



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

Tuesday, August 8, 2017 at the Big White Firehall, commencing at 4:00 p.m.

PRESENT: Deb Hopkinson, Gerry Molyneaux, John Lebrun, Cat Schierer

ABSENT: Jude Brunt, Paul Sulyma

RDKB DIRECTOR: Vicki Gee, by telephone

RDKB STAFF:

GUESTS:

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 August 8, 2017 Electoral Area 'E'/Big White APC agenda be adopted.

3. ADOPTION OF MINUTES

It was moved and seconded that the July 4, 2017 Electoral Area 'E'/Big White APC minutes be adopted.

4. DELEGATIONS

N/A

5. OLD BUSINESS

Letter from MFLNRO dated March 8, 2017

RE: Central Okanagan Shotgun Sports Club.

This contained no reference to recommendations from APC such as tree retention by moving site slightly to cut area, and no reference to ingress and egress concerns.
High Forest valuation has not been done.

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6. NEW BUSINESS

A. GEORGE, Gary
RE: Development Variance Permit
4874A Snow Pines Road, Big White
RDKB File: BW-4176s-07385.231

Discussion/Observations:

Appreciate the problem of snow coming off neighbour's roof.

The building is already inside the 2 meter setback, a roof structure was put in place to try and keep snow off of windows but has since been damaged, we assume this was built without a variance.

There is no letter of support from neighbours.

Perhaps snow retention on neighbour's roof would be a solution, perhaps contacting neighbour about putting snow retention in place on their roof would be a less expensive solution then putting roof structure on applicant's house. There is no guarantee that snow dumping off neighbour's roof in the future would not cause harm or structural damage.

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the subject Development Application be not supported. Other more effective solutions should be explored to keep snow from causing injury or property damage.

B. PATTON, Douglas & Patricia/VRACAREVIC, Milan & Sanja
RE: Development Variance Permit
Porcupine Road, Big White
RDKB File: BW-4109s-07444.750

Discussion/Observations:

This variance could be detrimental to the adjoining property should it ever be redeveloped.

Decks in snow storage areas not recommended.

No neighbour's input with application.

Future owners of adjoining property should be protected.

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the subject Development Application be not supported. There is no hardship here. Maintain snow storage areas. Possible future redevelopment of adjoining lot could be compromised.

7. FOR INFORMATION

N/A

8. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 4:30 p.m.