



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

Tuesday, September 3, 2024 – 5:00 pm

Via Teams:

[Join the meeting now](#)

Meeting ID: 284 969 062 854

Passcode: xMwgML

Or call in [+1 647-794-5571](tel:+16477945571), 189786520#

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)

September 3, 2024

Recommendation: That the September 3, 2024 Electoral Area E/ West Boundary-Big White Advisory Planning Commission agenda be approved.

4. Draft Minutes

August 6, 2024

Recommendation: That the minutes of the August 6, 2024 Electoral Area E/ West Boundary – Big White Advisory Planning Commission meeting be adopted.

5. Delegations

6. Updates to Applications and Referrals

7. New Business

A. Foster, Josh

Re: Development Variance Permit

RDKB File: BW-4176s-07385.003 / 2024-076

8. For Information

9. For Discussion

10. Adjournment



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

Tuesday, September 3, 2024 • 5:00 pm
Via Teams

Quorum (was) (was not) maintained throughout the meeting. (Please select either 'was' or 'was not')

Present:

C. Berrie, Chair
M. Figurski, Vice-Chair
J. Lebrun, Secretary
P. Sulyma
A. Byrne
Gordon Robertson

Director S. Gibbs
Alternate Director G. Harfman

RDKB Staff Present:

Guest(s) Present:

1. Call to Order

The meeting was called to order at p.m.

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. Adoption of Agenda

Recommendation: That the September 3, 2024 Electoral Area E/ West Boundary – Big White Advisory Planning Commission agenda be adopted as presented.

4. Adoption of Minutes

Recommendation: That the August 6, 2024 Electoral E/ West Boundary – Big White Advisory Planning Commission Minutes be adopted as presented.

5. Delegations

6. Updates to Applications and Referrals

7. New Business

A. Foster, Josh

Re: Development Variance Permit
RDKB File: BW-4176s-07385.003 / 2024-076

Discussion/Observations:

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the application be: *(Please select one of the following options)*

1. Supported (with stated reasons if appropriate):
2. Supported with conditions (state the conditions):
3. Not Supported (with stated reasons if appropriate)

8. For Information

9. Discussion

10. Adjournment

MOVED AND SECONDED that the meeting be adjourned at _____p.m.



Regional District of
Kootenay Boundary

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

RE:	Development Variance Permit – Foster (818-24V)		
Date:	September 3, 2024	File #:	2024-076 BW-4176s-07385.003
To:	Members of the Electoral Area E/ West Boundary - Big White APC		
From:	Jordan Hallam, Planner		

Issue Introduction

We received an application for a development variance permit from Joshua Foster to vary the minimum interior side parcel line setback at 4805 Snow Pines Road, Big White Mountain, in Electoral Area E/ West Boundary (see *Attachments*).

Property Information	
Owner(s):	Josh Foster
Agent:	N/A
Location:	4805 Snow Pines Road
Electoral Area:	Electoral Area E/ West Boundary
Legal Description(s):	Strata Lot 122, Plan KAS938, District Lot 4176s, SDYD
Area:	0.043ha (.107ac)
Current Use(s):	Two Family Dwelling
Land Use Bylaws	
OCP No. 1125:	Medium Density Residential
DP Area:	N/A
Zoning No. 1166:	Snowpines Residential 2 (R2)
Other	
ALR:	Outside ALR
Waterfront/Floodplain:	Not Mapped
Water Service Area:	Big White Utilities
Sewer Service Area:	Big White Utilities
Planning Agreement Areas:	N/A

History / Background Information

The subject property is located approximately 1.73km west of Happy Valley Day Lodge at Big White Mountain, in Electoral Area E/ West Boundary. It is designated as Medium Density Residential in Big White Official Community Plan Bylaw No. 1125 and is zoned Snowpines Residential 2 (R2) in Big White

Zoning Bylaw No. 1166, 2001. A two family dwelling was constructed in 1997, and the subject property contains one of the two dwelling units (See *Attachment #2-Subject Property Map*).

To the north lies Snow Pines Road. To the east lies a privately owned residential parcel. To the south lies Lower Snow Pines Road. To the west lies the other half of the two family dwelling (See *Attachment #1-Site Location Map*).

Proposal

The applicant proposes to enclose the space under an existing deck for the purposes of creating a long term storage area.

The applicant is requesting:

1. To vary the minimum interior side parcel line setback along the eastern parcel line from 2.0m to 1.0m, a variance of 1.0m for the construction of a storage area under an existing deck.

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):

"Resolution of Hardship: Our property, originally built as a vacation home, offers extremely limited storage. The significant snow loads in the area prevent the addition of an external shed. Currently, our deck needs repair. By "drying in" the space under the deck, we would more than triple our storage capacity, which is crucial for us as full-time residents of Big White, unlike those who use their properties solely for vacation purposes.

Improvement of Development: Upgrading our deck will allow us to set a better example of Firesmart principles, an essential practice I must uphold in my role as Fire Chief. This upgrade will not only enhance the safety and sustainability of our property but will also positively impact its value. By demonstrating these principles, we aim to lead by example within our community.

Impact on Neighboring Properties: We have taken several steps to ensure the proposed variance will not negatively impact our neighbors. The neighboring house has only a kitchen window facing our property,

and due to the positioning of both houses, sight lines will remain unaffected. Additionally, there are existing trees that provide a natural separation between the properties.”

Staff also notes that this proposal will meet all other regulations in the R2 zone such as height, and parcel coverage.

Attachments

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

Joshua Foster
4805 Snow Pine Rd.
Big White Mountain, BC, V1P 1T4

07/30/24

RDKB Planning Department
202-843 Rossland Ave.
Trail, BC V1R 4S8

Subject: Building Permit Variance Request for 4805 Snow Pine Rd.

Dear Jordan,

I am writing to request a variance for the building permit application for my property located at 4805 Snow Pine Rd., Big White. This variance pertains to a setback reduction. Below, I provide the rationale for this request, addressing the key considerations of hardship resolution, development improvement, and potential impacts on neighboring properties.

Resolution of Hardship:

Our property, originally built as a vacation home, offers extremely limited storage. The significant snow loads in the area prevent the addition of an external shed. Currently, our deck needs repair. By “drying in” the space under the deck, we would more than triple our storage capacity, which is crucial for us as full-time residents of Big White, unlike those who use their properties solely for vacation purposes.

Improvement of Development:

Upgrading our deck will allow us to set a better example of Firesmart principles, an essential practice I must uphold in my role as Fire Chief. This upgrade will not only enhance the safety and sustainability of our property but will also positively impact its value. By demonstrating these principles, we aim to lead by example within our community.

Impact on Neighboring Properties:

We have taken several steps to ensure the proposed variance will not negatively impact our neighbors. The neighboring house has only a kitchen window facing our property, and due to the positioning of both houses, sight lines will remain unaffected. Additionally, there are existing trees that provide a natural separation between the properties.

I believe that granting this variance is in the best interest of both our property and the surrounding neighborhood. It will enable a balanced and thoughtful development that respects existing regulations while addressing practical needs and community values.

Thank you for considering my request. I am available to provide any additional information or answer questions as needed.

Josh Foster

NOTES:

1. EXTERIOR DIMENSIONS TO INTERIOR FACE OF SHEATHING OR CONCRETE.
2. INTERIOR DIMENSIONS TO CENTRELINE OF PARTITIONS. (FROM GRIDLINE AS INDICATED)
3. 'CLEAR' INDICATES FACE OF GYPSUM BOARD TO FACE OF GYPSUM BOARD. CONFIRM WITH FIXTURE.
4. DIMENSIONS TO R.O. OF DOORS AND WINDOWS WHERE APPLICABLE.
5. DO NOT SCALE DRAWINGS
6. PROVIDE MIN. 3" BEARING ON ALL BEAMS UNLESS OTHERWISE NOTED
7. MAINTAIN 1" MIN. CLEARANCE BETWEEN FLUE AND WOOD FRAMING. MAINTAIN CONTINUITY OF GWB ON PARTYWALL BEHIND FLUE CHASE

WALL TYPE: SEE WALL TYPE SCHEDULE

SMOKE ALARM

MAIN FLOOR REFERENCE ELEVATION = 0'-0"
SEE SITE PLAN FOR DATUM ELEVATIONS

NO.	DATE	DESCRIPTION
1	6/11/97	B.P.

PROJECT

BIG WHITE
LOT 1 DUPLEX

BIG WHITE, B.C.

DRAWING

SITE PLAN



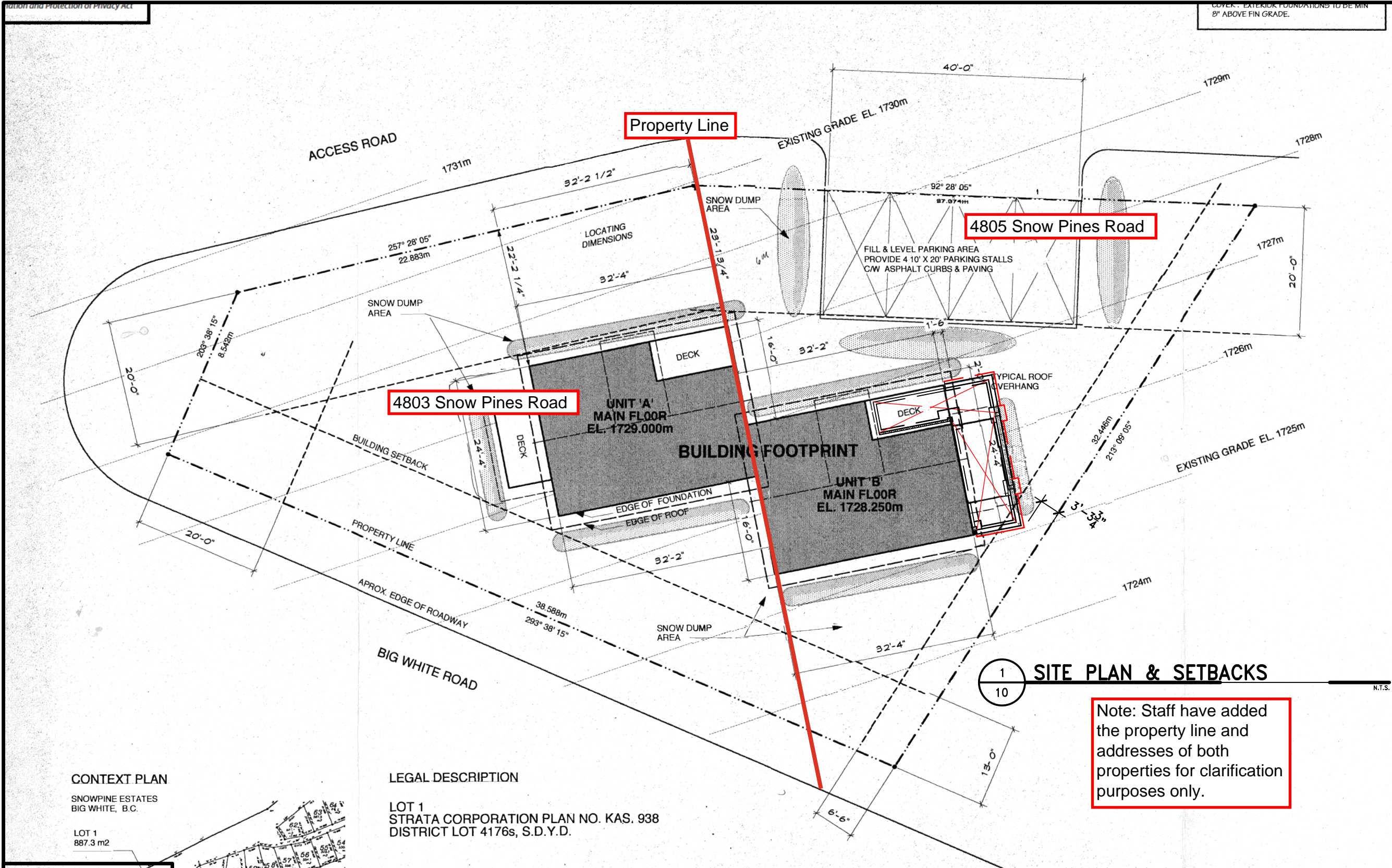
NORTH



NORSPAN



WITH EXTERIOR OVERLAP



1 SITE PLAN & SETBACKS
10

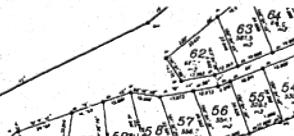
N.T.S.

Note: Staff have added the property line and addresses of both properties for clarification purposes only.

CONTEXT PLAN

SNOWPINE ESTATES
BIG WHITE, B.C.

LOT 1
887.3 m²



LEGAL DESCRIPTION

LOT 1
STRATA CORPORATION PLAN NO. KAS. 938
DISTRICT LOT 4176s, S.D.Y.D.

STAMPS



DRAWN BY JS	DRAWING TITLE
CHECKED BY --	PROJECT INFO
DRAWING NO. S10	

SITE PLAN & SETBACKS

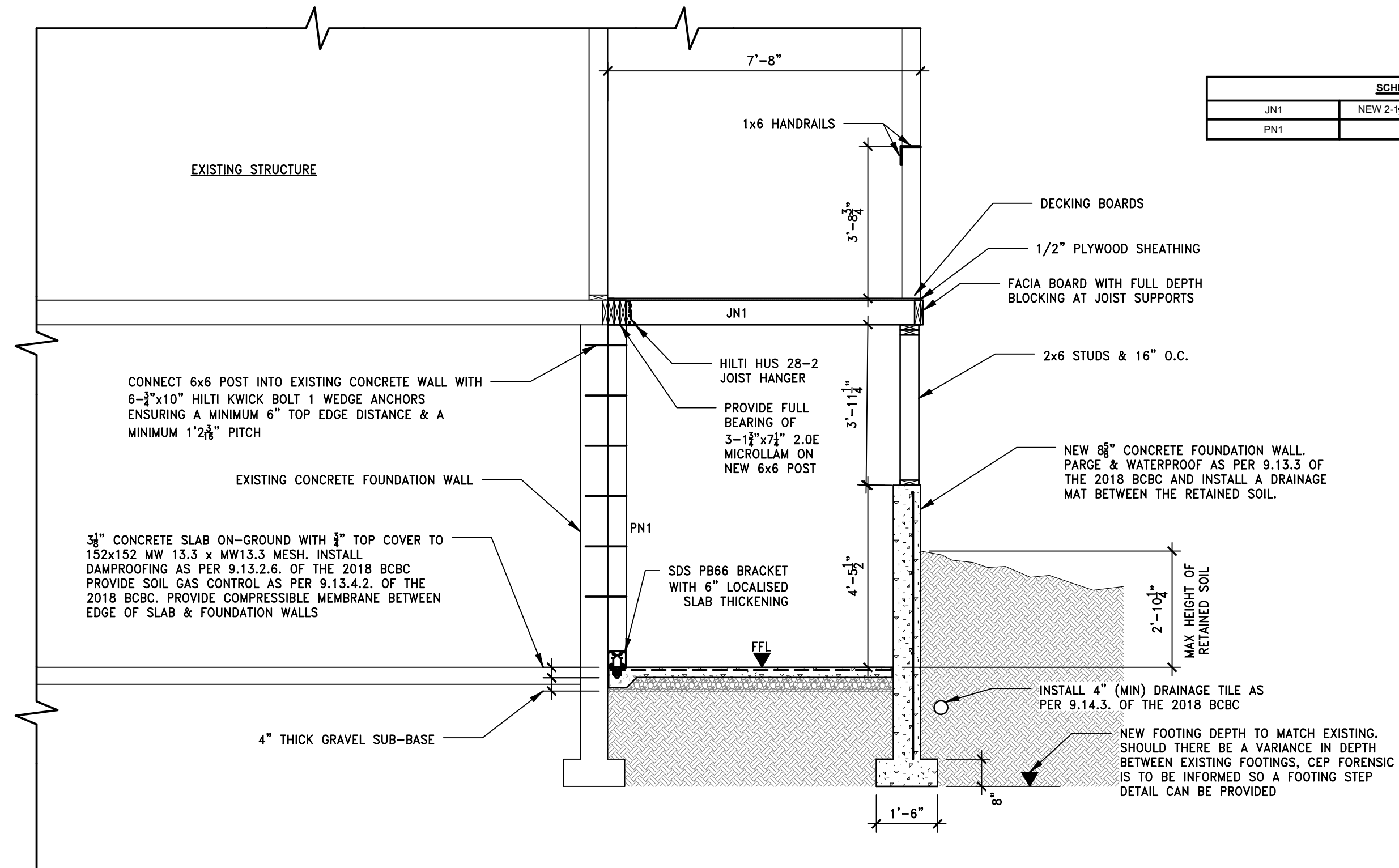
MR. JOSHUA FOSTER

4805 SNOWPINES ROAD, BIG WHITE, BRITISH COLUMBIA. V1P 1P3

DATE
2024-JUN-17

REV. NO.
0

CEP FILE NO.
2023-07-0381



SCHEDULE	
JN1	NEW 2-1 1/2"x7 1/4" 1.5E TIMBERSTRAND @ 16" O.C
PN1	NEW 6x6 POST

1
S4 SECTION LOOKING NORTH

STAMPS



DRAWN BY
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DRAWING NO.
S4

DRAWING TITLE
PROJECT INFO

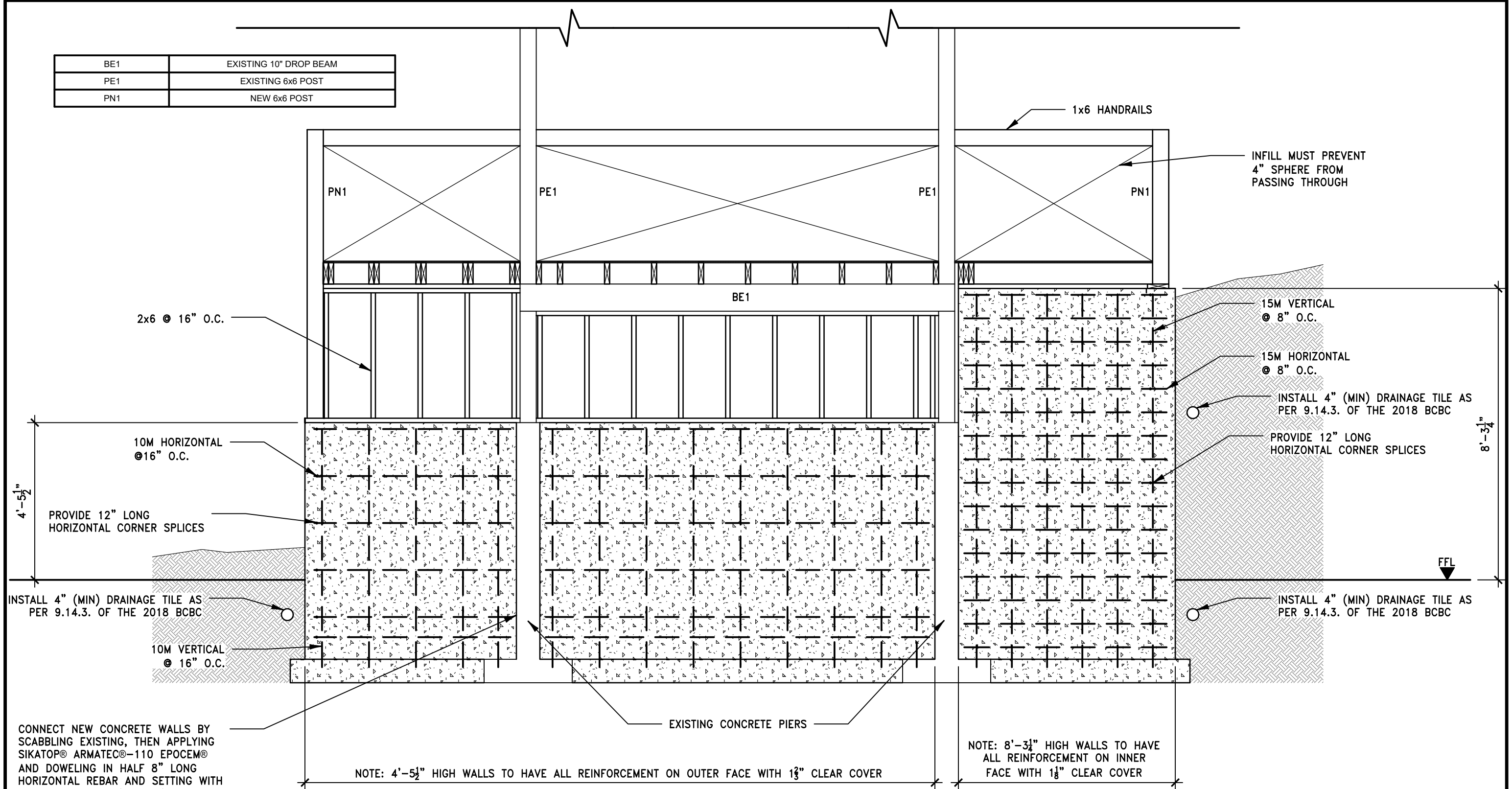
SECTION

MR. JOSHUA FOSTER

4805 SNOWPINES ROAD, BIG WHITE, BRITISH COLUMBIA. V1P 1P3

DATE
2023-SEP-07
REV. NO.
1
CEP FILE NO.
2023-07-0381

BE1	EXISTING 10" DROP BEAM
PE1	EXISTING 6x6 POST
PN1	NEW 6x6 POST



1
S6

EASTERN ELEVATION

3/8"=1'-0"

STAMPS



DRAWN BY
JS
CHECKED BY
SK
DRAWING NO.
S6

DRAWING TITLE
PROJECT INFO

ELEVATION

MR. JOSHUA FOSTER

4805 SNOWPINES ROAD, BIG WHITE, BRITISH COLUMBIA. V1P 1P3

DATE
2023-SEP-07
REV. NO.
1
CEP FILE NO.
2023-07-0381