



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

Tuesday, July 2, 2019 at Big White Fire Hall - Big White Ski Resort, commencing at 4:00 p.m.

Minutes taken by: Deb Hopkinson Quorum Achieved

PRESENT: Gerry Molyneaux, Deb Hopkinson, Cat Schierer, Rachelle Marcinkoski (by phone), John Lebrun (by phone)

ABSENT: Paul Sulyma

RDKB DIRECTOR: Vicki Gee via Telephone

RDKB STAFF:

GUESTS: Jeremy Hopkinson

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA (Additions/Deletions)

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

3. ADOPTION OF MINUTES

Recommendation: That the June 4, 2019 Electoral Area 'E' (Big White) Advisory Planning Commission Minutes be adopted.

4. DELEGATIONS

N/A

5. UPDATED APPLICATIONS AND REFERRALS

A comment was made on earlier minutes that the regional district could not enforce by-laws, and it was noted that by-laws are enforced if a complaint is received.

An update to the Feathertop Lot 70 building proceeding with foundations that were not approved as per their variance application. Staff have told Vicki Gee that the structure on site is not attached and is for landscaping soil retention. The structure is attached to the foundation and serves the purpose of protecting a side door into the property. We would like some clarification from staff as to its legal status.

Suggest staff contact Feathertop Strata's architect Hugh Bitz who might be able to help.

6. NEW BUSINESS

A. Mark Hetherington

RE: Development Permit

450 Feathertop Way

RDKB File: BW-4222-07500.850

Discussion/Observations:

As there is quite a slope to the rear of this property care should be given that the ski easement maintains its grade.

Landscape plan is reasonable

The agent for the applicant has used the same form letter for the last few submissions and should be careful to insure that the grade of the property fits the letter.

Recommendation:

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

1. Supported

B. Big White Sewer Utility
RE: Statutory Right of Way
RDKB File: BW-2713-Sewer Temp

Discussion/Observations:

Location acceptable

Staged construction to move sewage treatment plant over the next 5 years,

Recommendation:

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

1. Supported

C. Monashee Ridge
RE: Subdivision Revision
RDKB File: BW-4247-07914.000

Discussion/Observations:

There are quite a few lots for the area.

The intersection into Snow Pines Rd has always been difficult, hard to see oncoming traffic, putting a Y into the mix might be a step too far. However, if highways can approve it with their criteria we would find that acceptable.

However, we do not see anything from the Snow Pines Strata that would suggest they approve of changes within the skier easement that they use to access lower Snow Pines. Jeremy Hopkinson suggested to applicant that he contact Chris Daly of Snow Pines strata, and then spoke to Mr. Daly who had not heard from the applicant. Their AGM is on July 11, 2019, would be good if he contacted them before then.

The easement right at the junction would most likely have a large accumulation of snow from snow removal.

As far as Vicki Gee knew there had still been no answer to the evaluation of land for a payment in lieu of parkland.

Funds for which should be spent in the Big White area.

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Recommendation:

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

Supported with conditions:

That the road receive Ministry of Transport approval.

Snow Pines strata are able to comment.

Payment in lieu of parkland be sorted out.

10. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 4:41pm.