



Regional District of  
Kootenay Boundary

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

### Advisory Planning Commission AGENDA

#### NOTICE OF MEETING

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

Due to COVID, your meeting will take place via zoom:

<https://zoom.us/j/98701652655?pwd=TXZscW5sVGJYTGVQcnc2YktpZkR1dz09>

Meeting ID: 987 0165 2655

Passcode: 416247

1 778 907 2071

1. **CALL TO ORDER**
2. **LAND ACKNOWLEDGEMENT**

We acknowledge and appreciate that the land on which we gather is the converging, traditional and unceded territory of the Syilx, Secwepemc, Sinixt and Ktunaxa Peoples as well as the Metis Peoples whose footsteps have also marked these lands.

3. **ADOPTION OF AGENDA**

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

4. **ADOPTION OF MINUTES**

**Recommendation:** That the June 1, 2021 Electoral Area E/West Boundary (Big White) Advisory Planning Commission Minutes be adopted.

5. **DELEGATIONS**

6. **UPDATES TO APPLICATIONS AND REFERRALS**

7. **NEW BUSINESS**

**a. Michael and Rae Anne Thompson**

**RE: Development Permit RDKB File:**  
BW-4222-07499.016

**b. Mike & Deborah Cloutier**

**RE: Development Permit RDKB File:**  
BW-4222-07500.715

8. **FOR INFORMATION**
9. **FOR DISCUSSION**
10. **ADJOURNMENT**



Regional District of  
**Kootenay Boundary**

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

### **ADVISORY PLANNING COMMISSION**

#### **MINUTES**

Tuesday, June 1, 2021 via zoom.

Minutes taken by: John LeBrun.

**PRESENT:** Peter Hutchinson, John LeBrun, Paul Sulyma, Mike Figurski and Rachelle Hawk.

**ABSENT:** Anastasia Byrne

**RDKB DIRECTOR:** Vicki Gee

**RDKB STAFF:** None

**GUESTS:** Andy Hill, Feathertop Strata and Kristina Anderson, RDKB Watershed Planner.

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#### **1. CALL TO ORDER**

The meeting was called to order at 1621.

#### **2. ADOPTION OF AGENDA (Additions/Deletions)**

**Recommendation:** That the June 1, 2021 Electoral Area E/West Boundary (Big White) Advisory Planning Commission Agenda be adopted.

**Motion to adopt by John seconded by Rachelle.**

**ADOPTED**

#### **3. ADOPTION OF MINUTES**

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

**Motion to adopt by Paul seconded by John.**

**ADOPTED**

#### **4. DELEGATIONS. None**

5. **UPDATED APPLICATIONS AND REFERRALS.** None

6. **NEW BUSINESS**

Vicki Gee introduced a new member to the APC; Mike Figurski. He has been a long time (20 plus years) resident of Big White and is/has been the on-hill doctor during that time. Mike was welcomed to the APC.

**A. Gregg and Alexa Kudar**  
**RE: Development Permit**  
RDBK File: BW-4222-07500.665

**Discussion/Observations:**

The property has been cleared of almost all of the trees that were on the lot. The application stated that the majority of trees would be saved.  
The property has not controlled for water run off and has resulted in the water running off the property and into, around and under an existing house below the lot.

**Recommendation:**

It was moved, seconded and resolved that the APC recommends to the Regional District that the Development Permit BW-4222-07500.665 be;

**Not supported with comments provided.**

**Motion to adopt by Rachelle seconded by Mike.**

**ADOPTED**

***B. Kris Gibbs***  
***RE: Development Permit***  
***RDKB File: BW-4222-07499.004***

***Discussion/Observation:***

*There was nothing for discussion or observation.*

***Recommendation:***

It was moved, seconded and resolved that the APC recommends to the Regional District that the Development Permit BW-4222-07499.004 be;

**Supported without comment.**

**Motion to adopt by Rachelle seconded by Paul.**

**ADOPTED**



**C. Phillip and Sharon Knoll**  
**RE: Development Permit**  
**RDKB File: BW-4222-07500.980**

**Discussion/Observation:**

It would appear that the pillars are right at the easement line resulting in the roof of the house being over the ski easement.

The foundation has already been poured without development permit approval.

It would appear that the driveway and snow removal storage area does not meet RDKB requirements.

**Recommendation:**

It was moved, seconded and resolved that the APC recommends to the Regional District that the Development Permit BW 4222-07500.980 be:

**Supported with comments.**

**Motion to adopt by Mike seconded by Paul.**

**Adopted.**

**7. FOR DISCUSSION**

- A. At the previous meeting it was reported that building site are not being cleaned up after construction and that in some cases the building debris is being dumped on adjacent building sites. This has been discussed by the APC during previous meetings. A response from the RDKB stated that they have no control over this. It is a civil matter and would have to be treated that way.
- B. A question was asked about the moving of a liquor store on the mountain was answered by the province and is attached. Basically, states that once the license is issued the license can be moved to any location with very few exceptions.
- C. There was a power outage on the mountain and it was determined that a snow removal piece of equipment hit a green Fortis electrical box. The answer from the RDKB is that this is a Fortis issue and the RDKB has no control over this. Fortis has right of ways/easements and agreements with property owners and is responsible for construction/placement of their electrical boxes

8. **FOR INFORMATION** None

9. **ADJOURNMENT**

It was moved and seconded that the meeting be adjourned at 1726.

From: LCRB Liquor Policy LCRB:EX [mailto:[LCRBLiquorPolicy@gov.bc.ca](mailto:LCRBLiquorPolicy@gov.bc.ca)]

Sent: May 21, 2021 2:35 PM

To: Vicki Gee - Area 'E'/West Boundary Director <[ygee@rdkb.com](mailto:ygee@rdkb.com)>

Subject: RE: Questions my constituents have for me

Hello Vicki,

Thank you for your email.

A licensee retail store (LRS) may apply <<https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/liquor-licence-permits/amend-liquor-licence/relocate-a-liquor-licence>> to the Liquor and Cannabis Regulation Branch to relocate. Relocation requirements are explained on page 13 of the Licensee Retail Store Terms and Conditions Handbook. <<https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/guides-and-manuals/licenseeretailstore-handbook.pdf>>

A licensee retail store may apply to relocate your store anywhere within the province, with the restriction that they cannot relocate within one kilometre of an existing or proposed LRS or BC Liquor Store (i.e. government liquor stores). BC Liquor Stores are also required to abide by this rule. The one-kilometre distance is measured front door to front door, as the crow flies. A list of LRS and BC Liquor Store locations and proposed locations <<https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/liquor-licence-permits/liquor-resources-information/bc-liquor-licensed-establishment-locations>> is available on our website.

There are four exceptions to this rule that the Branch may consider:

- \* If the store is substantially damaged by a fire, flood or other event beyond the licensee's control;
- \* If the shortest travelling distance by road is more than one kilometre due to a watercourse or body of water;
- \* If the store is already within one kilometre of another liquor store and the new location is not closer than the current one; or
- \* If the new location has the same parcel identifier number as the current location

Relocations are subject to zoning requirements by local governments or Indigenous Nations. The LCRB has not set a cap on the number of liquor stores in a local government's jurisdiction. There is a moratorium on new LRS licences until July 2022.

You may wish to know that Rural Licensee Retail Stores <<https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/liquor-licence-permits/apply-for-liquor-licence-permit/apply-for-a-rural-licensee-retail-store-licence>> can sell liquor at general stores in rural communities.

Please reply to this message if you have further questions.



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

<b>RE:</b>	Development Permit – Thompson (688-21D)		
<b>Date:</b>	July 6, 2021	<b>File #:</b>	BW-4222-07499.016
<b>To:</b>	Members of the Electoral Area E/West Boundary-Big White APC		
<b>From:</b>	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	
<b>Owner:</b>	Michael Thompson and Rae Anne Thompson
<b>Agent:</b>	Conrad Wiker, Wiker Developments Inc.
<b>Location:</b>	232 Feathertop Way
<b>Electoral Area:</b>	Electoral Area E/West Boundary
<b>Legal Description:</b>	Strata Lot 9, Plan KAS3398, District Lot 4222, Similkameen Division of Yale Land District
<b>Area:</b>	420.9 m <sup>2</sup> (4,530.2 ft <sup>2</sup> )
<b>Current Use:</b>	Vacant
Land Use Bylaws	
<b>OCP Bylaw 1125:</b>	Medium Density Residential
<b>Development Permit Area:</b>	Commercial and Multiple Family (DP1) and Alpine Environmentally Sensitive Landscape Reclamation (DP2)
<b>Zoning Bylaw 1166:</b>	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, on Terrace Drive, with neighbouring 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 subject property agent states that the 2:1 slope of the subject property provides appropriate natural drainage for rain and melting snow; the site elevation drops from approximately 6 m to 7 m (20 ft. to 23 ft.). Natural rock walls are proposed along the stepped sloping of the property. The property agent states that subject property is on disturbed land with no known vegetation or soils. It is noted that if any natural materials be discovered, they will be utilized, when feasible. The agent states flowers and shrubs will add additional stability to the ground.

A snow removal sites are presented mostly situated on common lot property, as noted in the landscape narrative provided by the agent. These areas are required to be on the subject property rather than the common property and the agent has been contacted with this information. The front yard has a swept concrete driveway and the rear yard includes a concrete deck.

The proposal includes a western larch in the front yard. A combination of shrubby cinquefoil, yarrow, and arctic lupin are planned for the side yards. Pebbles are used around the plantings. The front yard includes Eco Green Rapid Cover grass mix. Staff have contacted the applicant about ensuring the grass or wildflowers are planted on any bare areas on the site, including the easement, if vegetation is inadequate. The location of the vegetation will need to be adjusted to ensure space for snow removal areas. Landscaping will be maintained on a monthly or as needed basis.

## Preliminary Plan for Single Detached Dwelling

Based on applicant's proposal, the proposed dwelling has a parcel coverage of 39% and a floor area ratio of 0.78, 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, and average building height, as presented, appear to meet or exceed minimum zoning requirements.

### Parking and Rear Yard Setback:

In the applicant's drawing entitled A-3: Top View, the text summary of the site states there is a two vehicle garage but the applicant's actual site drawing presents a single vehicle garage and an exterior parking space. Furthermore, the text summary states the parking spaces are 2.5 m by 5 m, which does not meet parking space width requirements in Section 317.5(a) of the zoning bylaw which states, *"each parking space shall [...] be not less than 3.0 metres in width, where such space is adjacent to a side wall or column, as measured from the centre line of a column."* This dimension also contradicts the site drawing which shows the exterior parking space that is 5.69 m in length (no width listed)

and encroaching on the common lot property. Parking spaces are not permitted to be located on common lot property.

While the rear deck meets the zoning setback requirements, it appears to be partially located in a Statutory Right of Way on the subject property.

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. While these items are reviewed and finalized at the building permit stage, due to the potential issues with parking and deck concerns, planning staff have contacted the applicant to highlight these concerns so appropriate site plan refinements can be prepared for their building permit application.

## **Attachments**

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



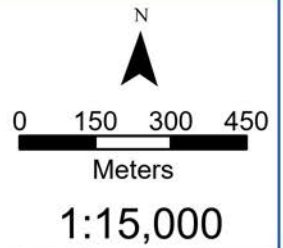


Regional District of  
Kootenay Boundary

Date: 2021-04-30

# Site Location Map

Strata Lot 9, Plan KAS3398,  
District Lot 4222,  
Similkameen Div of Yale Land District



Subject Property  
Strata Lot 9, 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](http://rdkb.com)

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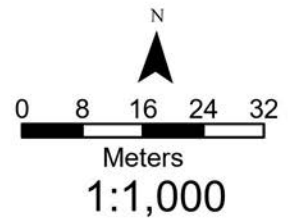


Regional District of  
Kootenay Boundary

Date: 2021-04-30

## Subject Property Map

Strata Lot 9, Plan KAS3398,  
District Lot 4222,  
Similkameen Div of Yale Land District



Subject Property  
Strata Lot 9, Feathertop Way

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Document Path: P:\PD\BW\BW-4222-07499.016\_1085937 BC Ltd\_Thompson\Mapping\2021-04-30\_Mapping\_BW-4222-07499.016\_232Feathertop.aprx"



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

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

## **Development Permit Application (LR)**

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

**Location of Build:**

1. AND LEGAL DESCRIPTION OF LAND:  
[LEGAL DESCRIPTION]

**STRATA LOT 9 DISTRICT LOT 4222 SIMILKAMEEN DIVISION YALE DISTRICT  
STRATA PLAN KAS3398 TOGETHER WITH AN INTEREST IN THE COMMON  
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA  
LOT AS SHOWN ON FORM V**

**PID: 027-402-282**

**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. Consequently, the owner(s) agrees to maintain the property through simple onsite hand watering and regular landscape maintenance. Maintenance will include mowing, pruning, and removal of any dead vegetation. It shall be completed monthly or as required. The plants will only need to be watered at the start of every spring season following the disappearance of snow. All plants selected should be able to grow on their own following an initial water. The owner will monitor and rewater mid-season should the need arise. Should the homeowner(s) be unable to do so, he/she has agreed to contract professionals 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 and Plantings:

The vegetation that will be planted on site are exclusively composed of native species that all grow naturally within the immediate area. Any existing vegetation will be supplemented with grass or wildflowers, as needed. 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</i>	<i>Front of the property</i>
<i>Native grass</i>	<i>Eco-Green Rapid Cover Mix</i>	<i>80 Sq. Ft.</i>	<i>Front of the property</i>
<i>Shrubs</i>	<i>Shrubby Cinquefoil</i>	<i>4-8</i>	<i>Side/Front</i>
<i>Flowers</i>	<i>Yarrow</i>	<i>4-8</i>	<i>Front</i>
	<i>Artic Lupin</i>	<i>4-8</i>	<i>Front/Side</i>

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

The plants will be surround by a 1 inch minus pebble rock. Wild flowers will be mixed within to provide greater stability and blend in with natural surroundings.

### 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 with supplemented vegetation of grass and wildflowers. 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 between 20-23 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 for occupancy.

#### **6. Rock Retaining / Stepped Foundation / Front and Rear Stair Accesses**

Only natural existing rocks will be used on site for retaining on sides 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). The front and rear stairs are to be constructed of concrete and natural rock materials which will match the esthetics of the home and blend into the natural surroundings (Granite). They will be anchored to the foundation per BC Building Code and do not require an additional footing.

#### **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/Parking**


The Owner agrees to locate all snow to the right and left front corners of the property with the primary snow location being the common property located directly across the road (N/W) as detailed on the attached map (Imapbc.com). The two snow piles should provide adequate space. The location of snow piles 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 except for grasses in the front which are designed to with stand snow loads. With perpendicular parking in front of the primary entrance and with the additional stall in the garage, two full spots are available as per local bylaw.

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](mailto: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: June 15, 2021**

**Conrad Wiker**  
*Wiker Developments, Inc.*

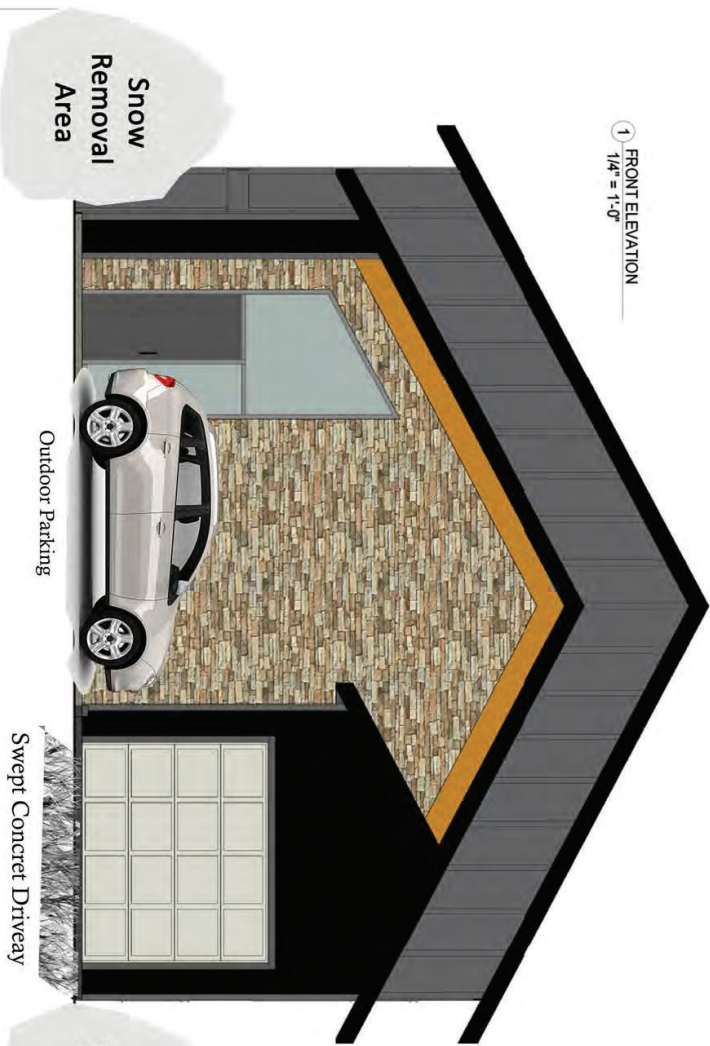
[conradwiker@gmail.com](mailto:conradwiker@gmail.com)  
PH: 250-878-9090





# DRAWING A-1: Front and Side View

1 FRONT ELEVATION  
1/4" = 1'-0"



**Vegetation and Plantings:**

The vegetation that will be planted on site are exclusively composed of native species that all grow naturally within the immediate area. Any existing vegetation will be supplemented with grass or wildflowers, as needed. 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:

Item	Name	Quantity / Amount	Location
Tree	Western Larch	1	Front of the property
Native grass	Eco-Green Rapid Cover Mix	80 Sq. Ft.	Front of the property
Shrubs	Shrubby Cinquefoil	4-8	Side/Front
Flowers	Yarrow	4-8	Front
	Arctic Lupin		Front/Side

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

The plants will be surround by a 1 inch minus pebble rock. Wild flowers will be mixed within to provide greater stability and blend in with natural surroundings.

2 RIGHT ELEVATION  
1/4" = 1'-0"



## GENERAL NOTES

- ARCHITECTURAL DESIGN BASED ON
- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
- FLASH AND CAULK TO ENSURE A WEATHER TIGHT
- ELECTRICAL, MECHANICAL, PLUMBING, FLOOR AND TRUSS DESIGN BY OTHERS.
- REFER TO ENG DWGS FOR TRUSS, GIRDERS, BEAM, P LOADS

## SKI CHALET DESIGN

CLIENT: MICHAEL THOMPSON

HOUSE PRESENTATION ELEVATIONS

05/13/2021

Sheet Name: A3.3



# DRAWING A-2: Rear and Side View



1 BACK ELEVATION  
1/4" = 1'-0"

## Vegetation and Plantings:

The vegetation that will be planted on site are exclusively composed of native species that all grow naturally within the immediate area. Any existing vegetation will be supplemented with grass or wildflowers, as needed. 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:

Item	Name	Quantity / Amount	Location
Tree	Western larch	1	Front of the property
Native grass	Eco-Green Rapid Cover Mix	80 Sq. Ft.	Front of the property
Shrubs	Shrubby Cinquefoil	4-8	Side/Front
Flowers	Yarrow	4-8	Front
	Arctic Lupin	4-8	Front/Side

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

The plants will be surrounded by a 1 inch minus pebble rock. Wild flowers will be mixed within to provide greater stability and blend in with natural surroundings.



2 LEFT ELEVATION  
1/4" = 1'-0"

## GENERAL NOTES

- ARCHITECTURAL DESIGN BASED ON
- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
- FLASH AND CAULK TO ENSURE A WEATHER TIGHT BUILDING
- ELECTRICAL, MECHANICAL, PLUMBING, FLOOR AND TRUSS DESIGN BY OTHERS
- REFER TO ENG DWGS FOR TRUSS, GIRDERS, BEAM, P LOADS

## SKI CHALET DESIGN

CLIENT: MICHAEL THOMPSON

HOUSE PRESENTATION ELEVATIONS

05/10/2021

Sheet Name: A3.4



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

<b>RE:</b>	Development Permit – Cloutier (693-21D)		
<b>Date:</b>	July 6, 2021	<b>File #:</b>	BW-4222-07500.715
<b>To:</b>	Members of the Electoral Area E/West Boundary-Big White APC		
<b>From:</b>	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	
<b>Owner(s):</b>	Deborah Cloutier and Michael Cloutier
	Shauna Wizinsky, Weninger Construction & Design Ltd.
<b>Location:</b>	765 Feathertop Way (application address is incorrect)
<b>Electoral Area:</b>	Electoral Area E/West Boundary
<b>Legal Description:</b>	Strata Lot 23, Plan KAS3134, District Lot 4222, Similkameen Division of Yale Land District
<b>Area:</b>	712.3 m <sup>2</sup> (7,666.6 ft <sup>2</sup> )
<b>Current Use:</b>	Vacant
Land Use Bylaws	
<b>OCP Bylaw 1125:</b>	Medium Density Residential
<b>Development Permit Area:</b>	Commercial and Multiple Family (DP1) and Alpine Environmentally Sensitive Landscape Reclamation (DP2)
<b>Zoning Bylaw 1166:</b>	Chalet Residential 3 Zone

## History / Background Information

The subject property is part of a bare land strata. It is located on Feathertop Way and backs onto Big White Ski Hill (see Attachment 2 – Subject Property Map). There is a common property lane in front of 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 applicant's landscape reclamation letter states that the subject property is undeveloped and has retained natural vegetation, including a number of trees in the rear yard. The applicant intends to utilize the existing topsoil, if any, and bring in additional topsoil as needed.

Due to the volume of bedrock it is not anticipated by the applicant that retaining walls will be required; however, if geotechnical engineer believes it necessary, the applicant will include stacked rock retaining walls. 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, one exterior parking space, and an asphalt walkway leading to the front entrance. The proposal includes a concrete patio in the rear yard and concrete steps to the front entrance. 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. Details of a landscape maintenance plan have not been included with the application but should include regular (at least annually) removal of dead vegetation and pruning. The style of grass and wildflowers should not need mowed.

The landscaping plan includes keeping the heavily treed rear of the property undisturbed. The applicant proposes four spruce or pine trees on the side yards. Neither spruce nor pine are on the recommended plantings list and pine sap can pose a fire hazard. With the existing stand of trees in the rear yard, staff recommend not using pine trees. Further, the spruce trees could be reduced or substituted for Western Larch.

Artic Lupin, Karl Forester Feather Reeds, Barberry, and Shrubby Cinquefoil are featured on the side and rear yards, with the front yard featuring a these plants to create a landscaping break between the property and the common lot access. Plantings are planned to be surrounded by grass seed and wildflowers. 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 40.5% and a floor area ratio of 0.70, meeting the requirements of the R3 Zone, which allows a maximum parcel coverage and floor area ratio of 50% and 0.8, respectively. Setbacks

comply with zoning and the average height of the dwelling was not provided. While the plans show the three 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 and building regulations at the building permit stage.

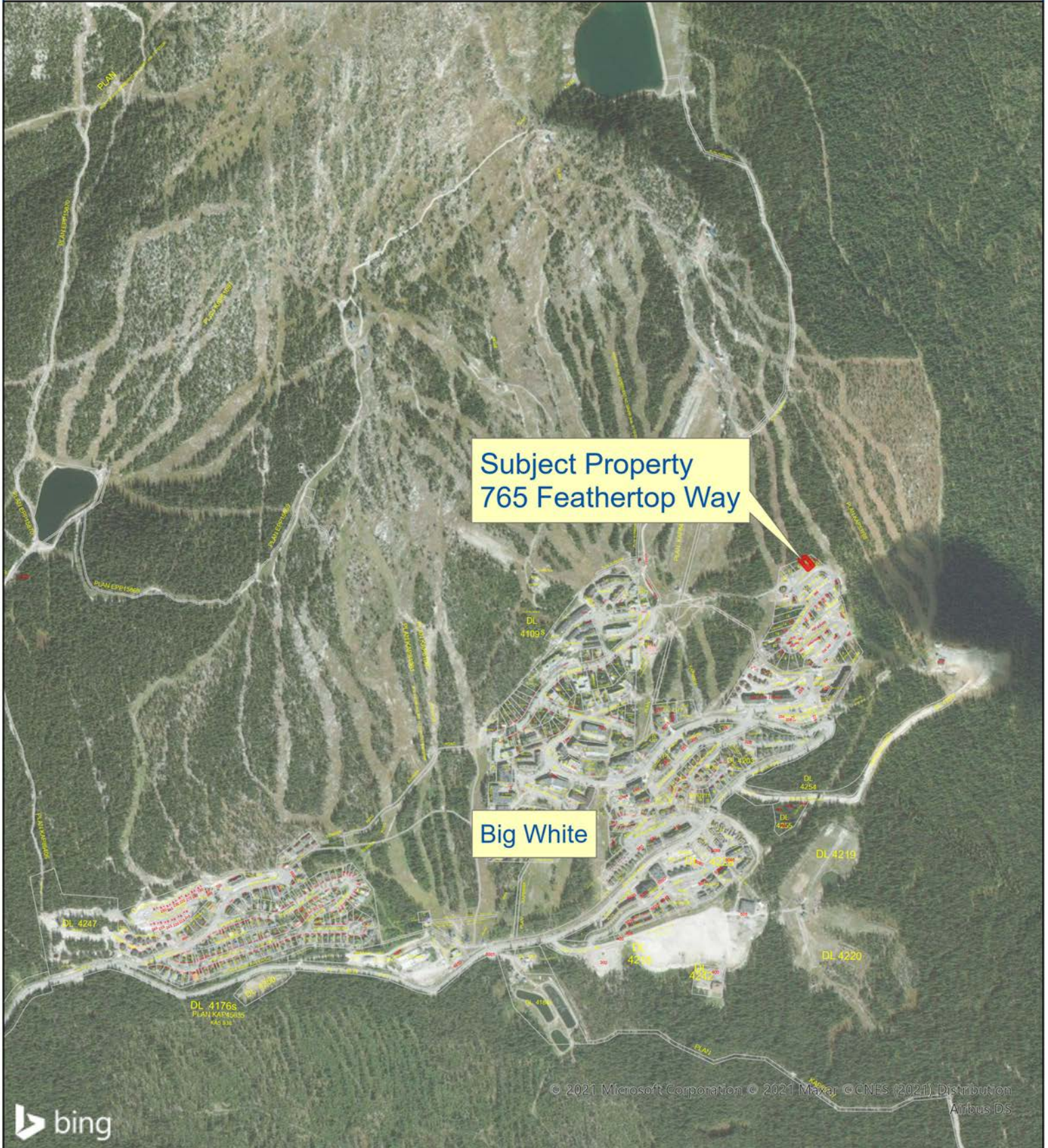
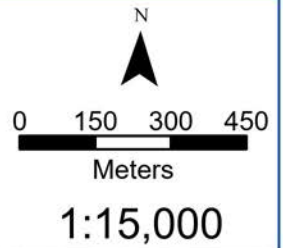
### **Attachments**

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

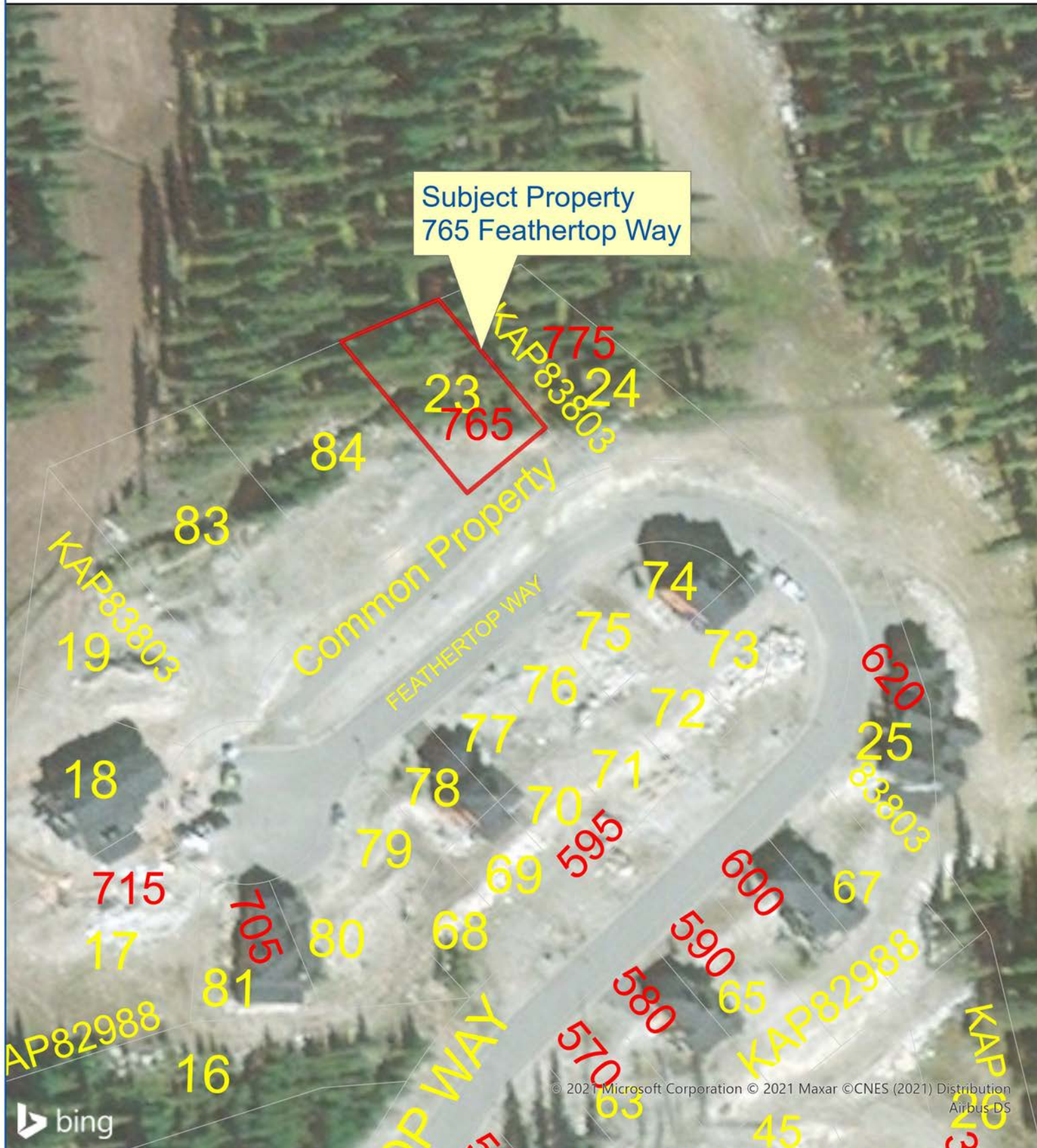


## Site Location Map

Strata Lot 23, Plan KAS3134,  
District Lot 4222,  
Similkameen Div of Yale Land District











June 9, 2021

RE: Development Application for Lot 23, 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 wherever possible.

This site does have a drop to it, but because we are working with the natural incline there will be no drainage required. The property contains enough bedrock that blasting will be required, we believe the presence of bedrock means that no retaining walls will be required, however if the property has an incline that the Geotechnical Engineer feels requires stabilization, rock retaining walls will be installed. Rock retaining walls would be large stacked rocks, which we will stack to a maximum height of 4', staggered as required.

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.

The designated snow storage areas are generally clear of plants that could be damaged and crushed by the weight of cleared snow.

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

DESIGN ~ CONSTRUCT ~ DEVELOP



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

Depending on the completion date of the landscaping and the weather, we expect that 2 growing seasons should be enough for the plants to become fully established. A yearly clear out of dead plant material is recommended, the owners will complete this maintenance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shauna Wizinsky', with a long, sweeping horizontal line extending to the right.

**Shauna Wizinsky**, Project Manager  
Weninger Construction & Design Ltd

DESIGN ~ CONSTRUCT ~ DEVELOP

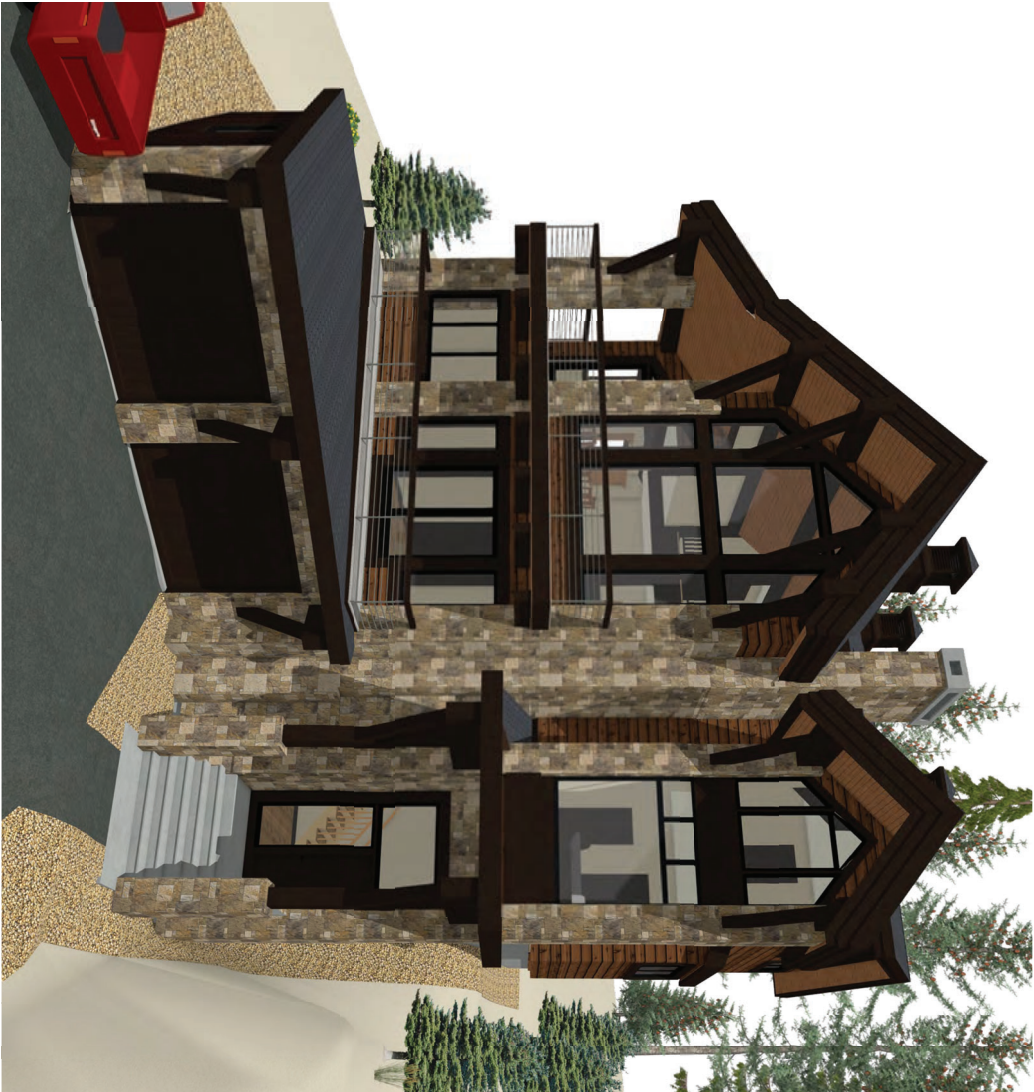
[info@weningerconstruction.com](mailto:info@weningerconstruction.com)

(250)765-6898

Fax(250)765-6078

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





VIEW FROM ROAD

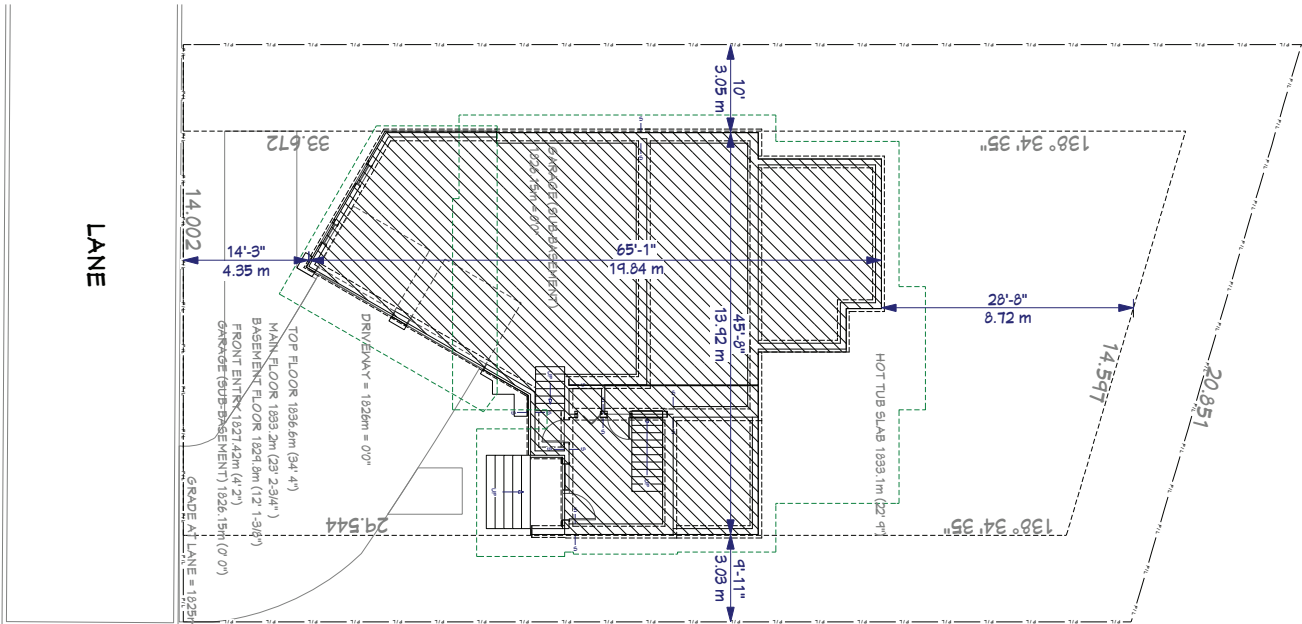
<b>Total Interior Space:</b>	<b>4,126 sq.ft.</b>
Including	
Garage:	891 sq.ft.
Plus	
Exterior Covered Area:	602 sq.ft.
<b>Garage (Sub-Basement) 891 sq.ft.</b>	
Including Garage and Entry	
Plus Exterior Covered	
<b>Basement Floor 942 sq.ft.</b>	
Including Family Room, Office, 2 Bedrooms, 1 Bath	
<b>Main Floor 1,502 sq.ft.</b>	
Including Bootroom, Laundry, Powder Room, Kitchen, Dining, Living, and Master with Ensuite	
Plus Covered Hot Tub Patio, and Covered Deck	
<b>Top Floor 791 sq.ft.</b>	
Including Bedroom, Loft, Bathroom, and Bedroom with Ensuite	

**FLOOR AREA RATIO 0.70**  
**Parcel Size: 442.6 m2 or 4,764 sq.ft.**

**Gross Floor Area Above Ground:3,340 sq.ft.**  
**Garage/SubBasement: 595 sq.ft. above ground (1,502sq.ft. total including garage)**  
**Basement Floor: 452 sq.ft. above ground (942 sq.ft. total)**  
**Main Floor: 1,502 sq.ft.**  
**Top Floor: 791 sq.ft.**

**PARCEL COVERAGE 40.5%**  
**Parcel Size: 4,764sq.ft**  
**Building Footprint: 1,932sq.ft**

ISSUED FOR DEVELOPMENT PERMIT



Site Plan

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	Jun 9 2021	MN & SW	Issued for DP

DRAWN BY: <b>Marlin Weninger Shauna Wizinsky</b>	PROJECT LOCATION: <b>FEATHERTOP WAY</b>
Weninger Construction & Design Ltd. #10-220 NEAVE RD. Kelowna, BC V1V 2L9 Tel: (250) 765-6890 Fax: (250) 765-6078	

PROJECT TITLE: <b>CLOUTIER CHALET</b> LOT 23	SHEET TITLE: <b>SITE PLAN</b>
--	----------------------------------

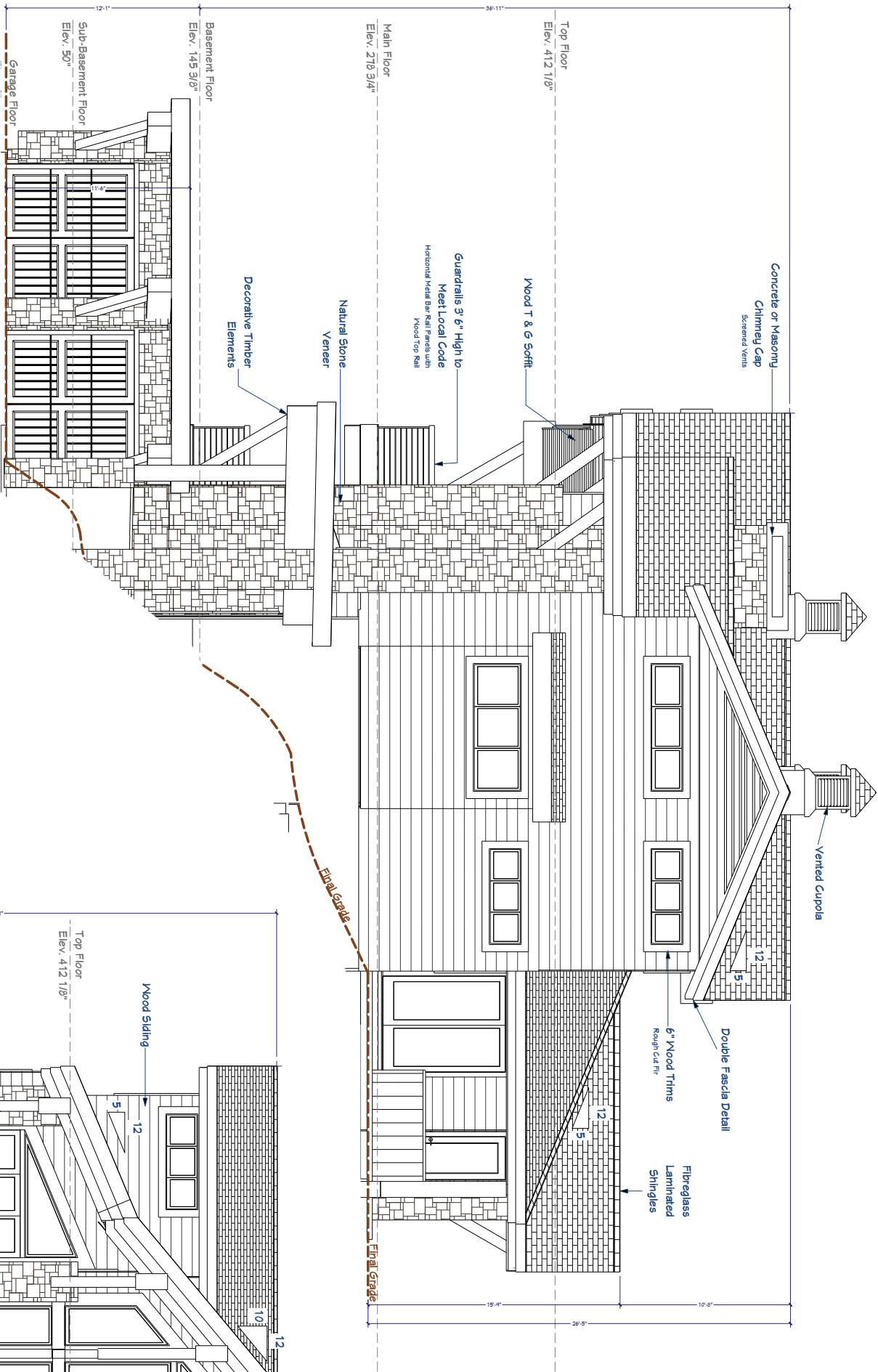
DRAWINGS PROVIDED BY:	
	

DATE: 09/06/2021
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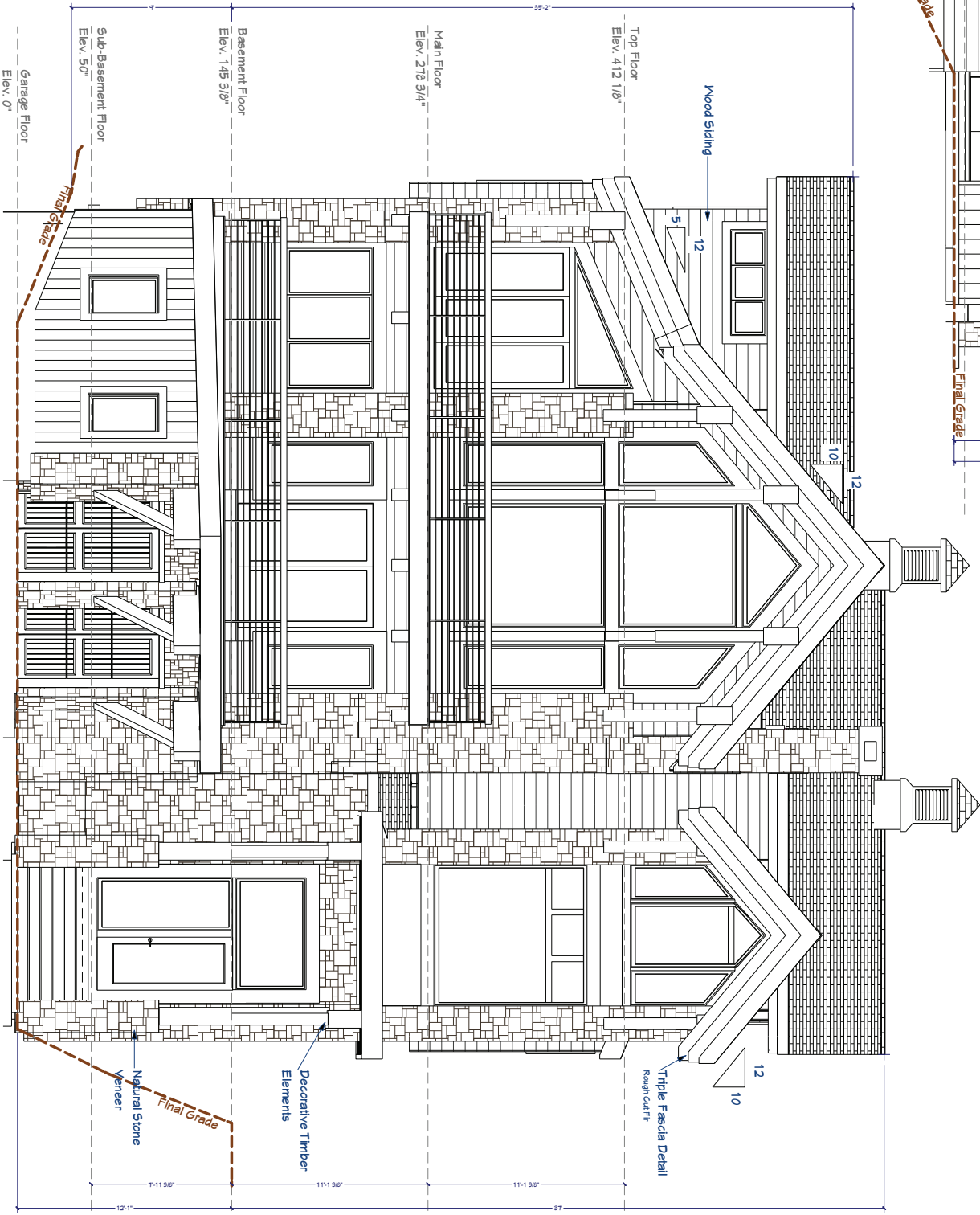
SCALE: 1" = 10'
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SHEET: <b>I</b>
--------------------





RIGHT ELEVATION



FRONT ELEVATION

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	Jun 9 2021	MN & SW	Issued for DP

DRAWN BY

Marlin Weninger

Shauna Wizinsky

PROJECT LOCATION

FEATHERTOP WAY

Weninger Construction & Design Ltd.

#10-220 NEAVE RD.

Kelowna, BC V1Y 2L9

Tel: (250) 765-6890 Fax: (250) 765-6078

PROJECT TITLE

CLOUTIER CHALET

LOT 23

SHEET TITLE

ELEVATIONS

DRAWINGS PROVIDED BY:

WCD

WENINGER CONSTRUCTION & DESIGN LTD.

Co

COBALT DESIGN

DATE:

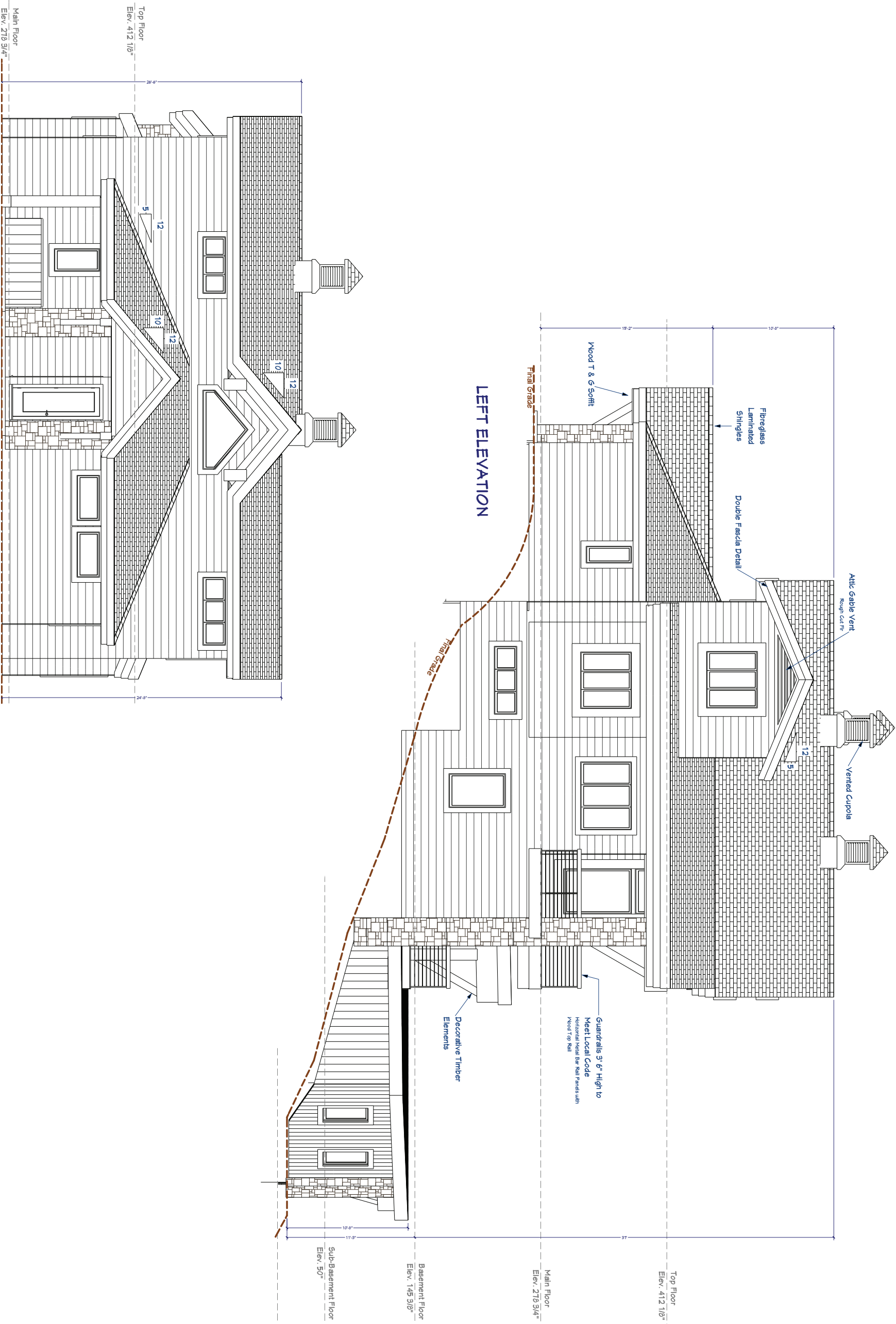
09/06/2021

SCALE:

1/4" = 1' 0"

SHEET:

4



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	Jun 9 2021	MN & SW	Issued for DP

DRAWN BY

Marlin Weninger  
Shauna Wizinsky

PROJECT LOCATION

FEATHERTOP WAY

Weninger Construction & Design Ltd.  
#10-220 NEAVE RD.  
Kelowna, BC V1V 2L9  
Tel: (250) 765-6898 Fax: (250) 765-6078

PROJECT TITLE

CLOUTIER CHALET  
LOT 23

SHEET TITLE

FOUNDATION PLAN &  
ROOF PLAN

DRAWINGS PROVIDED BY:

WCD

WENINGER  
CONSTRUCTION  
& DESIGN LTD.

Co

COBALT DESIGN

DATE:

09/06/2021

SCALE:

1/4" = 1"

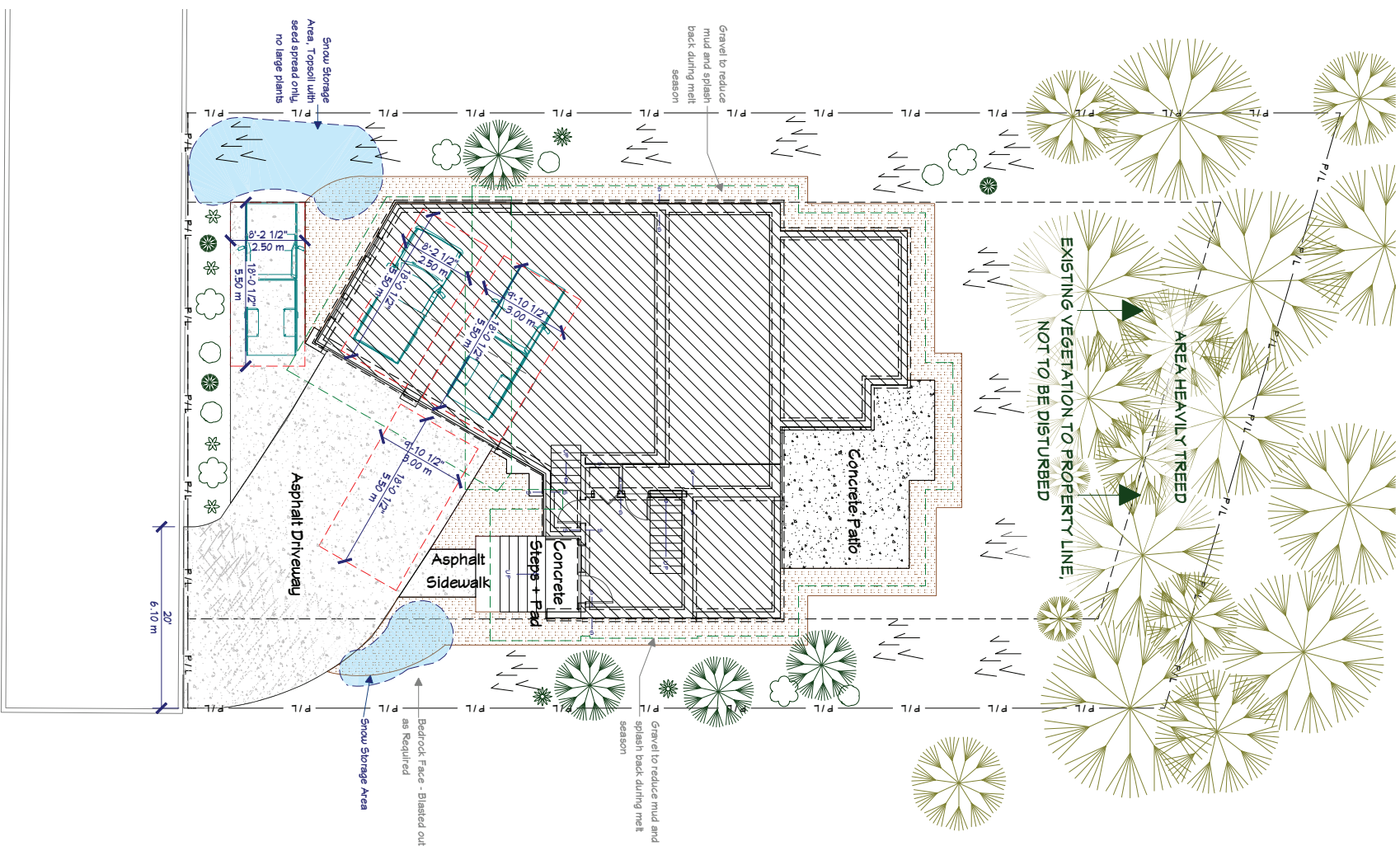
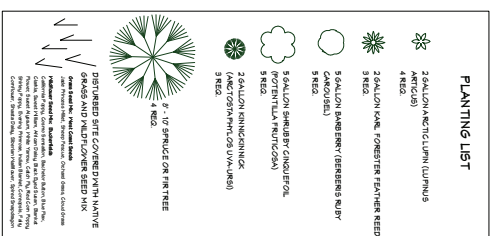
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5





## Landscape Rendering



		REVISION TABLE	
NUMBER	DATE	REVISED BY	DESCRIPTION
1	Jun 9 2021	MW & SW	Issued for DP

DRAWN BY <b>Marlin Weninger</b> <b>Shauna Wlitzinsky</b>	PROJECT LOCATION <b>FEATHERTOP WAY</b>
<b>Weninger Construction &amp; Design Ltd.</b> <b>#10-220 NEAVE RD.</b> <b>Kelowna, BC V1Y 2L9</b> <b>Tel: (250) 765-6898 Fax: (250) 765-6078</b>	

PROJECT TITLE	<b>CLOUTIER CHALET</b> LOT 23
SHEET TITLE	<b>LANDSCAPING PLANS</b>

DRAWINGS PROVIDED BY:



DATE:  
09/06/2021

SCALE:  
1/4" = 1"

SHEET:  
6