



## ELECTORAL AREA E/ WEST BOUNDARY – BIG WHITE ADVISORY PLANNING COMMISSION

**Monday, April 1, 2024 – 5:00 pm**

### **REVISED AGENDA**

**Big White Fire Hall, 7555 Porcupine Road**

**and via Teams:**

[Click here to join the meeting](#)

Meeting ID: 289 434 318 12

Passcode: jRz573

**Or call in** [+1 647-794-5571](tel:+16477945571), [134459915#](tel:+12504459915)

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**1. Call to Order**

**2. Land Acknowledgement**

In the spirit of respect, truth and reconciliation, we honour and thank the Indigenous Peoples on whose traditional and unceded lands we operate.

**3. Consideration of the Agenda (additions/deletions)**

**April 1, 2024**

**Recommendation:** That the April 1, 2024 Electoral Area E/ West Boundary-Big White Advisory Planning Commission agenda be approved.

**4. Draft Minutes**

**March 4, 2024**

Recommendation: That the minutes of the March 4, 2024 Electoral Area E/ West Boundary – Big White Advisory Planning Commission meeting be adopted.

**5. Delegations**

**6. Updates to Applications and Referrals**

**A. Jordan Hettinga, Agent for**

1312822 BC Ltd., and Black Forest Developments Ltd.

RE: Zoning Bylaw Amendment

RDKB File: BW-4256/4257-2024-003

**7.     New Business**

**A. Jennifer Hall**

RE: Development Variance Permit  
RDKB File: BW-4222-07500.640

**B. John and Wendy Quinn**

RE: Development Permit  
RDKB File: BW-4222-07500.825

**C. BC Timber Sales**

RE: Road Referral  
RDKB File: B-54-BW

**8.     For Information**

**9.     For Discussion**

**10.    Adjournment**



**Electoral Area E/ West Boundary – Big White  
Advisory Planning Commission  
MINUTES**

Tuesday, January 2, 2024  
Big White Community School  
In person and via tele-conference

**Present:**

Rachelle Marcinkoski, Chair  
Mike Figurski, Vice-Chair (arrived 1747)  
John LeBrun, Secretary  
Paul Sulyma  
Carla Berrie

Director Sharen Gibbs

**Absent:** Anna Byrne

**RDKB Staff Present:** Donna Dean  
JoAnn Peachy

**Guest(s) Present:** David and Lisa McFarlane owners  
Lot1, Bullet Creek Cabins.  
Conrad Wiker, Agent for Lot 1, Bullet Creek Cabins.  
Ross Derrik owner Globe Restaurant.

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**1. Call to Order**

The meeting was called to order at 1709.

**2. Land Acknowledgement**

In the spirit of respect, truth and reconciliation, we honour and thank the Indigenous Peoples on whose traditional and unceded lands we operate.

### **3. Consideration of the Agenda**

**Recommendation:** That the January 2, 2024, Electoral Area E/ West Boundary – Big White Advisory Planning Commission agenda be adopted as presented. **CARRIED**

### **4. Adoption of Draft Minutes**

**Recommendation:** That the October 3, 2023, Electoral E/ West Boundary – Big White Advisory Planning Commission Minutes be adopted as presented. **CARRIED**

### **5. Delegations** See guests above.

### **6. Old Business and Updates to Applications & Referrals**

### **7. New Business**

#### **A. 0882453 BC LTD. (Conrad Wilker-Agent)**

RE: Development Variance Permit

RDKB File: BW-4202-07909.188/2023-078

#### **Discussion/Observations:**

1. The discussion was started with a presentation from the agent with input from the owners. They outlined that they had followed all requirements from the RDKB and were well on the way to complete the project when a stop work order was put on the property on or about May of 2023. The owners stated they have been working on the project since the project was approved in 2009. They stated they have spent a lot of money on lawyers, engineers and building costs and for the variance not to be approved a lot of money and time would be wasted.
2. The discussion from the APC started with the question of why the APC was asked to review this application. The application presented to the APC has many unanswered questions that some of the committee felt would require the input from lawyers, engineers and research from the RDKB Planning Department. The RDKB sent it back to the APC for comment because they had supported the request in the past. With that said the application was considered.
3. It was stated from the RDKB that the application was not in accordance with the approved site plan, was in a different location and built not in accordance with the approved building plan as



submitted in 2021.

4. There were letters of support from Fortis and Big White Utilities with conditions. There was no indication in the paperwork that those conditions would be met.
5. There was a letter of support from the Strata as there were a couple of letters of non-support from owners within the strata. Their concern was that there were liability issues with the build if it was approved. The Strata council did not indicate that they were aware of liability issues before recommending their support.
6. The report would indicate that no inspection of the property was conducted until the project was issued a stop work order.
7. The committee then discussed a number of issues concerning dates and what was done when. Without factual data from the RDKB about when or if inspections were done it was hard to determine exactly what happened when.

The Chair called for a vote on the application for a variance.

The vote was: 2 voted in favor of the variance.

3 voted against approval.

The chair then asked each member for their reason for vote.

After each member responded the Chair asked for another vote.

The vote was: 2 voted in favor of the variance

1 voted in favor with comment.

1 abstained.

1 voted against.

### **Recommendation:**

It was moved, seconded, and resolved that the APC recommends to the Regional District that the Development Variance Permit

Be supported with comment.

**CARRIED**

**B. Big White Ski Resort-Globe Restaurant**  
RE: LCRB Referral  
RDKB File: BW-4109s-07444.450/2023-106

**Discussion/Observations:** Ross Dereck provided comments about the need for this application. The committee had no questions about the application.

**Recommendations:**

Be supported without comment

**CARRIED**

**C. Happy Valley Day Lodge-Altitunes**  
RE: Special Events License  
RDKB File: BW-4220-10293.275/2023-111

**Discussion/Observations:** The application was similar to the request last year with increase in drink costs. The committee thought the event last year was well received and well run.

**Recommendations:**

Be supported with comment

**CARRIED**

**D. Big White Ski Resort**  
Re: Crown Grant Application  
RDKB File: BW-2713-Ridge Base/2023-114

**Discussion/Observation:** None

**Recommendation:**

Be supported without comment

**CARRIED**

**8. For Information**

A. 2024 Planning and Development Application Process and Meeting Schedule.

1. Sharen will discuss with the RDKB to change the location and day of the meeting back to the Firehall on Monday with next month's meeting. The

meeting will be held on the following Tuesday if the Monday is a holiday.  
Zoom would be available for all meetings.

2. APC Guide attached. No input.
3. A new alternate director has been appointed for Area E and he is Grant Harfman who will be taking his oath of office this month.

**9. Election of Chair, Vice-Chair and Secretary.**

Chair: Cala Berrie

Vice-Chair: Mike Figurski

Secretary: John LeBrun

There were no other nominations all 3 nominations were elected by acclamation to respective positions.

**10. For Discussion**

Rachelle Marcinkoski announced that she would have to resign from the committee effective immediately. Sharen and the committee members thanked her for her time on the committee.

**11. Adjournment**

**MOVED AND SECONDED** that the meeting be adjourned at 1826.





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

<b>RE:</b>	Zoning Bylaw Amendment (Rezoning) – Black Forest Developments Ltd. / 1312822 B.C. Ltd.		
<b>Date:</b>	March 5, 2024	<b>File #:</b>	2024-003 BW-4256 / BW-4257
<b>To:</b>	Members of the Electoral Area E/ West Boundary - Big White APC		
<b>From:</b>	JoAnn Peachey, Current Planning Supervisor		

### Issue Introduction

We received a Zoning Bylaw Amendment application from Jordan Hettinga on behalf of 1312822 B.C. Ltd. and Black Forest Developments Ltd. for two properties on Black Forest Road at Big White, District Lot 4256 and District Lot 4257 (*see Attachments*). The applicant is proposing to add a site specific use for the subject properties in the R3 zone to allow for secondary suites.

Property Information	
<b>Owner(s):</b>	DL4256: 1312822 B.C. Ltd. DL4257: Black Forest Developments Ltd.
<b>Agent:</b>	Jordan Hettinga
<b>Location:</b>	No Addresses (Black Forest Road)
<b>Electoral Area:</b>	Electoral Area E/ West Boundary
<b>Legal Description(s):</b>	District Lot 4256, SDYD / District Lot 4257, SDYD As Shown On Plan EPP72662
<b>Area:</b>	DL 4256: 0.35ha (0.87ac) DL 4257: 1.02ha (2.55ac)
<b>Current Use(s):</b>	Vacant
Land Use Bylaws	
<b>OCP No. 1125:</b>	Medium Density Residential
<b>DP Area:</b>	Commercial & Multiple Family / Alpine Environmentally Sensitive Landscape Reclamation
<b>Zoning No. 1166:</b>	Chalet Residential 3 (R3)
Other	
<b>ALR:</b>	Outside ALR
<b>Waterfront/Floodplain:</b>	Not Mapped
<b>Water Service Area:</b>	Big White Utilities

<b>Sewer Service Area:</b>	Big White Utilities
<b>Planning Agreement Areas:</b>	N/A

## History / Background Information

District Lot 4256 is located south of Black Forest Road approximately 250m from the intersection of Black Forest Road and Big White Road, in the Black Forest neighbourhood at Big White in Electoral Area E/ West Boundary. District Lot 4257 is located west of Black Forest Road, approximately 100m north/northwest of District Lot 4256.

Both subject properties are designated as Medium Density Residential in Big White Official Community Plan Bylaw No. 1125 and are zoned Chalet Residential 3 (R3) in Big White Zoning Bylaw No. 1166, 2001. Both properties are currently vacant and located within the Commercial & Multiple Family Development Permit Area and Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area (*See Attachment #2-Subject Property Map*).

District Lot 4256 is surrounded by Crown land to the west, east and south. Immediately to the south includes an area leased by Big White Ski Resort containing the Tube Park. Immediately to the north lies Black Forest Road.

District Lot 4257 is also surrounded by Crown land, with a ski run to the west. To the east lies Black Forest Road (*See Attachment #1-Site Location Map*).

The subject properties are located in the Black Forest Neighbourhood, where the current designation/zoning was changed after completion of a secondary plan by Brent Harley and Associates Ltd. dated April 2018.

For District Lot 4256, Ministry of Transportation and Infrastructure (MOTI) issued preliminary layout review on December 14, 2021 for a 4-lot conventional subdivision. For District Lot 4257, Ministry of Transportation and Infrastructure (MOTI) issued preliminary layout review on January 19, 2024 for an 8-lot conventional subdivision. For both subdivisions, the Board of Directors directed staff to require payment of 5% of land value as cash-in-lieu of parkland prior to final subdivision (*See Attachment #3-Applicant's Submission Package for subdivision layout*).

Prior to building permit issuance for each single family or two family dwelling, an Alpine Environmentally Sensitive Landscape Reclamation Development Permit application for each property is required.

## Proposal

The applicant is requesting a text amendment to the Chalet Residential 3 (R3) zone. This text amendment would allow for "secondary suite" as a

permitted use on the subject properties (*Attachment #3-Applicant's Submission Package*).

Secondary suites are already defined in the Big White Zoning Bylaw and subject to specific use regulations to limit the size, among other requirements.

## Implications

It is noted that Big White's OCP is currently under review. However, there are no new policies specific to secondary suites drafted at this time. While OCP Steering Committee has not yet reviewed the topic of affordable housing options, it is a discussion item as part of the review process.

Big White's current OCP is silent on secondary suites but includes more general policies regarding residential uses that are applicable to this rezoning application, as shown below:

- **Residential Objective-Section 3.11**– *"To encourage various residential alternatives and affordable housing for employees".*
- **Residential Policy–Section 3.11.2**– *"The Regional District shall ensure that the community offers a range of dwelling types and residential densities, including low, medium, intermediate and high densities"*
- **Residential Policy–Section 3.11.4**– *"Medium Density Residential uses are appropriate throughout Big White and are generally shown on the Land Use Map. The implementing zoning bylaw should offer densities in the vicinity of about 60 units per hectare with Floor Area Ratios around 0.8".*

The addition of secondary suites as a permitted use would increase the number of units allowed on the proposed single family dwelling parcels. Although this would double the number of units, the density proposed under the current subdivision plans is much lower than what is anticipated under the Medium Density Residential designation. Based on the subdivision plans submitted, the density range is 11.42 units per ha for District Lot 4256, and 7.8 units per ha for District Lot 4257, far below 60 units per ha.

There have been recent changes to Provincial legislation (Bill 44) regarding allowing secondary suites throughout the Province in "restricted zones", which are zones where only a single detached dwelling is currently permitted. While the Provincial legislation does not mandate changes to Big White's Zoning Bylaw (as there are no zones that only allow for single detached dwellings), the Province has been taking measures to either mandate or encourage local government's to change zoning bylaws to allow for more housing to be built.

Secondary suites are well established as mechanism in other areas to help diversify housing options and to help property owners by providing additional rental income as a “mortgage helper”.

A site-specific amendment was recently made to the Zoning Bylaw to allow secondary suites at District Lot 4258, located across Black Forest Road from one of the subject properties of this application. As part of this amendment, a parking requirement of one parking space per secondary suite was added, along with site specific regulations and definition.

As such, secondary suites are limited in size to the lesser of 90m<sup>2</sup> and 40% of the floor area of the main dwelling unit. It is also noted that secondary suites can be within a single detached dwelling or within a two family dwelling (duplex).

## **Attachments**

- 1-Site Location Map
- 2-Subject Property Map
- 3-Applicant’s Submission Package



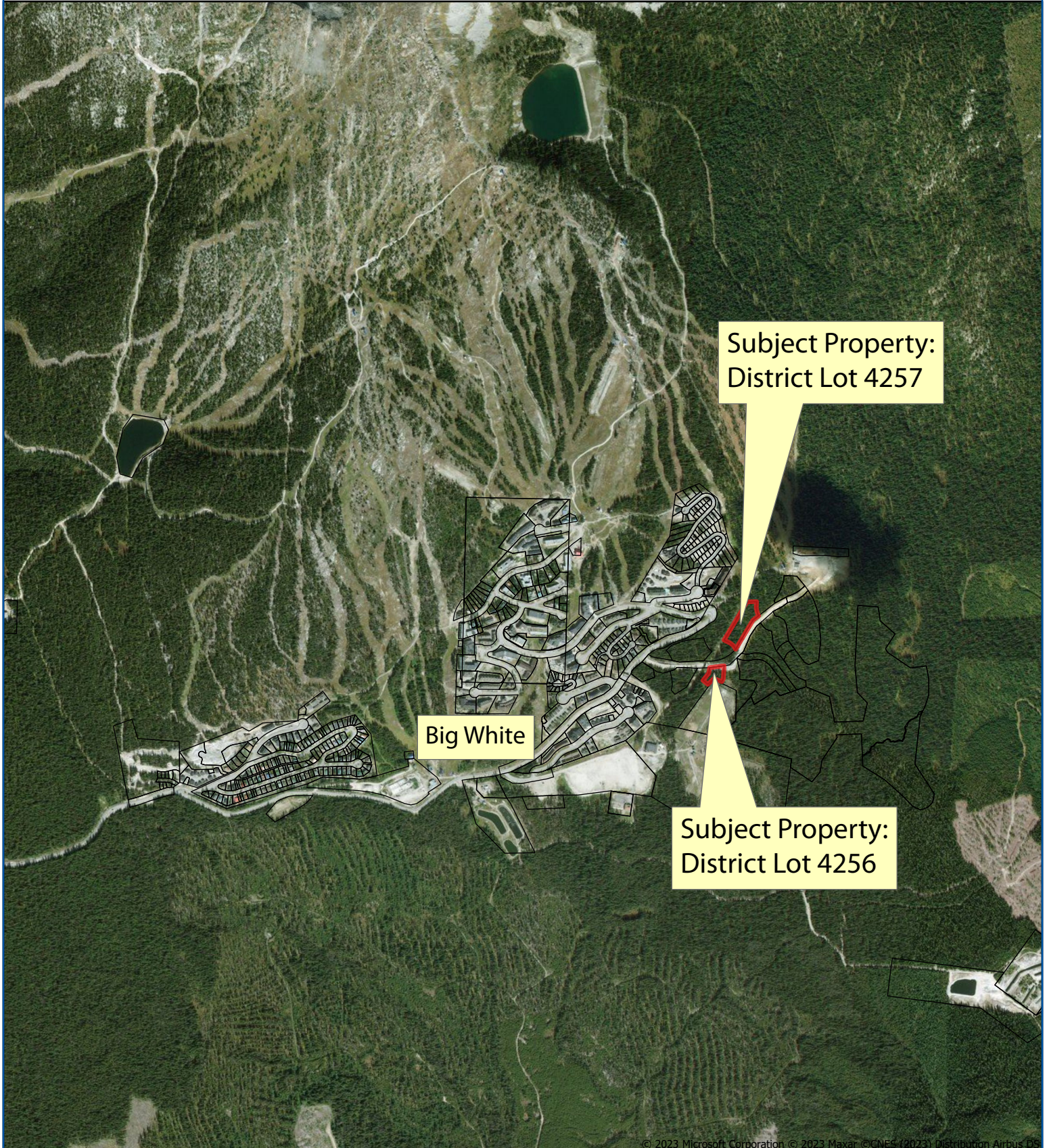
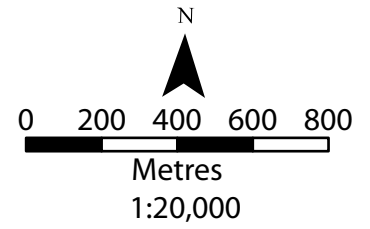


Regional District of  
Kootenay Boundary

Map Date: 2024-01-10

# Site Location Map

DL 4256, SDYD  
and  
Plan EPP72662, DL 4257, SDYD



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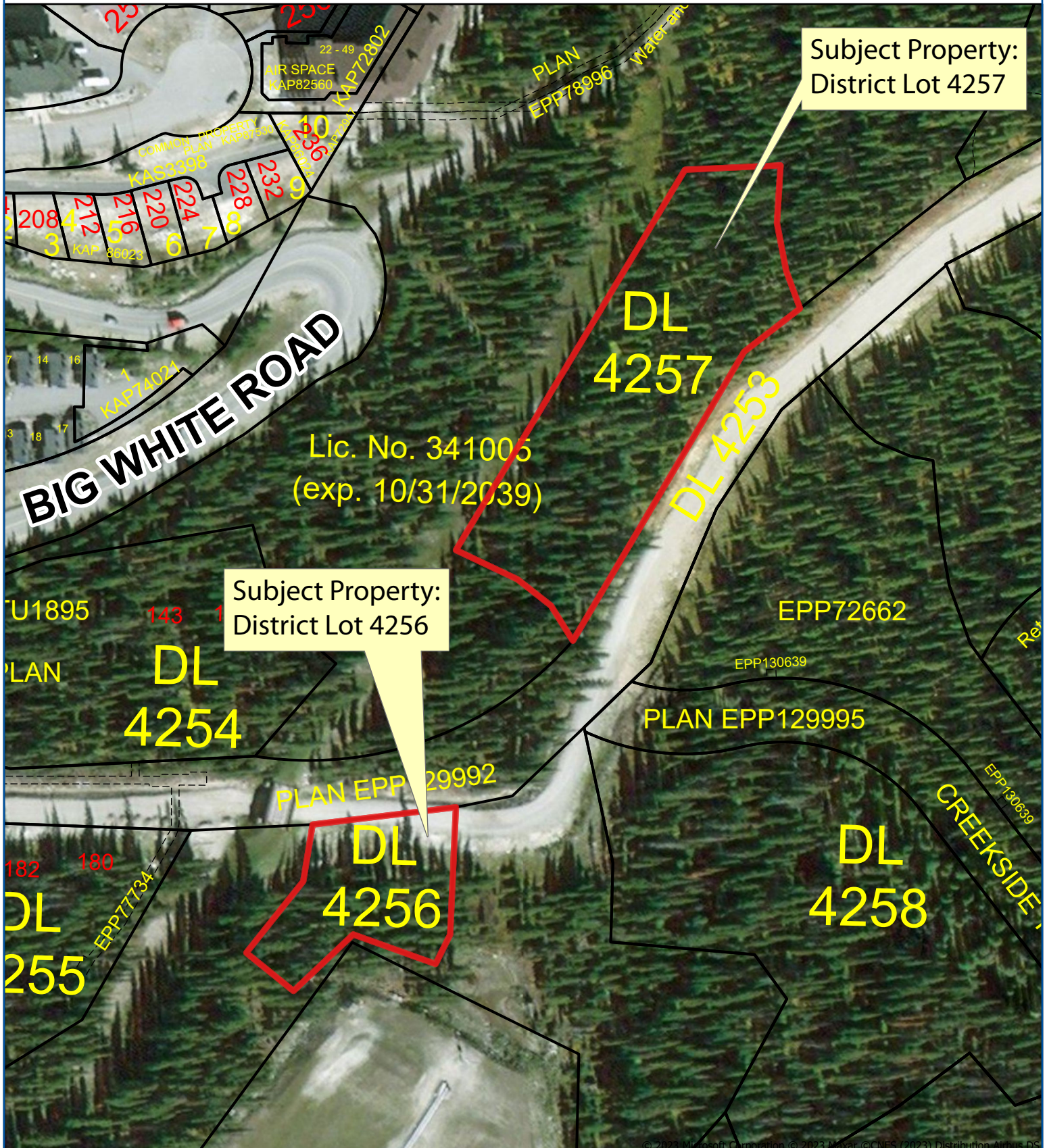
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## Subject Property Map

and







January 30, 2024

Regional District of Kootenay Boundary  
843 Rossland Ave, Suite 201  
Trail BC, V1R 4S8

**Attention: JoAnn Peachy**

**Re: Site Specific Text Amendment to Permit Secondary Suites – DL 4256 and DL 4257, Black Forest Road, Big White**

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I am writing to formally request a site-specific text amendment to the R3 zone for DL 4256 and DL 4257, located on Black Forest Road at Big White, to permit secondary suites on these properties.

The inclusion of secondary suites on DL 4256 and DL 4257 is a positive step towards addressing key community needs at Big White. Below are some reasons why we believe this proposal is a "good idea" and aligns with the goals of Big White's OCP:

Enhanced Affordability:

Secondary suites contribute to more affordable housing options, fostering a diverse community by accommodating individuals with varying financial capacities. Increasing rental affordability promotes a more inclusive community, attracting a wider range of residents to Big White.

Attainable Home Ownership:

The permission of secondary suites aligns with the goal of making home ownership more attainable for residents by providing additional income sources through rental opportunities. Enabling homeowners to offset their mortgage costs through secondary suite rentals contributes to a more sustainable and stable housing market.

Staff Accommodation:

The proposed secondary suites will help the critical need for staff accommodation at Big White, supporting the resort's operations and the numerous private businesses by adding additional units well suited to employees.



Providing on-site housing options for staff members contributes to a vibrant and engaged community, fostering a sense of belonging among those working at Big White.

The positive reception of the secondary suite addition to The Glades (DL 4258) underscores the potential success and positive impact of similar amendments to DL 4256 and DL 4257. By allowing for more flexible housing options, we can contribute to the overall well-being and sustainability of the Big White community.

I am confident that this amendment will have a positive impact on the affordability of housing, promote attainable home ownership, and address the critical need for staff accommodation.

Thank you for your consideration of this request.

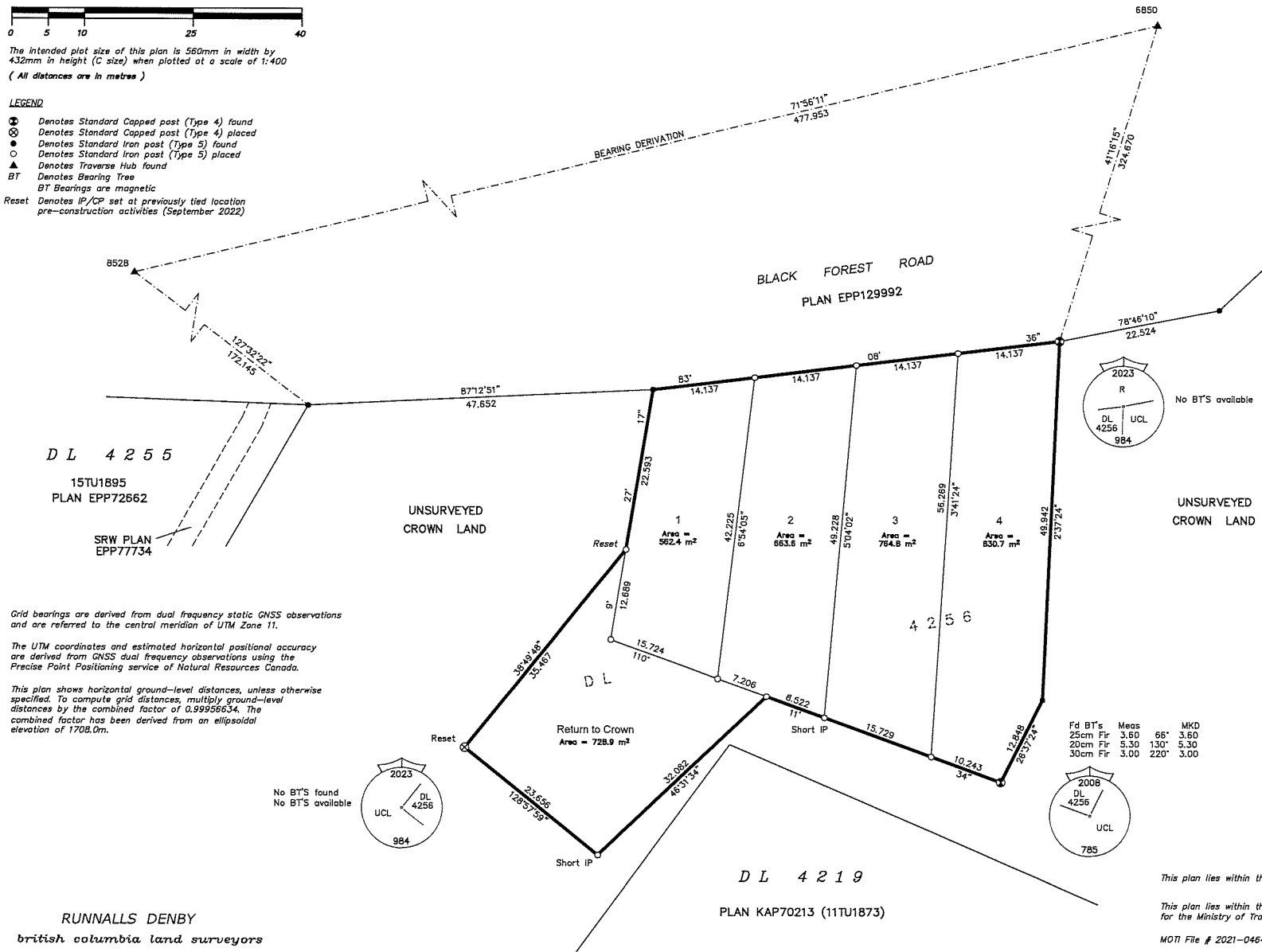
Sincerely,

Jordan Hettinga  
Manager of Real Estate and Development

PLAN EPP130859

LEGEND

- ⊗ Denotes Standard Capped post (Type 4) found  
 ⊗ Denotes Standard Capped post (Type 4) placed  
 ● Denotes Standard Iron post (Type 5) found  
 ○ Denotes Standard Iron post (Type 5) placed  
 ▲ Denotes Traverse Hub found  
 BT Denotes Bearing Tree  
 BT Bearings are magnetic  
 Reset Denotes IP/CP set at previously tied location  
 pre-construction activities (September 2022)



8528  
UTM Zone 11 coordinates  
Datum: NAD83(CSR5) 2002.0  
UTM northing: 5509453.767  
UTM easting: 361560.834  
Estimated Absolute Accuracy  
Achieved: 0.05m.

6850  
UTM Zone 11 coordinates  
Datum: NAD83(CSR5) 2002.0  
UTM northing: 5509601.903  
UTM easting: 362015.033  
Estimated Absolute Accuracy  
Achieved: 0.05m.

*This plan lies within the Regional District of Kootenay Boundary.*

*This plan lies within the jurisdiction of the Approving Officer  
for the Ministry of Transportation and Infrastructure*

MOTI File # 2021-04645

The field survey represented by this plan was completed on the 28th day of June, 2023.

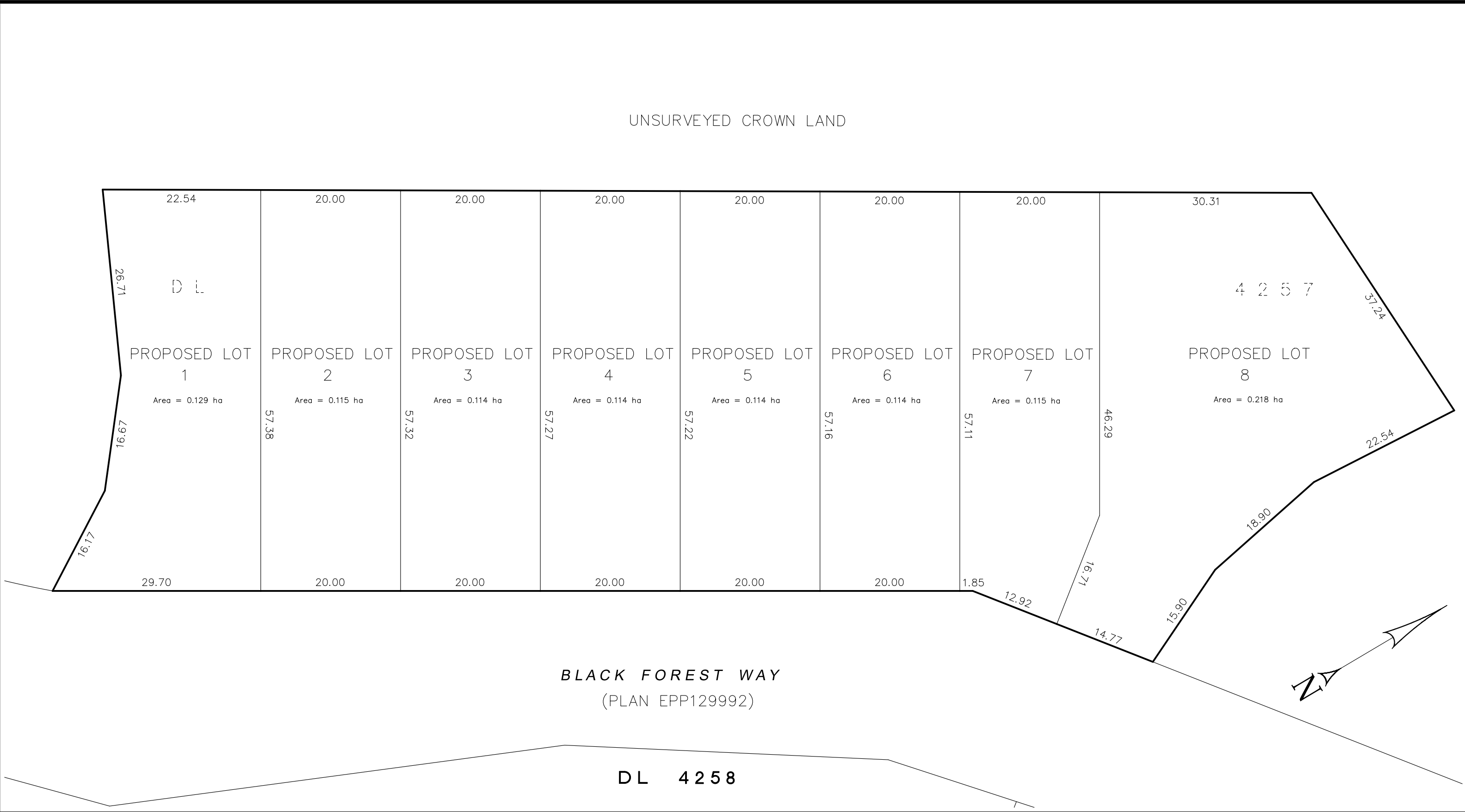
Jennifer Ashton, BCLS 984

**RUNNALLS DENBY**  
*british columbia land surveyors*

259A Lawrence Avenue Phone: (250)763-7322  
Kelowna, B.C. Email: [jen@runnallsdenby.com](mailto:jen@runnallsdenby.com)  
V1Y 6L2

DWG. No.: 16190 SUBDIVISION

FILE: 16190



TITLE:	PROPOSED SUBDIVISION PLAN OF DISTRICT LOT 4257, S.D.Y.D., AS SHOWN ON PLAN EPP72662	DRAWN BY:	RUNNALLS DENBY british columbia land surveyors  259A Lawrence Avenue Kelowna, B.C. V1Y 6L2		Phone: (250)763-7322 Email: rob@runnallsdenby.com		SCALE:	1:500 (11" x 17")			
									DATE:	January 4, 2023	
									DWG:	16704 PSUB 2	
		CLIENT:	BLACK FOREST DEVELOPMENTS LTD.					FILE No.:	16704	REV.	0



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

<b>RE:</b>	Development Variance Permit – Hall (801-24V)		
<b>Date:</b>	April 1, 2024	<b>File #:</b>	2024-021 BW-4222-07500.640
<b>To:</b>	Members of the Electoral Area E/ West Boundary - Big White APC		
<b>From:</b>	Geoffrey Genge, Planner		

### Issue Introduction

We received an application for a development variance permit from Marty Munroe on behalf of Jennifer Hall to vary the maximum height for a principal building at 485 Feathertop Way in Big White (*see Attachments*).

Property Information	
<b>Owner(s):</b>	Jennifer Hall
<b>Agent:</b>	Marty Munroe (Driven Construction Ltd.)
<b>Location:</b>	485 Feathertop Way, Big White
<b>Electoral Area:</b>	Electoral Area E/ West Boundary
<b>Legal Description(s):</b>	Strata Lot 8, DL4222, SDYD, Strata Plan KAS3134
<b>Area:</b>	0.12ha (0.29ac)
<b>Current Use(s):</b>	Vacant
Land Use Bylaws	
<b>OCP No. 1125:</b>	Medium Density Residential
<b>DP Area:</b>	Commercial & Multiple Family / Alpine Environmentally Sensitive Landscape Reclamation
<b>Zoning No. 1166:</b>	Chalet Residential 3 Zone (R3)
Other	
<b>ALR:</b>	Outside ALR
<b>Waterfront/Floodplain:</b>	N/A
<b>Water Service Area:</b>	Big White Utilities
<b>Sewer Service Area:</b>	Big White Utilities
<b>Planning Agreement Areas:</b>	N/A

### History / Background Information

The subject property is part of a bare land strata, also known as Feathertop Way, located approximately 0.7km northeast of Happy Valley Day Lodge, Big

White in Electoral Area E/ West Boundary. It is designated as Medium Density Residential in the Big White Official Community Plan Bylaw No. 1125 and is zoned Chalet Residential 3 (R3) in the Big White Zoning Bylaw No. 1166, 2001 (*See Attachment #2-Subject Property Map*).

The subject property is located on Feathertop Way, bordered on the east and west with properties zoned as Chalet Residential 3. To the north lies Feathertop Way and further, additional residential parcels. To the south lies strata common property used as a public ski way and further, parcels used for residential purposes (*See Attachment #1-Site Location Map*).

The applicant received an approved Alpine Environmentally Sensitive Landscape Reclamation Development Permit (701-21D) on September 21, 2021 for the construction of a single family dwelling.

Due to an error during the construction process, the home was initially thought to be approximately one metre (1m) lower than it currently is. This error was revealed by the surveyor when they were verifying the height of the building as a part of the Building Permit process.

This Development Variance Permit application was made by the applicants to rectify the error made in calculating the height of the single family dwelling.

## **Proposal**

The applicant proposes to vary the maximum height of a principal building, as constructed.

The applicant is requesting:

1. To vary the maximum height of a principal building from 12.0m to 12.27m, a variance of 0.27m for an existing single-family dwelling.

It is noted that maximum height is calculated from average grade, which is the level of ground in existence prior to construction or grading, averaged at the perimeter of the proposed exterior foundation of the proposed building.

## **Implications**

For Development Variance Permit applications, the RDKB considers whether the proposed variance will:

- a) Resolve a hardship;
- b) Improve the development;
- c) Cause negative impacts to the neighbouring properties.

The applicants addressed the above points as such (see attachments for more specific details):

*"The plans were submitted with a land survey and the proposed elevations that we were supposed to target when building this project.*



*We did build to the proposed main floor height and were even under the proposed main floor to ridge height of the building. Upon the final average height survey though, we were declared over height by 0.270m. The house is built approximately 1m below the road on Feathertop way so the overall impact on the neighbours will not be impacted by the height of the house as the final grades on the lower part of the house are a little lower than the original submitted plans.”*

Staff notes that all other regulations in the Chalet Residential 3 zone have been met for this project including parking, setbacks, FAR, and parcel coverage.

## **Attachments**

- 1-Site Location Map
- 2-Subject Property Map
- 3-Applicant's Submission Package



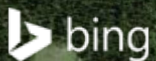
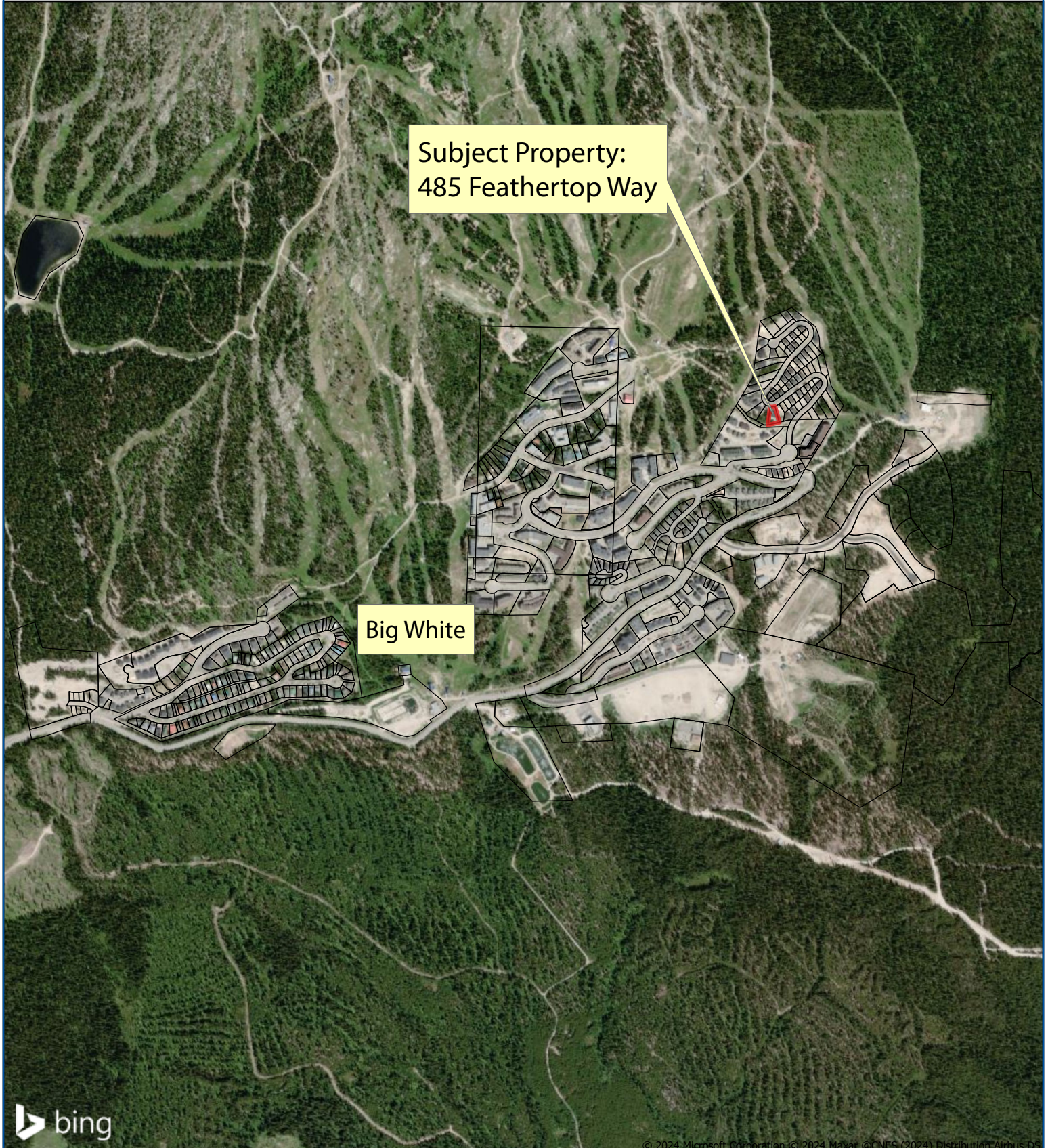
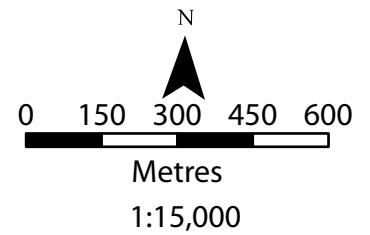


Regional District of  
Kootenay Boundary

Map Date: 2024-03-11

# Site Location Map

Strata Lot 8,  
Plan KAS3134, DL 4222,  
SDYD



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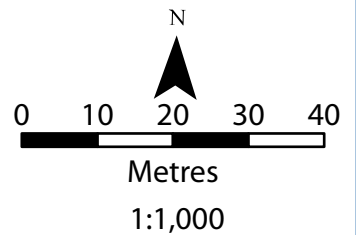


Regional District of  
Kootenay Boundary

Map Date: 2024-03-11

# Subject Property Map

Strata Lot 8,  
Plan KAS3134, DL 4222,  
SDYD



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Document Path: P:\PD\3200 Properties Titled\07 Area E (Big White)\BW-4222-07500.640 Hall\2024 DVP Application\Mapping\2024-03-11\_SubjectPropertyMaps\_BW-4222-07500.640.aprx

## Proposal Description:

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

We would like a variance for the overall average building height from 12.0 m to 12.270 m.

The plans were submitted with a land survey and the proposed elevations that we were supposed to target when building this project. We did build to the proposed main floor height and were even under the proposed main floor to ridge height of the building. Upon the final average height survey though, we were declared over height by 0.270m. The house is built approx 1m below the road on Feathertop way so the overall impact on the neighbours will not be impacted by the height of the house as the final grades on the lower part of the house are a little lower than the original submitted approved plans.



BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION OF  
A FOUNDATION ON STRATA LOT 8, DL 4222, SDYD, STRATA PLAN KAS3134.

PID: 026-905-817

CIVIC ADDRESS: 485 FEATHERTOP WAY

CLIENT: HALL

This document shows the relative location of improvement(s)  
named above with respect to the boundaries of the described  
parcel.

This document was prepared for the exclusive use of the client  
named herein, for building inspection purposes.

Lot dimensions shown are derived from  
Land Title Office records.

This document shall not be used to define  
property lines or corners.

DA Goddard Surveys and the signatory accept  
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consent of DA Goddard Surveys.

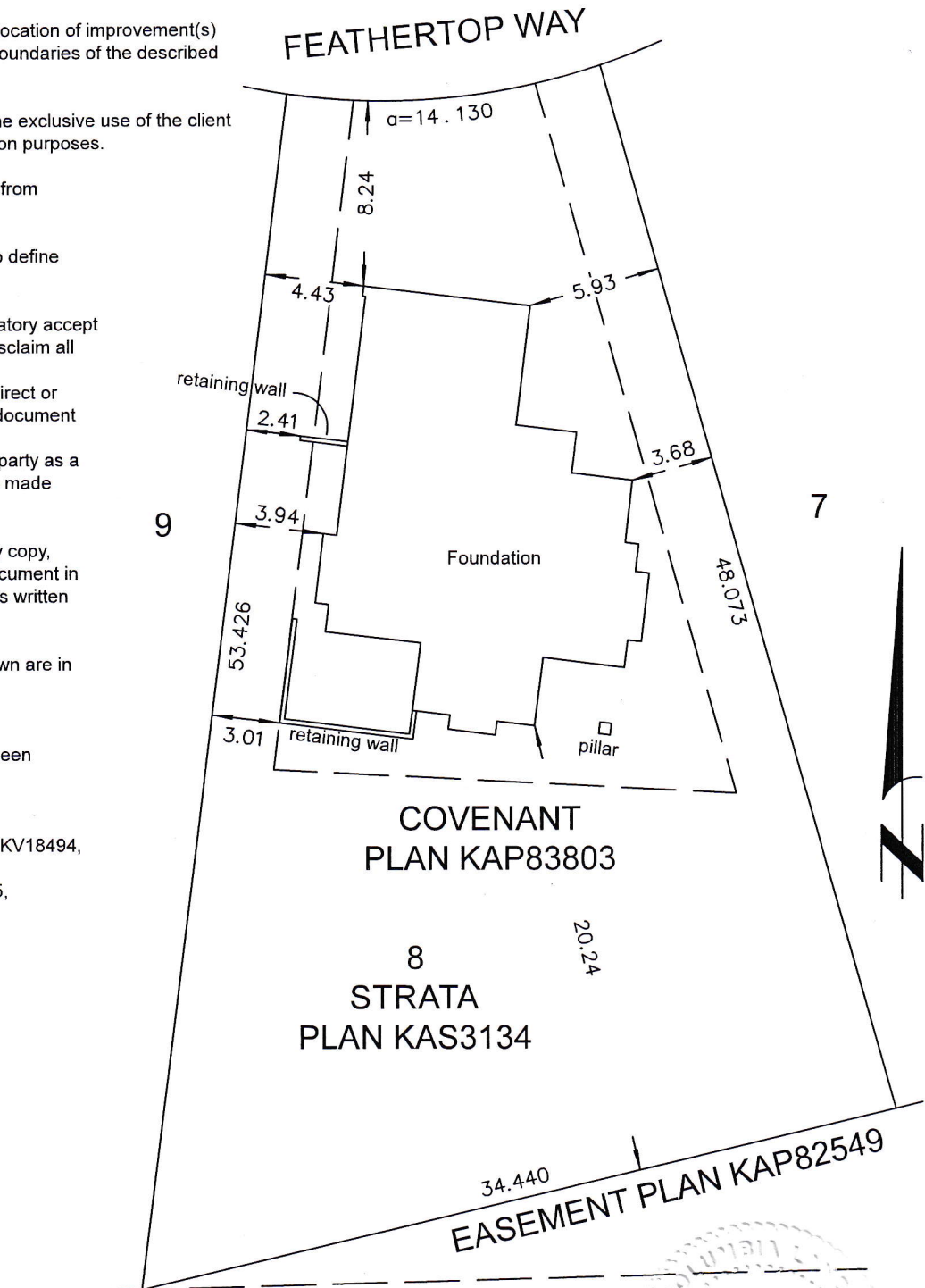
Scale 1:300 Metric. Distances shown are in  
metres and decimals thereof.

Notes:

- Unregistered interests have not been  
included or considered.

Charges on Title:

- Restrictive Covenants KV18493, KV18494,  
LA173595, LB53002
- Statutory Rights of Way KV18495,  
LA114349, LA175823
- Easement KV18499



**DA Goddard Surveys**

1315 St. Paul Street, Kelowna BC

File: 421117-LOCO

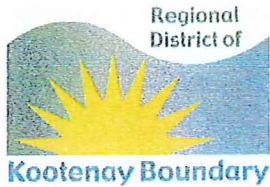
© DA Goddard Surveys, 2024.

**COMMON  
PROPERTY**

Certified correct this 18th day of January 2024.

*[Signature]*  
British Columbia Land Surveyor

This document is not valid unless originally signed and sealed.



**Regional District of Kootenay Boundary**

**HEIGHT SURVEY VERIFICATION FORM**

*(to be filled out by surveyor)*

I, Rory O'Connell, British Columbia Land Surveyor field surveyed  
(name)  
the average grade (as defined in the Zoning Bylaw) at 485 Feathertop Way  
(site address)  
on July 15, 2021.  
(date of first survey)

On August 24, 2023, upon completion of the framing for the new  
(date of second survey)  
building, I revisited the site and surveyed the height of said building. The result of this  
second survey showed that the highest point of the framing as measured from "average  
grade" is 12.27 metres.  
(building height)

[Signature]  
Surveyor's signature and seal

Rory O'Connell  
Printed name

All Terra Land Surveying Ltd.  
Company

1315 St. Paul Street, Kelowna, BC  
Address

250.762.0122  
Phone

**RECEIVED**

DEC 14 2023

REGIONAL DISTRICT OF  
KOOTENAY BOUNDARY







Front View

**Total Interior Space: 3,966 sq.ft.**  
Plus  
Garage: 523 sq.ft.  
Exterior Covered Area: 927 sq.ft.

**Lower Floor 1,468sq.ft.**  
Including Bootrom, 2 Bedrooms, 2 Bathrooms, and Family Room.  
Plus covered Hot Tub patio.

**Middle Floor 1,453 sq.ft.**  
Including Entry, Powder Room, Hall, Kitchen, Dining, Living Room, Sitting Area, and Storage/Utility.  
Plus 2 car garage, Covered Entry, and 2 Covered Balconies.

**Top Floor 1,045 sq.ft.**  
Including 2 Master Bedrooms, 2 Master Bathrooms, Hall, and Laundry.

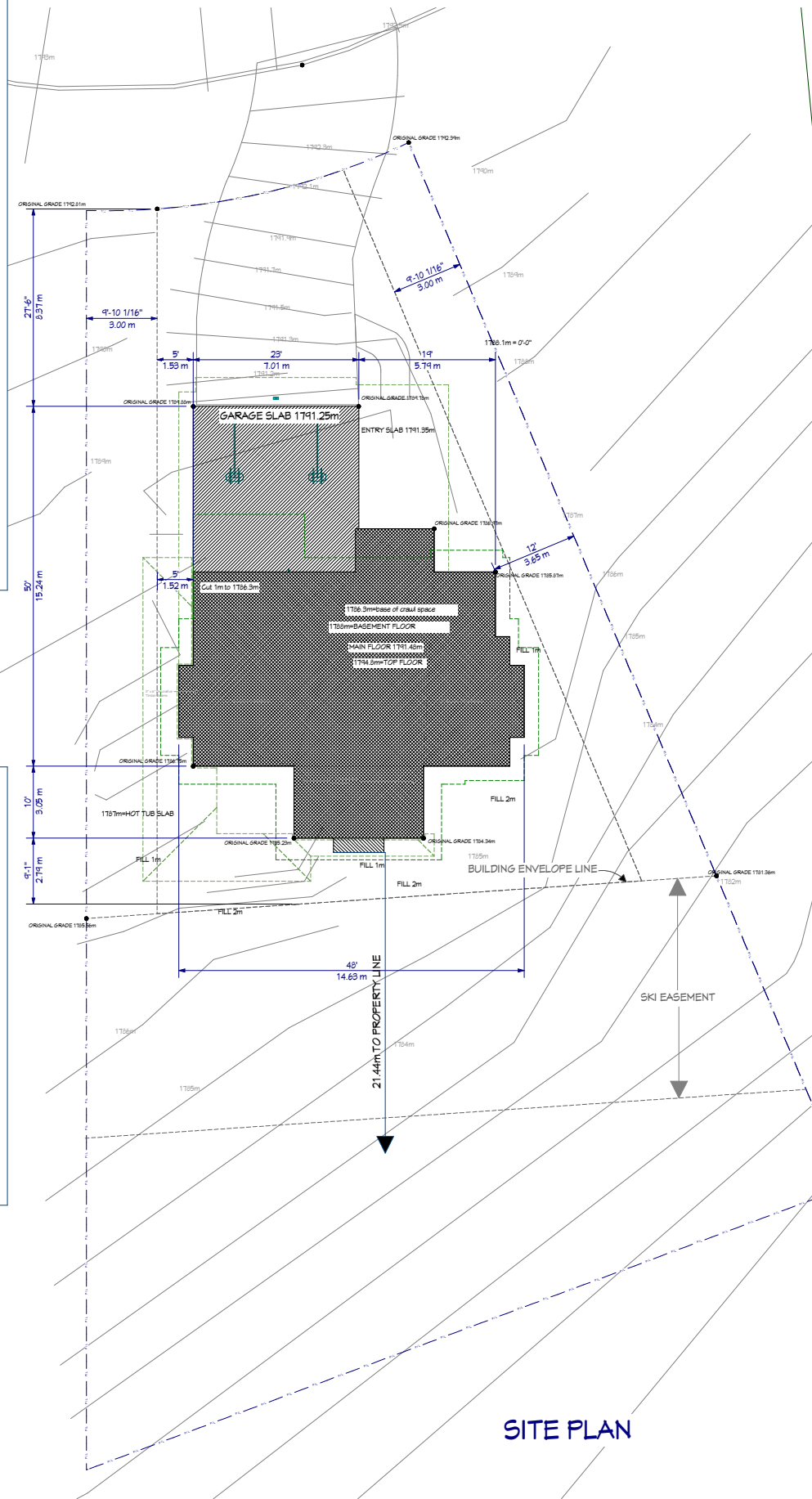


Rear View

**FLOOR AREA RATIO 0.336**  
Parcel Size: 1,185 m2 or 12,758 sq.ft.

**Above Ground Gross Floor Area: 4,289 sq.ft.**  
Lower Floor: 1,268 sq. ft. (1,468 total, with 200 underground)  
Main Floor: 1,976 sq.ft. (including garage)  
Upper Floor: 1,045 sq.ft.

**PARCEL COVERAGE 15.6%**  
Parcel Size: 1,185 m2 or 12,758 sq.ft.  
Building Footprint: 1,996 sq.ft.



REVISION TABLE	
NUMBER	DATE
1	JULY 9 2021
2	JULY 15 2021
3	JULY 23 2021
4	AUG 3 2021

PROJECT NAME	485 FEATHERTOP WAY
DESIGNER	Weninger Construction & Design Ltd.
CLIENT	#10-220 NEAVE RD.
LOCATION	Kelowna, BC V1Y 2L9
TEL	(250) 765-6848
FAX	(250) 765-6078

PROJECT TITLE	HALL LOT 8 FEATHERTOP
SHEET TITLE	SITE PLAN

DRAWINGS PROVIDED BY:
-----------------------

DATE:
2024-01-16

SCALE:
1/4" = 1' 0"

SHEET:
1

Layout Page Table	
Number	Title
1	SITE PLOT PLAN
2	FOUNDATION PLAN & LOWER FLOOR PLAN
3	MAIN & TOP FLOOR PLAN
4	FRAMING & ROOF PLAN
5	ELEVATIONS 1 OF 2
6	ELEVATIONS 2 OF 2
7	CROSS SECTIONS
8	DETAILS & ASSEMBLIES
9	ELECTRICAL PLANS
10	REFLECTIVE CEILING PLANS 1 of 2
11	REFLECTIVE CEILING PLANS 2 of 2
12	LANDSCAPING PLAN
13	EXTERIOR FINISHES
14	TIMBER PACKAGE DETAILS
15	TIMBER PACKAGE DETAILS





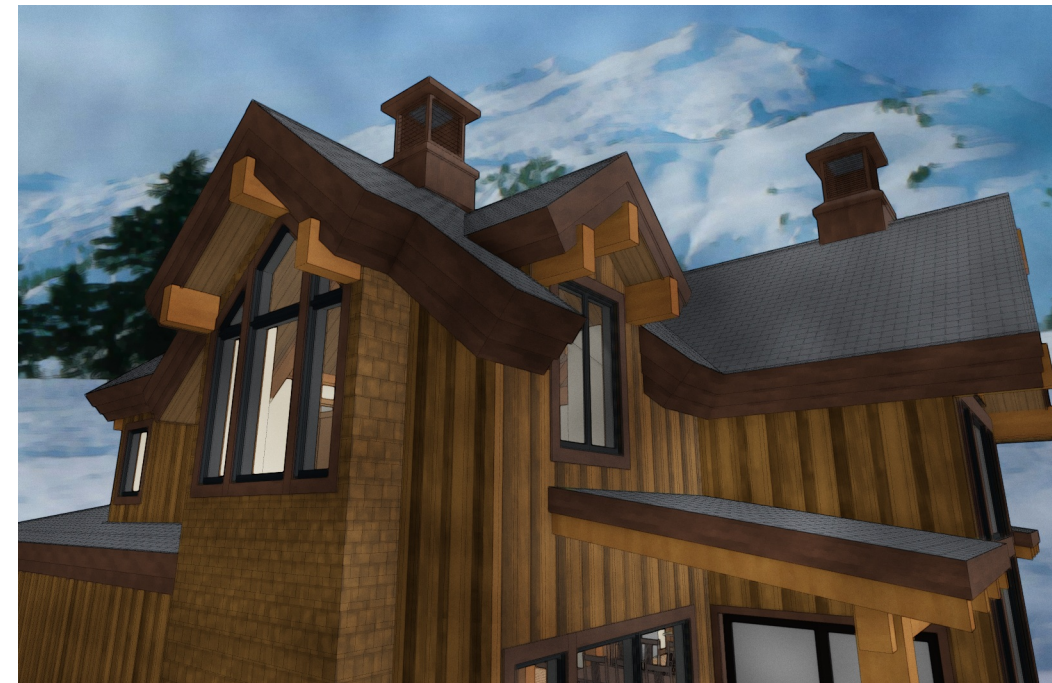
REAR ELEVATION

these lower grades ended up lower than original plan

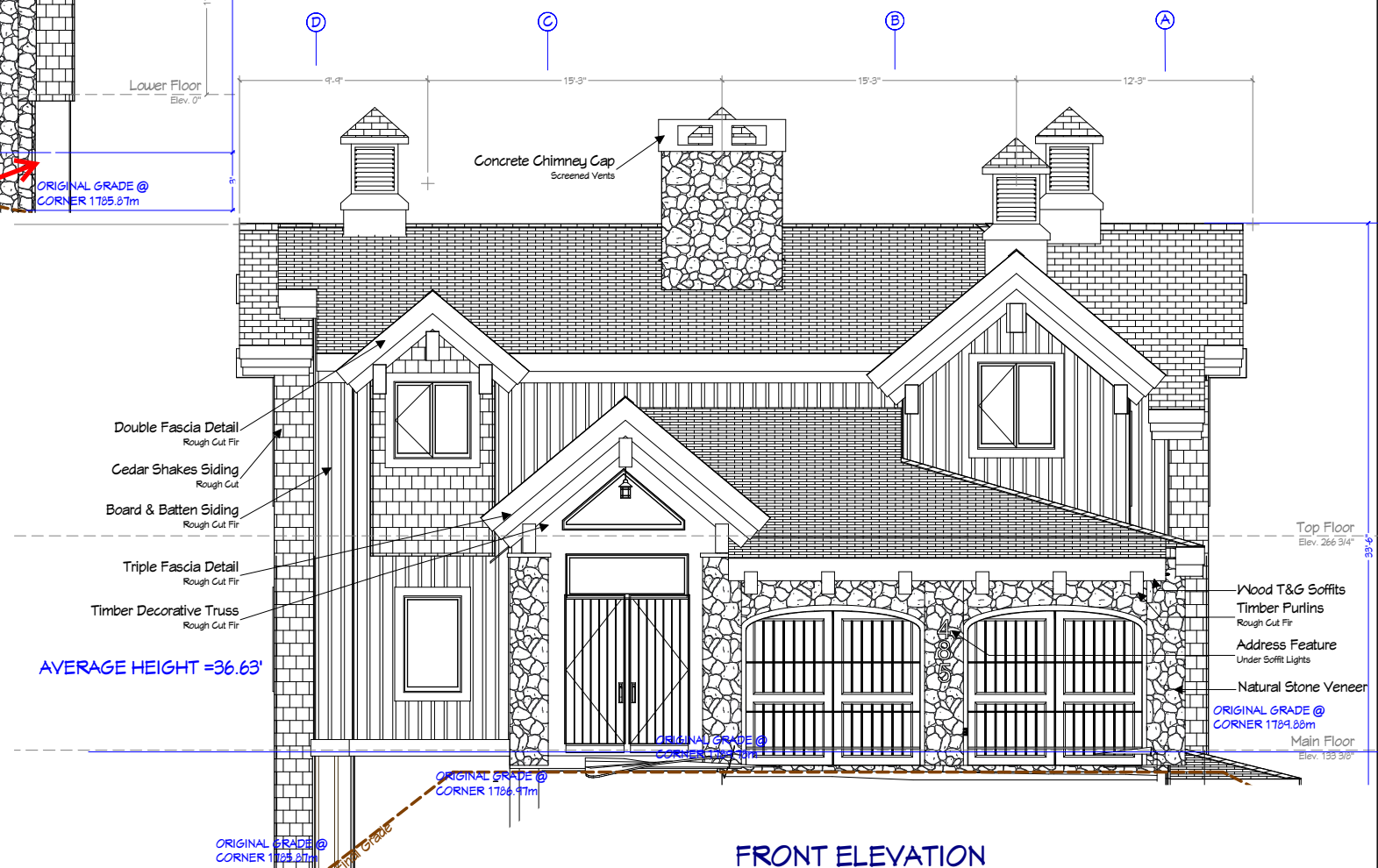


FRONT ENTRY

$$\text{AVERAGE HEIGHT} = 43' + 35.33' + 41' + 38' / 4 = 39.33' = 11.99\text{m}$$



DORMERS



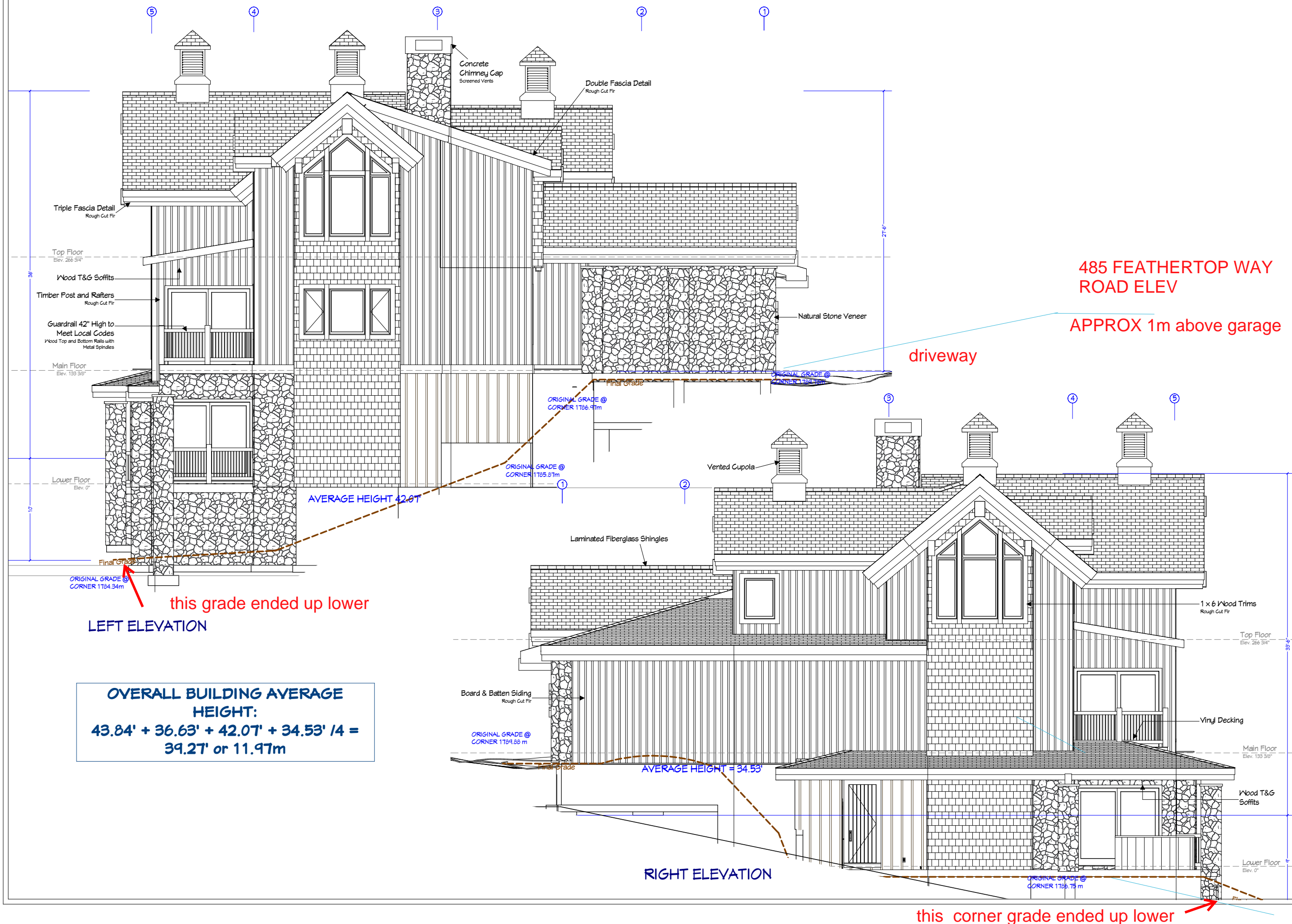
FRONT ELEVATION

REVISION TABLE	
NUMBER	DATE
1	July 9, 2021
2	July 15, 2021
3	July 23, 2021
4	Aug 3, 2021

PROJECT INFORMATION	
PROJECT NAME	485 FEATHERTOP WAY
PROJECT ADDRESS	Weninger Construction & Design Ltd. #10-220 NEAVE RD. Kelowna, BC V1Y 2L9 Tel: (250) 765-6848 Fax: (250) 765-6078

DRAWING INFORMATION	
DRAWING TITLE	HALL LOT 8 FEATHERTOP
DATE	2024-01-16
SCALE	1/4" = 1' 0"
SHEET	5





REVISION TABLE	
NUMBER	DATE
1	July 9 2021
2	July 15 2021
3	July 29 2021
4	Aug 3 2021

**PRANKLY**  
Martin Weninger  
Shauna Witzinsky

**PROJECT LOCATION**  
435 FEATHERTOP WAY

Weninger Construction & Design Ltd.  
#10-220 NEAVE RD.  
Kelowna, BC V1V 2L4  
Tel: (250) 765-6990 Fax: (250) 765-6076

PROJECT TITLE	<b>HALL</b> LOT 8 FEATHERTOP
SHEET TITLE	<b>ELEVATIONS 2 OF 2</b>

DRAWINGS PROVIDED BY:

DATE:  
2024-01-16

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

SHEET:  
6





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

<b>RE:</b>	Development Permit – Quinn (798-24D)		
<b>Date:</b>	April 1, 2024	<b>File #:</b>	2024-014 BW-4222-07500.825
<b>To:</b>	Members of the Electoral Area E/ West Boundary - Big White APC		
<b>From:</b>	Geoffrey Genge, Planner		

### Issue Introduction

We received an application for a Alpine Environmentally Sensitive Landscape Reclamation development permit from John and Wendy Quinn at 386 Feathertop Way, Big White in Electoral Area E/ West Boundary (see *Attachments*).

Property Information	
<b>Owner(s):</b>	John and Wendy Quinn
<b>Agent:</b>	N/A
<b>Location:</b>	386 Feathertop Way, Big White
<b>Electoral Area:</b>	Electoral Area E/ West Boundary
<b>Legal Description(s):</b>	Lot 45, Plan KAS3134, District Lot 4222, SDYD
<b>Area:</b>	0.05ha (0.126ac)
<b>Current Use(s):</b>	Vacant
Land Use Bylaws	
<b>OCP No. 1125:</b>	Medium Density Residential
<b>DP Area:</b>	Alpine Environmentally Sensitive/ Commercial and Multiple Family
<b>Zoning No. 1166:</b>	Chalet Residential 3 (R3)
Other	
<b>ALR:</b>	Outside ALR
<b>Waterfront/Floodplain:</b>	N/A
<b>Water Service Area:</b>	Big White Utilities
<b>Sewer Service Area:</b>	Big White Utilities
<b>Planning Agreement Areas:</b>	N/A

### History / Background Information

The subject property is part of a bare land strata, also known as Feathertop Way, located approximately 0.7km northeast of Happy Valley Day Lodge, Big White in Electoral Area E/ West Boundary. It is designated as Medium

Density Residential in the Big White Official Community Plan Bylaw No. 1125 and is zoned Chalet Residential 3 (R3) in the Big White Zoning Bylaw No. 1166, 2001 (*See Attachment #2-Subject Property Map*).

The subject property is located on Feathertop Way, bordered on the east and west with vacant properties zoned as Chalet Residential 3. To the south is Feathertop Way and further, additional residential parcels. To the north lies parcels used for residential purposes (*See Attachment #1-Site Location Map*).

The subject parcel is located within the Commercial and Multiple Family Development Permit Area and the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area and is currently vacant (*See Attachment #2-Subject Property Map*).

The Alpine Environmentally Sensitive Landscape Reclamation development permit area was designated for the protection of the natural environment, its ecosystems and biological diversity. 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 the proposed single family dwelling.

In support of the application, the applicant has provided a landscape plan, written narrative and building plans (*See Attachment #3- Applicant's Submission Package*).

## **Implications**

The submitted landscape plan and narrative state that all disturbed areas will be reclaimed through the planting of vegetation, placement of gravel, and hard surfacing.

### *Plant selection*

The landscape plan includes trees and shrubs included in the list of approved vegetation as found in the "Guide for Development Permit Applications – Big White Ski Resort".

Along the front and interior sides of the property, six (6) Prickly Rose, fifteen (15) Western Columbine, two (2) Mountain Alder, and ten (10) Shrubby Cinquefoil are to be planted.

The applicant proposes Eco-Green Rapid Cover and additional topsoil for all disturbed areas between the house and the interior parcel lines.

### *Snow storage*

Two snow storage areas are included adjacent to the driveway on the landscaping plan in areas where low plantings will be placed to allow for snow accumulation.

### *Wildfire mitigation*

The applicant has incorporated FireSmart principles by establishing an approximately 1.0m non-combustible zone around the home of permeable crusher chip gravel around the residence.

An asphalt driveway is proposed on the parcel as well as within the common property abutting Feathertop Way. No bark mulch is proposed.

### *Construction debris*

The applicant's narrative does not mention construction debris. It is noted that removing all construction debris from the site will be a condition of this Development Permit.

### *Preliminary Plan for Single Detached Dwelling*

The applicant provided preliminary plans for the proposed single family dwelling, which appears to comply with all zoning regulations of the R3 zone including minimum parking requirements.

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

## **Attachments**

- 1-Site Location Map
- 2-Subject Property Map
- 3-Applicant's Submission Package



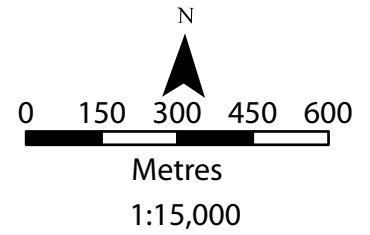


Regional District of  
Kootenay Boundary

Map Date: 2024-02-16

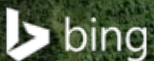
# Site Location Map

Strata Lot 45,  
KAS3134, DL 4222,  
SDYD



Subject Property:  
Strata Lot 45, DL 4222

Big White



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Document Path: P:\PD\3200 Properties Titled\07 Area E (Big White)\BW-4222-07500.825 Wellman & Saura\2024-April- DP\Mapping\2023-02-16\_SubjectPropertyMaps\_BW-4222-07500.825.aprx



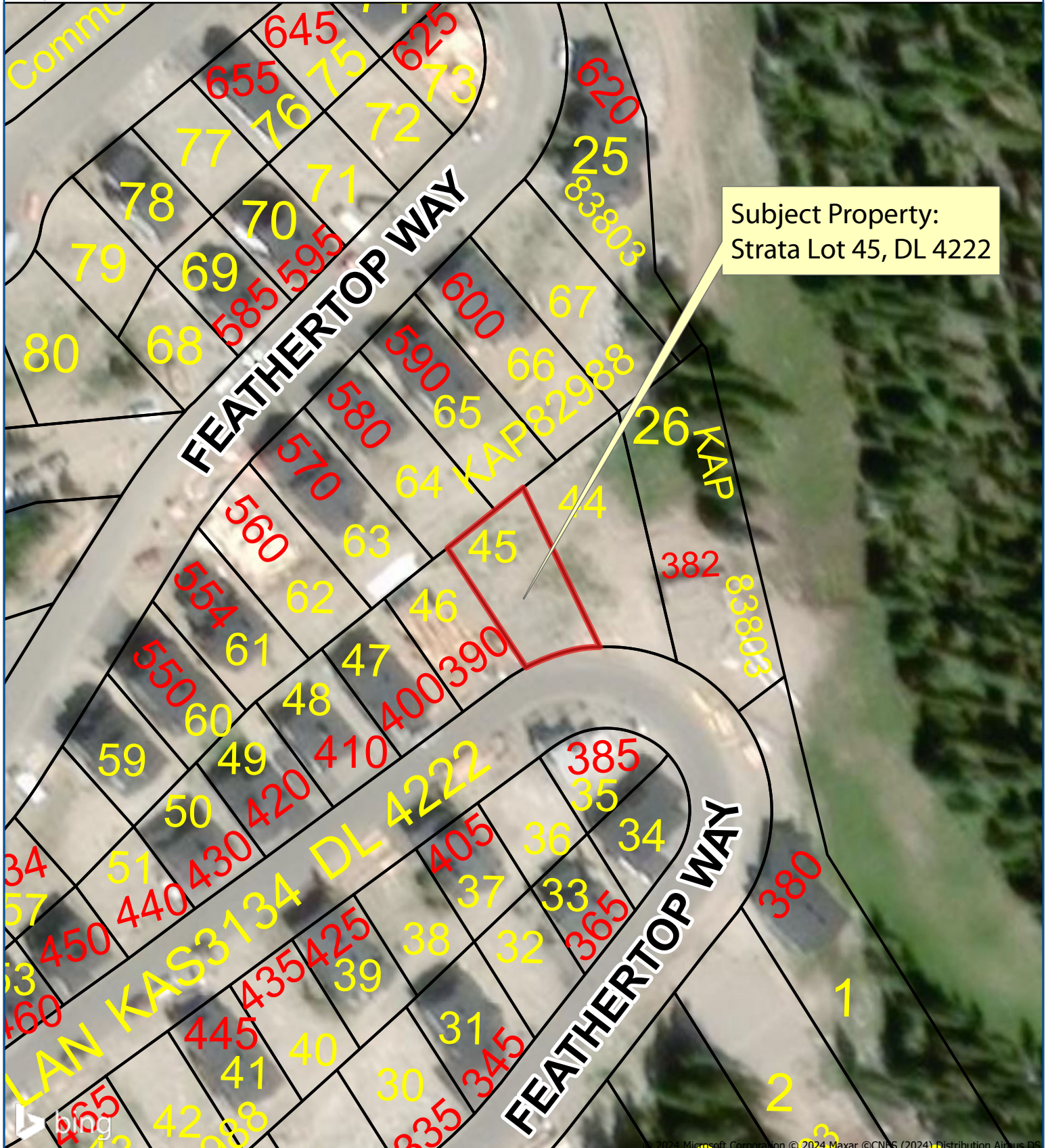
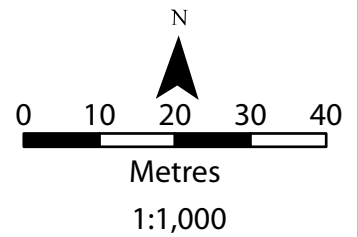


Regional District of  
Kootenay Boundary

Map Date: 2024-02-16

# Subject Property Map

Strata Lot 45,  
KAS3134, DL 4222,  
SDYD



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

Document Path: P:\PD\3200 Properties Titled\07 Area E (Big White)\BW-4222-07500.825 Wellman & Saura\2024-April- DP\Mapping\2023-02-16\_SubjectPropertyMaps\_BW-4222-07500.825.aprx

Pat and Wendy Quinn

January 24, 2024

RDKB planning and development department

ATT: Geoff Genge  
386 Feathertop Way ( Lot 45)

Pat Quinn is proposing to build a single family home at 386 FeathertopWay. This letter is to address the alpine environmentally sensitive landscape reclamation . Please see the attached landscape plan and house drawings.

Disturbed areas from construction will be reclaimed in a matter that conforms to the guidelines. We are proposing to have a combination between natural alpine flower seed mix and alpine friendly planting areas. Snow removal was considered in the landscape plan off the proposed driveway with low laying plants so snow can be piled up. A combination of crusher chips natural rock and low planting beside the house will help with the threat of wildfires. Using natural rock in settled areas will help with the erosion and run off. All proposed planting will not require irrigation after the first season once they become rooted. Throughout the construction process there will be weekly debris removal to minimize any impact to wildlife or vegetation.

Thank you,

Pat and Wendy Quinn

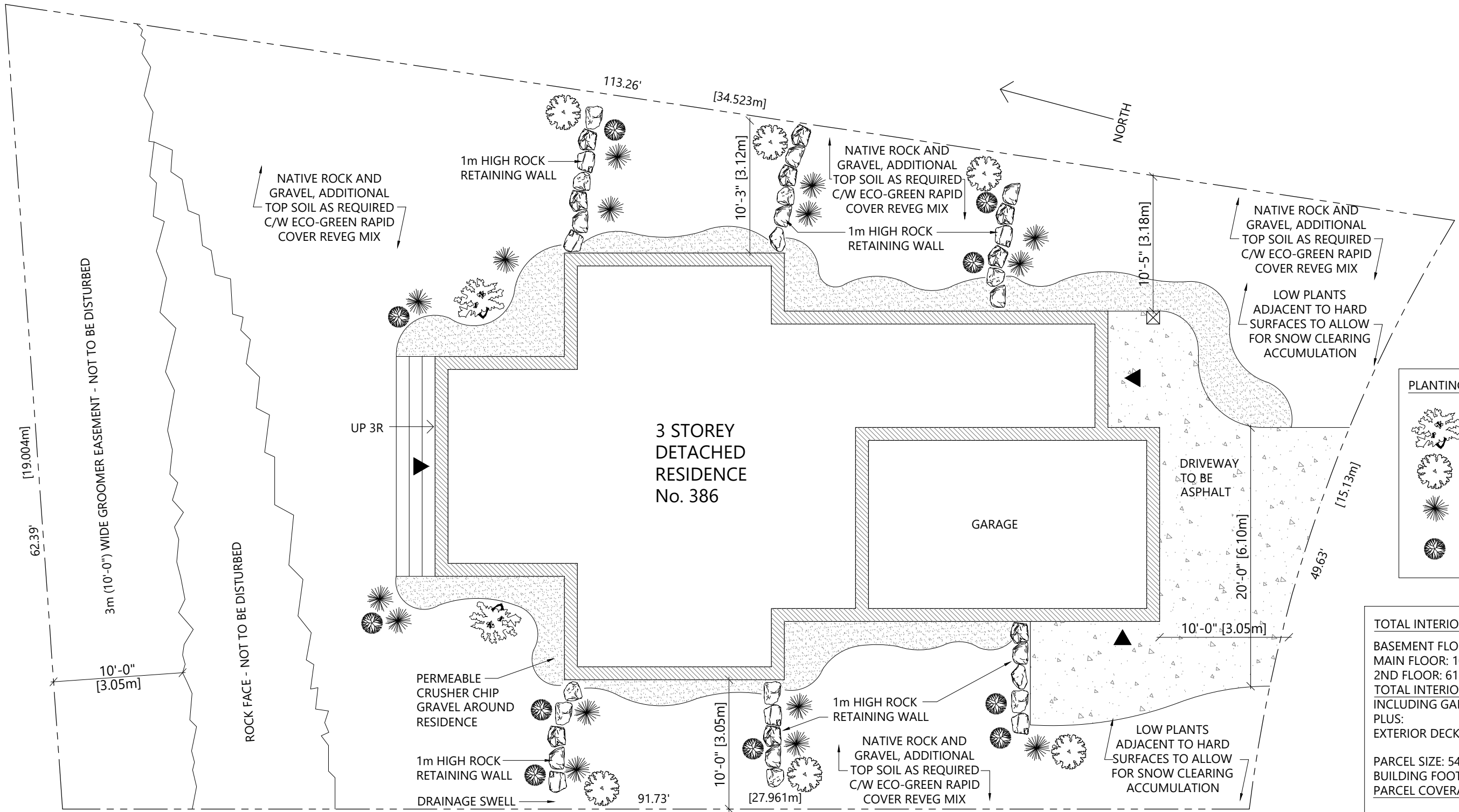


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REGIONAL DISTRICT OF  
KOOTENAY BOUNDARY





PLANTING LEGEND

- MOUNTAIN ALDER
- PRICKLY ROSE
- WESTERN COLUMBINE
- SHRUBBY CINQUEFOIL

TOTAL INTERIOR SPACE

BASEMENT FLOOR: 1170 SQFT  
MAIN FLOOR: 1006 SQFT  
2ND FLOOR: 615 SQFT  
TOTAL INTERIOR SPACE: 2791 SQFT  
INCLUDING GARAGE: 333 SQFT  
PLUS:  
EXTERIOR DECK: 282 SQFT

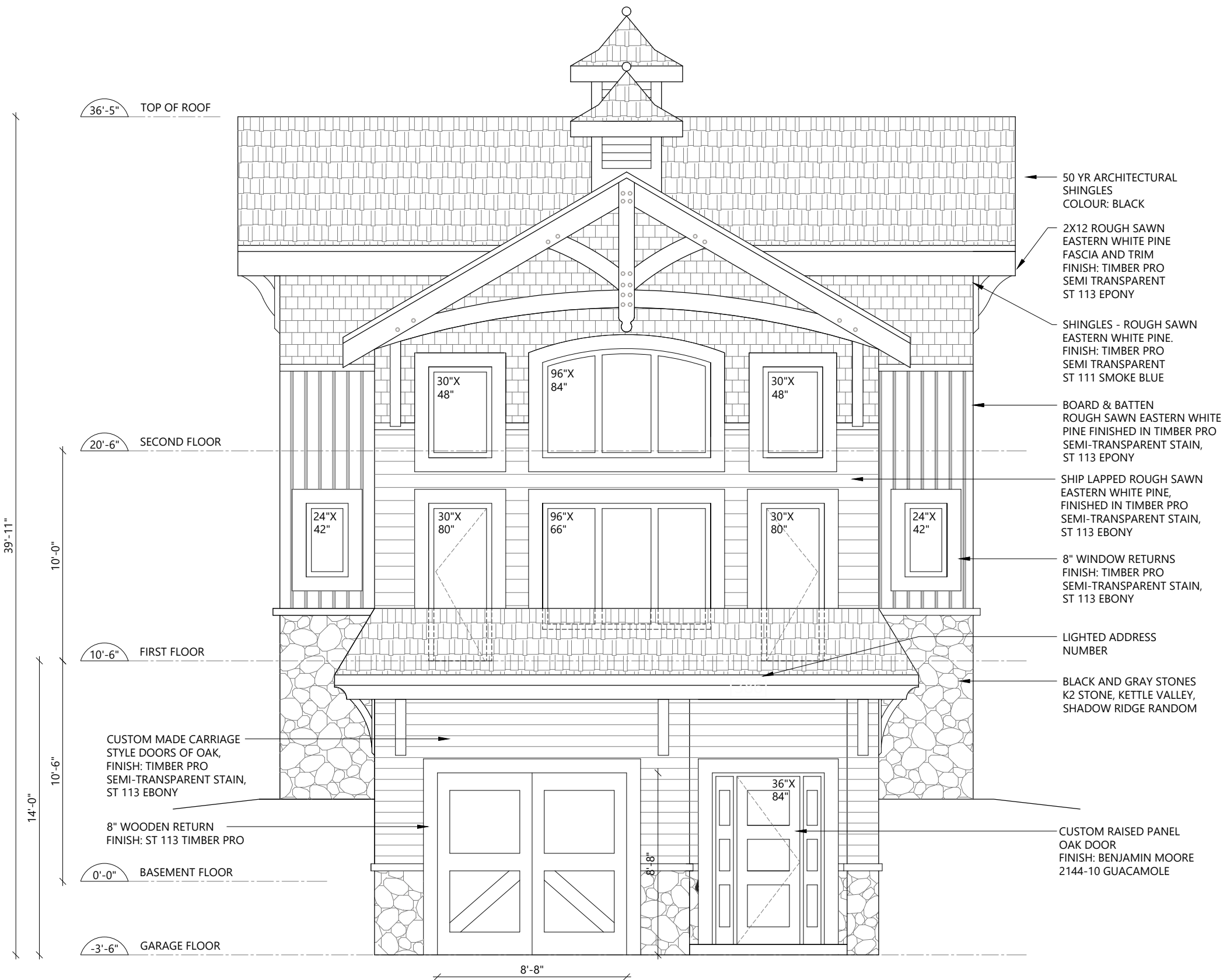
PARCEL SIZE: 5488.56 SQFT  
BUILDING FOOTPRINT: 1357.00 SQFT  
PARCEL COVERAGE: 25%

GROSS FLOOR AREA ABOVE GRADE: 1821.00 SQFT  
FLOOR AREA RATIO: 48%

1 SITE PLAN  
A01 SCALE: 1/8" = 1'-0"

PROJECT: PROPOSED SKI CHALET ADDRESS: 386 FEATHERTOP ROAD		ISSUED/ REVISIONS	DATE
DRAWING: SITE PLAN		1- ISSUED FOR REVIEW	04/16/2021
		2- ISSUED FOR PERMIT	01/24/2024
		3- REVISED FOR SITE PLAN REVIEW	03/18/2024
		4-	
DRAWN BY: IM	DATE: JANUARY, 2024	5-	
REVIEWED BY: JPQ	SCALE: 1/8"=1'-0"	6-	

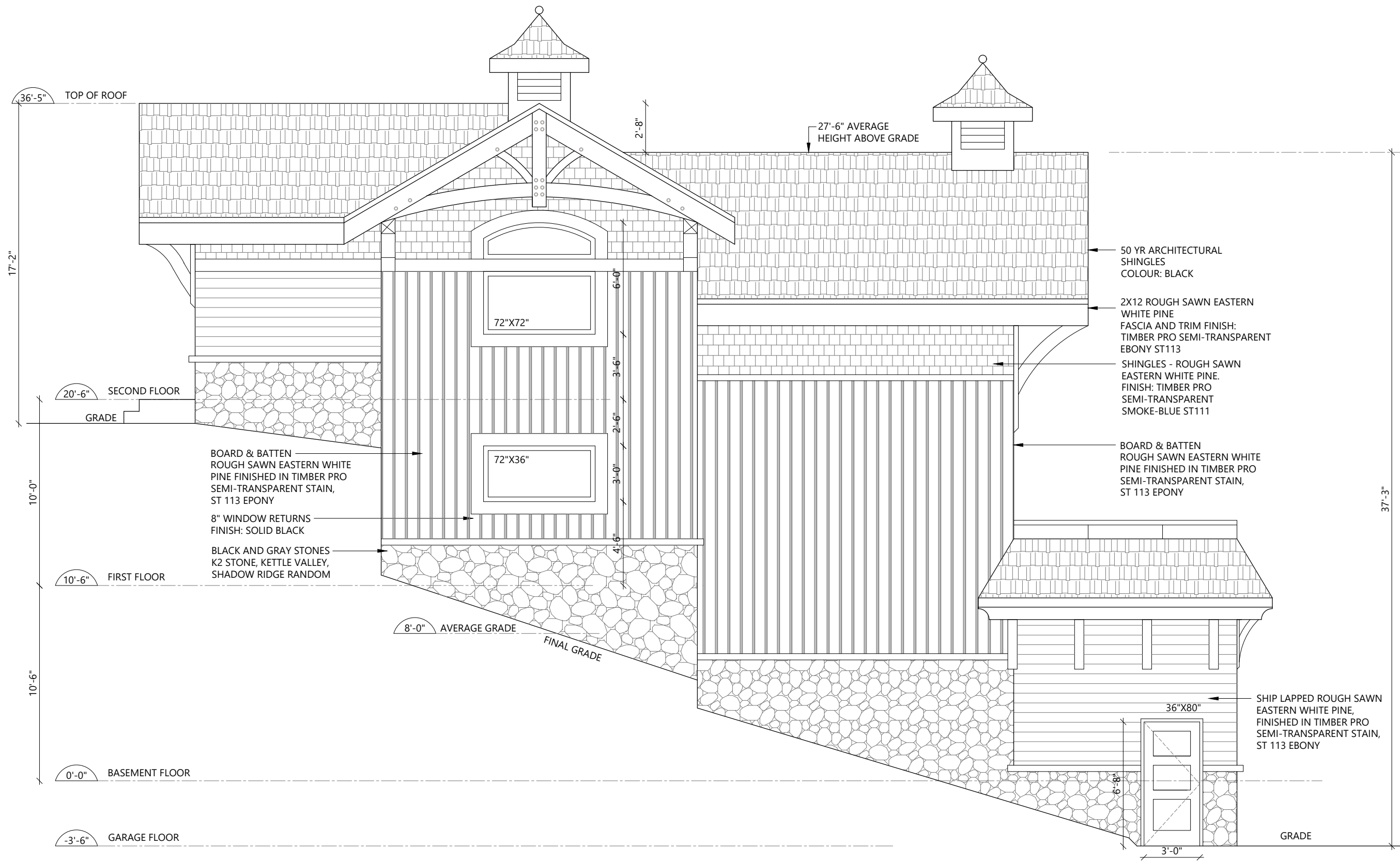
A-01



BLACK AND GRAY STONES  
K2 STONE, KETTLE VALLEY,  
SHADOW RIDGE RANDOM

1 SOUTH ELEVATION  
A06 SCALE: 3/16" = 1'-0"

PROJECT: PROPOSED SKI CHALET ADDRESS: 386 FEATHERTOP ROAD		ISSUED/ REVISIONS	DATE
		1- ISSUED FOR REVIEW	04/16/2021
		2- ISSUED FOR PERMIT	01/24/2024
DRAWING: SOUTH ELEVATION		3- REVISED FOR SITE PLAN REVIEW	03/18/2024
		4-	
DRAWN BY: IM	DATE: JANUARY, 2024	5-	
REVIEWED BY: JPQ	SCALE: 3/16" = 1'-0"	6-	



1 WEST ELEVATION  
A07 SCALE: 3/16" = 1'-0"

PROJECT: PROPOSED SKI CHALET ADDRESS: 386 FEATHERTOP ROAD		ISSUED/ REVISIONS	DATE
		1- ISSUED FOR REVIEW	04/16/2021
		2- ISSUED FOR PERMIT	01/24/2024
DRAWING: WEST ELEVATION		3- REVISED FOR SITE PLAN REVIEW	03/18/2024
		4-	
DRAWN BY: IM	DATE: JANUARY, 2024	5-	
REVIEWED BY: JPQ	SCALE: 3/16" = 1'-0"	6-	

36'-5" TOP OF ROOF

20'-6" SECOND FLOOR

10'-6" FIRST FLOOR

0'-0" BASEMENT FLOOR

-3'-6" GRADE

50 YR ARCHITECTURAL  
SHINGLES  
COLOUR: BLACK

SOFFIT TO BE ROUGH  
SAWN WOOD AND  
PAINTED BLACK

2X12 ROUGH SAWN  
EASTERN WHITE PINE  
FASCIA AND TRIM  
FINISH SOLID BLACK:

SHINGLES - ROUGH SAWN  
EASTERN WHITE PINE.  
FINISH: TIMBER PRO  
SEMI-TRANSPARENT  
SMOKE-BLUE ST111

BOARD & BATTEN  
ROUGH SAWN EASTERN WHITE  
PINE FINISHED IN TIMBER PRO  
SEMI-TRANSPARENT STAIN,  
ST 113 EPONY

SHIP LAPPED ROUGH SAWN  
EASTERN WHITE PINE,  
FINISHED IN TIMBER PRO  
SEMI-TRANSPARENT STAIN,  
ST 113 EBONY

72"X72"

72"X36"

8" WINDOW RETURNS  
FINISH: SOLID BLACK

BOARD & BATTEN  
ROUGH SAWN EASTERN WHITE  
PINE FINISHED IN TIMBER PRO  
SEMI-TRANSPARENT STAIN,  
ST 113 EPONY

BLACK AND GRAY STONES  
K2 STONE, KETTLE VALLEY,  
SHADOW RIDGE RANDOM

GRADE

RECEIVED

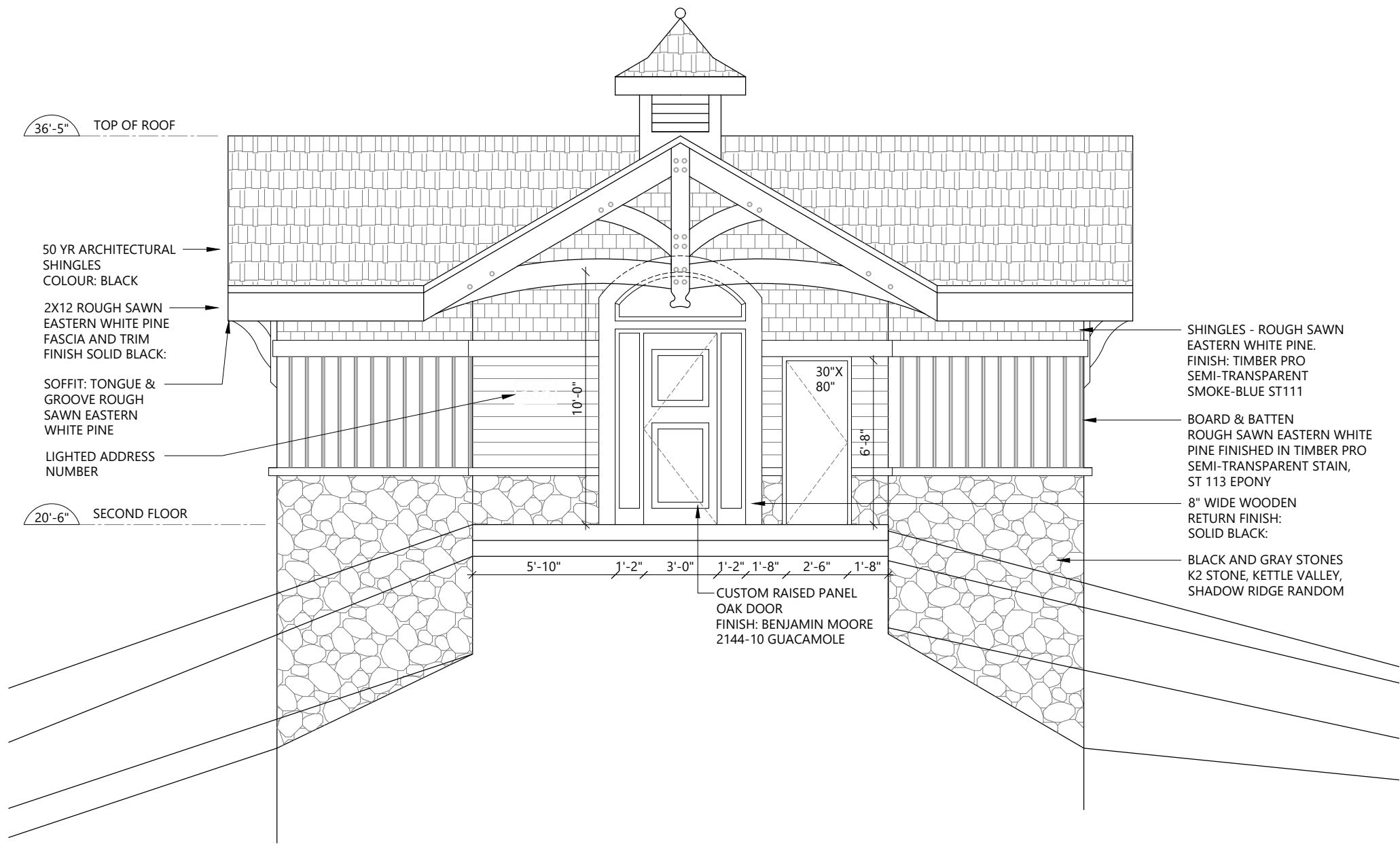
FEB 08 2024

REGIONAL DISTRICT OF  
KOOTENAY BOUNDARY

1 EAST ELEVATION  
A09 SCALE: 3/16" = 1'-0"

PROJECT: PROPOSED SKI CHALET ADDRESS: 386 FEATHERTOP ROAD		ISSUED/ REVISIONS	DATE
		1- ISSUED FOR REVIEW	04/16/2021
		2- ISSUED FOR PERMIT	01/24/2024
DRAWING: EAST ELEVATION		3-	
		4-	
DRAWN BY: IM	DATE: JANUARY, 2024	5-	
REVIEWED BY: JPQ	SCALE: 3/16" = 1'-0"	6-	

A-09



1 NORTH ELEVATION  
A08 SCALE: 3/16" = 1'-0"

PROJECT: PROPOSED SKI CHALET ADDRESS: 386 FEATHERTOP ROAD		ISSUED/ REVISIONS	DATE
		1- ISSUED FOR REVIEW	04/16/2021
DRAWING: NORTH ELEVATION		2- ISSUED FOR PERMIT	01/24/2024
		3- REVISED FOR SITE PLAN REVIEW	03/18/2024
		4-	
DRAWN BY: IM	DATE: JANUARY, 2024	5-	
REVIEWED BY: JPQ	SCALE: 3/16" = 1'-0"	6-	







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

<b>RE:</b>	Front Counter Referral – BC Timber Sales - Road Referral - 18046-30/BCTS FSP 771		
<b>Date:</b>	April 1, 2024	<b>File #:</b>	2023-023 B-54-BW
<b>To:</b>	Members of the Electoral Area E/ West Boundary - Big White APC		
<b>From:</b>	Geoffrey Genge, Planner		

### Issue Introduction

We have received a referral from BC Timber Sales (BCTS) inviting us to provide comments on their proposal for two (2) new forestry roads independent of referral blocks, totalling approximately 2.66 hectares located in Electoral Area E (*see Attachments*).

Property Information	
<b>Owner(s):</b>	Crown Provincial
<b>Agent:</b>	Leanne Jennings, Planning Forester
<b>Location:</b>	Northeast of Big White
<b>Electoral Area:</b>	Electoral Area E/ West Boundary
<b>Legal Description(s):</b>	Unsurveyed Crown Land
<b>Area:</b>	2.66ha (6.57ac)
<b>Current Use(s):</b>	Vacant
Land Use Bylaws	
<b>OCP No.:</b>	N/A
<b>DP Area:</b>	N/A
<b>Zoning No.:</b>	N/A
Other	
<b>ALR:</b>	Outside ALR
<b>Waterfront/Floodplain:</b>	Damfino Creek and two other unnamed creeks
<b>Water Service Area:</b>	N/A
<b>Sewer Service Area:</b>	N/A
<b>Planning Agreement Areas:</b>	N/A

### History / Background Information

The subject property is located approximately 9km northeast of Rock Creek in Electoral Area E/ West Boundary. This area of Electoral Area E does not have an Official Community Plan (OCP) or Zoning Bylaw in effect in which to

regulate land use. The proposed roads are located on Crown Land. One of the roads (S GS-008.01) would cross two unnamed creeks and both roads would be parallel to Damfino Creek but outside the floodplain setback (See *Attachment #2-Subject Area Map*).

The proposed roads are surrounded by vacant, forested Crown Land on all sides (See *Attachment #1-Site Location Map*).

## **Proposal**

BCTS proposes to construct two (2) roads (S GS-008.01 and S GS-008.02) which will be approximately 6.5km long and cover approximately 2.66 hectares.

The proposed roads are all on Crown Land in Electoral Area E and will be accessed using existing Forest Service Roads (See *Attachment #3- BCTS Referral Letter*).

Details of future roads and block harvesting in the area can be found in the Okanagan-Columbia Forest Stewardship Plan #771 (See *Attachment #3- BCTS Referral Letter*). This Plan includes proposed cut blocks in the Okanagan-Columbia and Selkirk Natural Resources District. All cut blocks proposed are outside the RDKB.

## **Implications**

There are no OCP nor zoning bylaws within this portion of Electoral Area E/West Boundary. Due to this, there are no land use policies to reference regarding the proposed land use.

All forest operations on Crown land in BC are governed by the *Forest and Range Practices Act (FRPA)* and its regulations. Details of best practices for road building and maintenance can be found in the Okanagan-Columbia Forest Stewardship Plan #771 which is governed by *FRPA*.

These best practices include but are not limited to:

- Conserve sufficient wildlife habitat in terms of amounts of area, distribution of areas and attributes of those areas, for the survival of Rocky Mountain Elk, Mule Deer, White Tailed-Deer, Moose, Bighorn Sheep and Mountain Goat;
- Conserve congregation areas, forage areas and movement corridors for Elk, Marten and Bighorn Sheep;
- Limit the adverse impacts of Forest Road Construction on the habitat values of Grizzly Bear, Moose, Mountain Goat, Mule Deer, grasslands and low elevation forests;



- Conserve, at the landscape level, the water quality, fish habitat, wildlife habitat and biodiversity associated with those riparian areas including alluvial fans;
- Limit harvesting and road construction in watersheds where water is diverted for human consumption;
- Not construct roads or harvest timber in an Old Growth Management Areas;
- Maintain Visual Quality of scenic areas based on the Visual Quality Objectives, set by the Province as well as maintain foreground visuals in existing Tourism areas;
- Protect Recreation resources;
- To conserve and, if necessary, protect cultural heritage resources;
- Mitigate spread of invasive plant species;

## **Attachments**

- 1-Site Location Map
- 2-Subject Area Map
- 3-BCTS Referral Letter

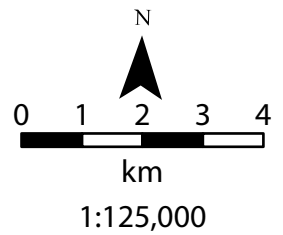


Regional District of  
Kootenay Boundary

Map Date: 2024-03-12

# Site Location Map

Crown Land,  
SDYD



Subject Area:  
Roads S GS-008.01 & S GS-008.02

Big White



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Document Path: P:\PD\General Files\B-54-E BC Timber Sales Area 'E'\2024-04-CutBlocks Referrals\Mapping\2024-03-12\_SubjectAreaMaps\_2024-04-CutBlocks Referrals.aprx



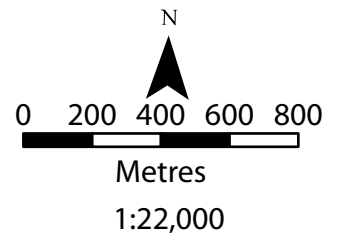


Regional District of  
Kootenay Boundary

Map Date: 2024-03-12

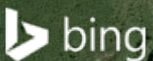
# Subject Area Map

Crown Land,  
SDYD



Subject Area:  
Road S GS-008.01

Subject Area:  
Road S GS-008.02



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File: 18046-30/BCTS FSP 771

March 04, 2024

Sent via Email to:  
[plandep@rdkb.bc.ca](mailto:plandep@rdkb.bc.ca)

Planning Department  
Regional District of Kootenay Boundary  
202 - 843 Rossland Avenue  
Trail BC  
V1R 4S8

Dear Planning Department  
Regional District of Kootenay Boundary,

**Re: Referral on Proposed BCTS cut blocks and roads within the Okanagan-Columbia Business Area and the following interests:**

**Regional District: KOOTENAY BOUNDARY**

As an identified stakeholder organization that has a potential interest in BC Timber Sales operating areas, you are invited to provide comments on the following development that may overlap your areas of interest.

BCTS plans to prepare and develop **0** new cut blocks totalling **0 hectares** and associated roads that may affect your interests. Please see the attached table and web link below to review the location of the proposed development. If you require any other information, please let me know and I will provide it for you.

All proposed blocks will be verified against Old Growth Priority Deferral criteria. Some minor overlaps of mapped Old Growth Deferral areas may occur within the proposed block shapes and will require field verification to ensure consistency with the deferral requirements. If any Old Growth overlap is field verified to conflict with the deferral requirements, the corresponding portion of the block will either be removed from the harvest area or placed within a Wildlife Tree Retention Area (WTRA).

If you have any technical or operational comments or have questions or concerns on how this proposed development may impact your interests on the areas to be harvested, please respond in writing to the undersigned before **May 03, 2024** to ensure consideration before activities commence.

Please follow the link below to view or download PDF maps and KML (Google Earth) files:  
(alternatively, you can type "BCTS FSP 771" into a Google or Bing search and select the top search result to bring you to the same site)

<https://www2.gov.bc.ca/gov/content/industry/forestry/bc-timber-sales/fsp/okanagan-columbia-fsp>



Related harvest development maps and spatial data are located within the '[2024 Annual Referral: Proposed Cut Block and Road Development](#)' dropdown and then subdivided by Field Team as indicated in the attached tables below. You can also find the Field Team and Operating Areas that corresponds to your area of interest on the '[Operating Area Map](#)' link on the same dropdown.

Yours truly,



Leanne Jennings  
Planning Forester, BC Timber Sales  
Okanagan Columbia Timber Sales Office  
Leanne.Jennings@gov.bc.ca  
(778) 943-0109

**Attachment: Development Summary Tables**

**Roads Independent of Referral Blocks Above:**

Field Team	Operating Area	Road Name
Okanagan South Zone	Graystokes	S GS-008.01
Okanagan South Zone	Graystokes	S GS-008.02