



**ELECTORAL AREA E/WEST BOUNDARY
(BIG WHITE)**

ADVISORY PLANNING COMMISSION

MINUTES

Tuesday, January 5, 2021 via tele-conference, commencing at 1610.

Minutes taken by: _____ John LeBrun

PRESENT: John LeBrun, Gerry Molyneaux, Deb Hopkinson, Rachelle Hawk,
Anastasia Byrne
ABSENT: Paul Sulyma
RDKB DIRECTOR: Vicki Gee
RDKB STAFF: None
GUESTS: Jeff Barber and Maria Kitsch

1. CALL TO ORDER

The meeting was called to order at 1610.

2. ADOPTION OF AGENDA (Additions/Deletions)

Recommendation: That the January 5, 2021 Electoral Area E/West Boundary (Big White) Advisory Planning Commission Agenda be adopted.

Motion to adopt by Gerry seconded by John

Carried

3. ELECTION OF CHAIR, VICE-CHAIR and SECRETARY

Call to the floor three times for nominations for each position.

CHAIR. Peter Hutchinson

VICE CHAIR. Rachelle Hawk

SECRETARY. John LeBrun

There were no other nominations all 3 nominations elected to respective positions.

4. **ADOPTION OF MINUTES**

Recommendation: That the November 24, 2020 Electoral Area E/West Boundary (Big White) Advisory Planning Commission Minutes be adopted.

Motion to adopt by Rachelle seconded by Gerry

Carried

5. **DELEGATIONS.** Jeff Barber and Maria Kitsch for zoning amendment 1247676 BC.

6. **UPDATED APPLICATIONS AND REFERRALS**

None

7. **NEW BUSINESS**

A. 1247676 BC Ltd.

RE: Zoning Amendment

RDBK File: BW-4109s-07412.000

Discussion/Observations:

Page 3 of the document indicates 10 parking stalls; 7 covered and 3 uncovered.

Page 7 indicates 9 total parking stalls.

For a building of this size with both residential and commercial space the parking seems insufficient.

The side setbacks from 5 meters to 4 meters leaves little room for snow storage.

The applicant indicated that there was lots of room in the rear of the building for snow storage or it could be trucked away.

There is also a concern due to the height of the building and resulting snow dispersal.

Applicant stated that they were thinking about heating the outside sidewalk which raised concerns among members about the resulting water run-off.

The applicants request for rezoning was not of concern to members.

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the Zoning Amendment 124767BC be;

Supported with the above comments as provided.

B. Interfor
RE: TFL #8
RDKB File: I-1-E

Discussion/Observations:

Previous comments provided by the APC asked that an inspection be conducted if the operation required use of the Trans Canada Trail for their operation. No mention or requirement was added to this renewed application.

Comments were provided previously that the spacing between cut blocks was insufficient. Cut block size should be kept to 40 ha and decrease adjacency of cut blocks.

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the referral RE: TFL #8 be:

Supported with the above comments as provided.

8. FOR DISCUSSION

- A. Question was asked if the Regional District was going to ask the APC for comments on Big Whites Master Plan.
- B. Question was asked if there is a requirement when a wine/liquor store changes location.

9. FOR INFORMATION

None

10. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 1725.