



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

**ADVISORY PLANNING COMMISSION**

**MINUTES**

Tuesday, June 1, 2021 via zoom.  
Minutes taken by: John LeBrun.

**PRESENT:** Peter Hutchinson, John LeBrun, Paul Sulyma, Mike Figurski and Rachelle Hawk.  
**ABSENT:** Anastasia Byrne  
**RDKB DIRECTOR:** Vicki Gee  
**RDKB STAFF:** None  
**GUESTS:** Andy Hill, Feathertop Strata and Kristina Anderson, RDKB Watershed Planner.

---

**1. CALL TO ORDER**

The meeting was called to order at 1621.

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

**Recommendation:** That the June 1, 2021 Electoral Area E/West Boundary (Big White) Advisory Planning Commission Agenda be adopted.

**Motion to adopt by John seconded by Rachelle.**

**ADOPTED**

**3. ADOPTION OF MINUTES**

**Recommendation:** That the May 2, 2021 Electoral Area E/West Boundary (Big White) Advisory Planning Commission Minutes be adopted.

**Motion to adopt by Paul seconded by John.**

**ADOPTED**

**4. DELEGATIONS. None**

---

Electoral Area E/West Boundary (Big White) APC Minutes  
January 5, 2021  
Page 1 of 6

**5. UPDATED APPLICATIONS AND REFERRALS.** None**6. NEW BUSINESS**

Vicki Gee introduced a new member to the APC; Mike Figurski. He has been a long time (20 plus years} resident of Big White and is/has been the on-hill doctor during that time. Mike was welcomed to the APC.

**A. Gregg and Alexa Kudar**  
**RE: Development Permit**  
 RDBK File: BW-4222-07500.665

**Discussion/Observations:**

The property has been cleared of almost all of the trees that were on the lot. The application stated that the majority of trees would be saved.  
 The property has not controlled for water run off and has resulted in the water running off the property and into, around and under an existing house below the lot.

**Recommendation:**

It was moved, seconded and resolved that the APC recommends to the Regional District that the Development Permit BW-4222-07500.665 be;

**Not supported with comments provided.**

**Motion to adopt by Rachelle seconded by Mike.**

**ADOPTED**

**B. Kris Gibbs**  
**RE: Development Permit**  
 RDKB File: BW-4222-07499.004

**Discussion/Observation:**

*There was nothing for discussion or observation.*

**Recommendation:**

It was moved, seconded and resolved that the APC recommends to the Regional District that the Development Permit BW-4222-07499.004 be;

**Supported without comment.**

**Motion to adopt by Rachelle seconded by Paul.**

**ADOPTED**

**C. Phillip and Sharon Knoll  
RE: Development Permit  
RDKB File: BW-4222-07500.980**

**Discussion/Observation:**

It would appear that the pillars are right at the easement line resulting in the roof of the house being over the ski easement.

The foundation has already been poured without development permit approval.

It would appear that the driveway and snow removal storage area does not meet RDKB requirements.

**Recommendation:**

It was moved, seconded and resolved that the APC recommends to the Regional District that the Development Permit BW 4222-07500.980 be:

**Supported with comments.**

**Motion to adopt by Mike seconded by Paul.**

**Adopted.**

**7. FOR DISCUSSION**

- A. At the previous meeting it was reported that building site are not being cleaned up after construction and that in some cases the building debris is being dumped on adjacent building sites. This has been discussed by the APC during previous meetings. A response from the RDKB stated that they have no control over this. It is a civil matter and would have to be treated that way.
- B. A question was asked about the moving of a liquor store on the mountain was answered by the province and is attached. Basically, states that once the license is issued the license can be moved to any location with very few exceptions.
- C. There was a power outage on the mountain and it was determined that a snow removal piece of equipment hit a green Fortis electrical box. The answer from the RDKB is that this is a Fortis issue and the RDKB has no control over this. Fortis has right of ways/easements and agreements with property owners and is responsible for construction/placement of their electrical boxes

**8. FOR INFORMATION** None

**9. ADJOURNMENT**

It was moved and seconded that the meeting be adjourned at 1726.