



**ELECTORAL AREA 'E'
(BIG WHITE)**
ADVISORY PLANNING COMMISSION
MINUTES

Tuesday, May 2, 2017 at the Big White Ski Patrol Hut, commencing at 4:00 p.m.

PRESENT: Deb Hopkinson, Gerry Molyneaux, Cat Schierrer, Paul Sulyma
ABSENT: Jude Brunt, John LeBrun
RDKB DIRECTOR: Vicki Gee
RDKB STAFF:
GUESTS: Paul Plocktis BWSR, Jeremy Hopkinson BWSR, Hugh Bitz architect, Jamie Svendsen, BWFD

1. CALL TO ORDER

The meeting was called to order at 4:10 pm

2. ADOPTION OF AGENDA (Additions/Deletions)

It was moved and seconded that the May 2, 2017 Electoral Area 'A' APC agenda be adopted.

3. ADOPTION OF MINUTES

It was moved and seconded that the April 4, 2017 Electoral Area 'E' Big White Advisory Planning Commission minutes be adopted.

5. DELEGATIONS

6. OLD BUSINESS

Quorum issue discussed and Vicki to check on, example as long as one committee member was on site for the public to access the meeting then the others would constitute a forum if they called in.

Could we have the package sent to us electronically as well as by mail?

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Vicki is working on a spreadsheet of all the applications that come to the APC, so that we can see the outcome for each application. Donna Dean, Manager of Planning Dept., has said that she'll see if staff can help determine the outcomes. Examples are: Rifle Range, Observatory, and development permits.

Interfor Stewardship – Our recommendations were put forward to board agenda and the board added that the stewardship program should adopt a communication plan and with stakeholders and that notifications of upcoming activity should be sent to stakeholders.

7. NEW BUSINESS

A. Big White Ski Resort Ltd. Brent Harley & Assoc. Inc. Agent RE: Development Permit – Employee Housing RDKB File: BW-4255-Temp

Discussion/Observations:

Clarified which building would be the first built, and the number of pillows for the building at 48, with a potential of 192, if all four buildings were built on this development lot 4255.

Landscaping on the side of the building facing the road would help soften the appearance for uphill properties. The building is quite a bit lower than Big White Rd. so should not impact Bullet Cr Cabins or Copper Kettle view. DC Ponto engineers have signed a letter of undertaking that the dry wells,(rock pits), drainage methods will keep drainage issues to a minimum and in keeping with the other developments in the area.

Fire Smart methods are of concern for all developments so the plantings should be kept pruned and the fuel loading around the building should be addressed from time to time. The landscaping with trees and grasses as shown would be acceptable. Should we be planting new trees? Yes as there are a large number of standing dead trees in the area and they are needed for aesthetic as well as practical reasons, for example to prevent soil erosion. Grasses will be the key focus of the landscaping. None of the plantings should interfere with snow removal or be placed where they cannot survive snow removal.

Snow removal would have to insure that the fire lanes were clear and a turn around provided. Hugh Bitz showed the turnaround possibility in the parking lot. Jeremy Hopkinson indicated that it was in Big White's best interest to keep fire lanes clear, and that as it was BWSR property that they would be able to tow vehicles to maintain the fire dept accessibility

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the subject referral be: *(pick one of the following)*

1. Supported

B. Shawn R. Warren

RE: Development Permit – 384 Feathertop Way, Big White

RDKB File: BW-4222-07500.820

Discussion / Observations

Ground water at this location should be carefully considered as it is flowing even in August.

We are unable to support this application as we are only looking at landscaping and snow storage and the plans presented do not show either.

With the close proximity of neighbours it is necessary to have some snow storage on your own property to avoid it being stored on your neighbours.

Recommendation:

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

1. Not supported due to the fact that we have no plans for landscaping or snow storage.

8. Agriculture & Food Systems

The committee heard about the upcoming Spring 2017 Open House to be held in Grand Forks, which a member of the Big White Community will be attending. We were also asked if we could complete the survey regarding this project.

9. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 4:45 pm