

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

RE:	Development Permit – Knoll (686-21D)		
Date:	June 1, 2021	File #:	BW-4222-07500.980
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):	Phillip Knoll and Sharon Knoll
Agent:	Conrad Wiker
Location:	655 Feathertop Way
Electoral Area:	Electoral Area E/West Boundary
Legal Description:	Strata Lot 76, Plan KAS3134, District Lot 4222, Similkameen Division of Yale Land District
Area:	327.8 m ² (3,528.4 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 near the top of Feathertop Way, surrounded by properties also located in the Chalet Residential 3 Zone (see Attachment 2 – Subject Property Map). There is a ski-in ski-out easement on the subject property.

While the subject property is located in the Commercial and Multiple Family Development Permit Area, it is exempt from requiring that permit as it does not include a commercial development or a multi-family dwelling.

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 property agent states that the 2:1 slope of the subject property provides appropriate natural drainage for rain and melting snow; the site elevation changes by about 4.2 m to 4.8 m (14 ft to 16 ft). Natural rock walls are proposed along the stepped sloping of the property, with plantings of flowers and shrubs to add additional stability to the ground.

A snow removal site is proposed on the northeast corner of the property next to the driveway. Staff recommend a second additional snow removal site on the opposite side of the driveway as there appears to be adequate space for additional snow storage. The front entrance includes steps and a covered walkway and the rear yard includes a covered patio. Staff have requested information on the materials of the walkway, steps, and covered patio.

While the site plan includes an asphalt driveway, based on the 4.79 m (15.7 ft) front yard setback provided on the site plan, the proposed driveway is not long enough to meet the Big White Zoning Bylaw's minimum parking space length of 5.5 m. Staff have contacted the applicant to state that the driveway will need to be reconfigured, likely coming in on an angle, unless they can confirm the garage has space for two tandem parking spaces. Most of the area that would need to be adjusted to incorporate parking is proposed to have a grass lawn so there should be room on the site to meet parking requirements and some additional snow storage space.

The proposal includes a western larch in the front yard, with three alders sited in front of the covered walkway. A combination of mountain alder, shrubby cinquefoil, yarrow, and lupin are planned on the side yards, where the property steps up. Staff have provided the applicant with more information related to mountain alder (size, bushiness, higher maintenance due to suckers, and so forth) and has asked the applicant to update their vegetation plan to:

- 1) List the use of alder separately from the other plants;
- 2) Substitute the alder located in front of the covered walkway with another bush (such as shrubby cinquefoil); and
- 3) Have no more than 0-1 alders on the site, due to siting limitations; while ensuring it does not block the light of the western larch.

The applicant proposes having no vegetation in the ski easement other than three alders and proposes grass in the front yard next to the driveway. No details has been provided on the landscaping surrounding the plantings. Staff have asked the applicant to provide for the following:

- 1) What they will do if the vegetation on the ski easement is inadequate;

- 2) What type of vegetative or hard surface landscaping they plan to use around plantings; and
- 3) To remove the alders from the backyard due to their proximity to the ski easement.

The applicant's landscape reclamation letter states that the subject property does not contain any natural vegetation and only has structural fill. As such, top soil will need to be brought onto the site for the landscape vegetation. Further, the applicant has stated that the owners will maintain and water the vegetation or hire a professional landscaper if they are unable to do so. Staff have requested information on the annual maintenance plan.

Preliminary Plan for Single Detached Dwelling

Based on applicant's proposal, the proposed dwelling has a parcel coverage of 32% and a floor area ratio of 0.61, meeting the requirements of the R3 Zone, which allows a maximum parcel coverage and floor area ratio of 50% and 0.8, respectively. The setbacks, as presented, meet or exceed minimum zoning requirements and the proposal includes two parking spaces. The dimensions of the garage space are not known. The driveway space does not meet zoning requirements. The average height was not provided and is not required at the Development Permit stage. The proposed dwelling siting is very close to the ski-in ski-out easement. The applicant may have to refine their siting at the building permit stage.

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

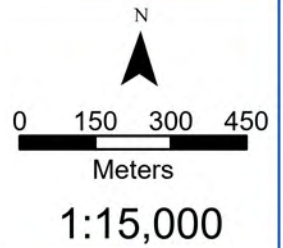


Regional District of
Kootenay Boundary

Date: 2021-04-28

Site Location Map

Strata Lot 76, Plan KAS3134,
District Lot 4222,
Similkameen Div of Yale Land District



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

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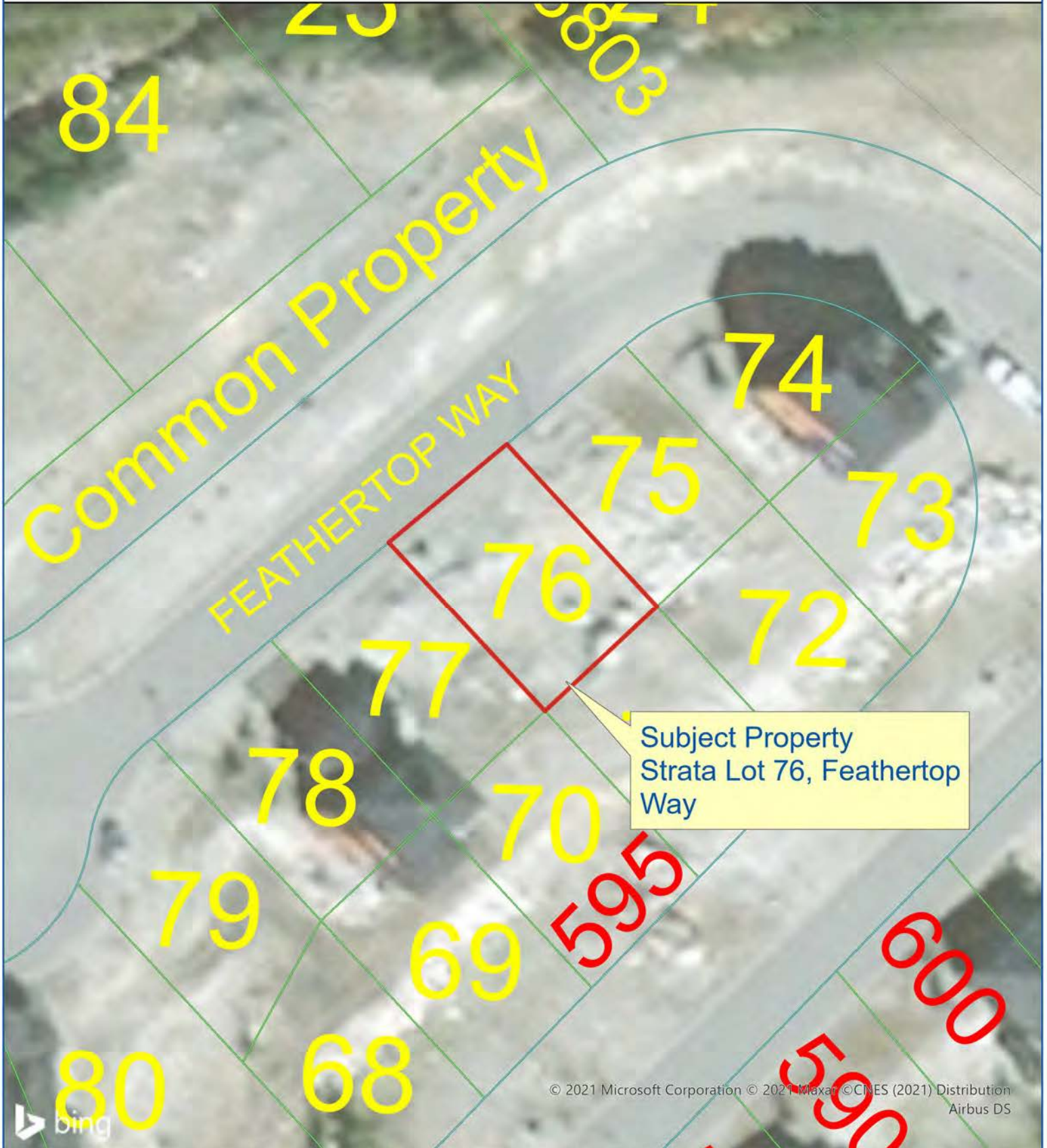
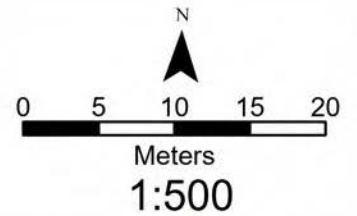


Regional District of
Kootenay Boundary

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Strata Lot 76, Plan KAS3134,
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Document Path: P:\PD\BW\BW-4222-07500.980_Knoll\Mapping\2021-04-28_BW-4222-07500.980_Knoll.aprx



Wiker Developments, Inc.
"Every problem has a solution!"

3337 Turnbull Rd., W. Kelowna, BC, V4T-1W3
PH: 250-878-9090 conradwiker@gmail.com

Development Permit Application (LR)

Re: Construction/Management of a New Single Family Residential Home

Location of Build: Lot 76 – 655 Feathertop Way, Big White

PID: 026-906-490

Legal Description: #4 Osoyoos Division Yale District Strata Plan: KAS3732 DL:1184

Type of Construction: Single Family Residential Chalet

Builder/General Contractor: Wiker Developments, Inc. – Rep. by C. Wiker

Attention: Regional District of Kootany Bounary Planning Department Planner (Danielle Patterson, BA, BPI)

To Whom it May Concern,

The following is the formal request for a Development Permit for the property as described above located within the District of Big White, British Columbia. It will attempt to address all of the concerns and standards of the RDKB with respect to the Alpine Environmentally Sensitive Reclamation Area and the Ministry of Environment and Climate Change Strategy. After reviewing, please feel free to contact us at your convenience. I look forward to speaking/meeting with you in the near future.

1. General Proposal

The proposed landscaping will meet criteria established by the RDKB and the provincial standards for the area by focusing on sustainability, detailed species selection, fire protection, native species selection for the area, owner maintenance and snow removal during seasonal use. In addition, the builder will commit to the regular site construction maintenance and clean up to ensure a safe and environmentally friendly work site through the removal of all foreign materials while respecting surrounding natural habitats.

2. Owner Responsibilities / Maintenance

As all native vegetation introduced will begin as 1-3 gallon small growth plants/shrubs/flowers, they will take some time to get established and hold to their surroundings. Simple care of all plants and materials will be required during their life. As such, the owner(s) agrees to maintain the property through simple onsite hand

watering and regular landscape maintenance. Should the homeowner(s) be unable to do so, he/she has agreed to contract such professional as required to appropriately maintain the exterior vegetation and associated works as described. Underground irrigation may be considered in the future by the owner if required.

3. Vegetation:

The vegetation that will be planted on site are exclusively composed of native species that all grow naturally within the immediate area. All vegetation will be selected based on the high altitudes for the terrain and surrounding areas. Trees, flowers, grasses and shrubs to be used are as follows:

<i>Item</i>	<i>Name</i>	<i>Quantity / Amount</i>	<i>Location</i>
<i>Tree</i>	<i>Western Larch</i>	<i>1-2</i>	<i>Front of the property</i>
<i>Native grass</i>	<i>Eco-Green Rapid Cover Mix</i>	<i>120 Sq. Ft.</i>	<i>Front of the property</i>
<i>Shrubs</i>	<i>Mountain Alder</i>	<i>6-10</i>	<i>Sides</i>
	<i>Shrubby Cinquefoil</i>	<i>6-10</i>	<i>Side/Front</i>
<i>Flowers</i>	<i>Yarrow</i>	<i>6-10</i>	<i>Front</i>
	<i>Artic Lupin</i>	<i>6-10</i>	<i>Front/Side</i>

- See Attached Location MAP. Quantity may vary based on area allowances and plant spacing.

4. Existing Site and Materials

The existing site contains no natural materials or vegetation. It contains only disturbed materials and structural fill brought in for construction purposes. Should any natural materials be discovered, every effort will be made to utilize and/or maintain the natural surroundings. Only screened non-contaminated top soils may be needed to be brought in for bedding grasses, wild flowers, and shrubs.

5. Drainage (Front / Rear)

The topography of the site allows for natural drainage towards the easements area below. The elevation drops of between 14-16 feet on a 2:1 slope gradient provides any and all steady natural water flow from melting snow and rain. At the front, the hard

surface asphalt driveway will be sloped 2-4 degrees toward the main public roadway which picks up all dust and debris routed to the storm drain system in place. No further drainage will be required. All other utility systems are existing and in place to be used and connected to for occupancy.

6. Rock Retaining / Stepped Foundation

Only natural existing rocks will be used on site for retaining on each site of the home. As these walls will be non-engineered with a height less than 4.5 feet, they will support the natural drop in elevation on site while maintaining its blend into the natural surroundings. These rock walls will provide stability to the vegetation as well as to the bank following the natural drop-steps of the concrete foundation of the home. The natural grade will determine the number of walls required, but at this time 2-4 are anticipated with vegetation located on each level/step. These native plants, shrubs and wildflowers will provide stability to these banks as well as blend into the natural surroundings improving esthetics and safety. (See Attached Site MAP).

7. Plant Selection / Choice and Placement

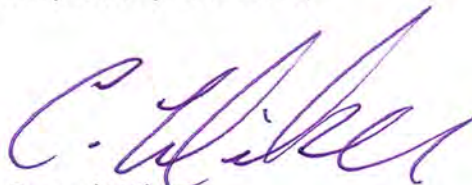
The plant selection follows the guidelines established for the alpine area and natural surroundings. The choices take into account the altitude, short growing season, form and character of other neighboring properties, while keeping in mind low maintenance requirements and fire resistance. The placement of the vegetation also recognizes the heavy snow loads, snow removal plan, ski in/out areas, public safety, traffic areas, and provides the plants and grasses with the best chance of successful growth. Of note, the ski easement at the rear of the property will remain free of all plant materials as it will be subject to heavy traffic from grooming machines and public use.

8. Snow Removal Plan/Location

The Owner agrees to locate all snow to the right front corner of the property (N/E) as detailed on the attached map. The location of snow pile will be free of vegetation, public walkways, and allow for the most snow material as heavy snow falls during peak seasons are guaranteed December through April. Snow will be moved by hand or using snow blower. It will not encroach on exiting roadway or be piled on any newly planted vegetation.

If you are missing any of the above items, or require further details or information, please do not hesitate to contact myself via email at conradwiker@gmail.com or phone at 250-878-9090. Thank you for your consideration.

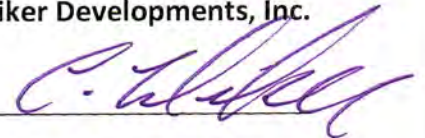
Respectfully Submitted,



Conrad Wiker

Name of Builder/Project Manager: Wiker Developments, Inc.

Signature of Project Manager: _____



Date: May 12, 2021

Conrad Wiker

CEO-Wiker Developments Inc.,
1115914BC, Ltd.

conradwiker@gmail.com

PH: 250-878-9090

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GENERAL NOTES

DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM ASHBURY HOMES BEFORE CONTINUING WITH THE WORK. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE MEASUREMENTS.

ASHBURY HOMES SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENT REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE AND IS THE SOLE RESPONSIBILITY OF THE OWNER/ BUILDER.

CONTRACTOR AND ALL SUB-TRADES TO REVIEW SITE CONDITIONS, SCOPE OF WORK, ANY RELATED WORK, ALL DRAWINGS AND DOCUMENTATION AND REPORT ANY DISCREPANCIES TO ASHBURY HOMES PRIOR TO CONSTRUCTION.

ALL WINDOW AND DOOR SIZES AND OPERATION ARE TO BE CONFIRMED BY OWNER/ BUILDER WITH THE MANUFACTURER.

ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS WE CANNOT ELIMINATE THE POSSIBILITY OF HUMAN ERROR, THEREFORE ASHBURY HOMES WILL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.

ALL WORK SHALL CONFIRM TO THE CURRENT BUILDING CODES ADOPTED BY AUTHORITIES HAVING JURISDICTION OR LOCAL BUILDING CODES AND BYLAWS WHICH MAY TAKE PRECEDENCE.

ALL WORKMANSHIP TO MEET OR EXCEED IN ALL RESPECTS TO GOOD BUILDING PRACTICE.

ZONING R3	PROPOSAL	REQUIREMENTS
LOT AREA	323 m ²	
SITE COVERAGE	108 m ²	50% = 161.5m ²
FLOOR AREA RATIO	200 m ²	80% = 258.4m ²

LOT 76 FEATHERTOP WAY | PLAN KAS3134, DISTRICT LOT: 4222, LAND DISTRICT 76 | PID 026-906-490

NO.	ISSUED FOR	BY	DATE
R1	REVIEW	SK	2021.03.31
R2	CONSTRUCTION	SK	2021.04.28

SHEET TITLE:
PERSPECTIVES

PROJECT DESCRIPTION:
KNOLL RESIDENCE
LOT 76 FEATHERTOP WAY, BIG WHITE, BC

DATE:
2021.03.31

SCALE:

SHEET:
A-1



LEFT ELEVATION

3. Vegetation:

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Flowers	Yarrow	6-10	Front
	Artic Lupin	6-10	Front/Side

SPATIAL CALCULATIONS	RIGHT	LEFT
TOTAL EXPOSED FACE	71m ²	65m ²
LIMITING DISTANCE	3m	3m
OPENINGS	3.8m ² (9.4%)	6m ² (7.5%)

GRADE ELEVATIONS ARE FOR CONCEPTUAL USE ONLY.
ACTUAL FINISH GRADE TO BE DETERMINED ACCORDING TO SITE CONDITIONS.



DATE: 2021.03.31			
BY: SK			
ISSUED FOR: REVIEW			
CONSTRUCTION			
NO. R1			
R2			

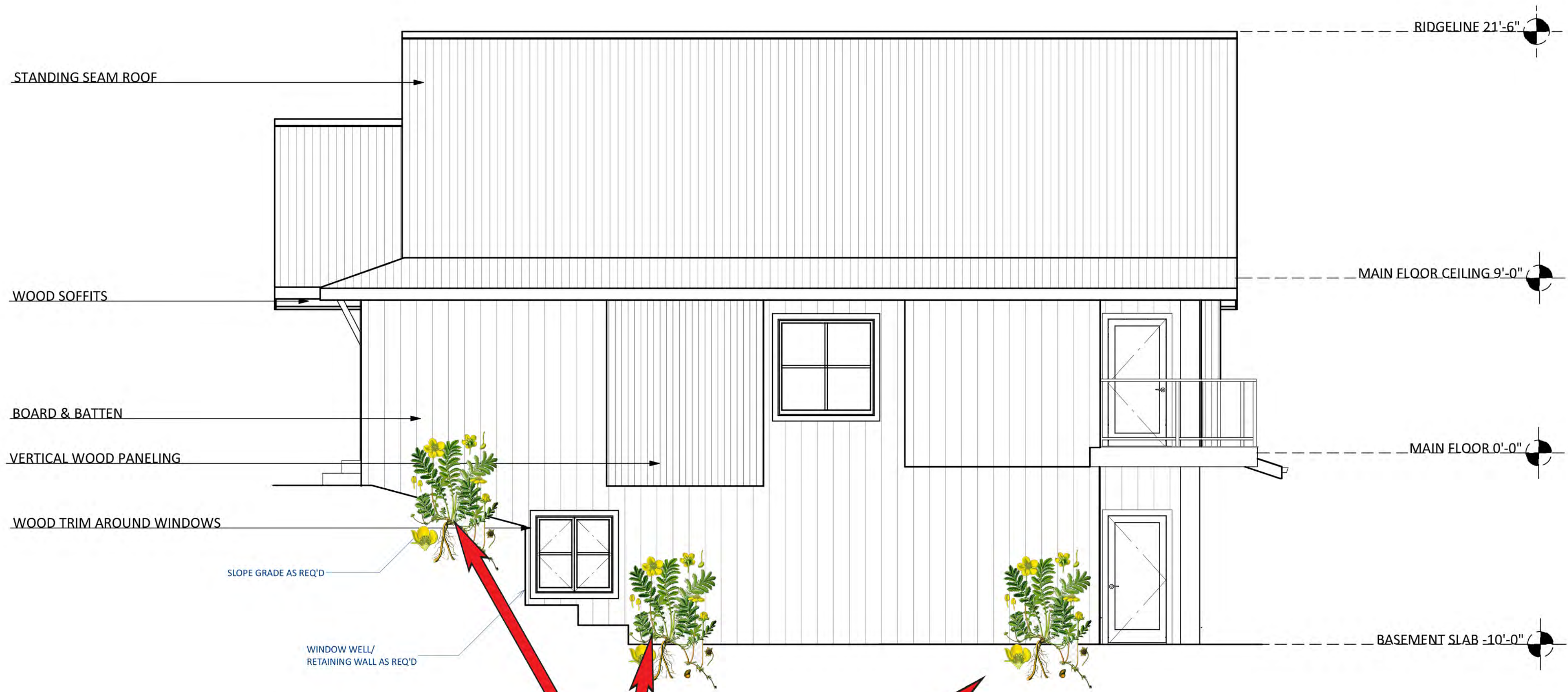
SHEET TITLE: LEFT ELEVATION

PROJECT DESCRIPTION: KNOLL RESIDENCE LOT 76 FEATHERTOP WAY, BIG WHITE, BC

DATE: 2021.03.31

SCALE: 1/4" = 1'-0"

SHEET: A-3



RIGHT ELEVATION

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ACTUAL FINISH GRADE TO BE DETERMINED ACCORDING TO SITE CONDITIONS.



NO.	ISSUED FOR	BY	DATE
R1	REVIEW	SK	2021.03.31
R2	CONSTRUCTION	SK	2021.04.28

SHEET TITLE:

RIGHT ELEVATION

PROJECT DESCRIPTION:

KNOLL RESIDENCE
LOT 76 FEATHERTOP WAY, BIG WHITE, BC

DATE:

2021.03.31

SCALE:

1/4" = 1'-0"

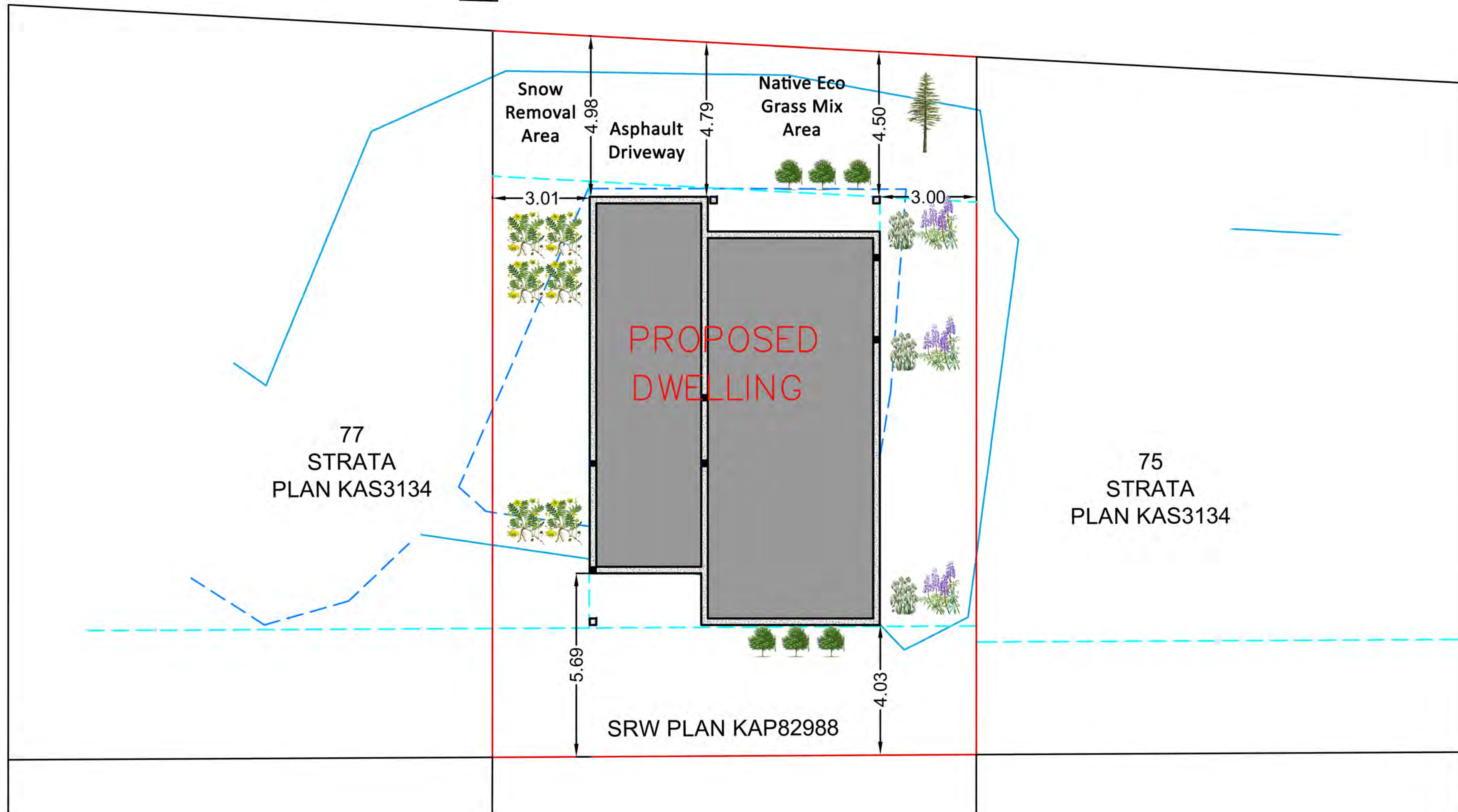
SHEET:

A-4

FEATHERTOP WAY

BACK OF CURB

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NO.	ISSUED FOR	BY	DATE
R1	REVIEW	SK	2021.03.31
R2	CONSTRUCTION	SK	2021.04.28

SHEET TITLE:
PROPOSED SITE PLAN

PROJECT DESCRIPTION:
KNOLL RESIDENCE
LOT 76 FEATHERTOP WAY, BIG WHITE, BC

DATE:

2021.03.31

SCALE:

SHEET:

A-10