



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

**ADVISORY PLANNING COMMISSION**

**MINUTES TEMPLATE**

Tuesday, April 4, 2017 at the Big White Fire Hall, commencing at 4:00 p.m.

**PRESENT:** Deb Hopkinson, John Lebrun, Cat Schierrer, Paul Sulyma(by phone)

**ABSENT:** Jude Brunt, Gerry Molyneaux

**RDKB DIRECTOR:** Vicki Gee

**RDKB STAFF:**

**GUESTS:** Jamie Svendsen

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**1. CALL TO ORDER**

The meeting was called to order at 4:00 p.m.

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

It was moved and seconded that the April 4, 2017 Electoral Area 'A' APC agenda be adopted.

**3. ADOPTION OF MINUTES**

It was moved and seconded that the March 7, 2017 Electoral Area 'E' Big White Advisory Planning Commission minutes be adopted.

**5. DELEGATIONS**

No delegations

**6. OLD BUSINESS**

Development permit for staff housing will be presented after public hearing.

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**7. NEW BUSINESS**

**A. Jason Alton**  
**Ian Paine Construction Ltd., Agent**  
**RE: Development Permit**  
5370 Big White Rd, Electoral Area E/ West Boundary  
RDKB File: BW-4109s-07412.000

Discussion/Observations:

Re: Landscaping plan, some questions regarding road allowance for Highways as the front landscaping includes boulders. Is there a 15 M road allowance from the center of the road?

There does not appear to be sufficient accessible snow storage at the front of this property.

Will there be enough parking? Can't tell from plan if there is a garage.

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the subject referral be supported with conditions with the following conditions:

That the road allowance not be landscaped.  
That there be sufficient snow storage for driveway clearing.  
That there be sufficient parking.

**B. Brent Harley, Agent**  
**RE: Development Permit**  
RDKB File: BW-4255-Temp

Postponed

Public notice of development should be more noticeable. Perhaps on Fire hall notice board, notice in market, or the Globe.

**C. 0980131 BC Ltd**  
**Re: MOTI Subdivision**

Discussion/ Observations

Questions regarding Setbacks, Diagram three of applicant's submission shows a setback, however last paragraph on page 5 states that Chalet residential 3 (R3) zone has no minimum requirement. This might allow for roof unloading onto the street and very little if no snow storage to the front of the lot for snow removal.

Regarding services for the property, will they be underground? Lighting, cable, and telephone.

Will the park requirement be part of Phase 1? How does it impact Grizzly Ridge neighbourhood, as they have a gated community.

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the subject referral be supported with the following conditions:

- a) That adequate snow storage be addressed in the plan.
- b) Where possible services should be underground.
- c) Park should be part of each phase

**D. Interfor Forest Stewardship Plan Draft 2017-2022**  
**File NO: B-4**  
**Electoral Area E / West Boundary, Big White Ski Resort**

Discussion:

Website for current proposals.

Recreational sites could be negatively impacted. An inspection of one of the sites showed ribbons into a lake. Interfor requires permission from department responsible for these campsites.

Where cut would be close to non-motorized trails a 1km setback would be used and logging road reclaimed after.

Recommendations:

- 1) 100' buffer from any, Federal, Provincial, or Municipal registered trail system. Interfor should coordinate with trail committees and set contracts to reclaim logging roads.
- 2) When cruising is done measurements near lakes and ponds should be from high water mark, not low water in August for example.
- 3) Monitoring of Forest Practices should be a priority for Interfor.
- 4) More time required to try and digest this document which is of a highly specialized nature.

#### **8. ADJOURNMENT**

It was moved and seconded that the meeting be adjourned at 4:45 p.m.