



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

Monday, November 4, 2024 – 5:00 pm

### AGENDA

Big White Fire Hall, 7555 Porcupine Road  
and via Teams

[Join the meeting now](#)

Meeting ID: 284 969 062 854

Passcode: xMwgML

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

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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)**

**November 4, 2024**

**Recommendation:** That the November 4, 2024 Electoral Area E/West Boundary – Big White Agenda be approved.

4. **Draft Minutes**

**September 3, 2024**

**Recommendation:** That the September 3, 2024 Electoral Area E/West Boundary – Big White Advisory Planning Commission meeting minutes be adopted.

5. **Delegations**

6. **Updates to Applications and Referrals**

7. **New Business**

**Veitch, Ashleigh (Agent: Jenifer Berhiem)**

RE: Development Permit

RDKB File: BW-4222-07500.940/2024-082

8. **For Information**

9. **For Discussion**

**2025 APC meeting dates**

RE: Virtual/Hybrid

10. **Adjournment**



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

Tuesday, September 3, 2024  
via Teams Virtual Meeting

### **PRESENT:**

Carla Berrie, Chair  
John LeBrun, Secretary  
Gordon Robertson  
Paul Sulyma  
Anna Byrne  
RDKB AREA E Director: Sharen Gibbs

### **ABSENT:**

Mike Figurski

### **RDKB Staff Present:**

**Guest(s) Present:** Josh Foster

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#### **1. Call to Order**

The meeting was called to order at 1700.

#### **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. We would also like to acknowledge the enduring presence of the Indigenous Peoples of this region.

#### **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.

**ADOPTED**

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

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

5. **Delegations**

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

7. **New Business**

A. **Josh Foster**

RE: Development Variance Permit

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

**Discussion/Observations:** None

**Recommendation:** It was moved, seconded and resolved that the APC recommends to the Regional District that the application BW-417s-07385.003/2024-076 be  
Supported without comment.

8. **For Information**

9. **Discussion**

10. **Adjournment**

**MOVED AND SECONDED** that the meeting be adjourned at 1719.



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

<b>RE:</b>	Development Permit – Veitch (821-24D)		
<b>Report Date:</b>	October 11, 2024	<b>File #:</b>	2024-082 BW-4222-07500.940
<b>To:</b>	Members of the Electoral Area E/ West Boundary - Big White APC		
<b>From:</b>	Jordan Hallam, Planner		
<b>Meeting Date:</b>	November 4, 2024		

### Issue Introduction

We received an application for an Alpine Environmentally Sensitive Landscape Reclamation development permit from Jenifer Berkheim on behalf of Ashleigh Veitch at 575 Feathertop Way, Big White Mountain in Electoral Area E/ West Boundary (*see Attachments*).

Property Information	
<b>Owner(s):</b>	Ashleigh Veitch
<b>Agent:</b>	Jenifer Berkheim
<b>Location:</b>	575 Feathertop Way
<b>Electoral Area:</b>	Electoral Area E/ West Boundary
<b>Legal Description(s):</b>	Strata Lot 68 District Lot 4222 SDYD Strata Plan KAS3134 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
<b>Area:</b>	0.02ha (0.07ac)
<b>Current Use(s):</b>	Vacant
Land Use Bylaws	
<b>OCP No. 1125:</b>	Medium Density Residential
<b>DP Area:</b>	Commercial & Multi-Family/Alpine Environmentally Sensitive
<b>Zoning No. 1166:</b>	Chalet Residential (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
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## History / Background Information

The subject property is located approximately 0.88km northeast of the 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 Chalet Residential (R3) in Big White Zoning Bylaw No. 1166, 2001. The parcel is accessed from the strata road (Feathertop Way). The parcel is currently vacant (See *Attachment #2-Subject Property Map*).

To the north and east lies parcels used for residential purposes. To the south lies the strata road, Feathertop Way and further residential. To the west lies vacant privately-owned land (See *Attachment #1-Site Location 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 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 construction of the proposed single family dwelling.

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

## Implications

The submitted landscape plan shows the placement 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" or the "FireSmart BC Landscaping Guide".

A grass and wildflower mix is proposed along all four property lines. Along the eastern side of the property, six (6) Arctic Lupin, three (3) Woods' Rose, two (2) Kinnickinnick, and one (1) Shrubby Cinquefoil are to be planted. Along the west side of the property, three (3) Arctic Lupin, one (1) Kinnickinnick, and three (3) Oregon grape are to be planted. The applicant

proposes native grass and wildflower mix for all disturbed areas around the house and in of the rear parcel.

In addition to the plantings noted above, the applicant is proposing to plant three (3) Barberry along the eastern interior side of the property. It is noted that Barberry is not listed in the "Guide for Development Permit Applications – Big White Ski Resort". However, Barberry is listed in the "FireSmart BC Landscaping Guide" as a low water use shrub.

#### *Snow storage*

Two snow storage areas are included, one adjacent to the driveway and one at the end of the additional parking space next to the western interior lot line.

#### *Wildfire mitigation*

The applicant has incorporated gravel ground cover on three sides of the house. Covered and uncovered concrete pads are proposed at the rear of the house. There is also one stacked rock retaining wall on the west side of the property. 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



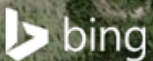
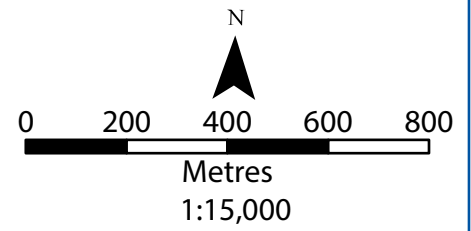


Regional District of  
Kootenay Boundary

Map Date: 2024-09-18

# Site Location Map

Strata Lot 68,  
Plan KAS3134, DL 4222,  
SDYD



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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-4222-07500.940\2024-082 DP Application\Mapping\2024-09-18\_SubjectPropertyMap\_BW-4222-07500.940.aprx



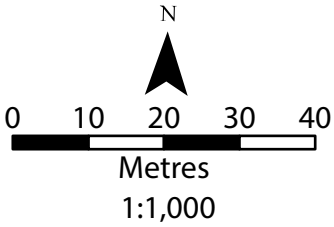


Regional District of  
Kootenay Boundary

Map Date: 2024-09-18

# Subject Property Map

Strata Lot 68,  
Plan KAS3134, DL 4222,  
SDYD



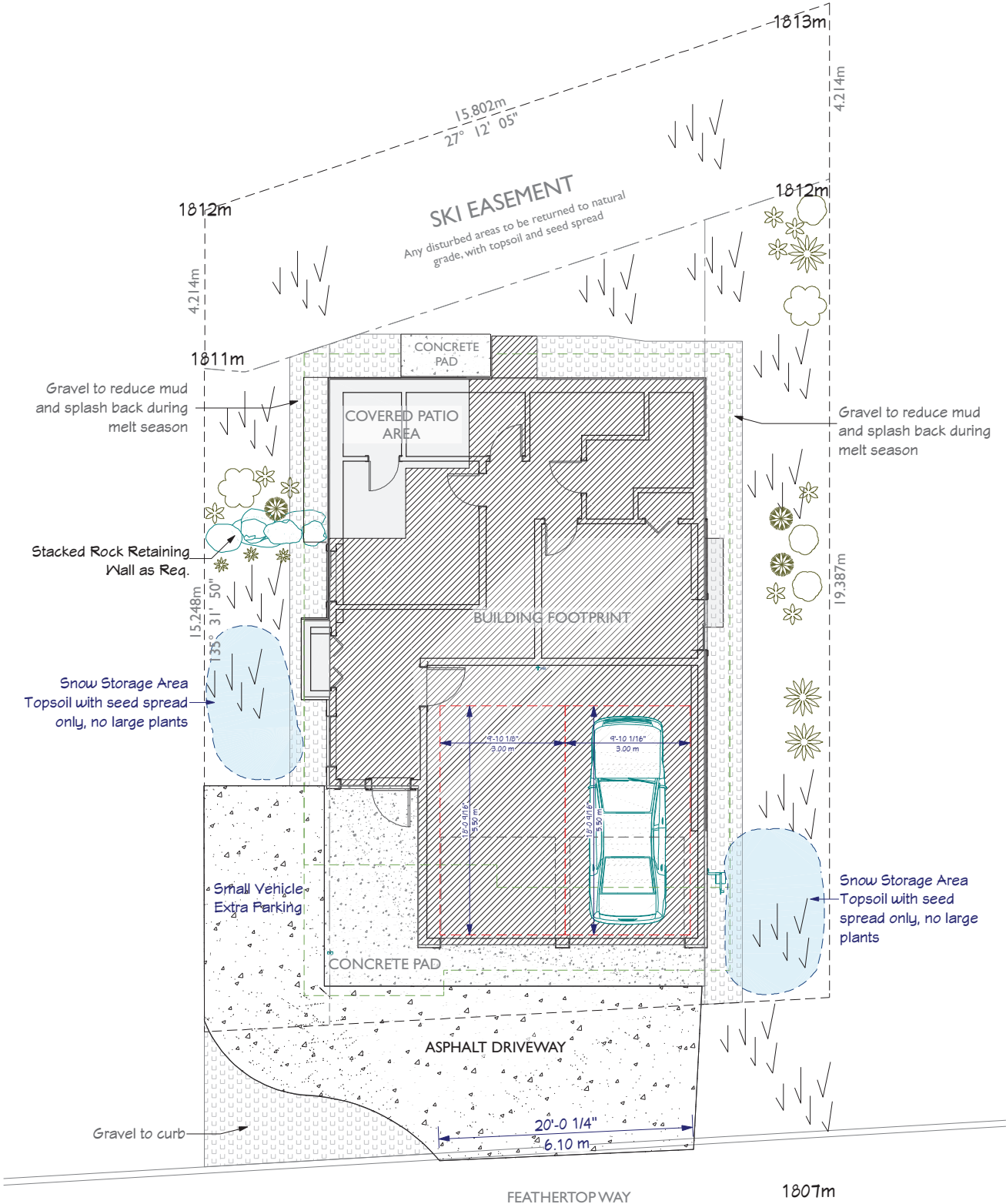
Subject Property:  
575 Feathertop Way





LANDSCAPE RENDER

PLANTING LIST	
	2 GALLON ARCTIC LUPIN (LUPINUS ARTICUS) 1 REQ.
	2 GALLON KINNICKINNICK (ARCTOSTAPHYLOS UVA-URSI) 3 REQ.
	5 GALLON BARBERRY (BERBERIS RUBY CAROUSEL) 3 REQ.
	5 GALLON SHRUBBY CINQUEFOIL (POTENTILLA FRUTICOSA) 2 REQ.
	2 GALLON OREGON GRAPE (BERBERIS NERVOSA) 3 REQ.
	2 GALLON WOODS' ROSE (ROSA WOODSII) 3 REQ.
	DISTURBED SITE COVERED WITH NATIVE GRASS AND WILDFLOWER SEED MIX
	Grass Seed Mix: West Coast Seeds Jade Princess Millet, Sheep Fescue, Orchard Grass, Cloud Grass
	Wildflower Seed Mix: West Coast Seeds, Pacific Northwest Wildflower Blend Belly Blue-Eyes, Big Leaf Lupin, Bird's Eye, Black-eyed Susan, Blue Flax, California Poppy, Chinese Houses, Gloriosa, Corn Poppy, Dwarf Goldilocks, Five-Spot, Globe Gilia, Lance Leaf Coreopsis, Mountain Phlox, Sunset Flax, Shasta Daisy, Siberian Wallflower, Sweet Alyssum, Tidy Tips, Yellow Lupin



Landscape Plan

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

REVISION TABLE	
NUMBER	DATE
A	11/10/2022
B	02/10/2023
C	11/09/2024
D	20/09/2024

PROJECT OWNER BIG WHITE, BC	DESIGNER WENINGER CONSTRUCTION & DESIGN LTD. #10-220 NEAVE RD. KELOWNA, BC V1Y 2L4 Tel: (250) 765-6948 Fax: (250) 765-6076
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PROJECT TITLE VEITCH CHALET LOT 68	LANDSCAPING PLANS
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DATE: 2024-09-20
SCALE: 3/16" = 1' 0"
SHEET: 9





Front Rendering



Rear Rendering

**Total Interior Space: 2,449 sq.ft.**  
Plus  
Garage: 483 sq.ft.  
Exterior Covered Area: 297 sq.ft.

**Lower Floor 737 sq.ft.**  
Entry, 2 Bedrooms, 1 Bathroom, and Utility Room,  
Plus Garage and Exterior Covered Entry

**Main Floor 964 sq.ft.**  
Kitchen, Living Room, Dining Room, Laundry,  
Bootroom, and Powder Room, Plus Exterior Covered  
Patio and Ski Locker

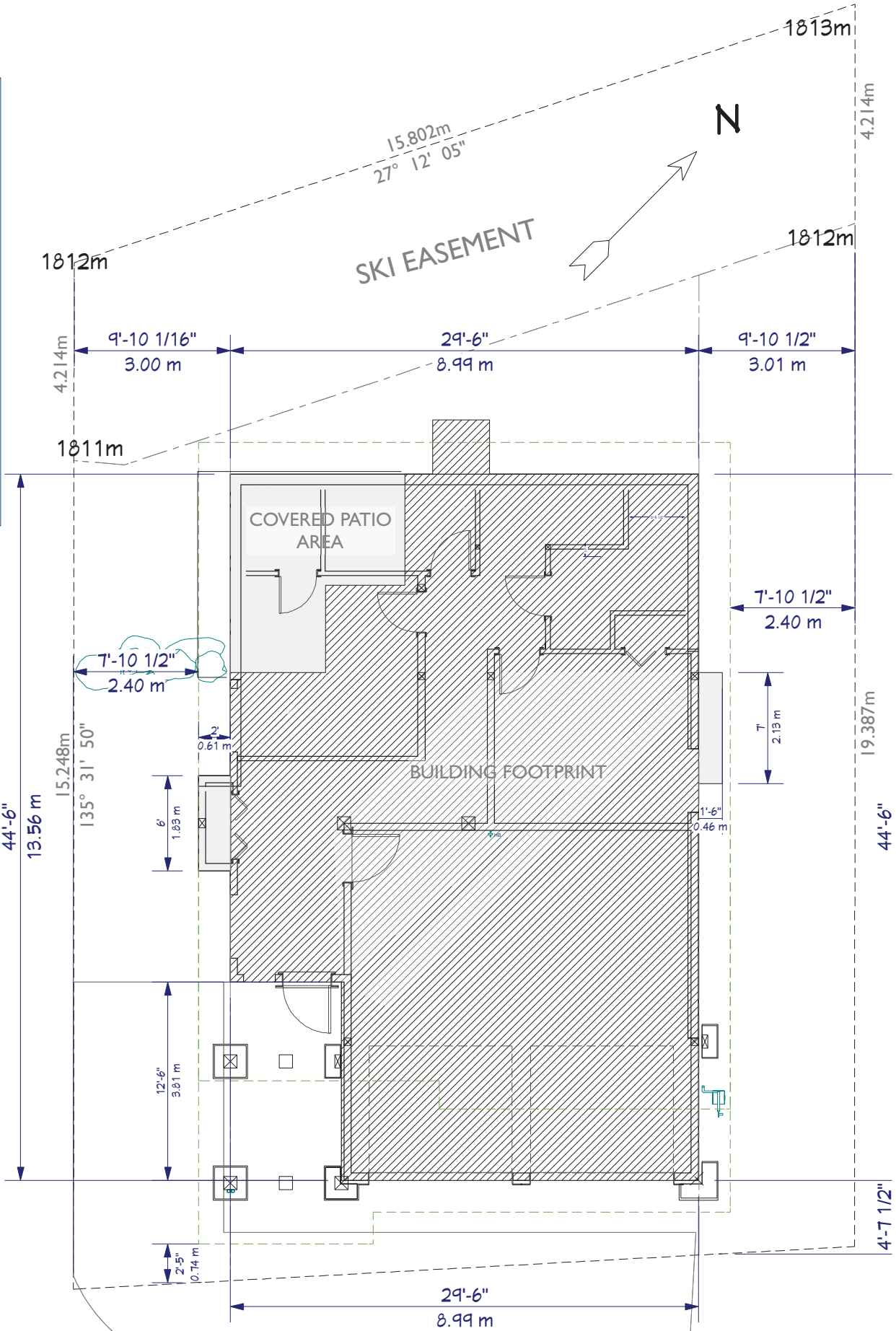
**Top Floor 748 sq.ft.**  
2 Bedrooms, 2 Bathrooms, and Loft

**FLOOR AREA RATIO 0.705**  
Parcel Size: 322.8m.sq. or 3,475sq.ft.

**Gross Floor Area: 2,450 sq.ft.**  
1st floor: 738 sq.ft. above ground  
(1,220sq.ft. total including garage, 482 sq.ft.  
underground)  
2nd Floor: 964 sq.ft. above ground  
3rd Floor: 748 sq.ft. above ground

**PARCEL COVERAGE 33.1%**  
Parcel Size: 3,475sq.ft.  
Building Footprint: 1,150 sq.ft.

Layout Page Table	
Number	Title
1	SITE PLAN
2	FOUNDATION & FIRST FLOOR PLAN
3	SECOND & THIRD FLOOR PLAN
4	ROOF PLAN & SECTIONS
5	ELEVATIONS
6	FRAMING PLANS
7	ASSEMBLIES & DETAILS
8	ELECTRICAL PLANS
9	LANDSCAPE PLANS
10	EXTERIOR FINISHES



1st Floor

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

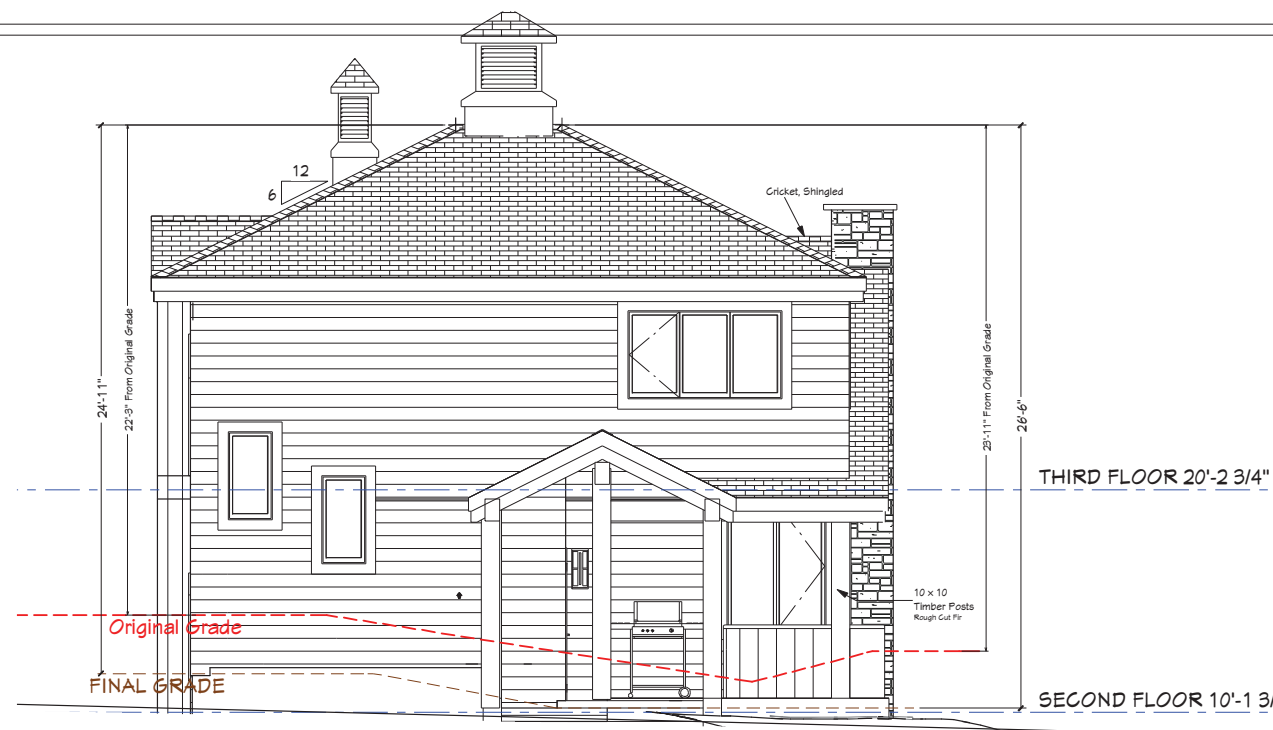
REVISION TABLE	
NUMBER	DATE
A	11/10/2022
B	02/10/2023
C	11/09/2024
D	20/09/2024

DESIGNED BY	FEATHERTOP WAY
DRAWN BY	SHARON ALTMAN
CHECKED BY	SHARON ALTMAN
PROJECT	515 FEATHERTOP WAY
CLIENT	BIG WHITE, BC
DATE	11/10/2022
REVISIONS	11/10/2022 MIN Design Review Set
REVISIONS	02/10/2023 SWN Issued for Permitting
REVISIONS	11/09/2024 SWN DP Revisions
REVISIONS	20/09/2024 SWN DP Rev. 2

PROJECT	VEITCH CHALET
TITLE	LOT 68
DATE	2024-09-20
SCALE	1/4" = 1' 0"
SHEET	1



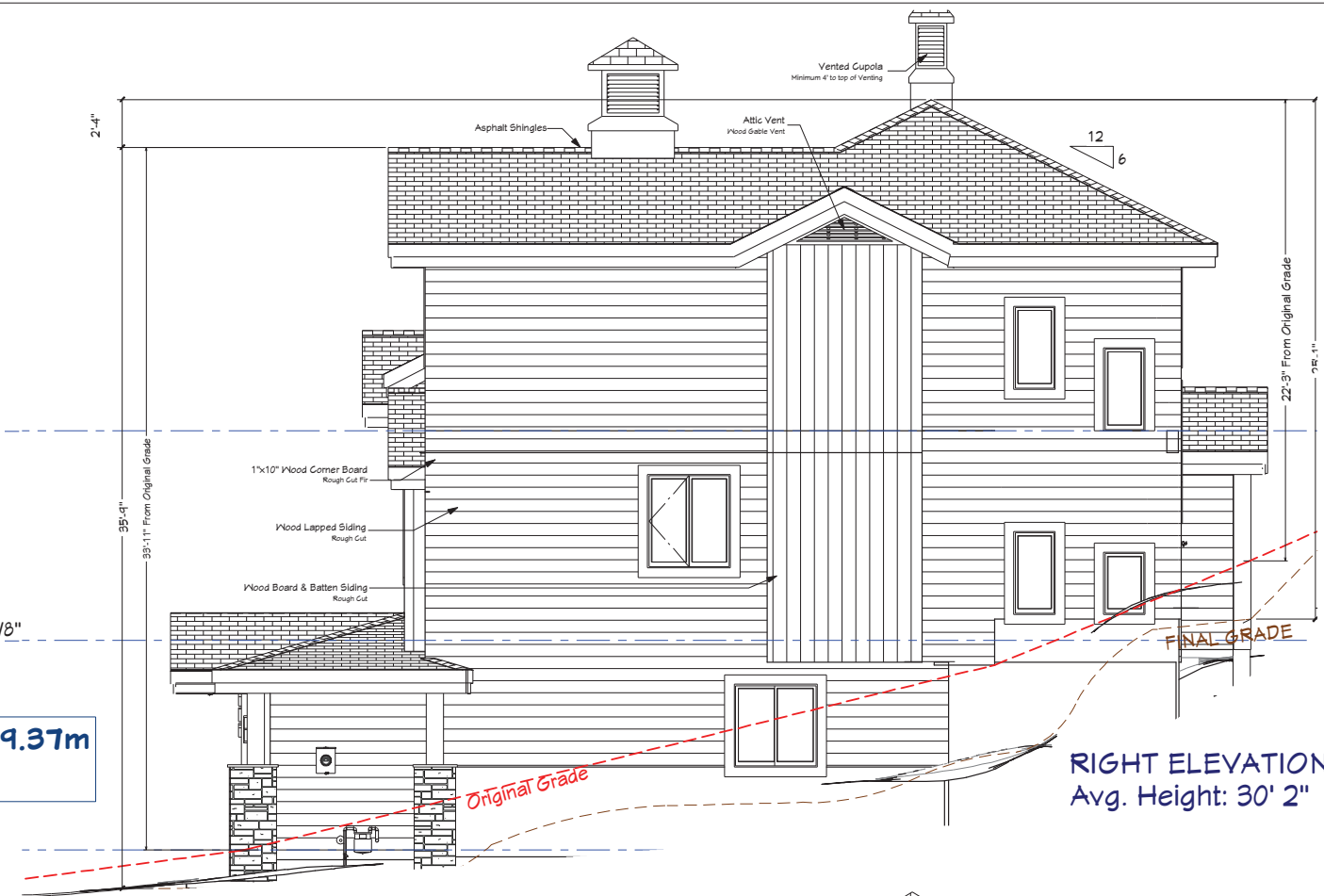
DATE:	2024-09-20
SCALE:	1/4" = 1' 0"
SHEET:	1



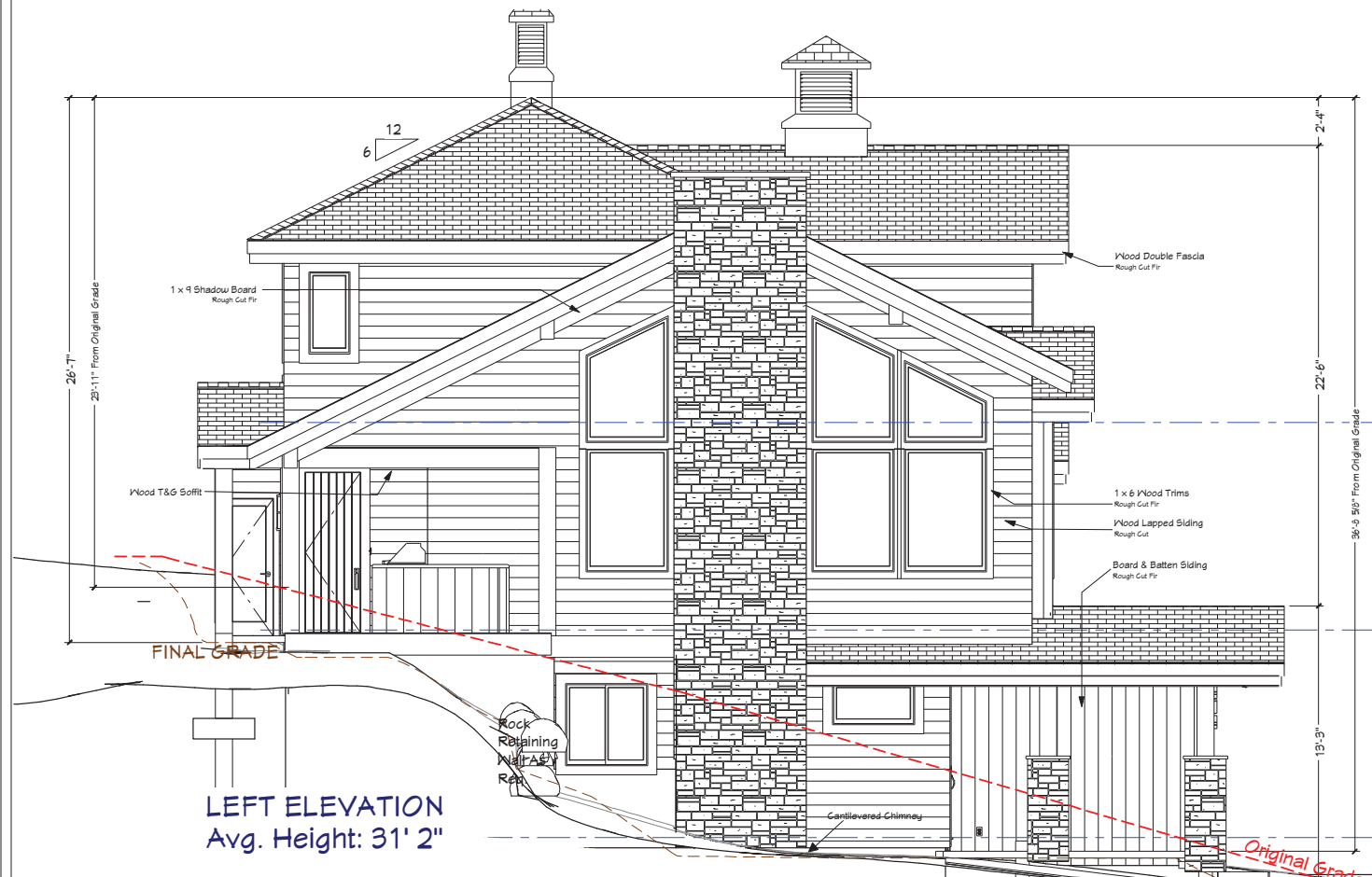
REAR ELEVATION  
Avg. Height: 25' 9"

**BUILDING AVG. HEIGHT: 30' 9" or 9.37m**  
(25'9" + 31'2" + 30'2" + 35'11" / 4)

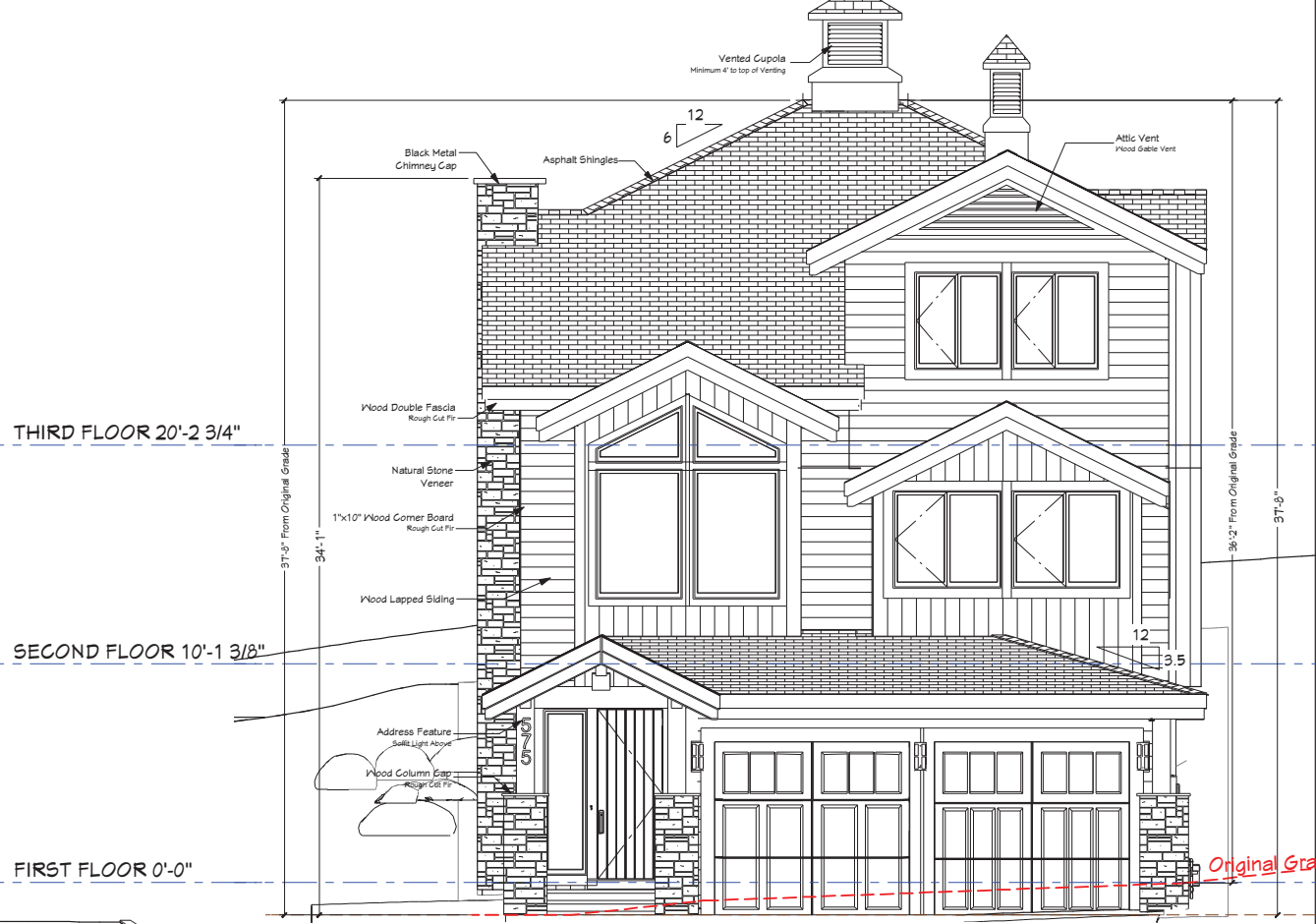
**AVG. HEIGHT FROM ORIGINAL GRADE: 29' 7"**  
(23'1" + 28' 1" + 30'3" + 36'11" / 4)



RIGHT ELEVATION  
Avg. Height: 30' 2"



LEFT ELEVATION  
Avg. Height: 31' 2"



FRONT ELEVATION  
Avg. Height: 35' 11"

**ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION**

REVISION TABLE	
NUMBER	DATE
A	11/10/2022
B	02/10/2023
C	11/09/2024
D	20/09/2024
DESCRIPTION	
Design Review Set	
Issued for Permitting	
DP Revisions	
DP Rev. 2	

PROJECT	5915 FEATHERTOP WAY
OWNER	BIG WHITE, BC
DESIGNER	Weninger Construction & Design Ltd.
PROJECT	10-220 NEAVE RD.
LOCATION	Kelowna, BC V1Y 2L4
TELEPHONE	Tel: (250) 765-6949 Fax: (250) 765-6076

PROJECT	VEITCH CHALET
LOT	LOT 68
DATE	2024-10-11
SCALE	1/4" = 1' 0"
SHEET	5



DATE:	2024-10-11
SCALE:	1/4" = 1' 0"
SHEET:	5