



Regional District of  
Kootenay Boundary

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

Tuesday, October 6, 2020 via tele-conference, commencing at 4:00 p.m.  
Minutes taken by: Deb Hopkinson

**PRESENT:** John Lebrun, Deb Hopkinson, Paul Sulyma, Anastasia Byrne,  
Peter Hutchinson, Vicki Gee: Quorum achieved

**ABSENT:** Gerry Molyneaux, Rachelle Hawk

**RDKB DIRECTOR:** Vicki Gee

**RDKB STAFF:**

**GUESTS:**

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**1. CALL TO ORDER**

The meeting was called to order at 4:01 p.m.

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

**Recommendation:** That the October 6, 2020 Electoral Area 'E' (Big White) Advisory Planning Commission Agenda be adopted.

**3. ADOPTION OF MINUTES**

**Recommendation:** That the July 7, 2020 Electoral Area 'E' (Big White) Advisory Planning Commission Minutes be amended to reflect that Deb Hopkinson was absent.

**4. DELEGATIONS**

No delegations

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**5. UPDATED APPLICATIONS AND REFERRALS**

**No new information**

**6. NEW BUSINESS**

**A. Joseph Gagnon and Sheri Anne Doyle**  
**RE: Development Variance Permit**  
RDKB File: BW-4109s-07405.000

Discussion/Observations:

This application came to us for landscape approval previously and we were fine with it replacing original stairs with covered stairs.

Now the stairs are past the original foundations and well into the highway right of way, and are complete.

The stairs will have a significant impact on run off in the ditch.

The stairs will be a problem for snow removal and will in all likelihood be damaged by snow removal.

The stairs may have been sited on the neighbour's property line.

The sight line of the road may have been impacted as well.

**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**

Now the stairs are past the original foundations and well into the highway right of way, and are complete.

The stairs will have a significant impact on run off in the ditch.

The stairs will be a problem for snow removal and will in all likelihood be damaged by snow removal.

The stairs may have been sited on the neighbour's property line.

The sight line of the road may have been impacted as well.

See discussion points.

**B. Development Permit – Mackenzie and Onyschuk**

**Re : File# BW4222-07499.008**

**Discussion and Observations:**

On the landscape plan it appears that trees are to be planted at the bottom lot line, which would put them in the sewer easement.

The pitch of the roof may cause snow unloading to impact any future neighbouring building without some snow retention system.

**Recommendation:**

**1. Supported**

**Without trees planted in Sewer easement.**

**7. FOR DISCUSSION**

Big White Wildfire Risk Reduction Project

John trying to get clarification from contractors and from Provincial office of whether private land is part of program, as some clearing appears to be happening on private land.

Suggestions for mapping and rational might be available from former fire chief Jamie Svendsen and current chief Chris Cormack, as well as Darcy Arnold BWSR.

**8. FOR INFORMATION**

**9. ADJOURNMENT**

It was moved and seconded that the meeting be adjourned at 4:34 pm.