



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

Tuesday, June 4, 2019 at Big White Fire Hall - Big White Ski Resort, commencing at 4:00 p.m.

Minutes taken by: Paul Sulyma

**PRESENT:** Gerry Molyneaux, Deb Hopkinson, Rachelle Marcinkoski, Cat Schierer, and Paul Sulyma  
**ABSENT:** John Lebrun  
**RDKB DIRECTOR:** Vicki Gee via Telephone  
**RDKB STAFF:**  
**GUESTS:** Jeremy Hopkinson

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**1. CALL TO ORDER**

The meeting was called to order at 4:03 p.m.

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

**Recommendation:** That the June 3, 2019 Electoral Area 'E' (Big White) Advisory Planning Commission Agenda be adopted.

**3. ADOPTION OF MINUTES**

**Recommendation:** That the April 2, 2019 Electoral Area 'E' (Big White) Advisory Planning Commission Minutes be adopted.

**4. DELEGATIONS**

N/A

**5. UPDATED APPLICATIONS AND REFERRALS**

Big White Application See "E"

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Electoral Area 'E'/BIG WHITE APC Minutes  
June 3, 2019  
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**6. NEW BUSINESS**

**A. Lake Front Enterprises Inc.**

**RE: Development Permit**

450 Feathertop Way

RDKB File: BW-4222-07500.860

**Discussion/Observations:**

- Encroaching on the ski-easement – Too close – Minimum setback requirements, must be maintained.  
Need to be aware ski easement is also above their property and they must maintain the grade that exists. The ski easement is a Statutory Right of Way which protects it from the ground to the sky, as snow cats have to travel on this easement nothing should overhang it, (rooves or decks), and nothing should block their passing, (rock walls or structures).

**Recommendation:**

It was moved, seconded and resolved that the APC recommends to the Regional District that the Application be: *(select one of the following options)*

1. Supported with conditions
  - Make sure easement is addressed and maintained

**B. Andrea Horan**  
**RE: Development Permit**  
590 Feathertop Way  
RDKB File: BW-4222-07500.925

**Discussion/Observations:**

Landscaping acceptable.

However, it should be noted that the property is steep and not a moderate slope as stated by the applicant.

**Recommendation:**

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

1. Supported

**C. North Grove Homes Inc.**  
**RE: Development Permit**  
420 Feathertop Way  
RDKB File: BW-4222-07500.845

**Discussion/Observations:**

Rock Riverbed isn't the best idea for machine/snow removal nor should it be in the snow storage area once buried by snow it would be in danger of being damaged by snow removal equipment.

Roof over strata road could be an issue.

**Recommendation:**

It was moved, seconded and resolved that the APC recommends to the Regional District that the Application be: *(select one of the following options)*

1. Not Supported

Rock riverbed needs to be re-thought. Not feasible for snow removal

**D. James Neal and Christie Bowman**

**RE: Development Permit**

505 Feathertop Way

RDKB File: BW-4222-07500.650

**Discussion/Observations:**

Landscaping acceptable, however any trees planted near the road allowance have a low chance of survival.

There is an area of old forest on the property that would benefit from some fire mediation, remove some of the fuel load on the ground and any old trees.

**Recommendation:**

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

1. Supported

**E. Big White**  
**RE: Development Permit**  
300 Happy Valley Road  
RDKB File: BW-4216

**Discussion/Observations:**

Building access for pedestrians, by walkway above Happy Valley parking lot.  
Drainage plan by Don Ponto  
Building uses

**Recommendation:**

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

1. Supported

## **8.FOR DISCUSSION**

Vicki Gee - Wildflower seed packages – Warning people of wildflower packages as they often contain invasive species – Add this to the bylaw for future use.

## **9. FOR INFORMATION**

- Vicki – Question regarding ticket sales at the new Big White building (RDKB File:BW-4216)  
Jeremy – No – This is not the purpose of the facility
- Building inspector was called to the foundation extension in Feathertop Development – Lot 70 – not supported by APC, RDKB

Letter sent to building inspector regarding wall – Inspector response was that it should have been taken care at time of development permit and is out of their hands. Would like some sort of action be taken before precedent is set

## **10. ADJOURNMENT**

It was moved and seconded that the meeting be adjourned at 4:43pm.