



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

ADVISORY PLANNING COMMISSION

MINUTES

Tuesday, September 5, 2017 at the Big White Fire Hall, commencing at 4:00 p.m.
Minutes taken by: Deb Hopkinson

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

ABSENT: Paul Sulyma

RDKB DIRECTOR: Vicki Gee, by telephone

RDKB STAFF:

GUESTS:

1. CALL TO ORDER

The meeting was called to order at 4:03

2. ADOPTION OF AGENDA

It was moved and seconded that the September 5, 2017 Electoral Area 'E' APC agenda be adopted.

3. ADOPTION OF MINUTES

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

5. DELEGATIONS

6. OLD BUSINESS

1. High Forest park requirement, the property has not been appraised yet.

2. Snowpines property setback variance application: Vicki. She acknowledges that building a new roof might not solve the problem of snow from neighbour, but the RDKB has no means to

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engage the neighbouring properties on such an application. Should the applicant get approval they could engage an engineer and have the possibility of working with the neighbour. She will verbally add at the board meeting our additional comment that there has been some success with fencing to hold the snow back.

3. Patio at Snowcrest, Vicki advised that the planning department may indicate support for the variance application in their staff report to the Board.

7. NEW BUSINESS

- A. Horgan, Daragh and Anne**
File No: BW-4222-07500.685
 715 Feathertop Way
 Agent, Jenny Geisbrecht, Weninger Construction and Design

Discussion/Observations:

Concerns regarding setbacks for side yard which are non-conforming.

Landscaping on left-hand side of driveway, (coming into driveway towards house), should be planted with groundcover and grasses as any shrubs or trees could be buried by snow being removed from driveway.

Recommendation:

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

Supported

With attention to the setbacks that are non-conforming.

Appropriate ground cover near driveway.

- B. Hill, Andrew and Ellen**
545 Feathertop Way
File BW-4222-07500-670

Discussion/Observations:

The building is overheight, why?

This very long driveway could be a problem for snow removal.

When looking at the tree retention on the property, please be aware of the need to remove dead or dying trees, and look at the fuel loading of dead trees and shrubbery already on the ground. This will help protect this and neighbouring properties from interface fires.

Recommendation:

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

Supported

Review of over height building.

8. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 4:20.