



**ELECTORAL AREA 'E'
(BIG WHITE)**

ADVISORY PLANNING COMMISSION

MINUTES

Tuesday, April 5, 2016 at the Big White Ski Patrol Hut, commencing at 5:00 p.m.

PRESENT: Bill DiPasquale, Jude Brunt, Gerry Molyneaux, John Lebrun, Paul Sulyma (via phone conference)

ABSENT: Deb Hopkinson, Ross Langmaid

RDKB DIRECTOR: Vicki Gee

RDKB STAFF:

GUESTS:

1. CALL TO ORDER

The meeting was called to order at 5:10 p.m.

2. ADOPTION OF AGENDA (Additions/Deletions)

It was moved and seconded that the April 5, 2016 Electoral Area 'A' APC agenda be adopted with addition under New Business of 7.e) Provincial Rural Dividend Opportunities as requested by Director Gee.

3. ADOPTION OF MINUTES

As the last meeting on February 2, 2016 did not have a quorum there were no minutes. The previous meeting to that was October 6, 2015 and the adoption of the minutes from that October 6 meeting was not deemed relevant.

4. ELECTIONS OF CHAIR AND VICE CHAIR

Bill DiPasquale will continue as Chair and Ross Langmaid will be Vice Chair. Secretarial duties will be shared between Paul Sulyma when he is available and Deb Hopkinson if Paul Sulyma is not available.

5. DELEGATIONS

No Delegations appeared.

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6. **OLD BUSINESS**

The only old business discussed was the status of the new security contract. It was noted that the Terms of Reference for a public solicitation were being finalized and that formal solicitation should occur by the end of April. An ad should be placed in the Kelowna Courier. Timing for an award is uncertain.

7. **NEW BUSINESS**

A. Miller Time Inc. – Craig Miller

RE: Development Permit

380 Feathertop Way, Big White

RDKB File: BW-4222-07500.605

Discussion/Observations:

- The drawings were not readily interpretable insofar as dimensioning is concerned.
- Under the Implications the Planner noted that the plan appears outside of the northeast corner. This was not recognizable on the plans.
- On the Site Plan the committee thinks the south property line extends too far south into the 'Short Cut' run, which would imply a trespass.
- The north side property line is not indicated on the house site plan.
- The committee has no problems with the overall plan and will defer to the RDKB Planning staff to clarify.

B. Foster, Ross

RE: Development Permit

495 Feathertop Way, Big White

RDKB File: BW-4222-07500.645

Discussion/Observations:

- Again this plan is not that clearly representing of the site.
- Not clear about the south side skier SROW. It was the feeling of the committee that the ski out is outside the south side of the lot so we were confused about the implication report of the Planner referring to the skier SROW, which not indicated on the plans.
- The committee was not sure of the required front yard setback. The plan shows a 10 ft. setback, but the front of the building appears closer than that.
- Again the committee has no problem with the overall plan and will defer to the RDKB Planning staff to resolve and clarify.

C. Smith, Stephen of Global Trade and Marketing Inc.

RE: Development Permit

370 Feathertop Way, Big White

RDKB File: BW-4222-07500.610

Discussion/Observations:

- The plan for this proposal is superior to the other plans insofar as dimensioning is concern.

- The plan is unclear about the rear lot line SROW, but as indicated by the Planner's report there is no development in this area, but the SROW should be clarified and indicated.
- The Planner's report makes reference to a '0' from the front property line. Unclear where that is.
- Unclear how it is interpreted that the roof overhang may be greater than 0.6 m. The roof overhang is detailed on the plan but not dimensioned.
- Again the committee has no problems with the overall plan and will defer to the RDKB Planning staff to resolve and clarify.

D. Royal Astronomical Society of Canada – Okanagan Centre

RE: FrontCounter BC Referral – License of Occupation Amendment

Unsurveyed Crown Land, east of Highway 33, adjacent to Big White Road,
north west of Big White Ski Resort, Electoral Area 'E'/West Boundary
RDKB File:E-4213-10394.400

- The only concern that the committee has is the long term ingress - egress conflict at the RASC driveway intersection with Big White Road. This section of the Big White Road is an area of relatively high speed and the driveway is somewhat obstructed. There is a lack of site distance associated with this intersection. It could be partially resolved by clearing of trees.
- The committee considered the proximity of the RASC site to the proposed COCCS shooting range a half a km or so to the west, but it was presumed that these two uses would not be in conflict because the direction of shooting activity would be 90 deg or more away from the RASC site.
- In spite of the above comments the committee strongly endorses the unequivocal support of the RASC site license expansion. This organization is so committed to the extension of their interests to the public and offers a whole range of public involvement with their endeavor.

8. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 6:30 p.m.