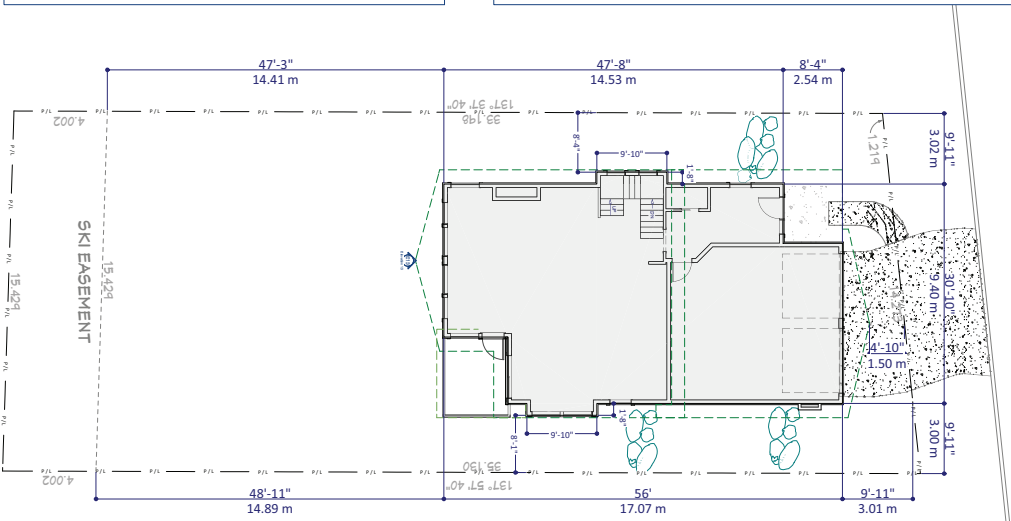
Main Floor: 1,603 sq.ft. above ground, including
garage

Upper Floor: 530 sq.ft. above ground

PARCEL COVERAGE: 25.3%

Parcel Size: 6,337 sq.ft.

Building Footprint: 1,606 sq.ft.



SITE PLAN

ISSUED FOR PERMIT

| REVISION TABLE | | | |
|----------------|-------------|-------------|-------------------|
| NUMBER | DATE | REVISION BY | DESCRIPTION |
| 1 | Feb 1 2021 | MMN & SH | Final Review Set |
| 2 | Feb 8 2021 | MMN&SH | Issued for Permit |
| 3 | Feb 22 2021 | MMN | REVISED WINDOWS |

PROJECT
#10 FEATHERTOP WAY,
BIG WHITE, BC
CLIENT
Martin Weninger
Shauna Mitinsky
DESIGNER
Weninger Construction & Design Ltd.
#10-220 NEAVE RD
Kelowna, BC V1V 2L1
Tel: (250) 765-6076 Fax: (250) 765-6076

EAST CHALET
LOT 63
SITE PLAN



DRAWINGS PROVIDED BY:

DATE:

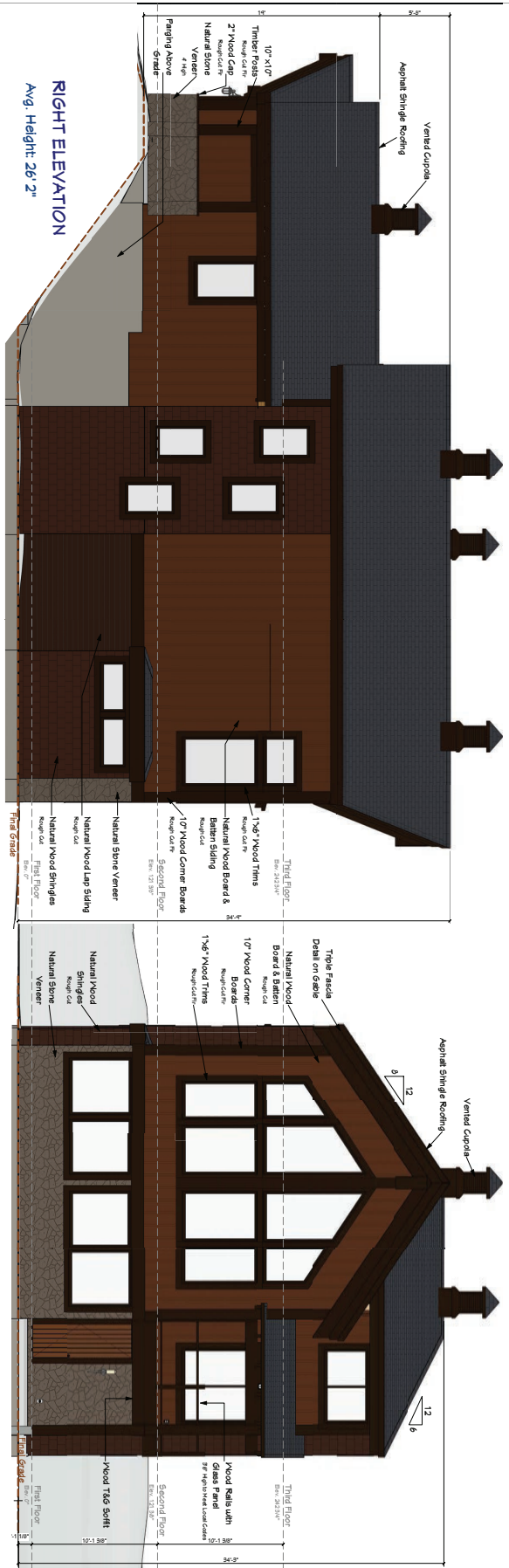
2/22/2021

SCALE:

1/8" = 1'-0"

SHEET:

1



OVERALL AVERAGE HEIGHT: 27' 4"

LEFT ELEVATION
Avg. Height 26' 2"
ISSUED FOR PERMIT

| NUMBER | DATE | REVISION TABLE | REVISION BY | DESCRIPTION |
|--------|-------------|----------------|-------------------|-------------|
| 1 | Feb 1 2021 | MM & SM | Final Review Set | |
| 2 | Feb 8 2021 | MM&SM | Issued for Permit | |
| 3 | Feb 22 2021 | MM | REVISED WINDOWS | |

Weninger Construction & Design Ltd.
#10-220 NEAVE RD
Kelowna, BC V1Y 2L1
Tel: (250) 765-6076 Fax: (250) 765-6076

EAST CHALET
LOT 63
ELEVATIONS



DATE: 2/22/2021

SCALE: 1/4" = 10"

SHEET: 5

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

| | | | |
|--------------|---|----------------|-------------------|
| RE: | Development Permit – 1085937 BC LTD (dba Bad Bike Ventures Ltd. (684-21D) | | |
| Date: | May 4, 2021 | File #: | BW-4222-07499.014 |
| 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): | 1085937 BC LTD dba Bad Bike Ventures Ltd. |
| Agent: | Tyler Stark, Stark Homes |
| Location: | 228 Feathertop Way |
| Electoral Area: | Electoral Area E/West Boundary |
| Legal Description: | Strata Lot 8, Plan KAS3398, District Lot 4222, Similkameen Division of Yale Land District |
| Area: | 420.9 m ² (4530.2 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 Terraces Drive branching off of Feathertop Way. It abuts properties that share the Chalet Residential 3 Zone (see Attachment 2 – Subject Property Map). The rear yard is adjacent to Big White Road and properties zoned Recreation Resource 1 and Medium Density Residential 4. 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, like all single detached dwellings, the proposal is exempt from requiring a Commercial and Multiple Family Development Permit.

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 driveway is planned to be asphalt, with a one car garage and one off-street parking space. The proposal includes one concrete pad and walkway at the front entrance and two concrete pads at the rear side of the dwelling. A gravel perimeter surrounds the dwelling's roofline to reduce mud and splash back during snowmelt.

The proposal features a concrete retaining wall around one of the two snow storage areas, preventing the snow storage from filling one of the two required parking spaces. The applicant stated they will be working with a geotechnical engineer to give advice on runoff prevention but a drainage plan is not a requirement of the Development Permit area.

The applicant stated they hired Weninger Construction & Design Ltd. – a professional landscaping company – to ensure they have the landscaping that is, *"pleasing to the eye, yet durable enough to survive Big White winters"*.

The applicant's landscape reclamation letter states that the existing vegetation that is not sited on the building envelope will be kept. For new vegetation, the applicant proposes one spruce or fir tree at the southeast corner of the dwelling, where the front and rear setbacks meet. In addition, Artic Lupin, Forester Feather Reeds, Barberry, Kinnickinnick, and Shrubby Cinquefoil are featured on the side and rear yards. Plantings are planned to be surrounded by grass seed and wildflowers. The ski easement is clear of large plants and the snow storage areas are proposed to only use grass and wildflowers. Staff recommend the use of "Eco-Green Rapid Cover" for rapid erosion control.

Staff requested details the ongoing landscape maintenance plan, including removal of dander and dead foliage. No details of an erosion prevention plan, drainage plan, existing top soil, or details of the existing mature vegetation were provided. Staff have contacted the applicant to obtain details on the existing vegetation and other site details.

Preliminary Plan for Single Detached Dwelling

Based on applicant's submission, the proposed dwelling has a parcel coverage of 31% and a floor area ratio of 0.64, 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 9.22 m – 2.78 m below the maximum allowable height. Setbacks and parking, as presented, comply with zoning.

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

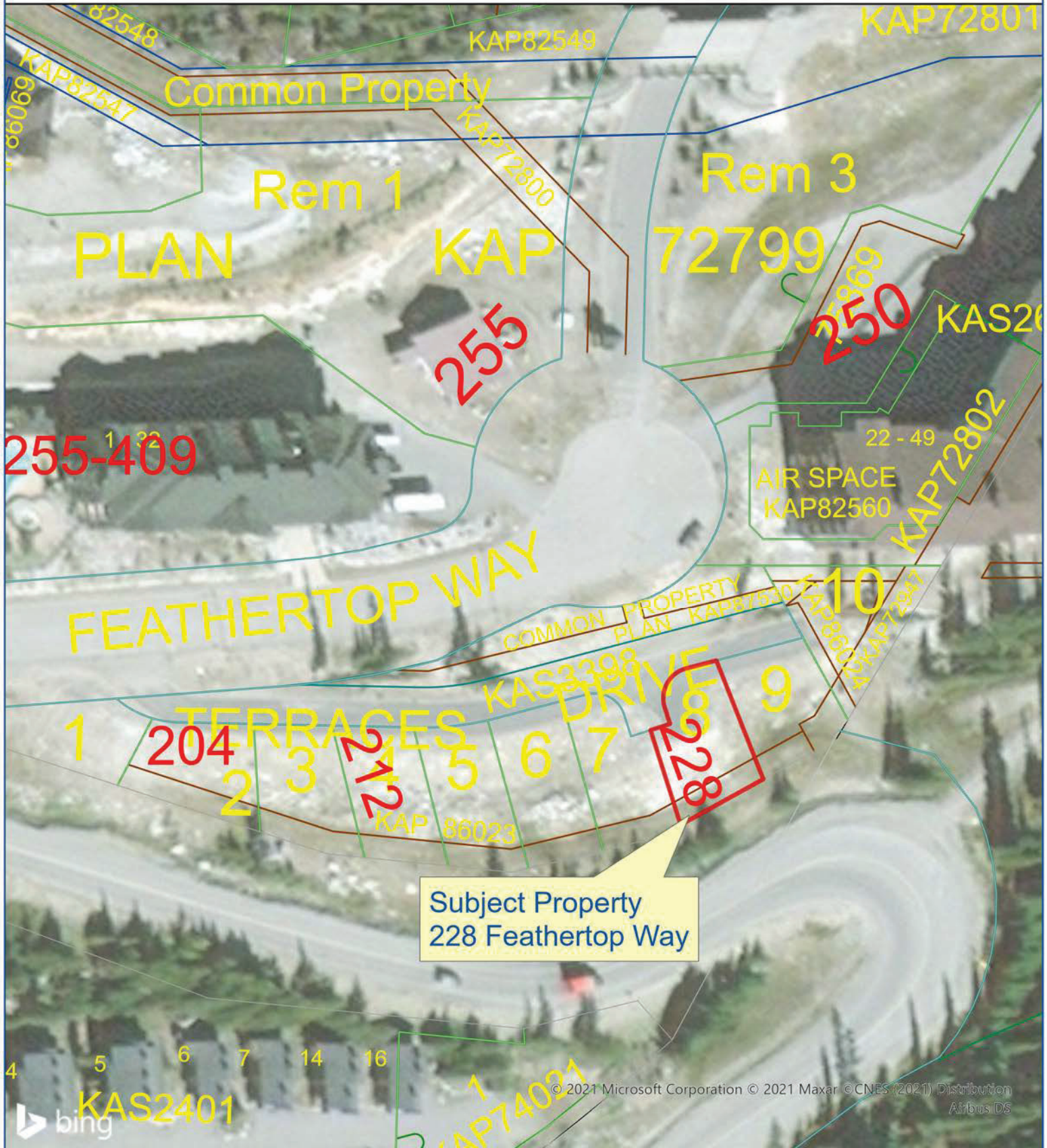
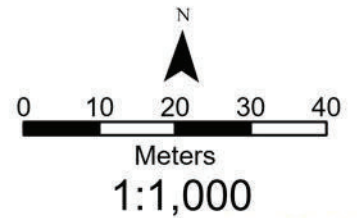


Regional District of
Kootenay Boundary

Date: 2021-04-15

Subject Property Map

Strata Lot 8, Plan KAS3398,
District Lot 4222,
Similkameen Div of Yale Land District



Landscape Plan Narrative

Existing trees, not within the building footprint, will be kept unharmed. A landscape professional was hired to design the landscape in such a manner that would be pleasing to the eye, yet durable enough to survive the Big White winters. Separate snow storage areas have been noted on the plans to ensure that no plants will be damaged during snow removal in the winter months. The building envelope will be constructed with the help of a geotechnical engineer. I will be seeking his advice on how to prevent erosion from runoff. It is noted that at least 2 fire hydrants exist on the street so there will be plenty of water available in the event of a fire. The yard and side yards will be maintained and free from debris and branches that can add fuel to a forest or structure fire. Waste bins will be provided during the course of construction to prevent and littering. They will be emptied on a routine basis as needed.



VIEW FROM DRIVEWAY



VIEW FROM BELOW

Total Interior Space: 3,067 sq.ft.
Plus

Garage: 342 sq.ft.
Decks & Covered Ext.: 732 sq.ft.
Exterior Storage: 95 sq.ft.

Lower Floor 969 sq.ft.
Including Bedroom, 2 Bathrooms, Laundry Room, Family Room, Den, and Utility Room. Plus 2 Covered Exterior Patios, and Exterior Storage.

Middle Floor 1,311 sq.ft.
Including Kitchen, Dining, Great Room, Powder Room, and Master Bedroom with Ensuite. Plus Exterior Hot Tub Deck, 352 sq.ft. (211 sq.ft. Covered)

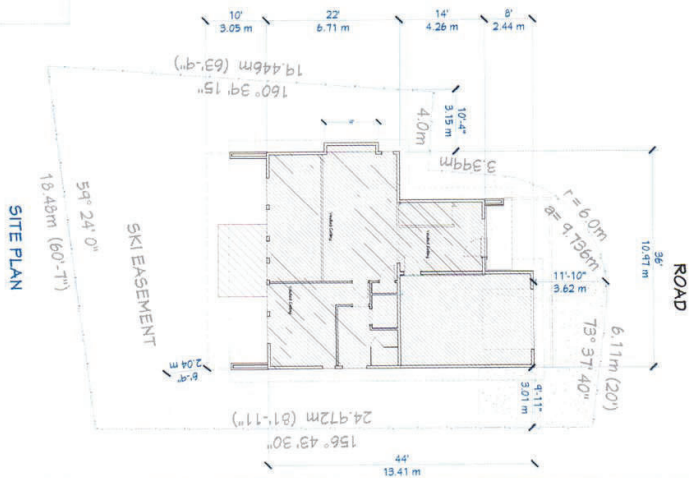
Top Floor 787 sq.ft.
Including Entry, Master Bedroom, Master Bathroom, Master Closet, and loft. Plus Garage and Exterior Covered Entry.

FLOOR AREA RATIO 0.64
Parcel Size: 421.8m² or 4,540sq.ft.

Above Ground Gross Floor Area: 2,903sq.ft.
Lower Floor: 818sq.ft. above ground (1,064sq.ft. total, including exterior storage, 246sq.ft. underground)
Main Floor: 456 sq.ft. above ground (1,311sq.ft. total, 355sq.ft. underground)
Upper Floor: 1,254 sq.ft. (including garage)

PARCEL COVERAGE 31%
Parcel Size: 4,540sq.ft.
Building Footprint: 1,408sq.ft.

ISSUED FOR FINAL REVIEW



| NO. | DESCRIPTION | DATE |
|-----|-------------------------|------------|
| 1 | ISSUED FOR FINAL REVIEW | 31/03/2021 |
| 2 | REVISIONS | |
| 3 | REVISIONS | |
| 4 | REVISIONS | |
| 5 | REVISIONS | |
| 6 | REVISIONS | |
| 7 | REVISIONS | |
| 8 | REVISIONS | |
| 9 | REVISIONS | |
| 10 | REVISIONS | |

RUSSELL CHALET
LOT 8 TERRACES

SITE PLAN

WCD
WATERLOO CONSULTING DESIGN

Co
CORAL DESIGN

DATE:
31/03/2021

SCALE:
1/8" = 1'-0"

SHEET:
1

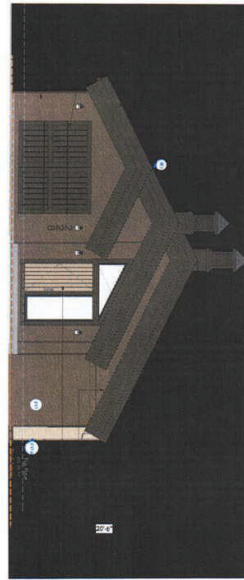
REVISION TABLE

| NUMBER | DATE | REVISION BY | DESCRIPTION |
|--------|-------------|-------------|------------------|
| 1 | MAR 30 2021 | MM | FINAL REVIEW SET |

225 Feathertop Place,
Big White, BC

Marlin Pieninger
Shauna Pieninger

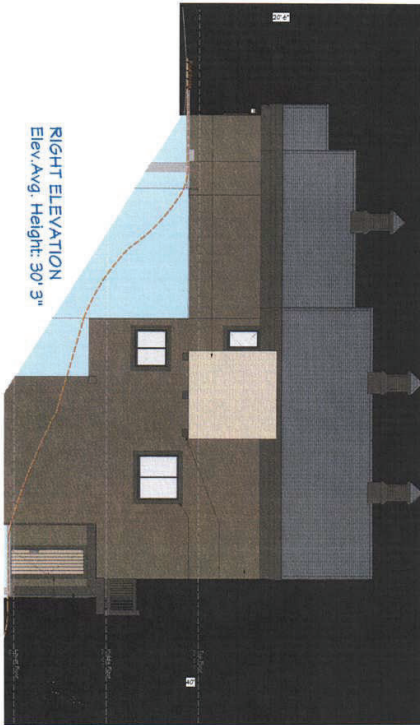
Marlin Pieninger Construction & Design Ltd.
#1-225 HAVAR RD
Kaslo, BC V1Y 2L4
Tel: (250) 395-6675 Fax: (250) 395-6078



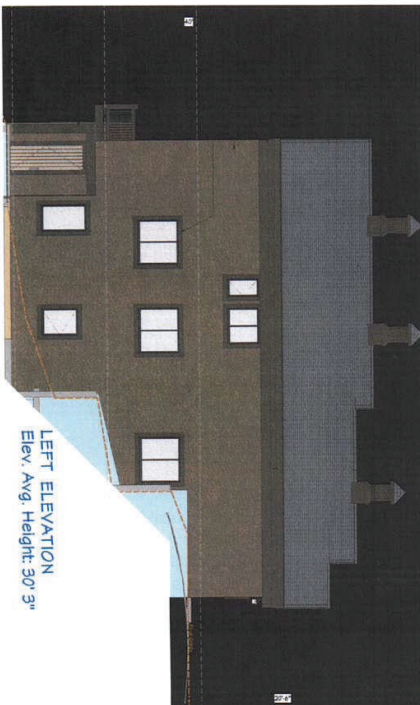
FRONT ELEVATION
Elev. Avg. Height: 20' 6"



REAR ELEVATION
Elev. Avg. Height: 40'



RIGHT ELEVATION
Elev. Avg. Height: 30' 3"

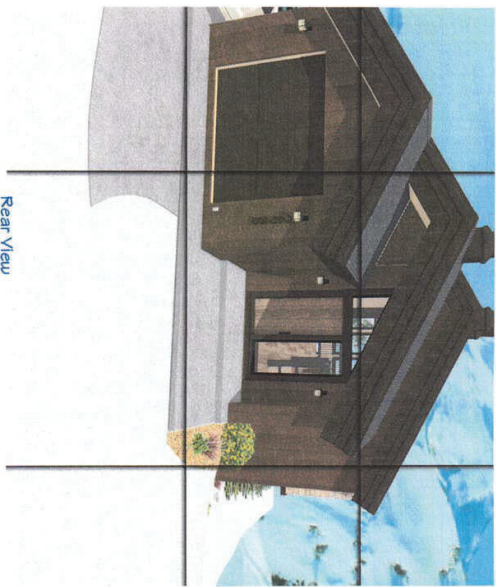
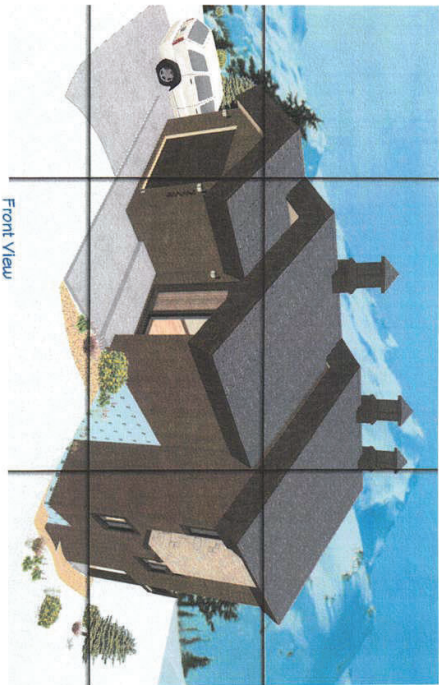


LEFT ELEVATION
Elev. Avg. Height: 30' 3"

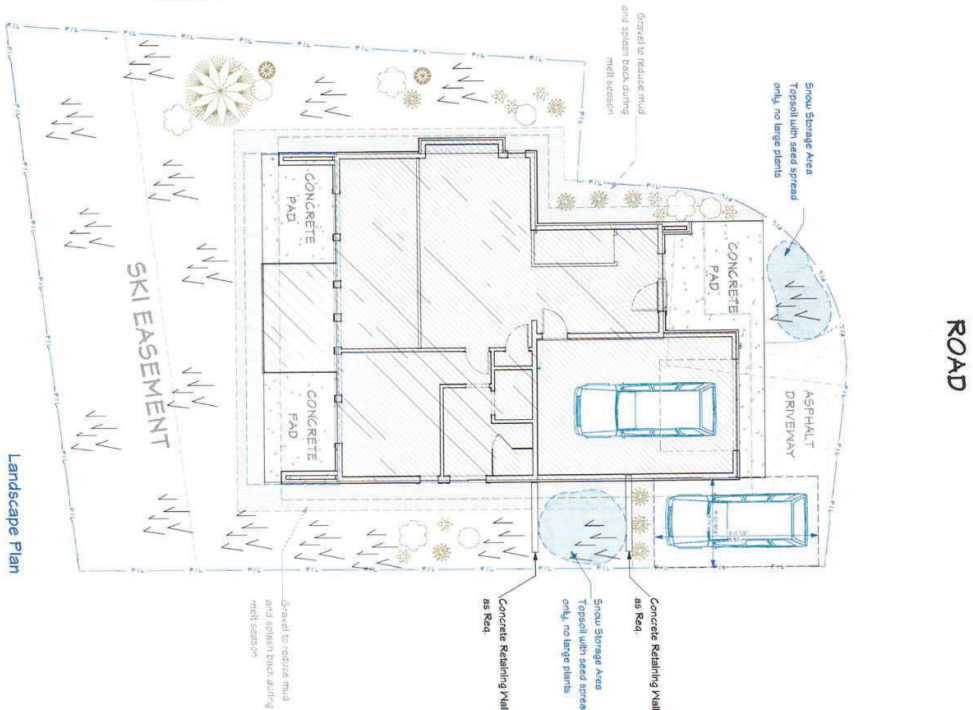
BUILDING AVERAGE HEIGHT: 30' 3" or 9.22m

ISSUED FOR FINAL REVIEW

| 4 SHEET: | SCALE: 3/16" = 1'-0" | DATE: 31/03/2023 | PREPARED BY:   WCD WILLIAMS CONSTRUCTION & DESIGN LTD. CORBAT DESIGN | RUSSELL CHALET LOT 8 TERRACES | | Martin Fleming Shauna Kitchik | 225 Feathertop Place, Big White, BC | <table border="1"> <thead> <tr> <th colspan="4">REVISION TABLE</th> </tr> <tr> <th>NUMBER</th> <th>DATE</th> <th>REVISION BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>MAR 30 2023</td> <td>MM</td> <td>FINAL REVIEW SET</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | REVISION TABLE | | | | NUMBER | DATE | REVISION BY | DESCRIPTION | 1 | MAR 30 2023 | MM | FINAL REVIEW SET | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELEVATIONS | | | | Williams Construction & Design Ltd. #1-225 NEAVE RD. Kaslo, BC V1Y 2L4 Tel: (250) 765-6345 Fax: (250) 765-6376 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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ISSUED FOR FINAL REVIEW

| REVISION TABLE | | | |
|----------------|-------------|------------|------------------|
| NUMBER | DATE | REVISED BY | DESCRIPTION |
| 1 | MAR 30 2021 | MN & SN | FINAL REVIEW SET |
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| | | | |

Marlin Wieringer
Shauna Wilzinsky

226 Feathertop Way,
Big White, BC

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Kelowna, BC V1V 2L9
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RUSSELL CHALET
LOT 8 TERRACES

LANDSCAPE PLANS



DATE: 31/03/2021

SCALE:
3/16" = 1'-0"

SHEET: