Big White Advisory Planning Commission

Tuesday, August 4, 2026 - 5:00 pm
Via Teams Only

Join:
https://teams.microsoft.com/meet/263368177169069?p=06Ls9qT8DAeZZDBttr
Meeting ID: 263 368 177 169 069
Passcode: QP3vV6fW

A M E N D E D A G E N D A

1. **Call to Order**

2. **Land Acknowledgement**

   a) In the spirit of respect, truth and reconciliation, we honour and thank the Indigenous Peoples on whose traditional and unceded lands we operate.

3. **Adoption of the Agenda (additions/deletions)**

   a) August 4, 2026

   Recommendation: That the August 4, 2026 Big White Advisory Planning Commission Agenda be adopted as presented.

4. **Adoption of Minutes**

   a) May 4, 2026
   Big White APC 2026 May 4 Minutes

   Recommendation: That the May 4, 2026 Big White Advisory Planning Commission Minutes be adopted as presented.

5. **Updates to Applications and Referrals**

6. **New Business**

   a) KNAPIK, Aaron
   Re: Development Variance Permit
   RDKB File: BW-4222-07500.735 / 2026-064
   2026-08-04 Report-APC-DVP-Knapik

b) Liquor and Cannabis Regulation Branch (LCRB) Referral - Big White Deli
Re: Patron Participation Entertainment Endorsement Application
RDKB File: BW-4109S-07444.466 / 2026-054
2026-08-04 Report-APC-LCRBREF-Big White Deli

c) BRANDON BABICH HOLDINGS LTD.
Re: Development Variance Permit
RDKB File: BW-4222-07500.960 / 2026-071
2026-08-04 Report-APC-DVP-Babich
2026-08-04 Attachment Package from Applicant-APC-Full

7. For Information

8. For Discussion

9. Adjournment

Regional District of Kootenay Boundary

Big White Advisory Planning Commission

MINUTES

Monday, May 4, 2026
Big White Fire Hall
7555 Porcupine Road, Big White, BC and via Teams

Present:
Carla Berrie, Chair
Gordon Robertson, Vice-Chair
John LeBrun, Secretary
Anna Byrne
Mike Figurski {arrived 1714}
Paul Sulyma
Director Sharen Gibbs

Absent:

RDKB Staff Present: JoAnn Peachey

Guest(s) Present: Enrique Torres, Jordan Hettinga, Andrea Duarte, Raymond Destree, Colin Dunn, Josh Graff

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1. Call to Order

The meeting was called to order at 1703.

2. Land Acknowledgement

In the spirit of respect, truth and reconciliation, we honour and thank the Indigenous Peoples on whose traditional and unceded lands we operate.

3. Adoption of Agenda

MOVED / SECONDED

That the May 4, 2026 Big White APC Advisory Planning Commission Agenda be adopted as presented. **CARRIED**

4. Adoption of Minutes

MOVED / SECONDED

That the March 2, 2026 Big White Advisory Planning Commission Minutes be adopted as presented. **CARRIED**

5. New Business.

ANPEN DL4270 Holding Corp.
Re: Development Variance Permit
RDKB File: BW-4270-10293.278 / 2026-021

Discussion/Observations:

a} The applicant presented an overview of the reasons for requesting the variance. The main reason was that the lending institute considered the new design in a better way.

b} The applicant stated that the title would have a statement attached saying that if snow or ice fell from one building damaging the other, they would be responsible for any damage or injury.

c} RDKB staff stated that a covenant would need to be a condition of the permit for the RDKB to become involved with ensuring that it is placed on title.

Recommendation:

It was moved, seconded, and resolved that the APC recommends to the Regional District that the application BW-4270-10293.278/2026-021 be:

Supported with the above condition attached to the title.

The vote was 5 for the motion and 1 against.

6. UPDATES TO APPLICATIONS AND REFERRALS

7. For Information

The Pickle Ball courts for Happy Valley have been approved.

8. Discussion

The next meeting will be at 1800 hours on June 1st.

9. Adjournment

MOVED that the meeting be adjourned at 1822.

DRAFT

Regional District of
Kootenay Boundary

Big White
Advisory Planning Commission (APC)
Staff Report

RE:	Development Variance Permit – Knapik (880-26V)		
Report Date:	July 21, 2026	**File #:**	2026-064 BW-4222-07500.735
To:	Members of the Big White APC		
From:	Geoffrey Genge, Planner		
Meeting Date:	August 4, 2026		

Issue Introduction

We received an application for a development variance permit from Shauna Wizinsky of Weninger Construction & Design Lt. on behalf of Aaron Knapik to vary the minimum interior side parcel line setback at 305 Feathertop Way at Big White Mountain (*see Attachments*).

Property Information	
Owner(s):	Aaron Knapik
Agent:	Shauna Wizinsky, Weninger Construction & Design Lt.
Location:	305 Feathertop Way
Electoral Area:	Electoral Area E/ West Boundary
Legal Description(s):	Strata Lot 27, Plan KAS3134, District Lot 4222, SDYD
Area:	0.067ha (0.165ac)
Current Use(s):	Residential
Land Use Bylaws	
OCP No. 1125:	Medium Density Residential
DP Area:	Alpine Environmentally Sensitive
Zoning No. 1166:	Chalet Residential 3 (R3)
Other	
ALR:	Outside ALR
Waterfront/Floodplain:	N/A
Water Service Area:	Big White Utilities
Sewer Service Area:	Big White Utilities
Planning Agreement Areas:	N/A

History / Background Information

The subject property is part of Feathertop Estates bare land strata, located approximately 0.7km northeast of Happy Valley Day Lodge at Big White

Mountain in Electoral Area E/ West Boundary. It is designated as Medium Density Residential in the Big White Official Community Plan Bylaw No. 1125 and is zoned Chalet Residential 3 (R3) in the Big White Zoning Bylaw No. 1166, 2001.

The subject property is located on Feathertop Way, bordered on the north and west with residential properties zoned as Chalet Residential 3. To the east is Feathertop Way and further, additional residential parcels. To the south lies a ski right of way, owned by Feathertop Strata (*See Attachment #1-Site Location Map).*

It is within the Commercial and Multiple Family, and Alpine Environmentally Sensitive Landscape Reclamation Development Permit Areas. The parcel contains an existing single family dwelling, built in 2007 (*See Attachment #2-Subject Property Map*).

Staff notes that an Alpine Environmentally Sensitive Landscape Reclamation Development Permit Amendment is required and will be reviewed as separate application, should this DVP be successful. The agent has applied for a Development Permit Amendment concurrently with this application.

Proposal

The applicant proposes to construct an addition to the existing single family dwelling, enclose existing stairs and walkway, and construct an accessory building (grotto) containing a hot tub and sauna. The grotto and enclosed stairs are within the interior side parcel line setback, abutting the ski right of way.

The applicant is requesting the following:

1. To vary the minimum setback from the interior side parcel line from 3.0m to 0.0m, a variance of 3.0m, for construction of an accessory building (grotto); and
2. To vary the minimum setback from the interior side parcel line from 3.0m to 0.6m to the outermost projection, a variance of 2.4m, for construction of enclosed stairs attached to the single family dwelling.

Implications

For Development Variance Permit applications, the RDKB considers whether the proposed variance will:

a) Resolve a hardship;
b) Improve the development;
c) Cause negative impacts to the neighbouring properties.

The applicants have not stated that a hardship exists but indicated a rationale for the proposal as such:

> *"The affected lot line is shared with a strata common property, not a residential private property.*
>
> *On the neighboring property is a tall brick retaining wall, that extends straight up to support the ski bridge crossing Feathertop Way. The placement of this wall/bridge means that realistically the proposed structures in the setback area will not impede use of the neighboring property.*
>
> *In short, we don't believe this amendment will cause any disruption to use of neighboring properties, nor any visual disruption to the existing natural area."*

There is concern about the proposal's proximity to the ski overpass retaining wall directly abutting the affected property line. It is suggested that a geotechnical engineer assess the proposal's potential impact to the wall and confirm its integrity as a condition of permit.

Staff notes that all other regulations in the Chalet Residential 3 zone have been met for this project including parking, height, FAR, and parcel coverage.

Attachments

1-Site Location Map
2-Subject Property Map
3-Applicant's Submission Package

Regional District of Kootenay Boundary

Subject Location Map

Strata Lot 27,
Plan KAS3134, DL 4222,
SDYD

0 200 400 600 800
Metres
1:15,000

Map Date: 2026-07-06

Regional District of Kootenay Boundary

Subject Property Map

Strata Lot 27,
Plan KAS3134, DL 4222,
SDYD

Map Date: 2026-07-06

0 10 20 30 40
Metres
1:1,000

WCD
WENINGER CONSTRUCTION & DESIGN Ltd.

June 3, 2026

RE: Development Application for Lot 27, Strata KAS 3134, DL 4222 SDYD

To Whom It May Concern,

We are requesting a Development Variance for 305 Feathertop Way.

The proposed Development Variance would reduce the side yard setback from to 0m. Currently the home is built 2m from property line, but discussions with RDKB Planning suggest that the setback may be 3m by current interpretation of code/zoning.

The variance to 0m setback would allow the placement of a concrete/shotcrete hot tub grotto and sauna to be situated on the property line, planned for 2026.

As well, the variance would allow a new post and roof overhang for an extended front entry to be located within the existing set back area, to be installed with a renovation planned for 2027.

The affected lot line is shared with a strata common property, not a residential private property.

On the neighboring property is a tall brick retaining wall, that extends straight up to support the ski bridge crossing Feathertop Way. The placement of this wall/bridge means that realistically the proposed structures in the setback area will not impede use of the neighboring property.

The proposed grotto and sauna are planned to be finished by a sculpture artist who specializes in creating realistic rock structures, ensuring that the structure will blend with the natural landscape, creative a visually cohesive look.

Additionally, we would propose to extend the retaining walls to the existing brick wall (pending permission from Strata), and bring up the grade to further blend in the new structure, helping it look like a part of the natural landscape.

With the composition of the proposed structures and the structures on the neighboring property, there is no fire hazard associated with building closer together.

With the addition of the hot tub grotto, a permanent ski guard fence on top of the existing stacked rock wall on the property is planned to protect skiers from any potential risks associated with the natural looking structure.

In short, we don't believe this amendment will cause any disruption to use of neighboring properties, nor any visual disruption to the existing natural area.

Best Regards,

Shauna Wizinsky
Project Manager

DESIGN ~ CONSTRUCT ~ DEVELOP
info@weningerconstruction.com Phone: 250-765-6898 Fax: 250-765-6078
#10 – 220 Neave Road, Kelowna, BC V1V 2L9

TOPOGRAPHIC SITE PLAN OVER STRATA LOT 27, DL 4222, SDYD, STRATA PLAN KAS3134.

0 4 12 20

The intended plot size of this plan is 432mm in width by 280mm in height (B-size) when plotted at a scale of 1:200 METRIC.

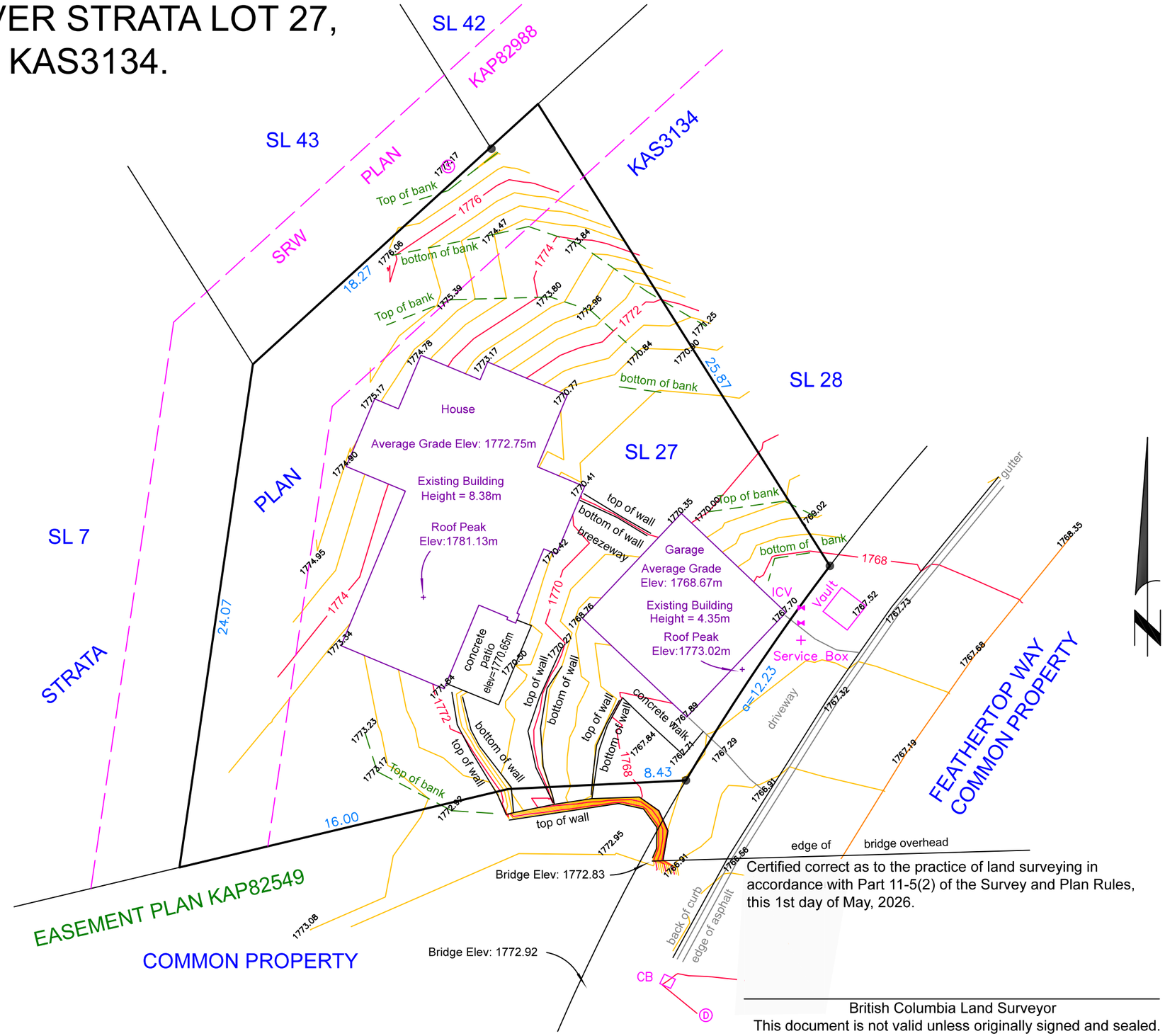
PID: 026-906-007
CIVIC ADDRESS: 305 FEATHERTOP WAY
CLIENT: KNAPIK

LEGEND

Ⓢ	Denotes sanitary manhole
Ⓓ	Denotes storm drain manhole
⋈	Denotes water valve
⋈ ICV	Denotes irrigation control valve
CB	Denotes catch basin
###	Denotes ground elevation
●	Denotes Iron Post found
— — — —	Denotes grade break at top/bottom of banks

NOTES:
- The survey represented by this plan was conducted on May 1, 2026.
- Lot dimensions shown are based upon field survey measurements and may vary from Land Title Office records.
- Lot dimensions, areas, and offsets to boundaries shown may vary upon completion of a comprehensive legal survey.
- Unregistered interests have not been included or considered.
- Elevations shown are based upon geodetic datum (CVD28BC).
- Contour interval is 0.5m.

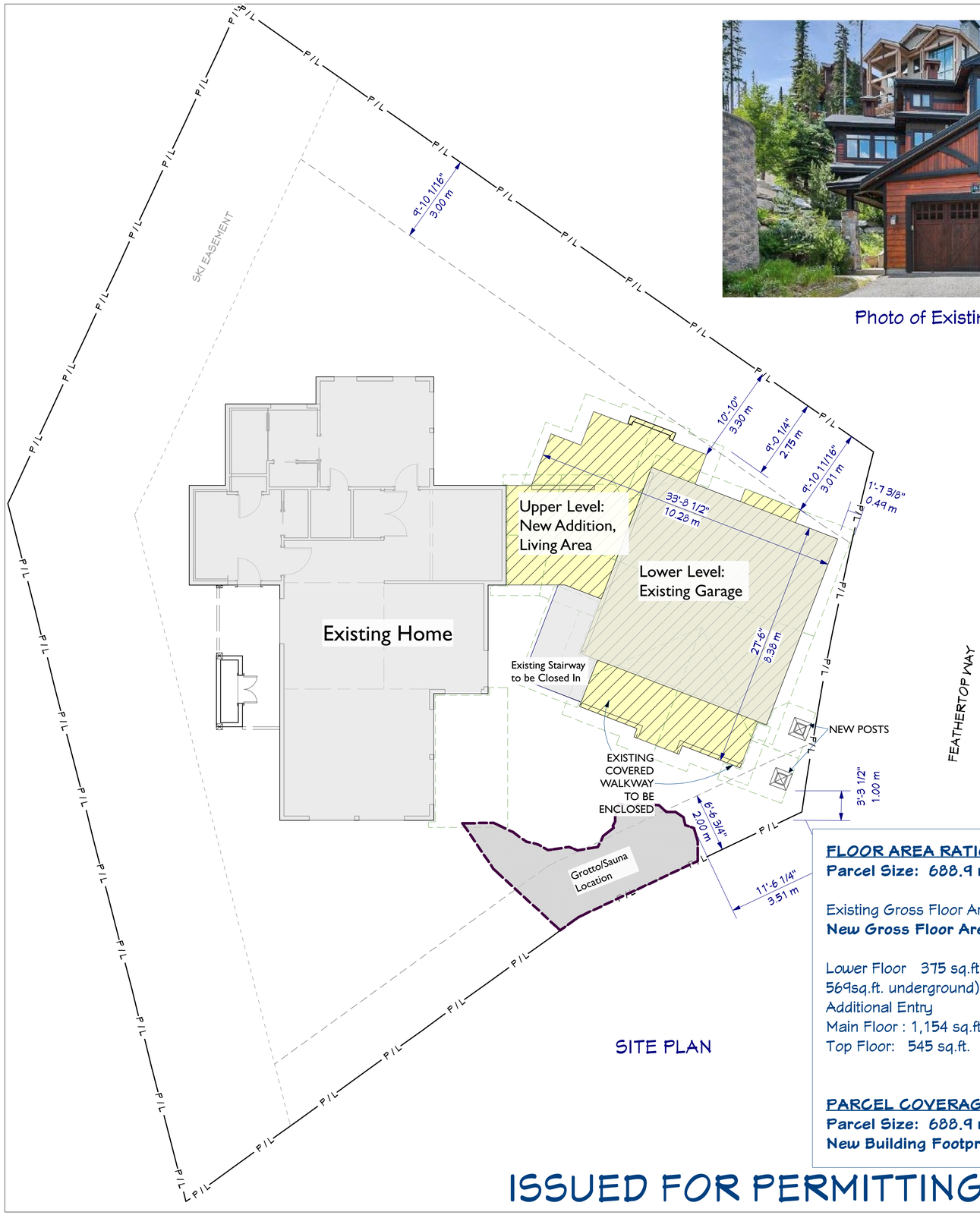
Charges on Title:
- Covenants KV18493, KV18494, LA173595.
- Statutory Rights of Way KV18495, LA114349, LA175823, LB8784.
- Easements KV18499, LB8785.



Certified correct as to the practice of land surveying in accordance with Part 11-5(2) of the Survey and Plan Rules, this 1st day of May, 2026.

British Columbia Land Surveyor
This document is not valid unless originally signed and sealed.

DA Goddard Surveys
1315 St. Paul Street, Kelowna BC
File: 426011-TO May 5, 2026



SITE PLAN

Photo of Existing Home

3D VIEW FROM STREET

3D VIEW FROM BRIDGE

FLOOR AREA RATIO 0.48 (max 0.8)
Parcel Size: 688.9 m2 or 7,415.3 sq.ft.

Existing Gross Floor Area: 2,558 sq.ft. Above Ground
New Gross Floor Area: 3,575 sq.ft. Above Ground

Lower Floor 375 sq.ft. above ground (944sq.ft. total, 569sq.ft. underground) + 484 Garage + 262sq.ft. Additional Entry
Main Floor : 1,154 sq.ft + 755 sq.ft. Additional Area
Top Floor: 545 sq.ft.

PARCEL COVERAGE 27.65%
Parcel Size: 688.9 m2 or 7,415.3 sq.ft.
New Building Footprint: 2,050 sq.ft.

Total Existing Space: 3,127 sq.ft.
Including
Garage: 484 sq.ft.

New Additional Area 1,017 sq.ft.
Closed in walk-way entry, great room with bunks, and bathroom

New Total Square Footage: 4,144sq.ft.

ISSUED FOR PERMITTING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	June 1, 2026	MWW	Final Design
2	June 8, 2026	SWK	DP Set
3	June 22 2026	SWK	Permit Set
4	June 26 2026	SWK	Landscape Revision

DRAWN BY
Martin Weninger
Shauna Wizinsky

PROJECT ADDRESS
305 FEATHERTOP WAY,
BIG WHITE, BC

Weninger Construction & Design Ltd.
Unit# 10-220
Neave Road, Kelowna, BC V1V 2L9
Tel: (250) 765-6898 Fax: (250) 765-6078

PROJECT TITLE
AARON KNAPIK
LOT 27 FEATHERTOP RENO

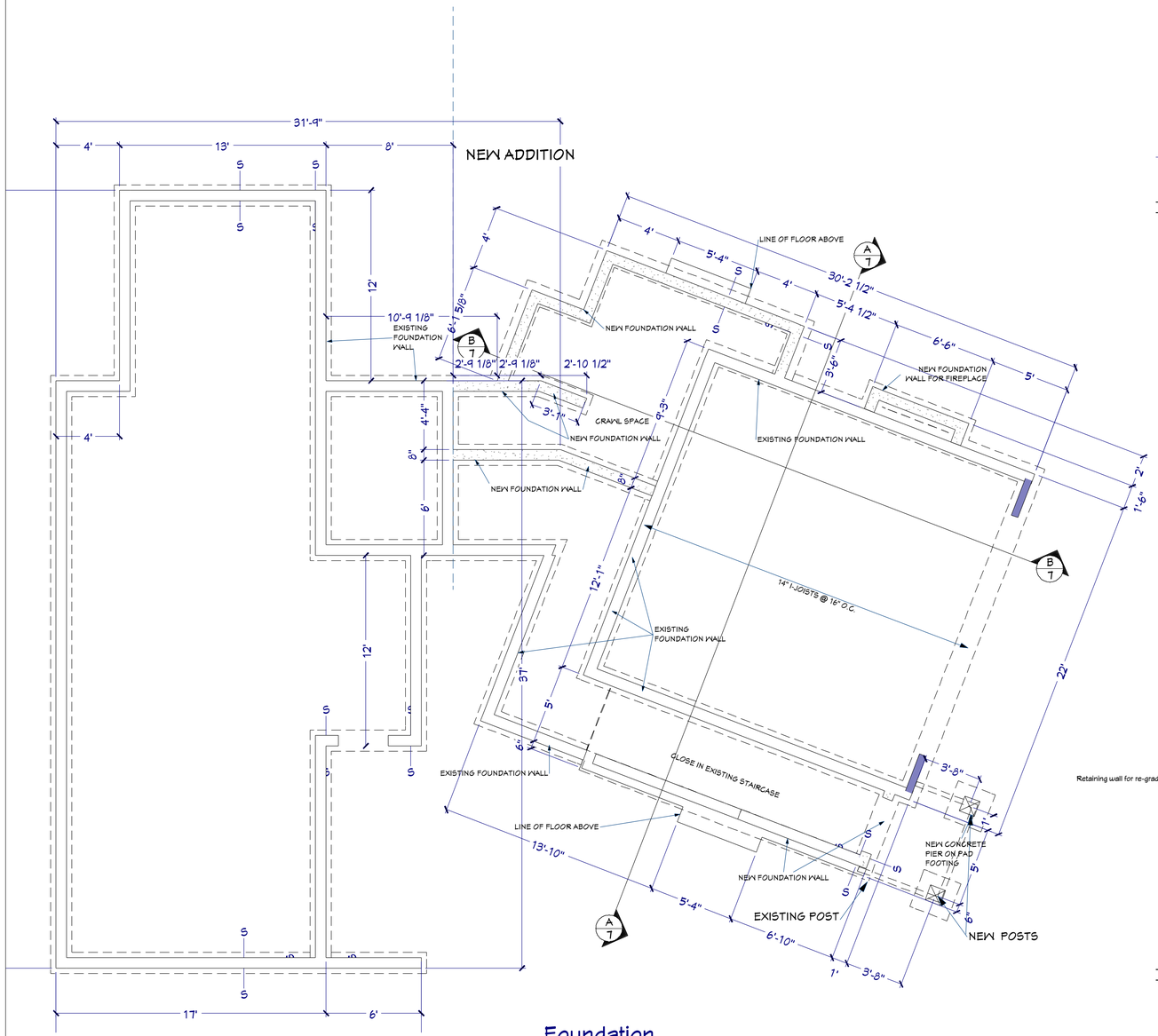
SHEET TITLE
SITE PLAN

DRAWINGS PROVIDED BY:
WCD WENINGER CONSTRUCTION & DESIGN Ltd
COBALT DESIGN

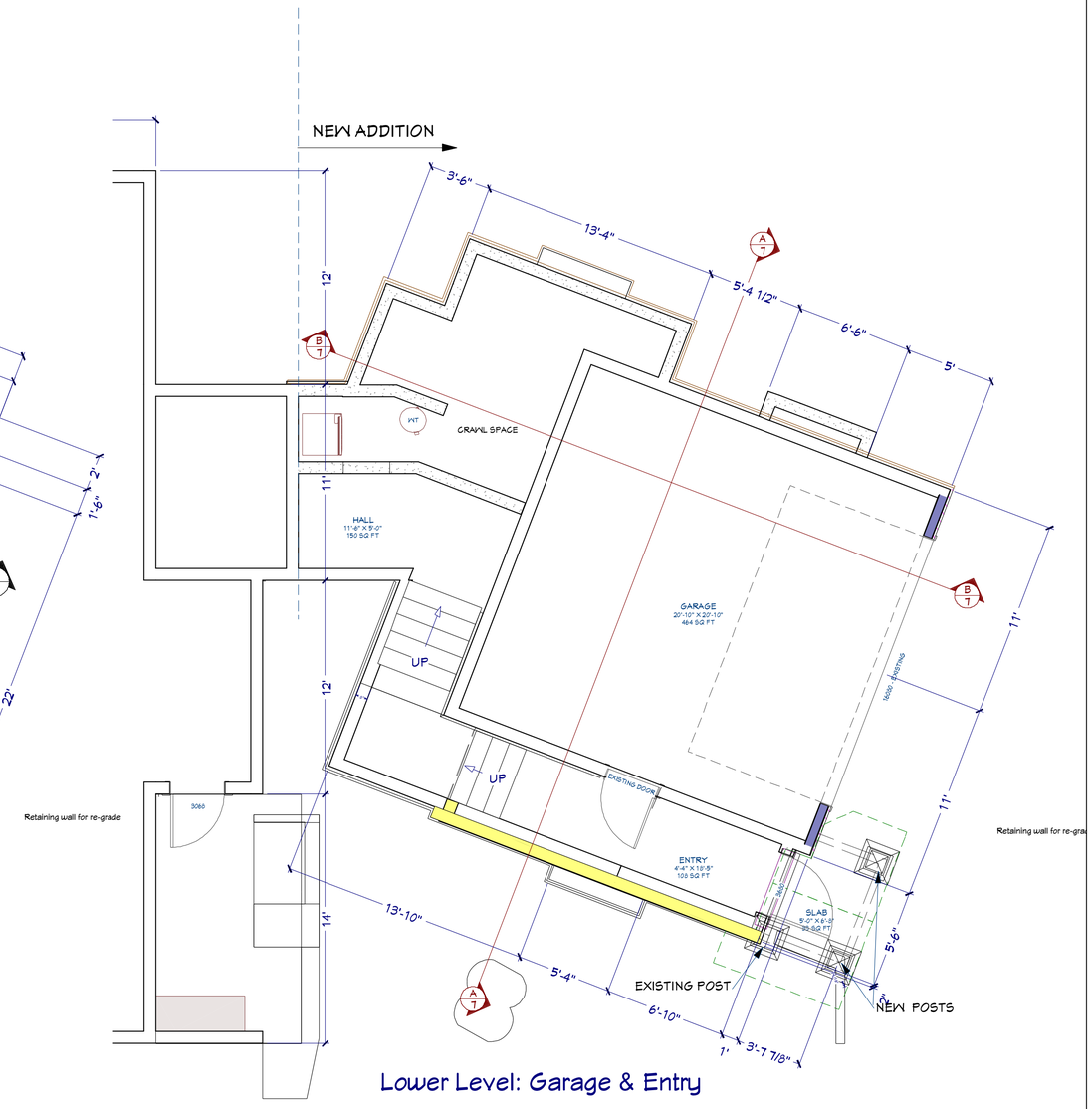
DATE:
2026-07-03

SCALE:
1" = 6' 0"

SHEET:
1



Foundation



Lower Level: Garage & Entry

ISSUED FOR PERMITTING

REVISION TABLE

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1	June 1 2026	MWW	Final Design
2	June 8 2026	SWK	DP Set
3	June 22 2026	SWK	Permit Set
4	June 26 2026	SWK	Landscape Revision

DRAWN BY: Martin Weninger, Shauna Wiznisky

PROJECT ADDRESS: 305 FEATHERTOP WAY, BIG WHITE, BC

Weninger Construction & Design Ltd.
Unit# 10-220
Neave Road, Kelowna, BC V1V 2L9
Tel: (250) 765-6898 Fax: (250) 765-6078

PROJECT TITLE: **AARON KNAPIK**
LOT 27 FEATHERTOP RENO

SHEET TITLE: BASEMENT FLOOR PLAN

DRAWINGS PROVIDED BY: COBALT DESIGN

WCD WENINGER CONSTRUCTION & DESIGN LTD.

DATE: 2026-07-03

SCALE: 1/4" = 1' 0"

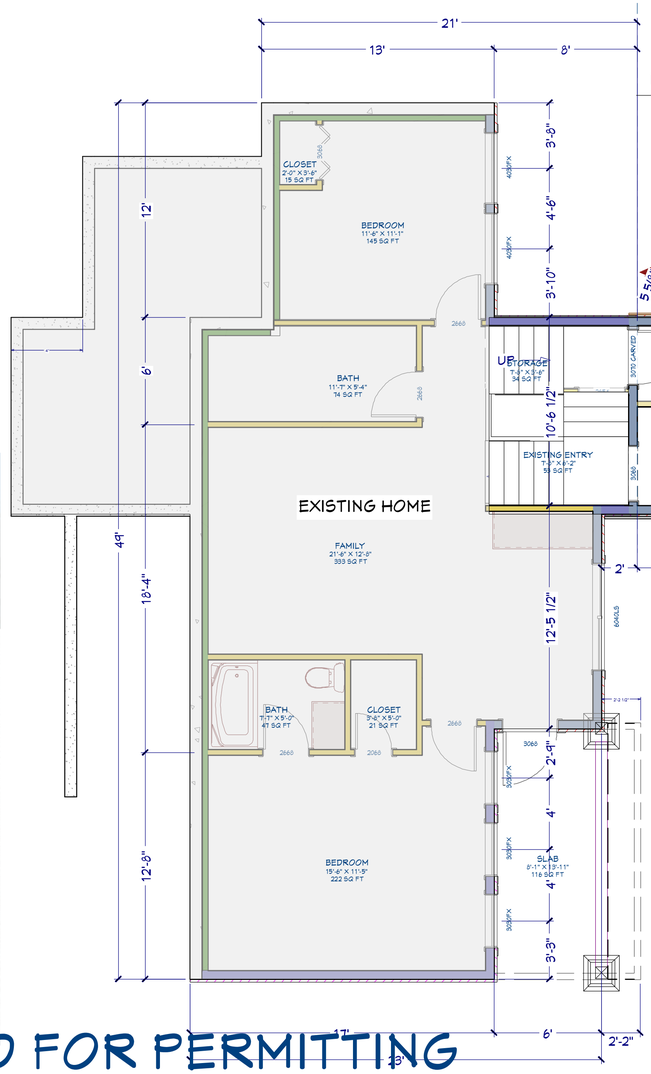
SHEET: 2

3-D FAMILY ROOM VIEW

3-D VIEW OF BUNK BED AREA

VIEW OF BAR

3-D VIEW FROM STREET



FIRST FLOOR PLAN

ISSUED FOR PERMITTING

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	June 1, 2026	MWW	Final Design
2	June 8, 2026	SWN	DP Set
3	June 22 2026	SWN	Permit Set
4	June 26 2026	SWN	Landscape Revision

DRAWN BY
Martin Weninger
Shauna Wiznisky

PROJECT LOCATION
305 FEATHERTOP WAY,
BIG WHITE, BC

Weninger Construction & Design Ltd.
Unit# 10-220
Neave Road, Kelowna, BC V1V 2L9
Tel: (250) 765-6898 Fax: (250) 765-6078

PROJECT TITLE
AARON KNAPIK
LOT 27 FEATHERTOP RENO

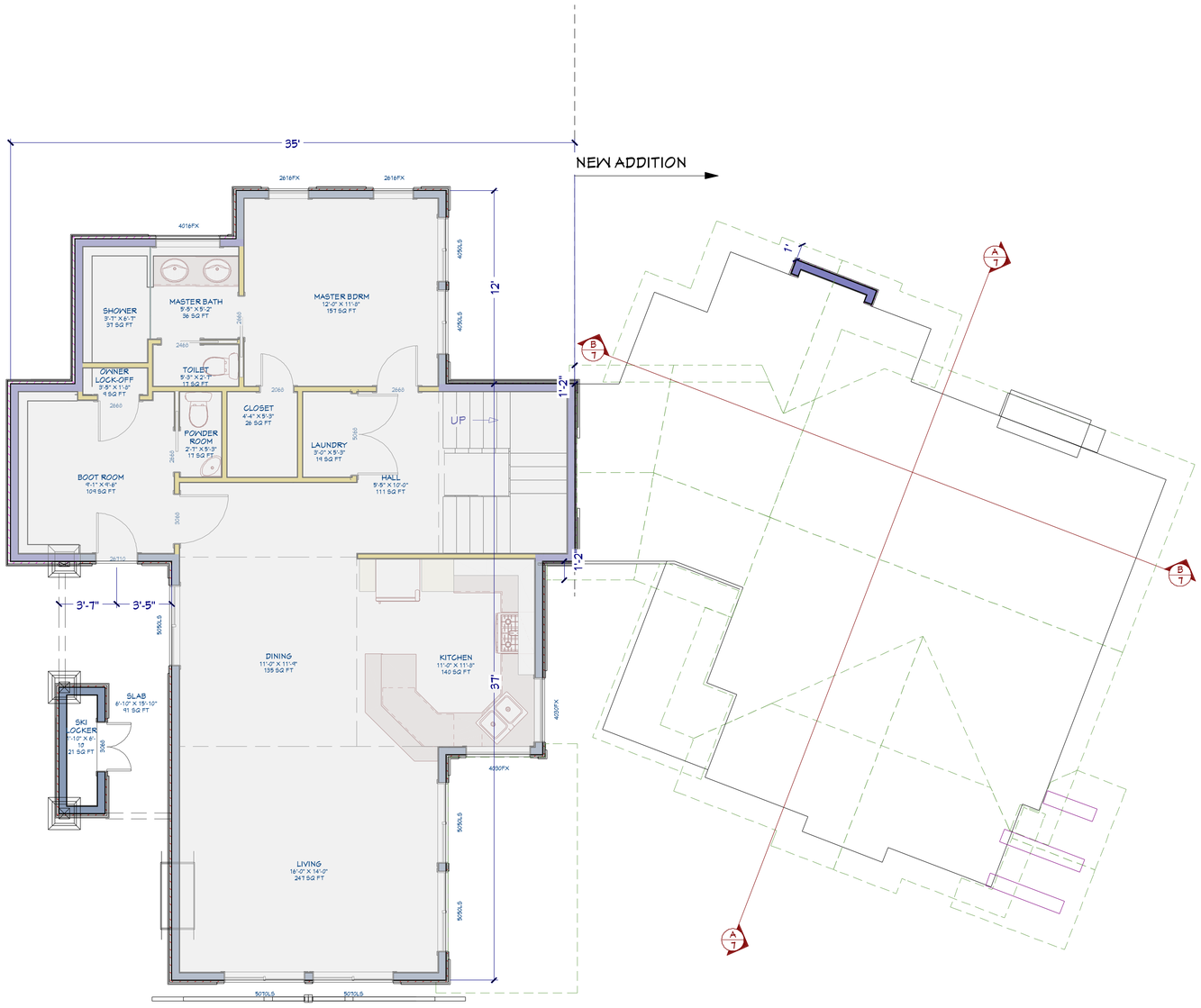
SHEET TITLE
FIRST FLOOR PLAN

DRAWINGS PROVIDED BY:
WCD WENINGER CONSTRUCTION & DESIGN LTD.
COBALT DESIGN

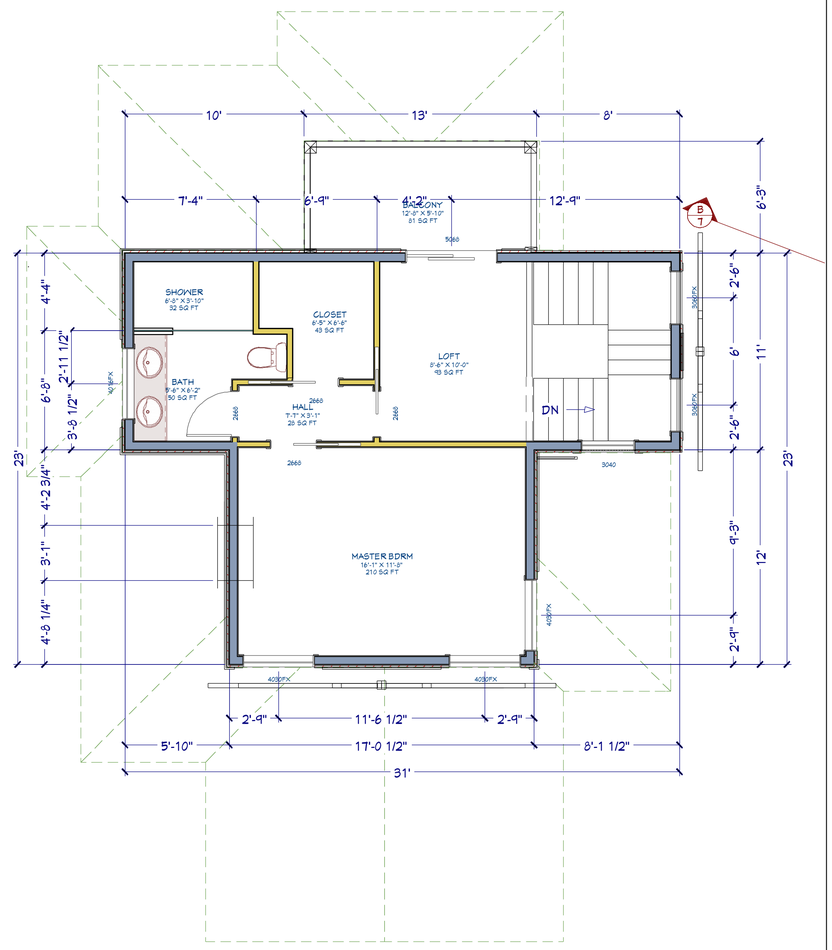
DATE:
2026-07-03

SCALE:
1/4" = 1' 0"

SHEET:
3



SECOND FLOOR PLAN



THIRD FLOOR PLAN
(UNCHANGED)

ISSUED FOR PERMITTING

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	June 1, 2026	MWW	Final Design
2	June 8, 2026	SVN	DP Set
3	June 22 2026	SVN	Permit Set
4	June 26 2026	SVN	Landscape Revision

DRAWN BY
Martin Weninger
Shauna Vizinsky

PROJECT ADDRESS
305 FEATHERTOP WAY,
BIG WHITE, BC

Weninger Construction & Design Ltd.
Unit# 10-220
Neave Road, Kelowna, BC V1V 2L9
Tel: (250) 765-6898 Fax: (250) 765-6078

PROJECT TITLE
AARON KNAPIK
LOT 27 FEATHERTOP RENO

SHEET TITLE
MAIN & UPPER FLOOR PLAN

DRAWINGS PROVIDED BY:
WCD WENINGER CONSTRUCTION & DESIGN Ltd.
COBALT DESIGN

DATE:
2026-07-03

SCALE:
1/4" = 1' 0"

SHEET:
4

LEFT ELEVATION
Average Height: 9.61m

FRONT ELEVATION
Average Height: 13.44m

ISSUED FOR PERMITTING

REVISION TABLE

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1	June 1 2026	MWW	Final Design
2	June 8 2026	SWK	DP Set
3	June 22 2026	SWK	Permit Set
4	June 26 2026	SWK	Landscape Revision

DRAWN BY
Martin Weninger
Shauna Wiznisky

PROJECT LOCATION
305 FEATHERTOP WAY,
BIG WHITE, BC

Weninger Construction & Design Ltd.
Unit# 10-220
Neave Road, Kelowna, BC V1V 2L9
Tel: (250) 765-6898 Fax: (250) 765-6078

PROJECT TITLE
AARON KNAPIK
LOT 27 FEATHERTOP RENO

SHT TITLE
ELEVATIONS 1 of 2

DRAWINGS PROVIDED BY:
WCD WENINGER CONSTRUCTION & DESIGN Ltd.
COBALT DESIGN

DATE:
2026-07-03

SCALE:
1/4" = 1'0"

SHEET:
5

RIGHT ELEVATION
Elevation Average Height: 9.72m

OVERALL AVERAGE HEIGHT: 9.96m
(9.715 + 7.07 + 9.61 + 13.44) / 4

REAR ELEVATION
Elevation Average Height: 7.07m

ISSUED FOR PERMITTING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	June 1 2026	MWW	Final Design
2	June 8 2026	S/W	DP Set
3	June 22 2026	S/W	Permit Set
4	June 26 2026	S/W	Landscape Revision

DRAWN BY
Martin Weninger
Shauna Wiznisky

PROJECT LOCATION
305 FEATHERTOP WAY,
BIG WHITE, BC

Weninger Construction & Design Ltd.
Unit# 10-220
Neave Road, Kelowna, BC V1V 2L9
Tel: (250) 765-6898 Fax: (250) 765-6078

PROJECT TITLE
AARON KNAPIK
LOT 27 FEATHERTOP RENO

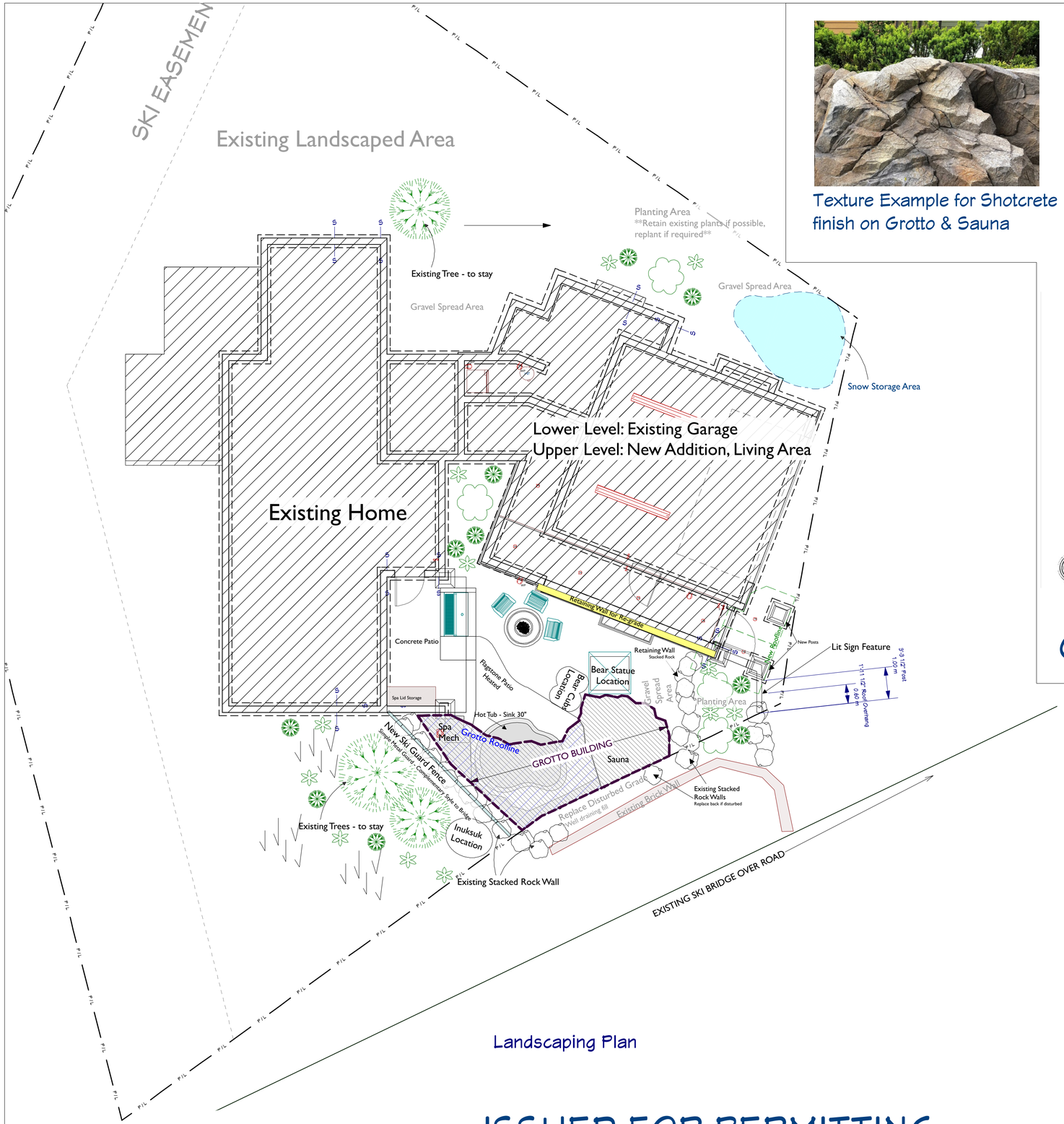
SHEET TITLE
ELEVATIONS 2 of 2

DRAWINGS PROVIDED BY:
WCD WENINGER CONSTRUCTION & DESIGN Ltd.
COBALT DESIGN

DATE:
2026-07-03

SCALE:
1/4" = 1' 0"

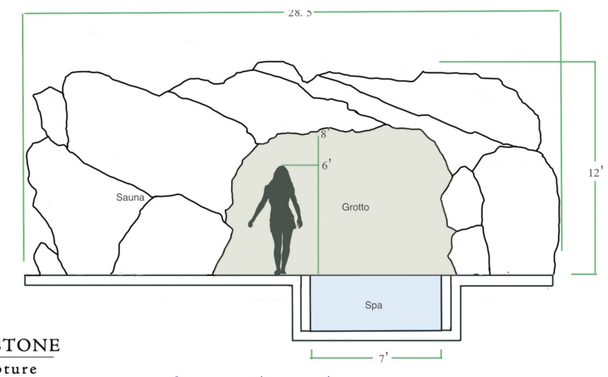
SHEET:
6



Landscaping Plan

Texture Example for Shotcrete finish on Grotto & Sauna

Scale Model of Grotto Face



Grotto Dimensions

WAVESTONE Sculpture

GROTTO DETAILS

PLANTING LIST

1 GALLON ARCTIC LUPIN (LUPINUS ARTICUS)
12 REQ.

5 GALLON SHRUBBY CINQUEFOIL (POTENTILLA FRUTICOSA)
4 REQ.

1 GALLON KINNICKINNICK (ARCTOSTAPHYLOS UVA-URSI)
10 REQ.

DISTURBED SITE COVERED WITH NATIVE GRASS AND WILDFLOWER SEED MIX

Grass & Wildflower Seed Mix: West Coast Seeds
Mixed Fescue and Native Wildflower Seed Mix

ISSUED FOR PERMITTING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	June 1, 2026	MWW	Final Design
2	June 8, 2026	S/A	DP Set
3	June 22 2026	S/A	Permit Set
4	June 26 2026	S/A	Landscape Revision

DRAWN BY: Martin Weninger, Shauna Wizinsky

PROJECT ADDRESS: 305 FEATHERTOP WAY, BIG WHITE, BC

Weninger Construction & Design Ltd.
Unit# 10-220
Neave Road, Kelowna, BC V1V 2L9
Tel: (250) 765-6849 Fax: (250) 765-6078

PROJECT TITLE: **AARON KNAPIK**
LOT 27 FEATHERTOP RENO

SHEET TITLE: LANDSCAPE PLANS

DRAWINGS PROVIDED BY: WCD Weninger Construction & Design Ltd. / Cobalt Design

DATE: 2026-07-03

SCALE: 3/16" = 1'0"

SHEET: 8

Regional District of
Kootenay Boundary

Big White
Advisory Planning Commission (APC)
Staff Report

RE:	Liquor and Cannabis Regulation Branch Referral (LCRB) – Big White Deli		
Report Date:	July 21, 2026	**File #:**	2026-054 BW-4109s-07444.466
To:	Members of the Big White APC		
From:	Geoffrey Genge - Planner		
Meeting Date:	August 4, 2026		

Issue Introduction

We received a referral from the Liquor and Cannabis Regulation Branch (LCRB) to provide comment on a Patron Participation Entertainment Endorsement application for the Big White Market Deli located at 179-5375 Big White Road at Big White Mountain (*See Attachments*).

Property Information	
Owner(s):	Mark Mustacich
Agent:	N/A
Location:	179-5375 Big White Road
Electoral Area:	Electoral Area E/ West Boundary
Legal Description(s):	Strata Lot 179, Plan KAS855, District Lot 4109S, SDYD
Area:	0.77ha (1.9ac)
Current Use(s):	Restaurant and Grocery
Land Use Bylaws	
OCP No. 1250:	Village Core
DP Area:	Commercial and Multiple Family/Alpine Environmentally Sensitive
Zoning No. 1300:	Village Core 6 (VC6)
Other	
ALR:	Outside ALR
Waterfront/Floodplain:	N/A
Water Service Area:	Big White Utilities
Sewer Service Area:	Big White Utilities
Planning Agreement Areas:	N/A

History / Background Information

The subject property is located at Big White Mountain, in the Village Core, approximately 150m northwest of the Village Centre Mall. It is designated as Village Core in Big White Official Community Plan Bylaw No. 1125 and is zoned Village Core 6 (VC6) in Big White Zoning Bylaw No. 1166, 2001. A multi-unit residential, commercial and services complex is located on the parcel, of which one strata unit is used by The Big White Market Deli. This strata unit is located on the southern portion of the parcel approximately 20m west of the Big White Ski Resort Kids Centre (*See Attachment #2-Subject Property Map*).

To the north lies a multi-unit residential parcel (Ptarmigan Inn). To the south (Big White Administration) and east (The Woods Restaurant and Bar) lies buildings used for commercial and service use. To the west lies Big White Road and further, a multi unit residential, commercial and services complex (Trappers' Crossing) (*See Attachment #1-Site Location Map).*

Staff notes that the Globe Café and Tapas bar, located in the same building on the upper floor, applied for a Patron Participation Endorsement in 2023 and was approved for that endorsement in June 2024.

Proposal

This LCRB referral is requesting comments an application to modify the existing food primary licence to allow for Patron Participation Entertainment events in the restaurant area of The Big White Market Deli (*See Attachment #3-LCRB Referral Application Materials*).

The modification in the liquor licence would allow for public participation in events such as a trivia nights, darts, wine tasting and education events within existing liquor service hours (9:00am-midnight, seven (7) days a week). The maximum capacity of the existing food primary licence is 107 persons.

Implications

The subject property is zoned Village Core 6 (VC6) in the Big White Zoning bylaw. Eating and drinking establishments are permitted in the VC6 zone.

Some typical considerations for food or liquor primary licences include location, person capacity and hours of liquor service. This application would not change the use of the parcel but would allow for Patron Participation Entertainment in the restaurant area of The Big White Market Deli.

Public Notification Considerations

The local government can either opt out of providing comments or provide comments on a Patron Participation Entertainment Endorsement licence referral.

If providing comments or recommendations, the local government must gather the views of residents in accordance with provisions of the *Liquor Control and Licensing Act*. The options for this are:

i. receiving written comments in response to a public notice of the application,
ii. conducting a public hearing in respect of the application,
iii. holding a referendum, or
iv. any other similar method determined by the local government.

The RDKB's *Development Approval Procedures Bylaw No 1893*, includes procedures for LCRB applications. The bylaw includes the following requirements for any LCRB Liquor Primary or Patron Participation application:

- Notification sign posted on the property, minimum twenty-one (21) calendar days prior to the Board meeting in which the application is to be considered.
- Notices sent to properties within 100m of the subject property, minimum ten (10) calendar days prior to the Board meeting in which the application is to be considered.

Any comments generated from residents, the community, and the APC will be provided to the Board for their consideration. Should the Board wish to provide comment to the LCRB, a response must:

- be in writing;
- show that the local government has considered the location;
- include the views of the local government on the general impact on the community if the application is approved;
- include the views of residents and a description of how they were gathered; and
- include the local government's recommendation as to whether the application should be approved or rejected and provide reasons upon which the recommendation is based.

The APC is invited to comment on the proposed Patron Participation Endorsement referral on the subject property, including its views on the general impact on the community and the appropriateness of the location.

Attachments

1-Site Location Map
2-Subject Property Map
3-LCRB Referral Application Materials

Regional District of Kootenay Boundary

Subject Location Map

Strata Lot 179,
Plan KAS855, DL 4109s,
SDYD

Map Date: 2026-07-14

0 200 400 600
Metres
1:15,000

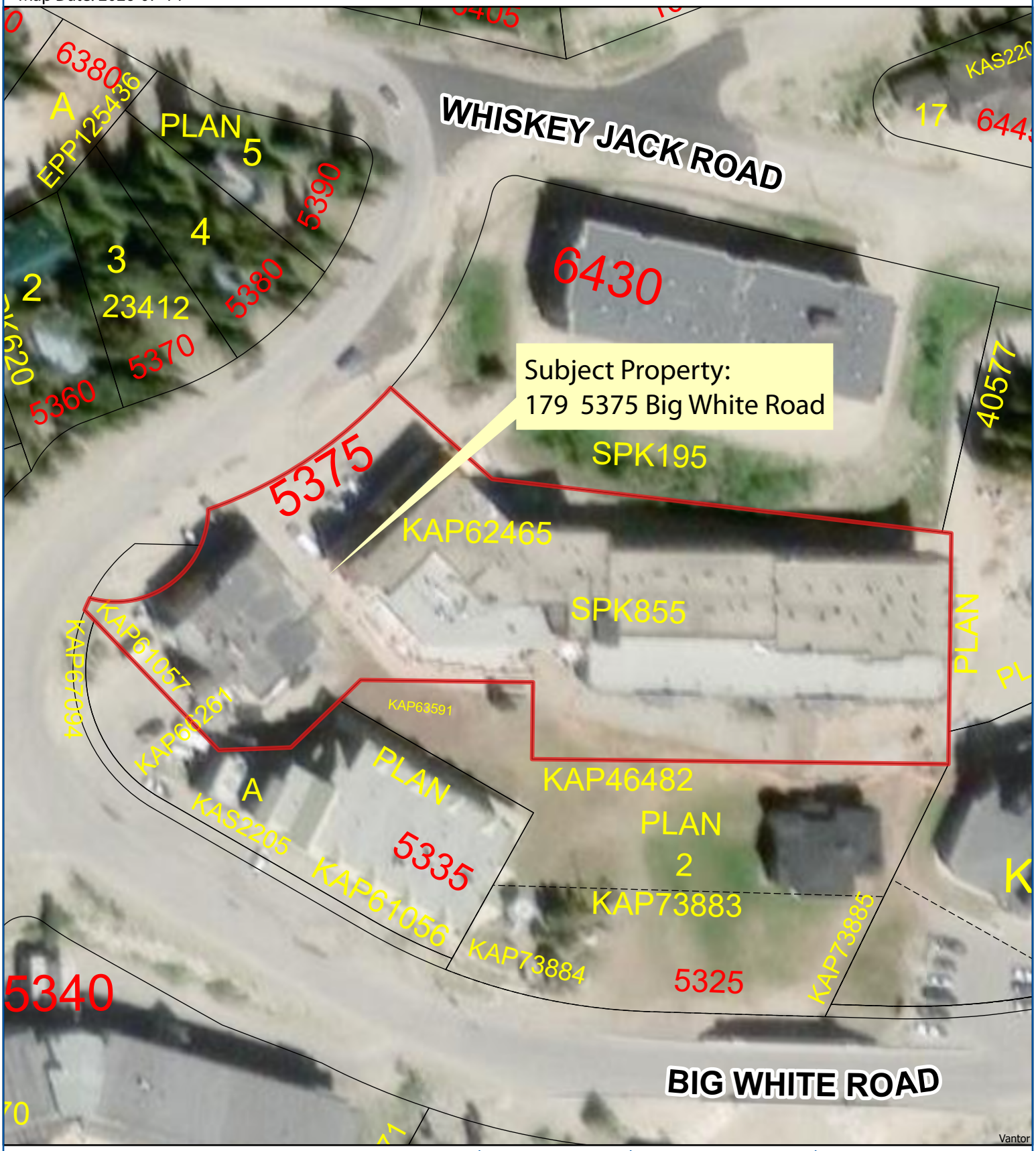
Regional District of Kootenay Boundary

Subject Property Map

Strata Lot 179,
Plan KAS855, DL 4109s,
SDYD

0 10 20 30 40
Metres
1:1,000

Map Date: 2026-07-14



(http://www2.gov.bc.ca/) Liquor and Cannabis Licensing

Maria Ciardullo
Regional District of Kootenay Boundary

We are currently experiencing phone system issues that may affect calls to our Client Services Team. For assistance, the Client Services Team can also be contacted by Email: LCRBliquor@gov.bc.ca (for liquor); LCRBCannabis@gov.bc.ca (for Cannabis); and LCRB.SEP@gov.bc.ca (for Special Event Permits).

Provide Comment on Patron Participation Entertainment Endorsement Application

The application fee is $330.

If you leave this page, the information you input will be saved. You can continue later from the dashboard.

BEFORE STARTING THE APPLICATION

This application is for an endorsement to allow patron participation entertainment at the licensed Food Primary establishment (e.g., dance floor).

Note: Patron participation entertainment must end by midnight.

There are restrictions related to forms of entertainment, sound systems, etc. Examples of permitted forms of entertainment include: dancing, singing, stand-up compedy, open mic and trivia nights, etc., provided that food service is available and remains the primary focus of the establishment at all times. Forms of entertainment that are not permitted include: workshops, lessons, wine tastings, adult entertainment, or other activities that shift the primary focus away from the service of food.

If you are uncertain about any of the details of your proposal, call the Liquor and Cannabis Regulation Branch (LCRB) toll-free at: 1 866 209-2111.

If an LG/IN is the applicant, the Branch will gather community input and consider the regulatory criteria; the LG/IN is not permitted to conduct public input or provide comments on their own application. This is to prevent conflicts of interest. The applicant must pay any costs incurred to obtain the views of residents.

If you have any questions about this application, contact the Liquor and Cannabis Regulation Branch (LCRB) at LCRBLiquor@gov.bc.ca (mailto:LCRBLiquor@gov.bc.ca)

ESTABLISHMENT DETAILS

Establishment Name

Big White Market Deli (302299)

FOOD PRIMARY LOCATION ADDRESS

The establishment is currently located at the following address:

Address

5375 Big White Rd. Big White Mountain

City

BIG WHITE

Province

British Columbia

Postal Code

V1X4K5

Country

Canada

Parcel Identifier (PID)

LOCAL GOVERNMENT/INDIGENOUS NATION AND POLICE JURISDICTION

Enter the local government or Indigenous Nation (https://www2.gov.bc.ca/gov/content?id=B5744089A70F428FA189E5FF5CAE4E4A) and police jurisdiction where the establishment will be located. Suggestions will be provided after you type the first three characters of the name.

Local Government/Indigenous Nation

Regional District of Kootenay Boundary

Selected Local Government/Indigenous Nation

Name: Regional District of Kootenay Boundary

Please ensure you have made yourself familiar with the application requirements for this local government (or Indigenous Nation) prior to submitting your application. You may need to contact them prior to submitting to ensure your successful submission.

Police Jurisdiction

Kelowna RCMP

Selected Police Jurisdiction

Name: Kelowna RCMP

ESTABLISHMENT CONTACT DETAILS

The phone and email address used to contact your establishment:

Establishment Email

bigwhitemarket@gmail.com

Establishment Phone

(250) 765-7666

APPLICATION DETAILS

In detail, describe the proposed form of patron participation entertainment, and where it will take place in your restaurant. For temporary patron participation entertainment applications only, please include the dates, hours and nature of the event.

Trivia nights, darts, wine tasting and education.
Location: inside the designated food primary area licensed to consume alcohol.

APPLICATION CONTACT DETAILS

Please provide contact information for the contact that the LCRB should communicate with regarding this application.

First Name *

Mark

Last Name *

Mustacich

Title/Position

President

Phone Number (main) *

[redacted]

Email *

By submitting the email address, you agree that the Liquor and Cannabis Regulation Branch can use it to communicate with you about this application.

[redacted]

DECLARATIONS

The application must only be submitted by an individual with the authority to bind the applicant. The branch relies on the applicant to ensure that the individual who submits this application is authorized to do so. Typically, an appropriate individual in a corporation will be a duly authorized signatory who will usually be an officer or, in some cases, a director
Note: A lawyer or consultant, may NOT submit this application on behalf of the applicant.

☐ * I understand and affirm that I am authorized to submit the application

Section 20 (1) of the Liquor Control and Licensing Act states: "The general manager may refuse to issue, renew, transfer or amend a licence if the applicant fails to disclose a material fact required by the application or makes a false or misleading statement in the application."

☐ * I understand and affirm that all of the information provided for this application is true and complete

LOCAL GOVERNMENT/INDIGENOUS NATION CONFIRMATION OF RECEIPT OF APPLICATION

LG/IN

Regional District of Kootenay Boundary

Name of Official

Jennifer Kuhn

Title/Position

Clerk-Secretary

Phone

(250) 368-9148

Email

plandept@rdkb.com

Provide a resolution commenting on the Patron Participation Endorsement application. You may Accept the application without providing resolution. However, you must provide one within 90 days.

To provide a resolution or comment:

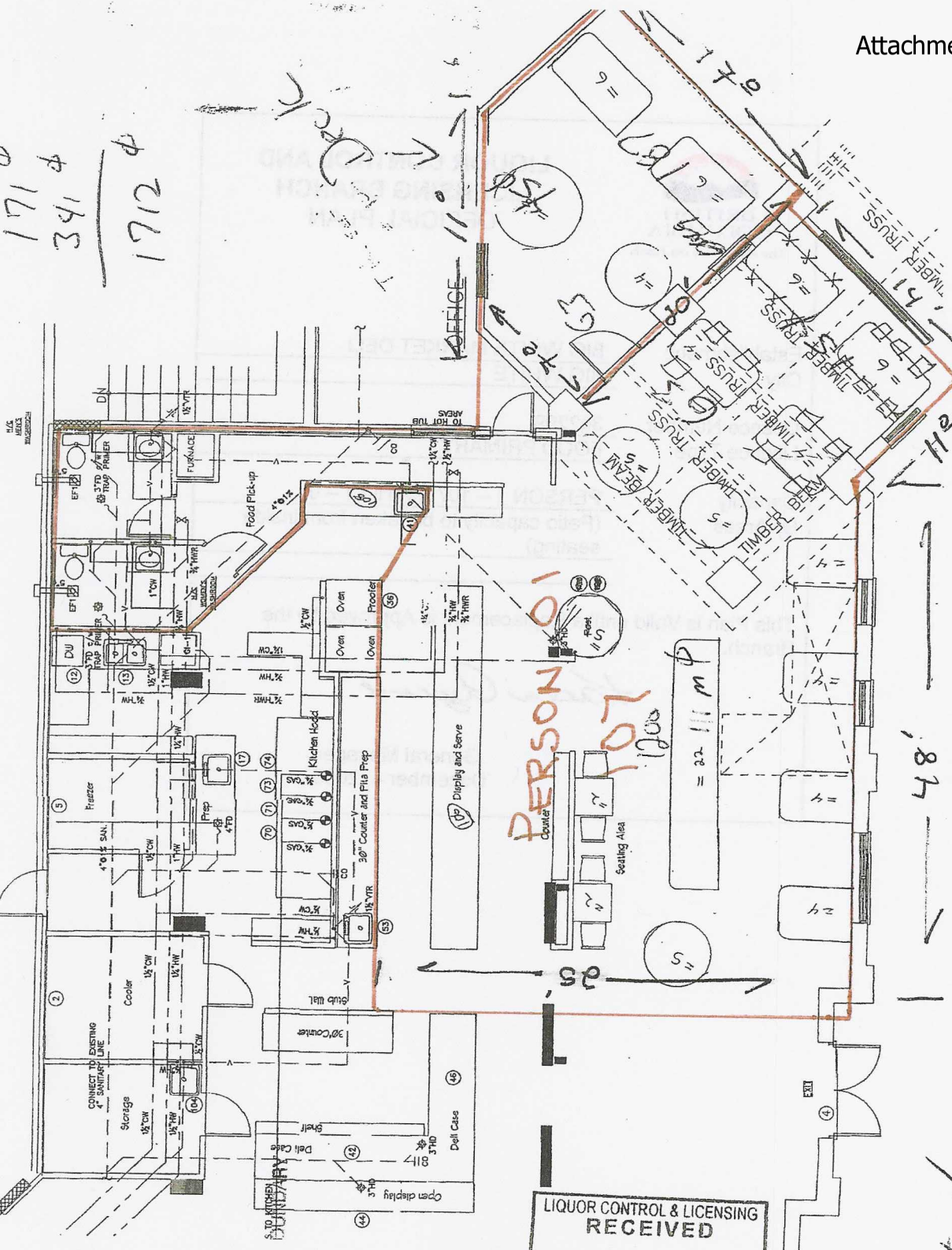
- Gather public input for the community in the immediate vicinity of the proposed endorsement service area(s).
- Consider these factors which must be taken into account when providing resolution/comment:
  - The location of the establishment.
  - The person capacity and hours of liquor service of the establishment.
- Provide a resolution/comment with comments on:
  - The impact of noise on nearby residents.
  - The impact on the community if the application is approved.

  - If the application is to amend a Food Primary licence, whether the amendment will result in the service area being operated in a matter that is contrary to primary purpose.
  - The view of residents and a description of the method used to gather views.
  - The LG/FN recommendations (including whether or not the application be approved) and the reasons on which they are based.
- Provide any reports that are referenced in, or used to determine, the resolution/comment.
- If more than 90 days is required, provide a written request for extension to the Branch.

You may decide that your LG/IN does not wish to provide comment on this change request. Click the "Opt-Out" button below to not provide comment. If you opt-out out, or are the applicant, the Branch will gather public input and contact your staff for information to assist the Branch in considering the regulatory criteria.

TO UPLOAD DOCUMENTS, DRAG FILES HERE OR BROWSE .
FILES MUST BE IN PDF, JPEG, OR PNG FORMAT.
MAX FILE SIZE: 25MB.

Opt Out of Comment Reject Application Provide Resolution



LIQUOR CONTROL & LICENSING
RECEIVED
DEC - 1 2006
PM VICTORIA BC

BIG WHITE FIRE DEPT.
FIRST RESPONDER
FIRE RESCUE RDKB

Gord McCleary
Fire Chief

Box 2039, Station R.
Kelowna, BC V1X 4K5
Tel: (250) 765-3090
Fax: (250) 765-3051
Email: fcmccleary@telus.net
Web: www.rdkb.com/fire

Approved to 107 occupants, include patio area as high listed

BRITISH COLUMBIA
The Best Place on Earth

LIQUOR CONTROL AND LICENSING BRANCH
OFFICIAL PLAN

Establishment:	BIG WHITE MARKET DELI
City	BIG WHITE
Licence Number	302299
Licence Type	FOOD PRIMARY
Capacity By Areas	PERSON 1 – 107, PATIO 1 – 0 (Patio capacity to be taken from inside seating)

This Plan is Valid until a Replacement is Approved by the Branch.

Karen Ayers

General Manager
December 4, 2006

Liquor and Cannabis Regulation Branch

Food Primary #302299

Expires on November 30, 2026

Establishment Name:	**Big White Market Deli (302299)**
Licence Name:	**Big White Market Deli (302299)**
Location Address:	5375 Big White Rd. Big White Mountain BIG WHITE, B.C., V1X4K5
Issued to:	Big White Mountain Mart Ltd.

TERMS AND CONDITIONS

HOURS OF SALE

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Start	**09:00**	**09:00**	**09:00**	**09:00**	**09:00**	**09:00**	**09:00**
End	**00:00**	**00:00**	**00:00**	**00:00**	**00:00**	**00:00**	**00:00**

CAPACITY

Patio1	0	Person01	107

- Patio area has been approved.
- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- For the sale and consumption of all types of liquor in establishments with a primary focus on the service of food.
- Liquor may only be sold, served and consumed within the service areas outlined on the official plan, unless otherwise endorsed or approved by the LCRB

YOUR CURRENT VALID LICENCE MUST BE PROMINENTLY DISPLAYED AT ALL TIMES. TAMPERING, ALTERING OR DEFACING THIS LICENCE IN ANY MANNER MAY RESULT IN THE LICENCE BEING CANCELLED.

Licence issued by the General Manager under the authority of the Liquor Control and Licensing Act.

Licence Printed: May 22, 2026

Regional District of
Kootenay Boundary

Big White
Advisory Planning Commission (APC)
Staff Report

RE:	Development Variance Permit – Brandon Babich Holdings Ltd. (881-26V)		
Report Date:	July 27, 2026	**File #:**	2026-071 BW-4222-07500.960
To:	Members of the Big White APC		
From:	Geoffrey Genge, Planner		
Meeting Date:	August 4, 2026		

Issue Introduction

We received an application for a development variance permit from Conrad Wiker on behalf of Brandon Babich Holdings Ltd. to vary the minimum interior side parcel line setback at 615 Feathertop Way in Big White (*see Attachments*).

Property Information	
Owner(s):	Brandon Babich Holdings Ltd.
Agent:	Conrad Wiker (Wiker Developments)
Location:	615 Feathertop Way
Electoral Area:	Electoral Area E/ West Boundary
Legal Description(s):	Strata Lot 72, Plan KAS3134, District Lot 4222, SDYD
Area:	0.03ha (0.078ac)
Current Use(s):	Vacant
Land Use Bylaws	
OCP No. 1125:	Medium Density Residential
DP Area:	Commercial & Multiple Family / Alpine Environmentally Senstive Landscape Reclamation
Zoning No. 1166:	Chalet Residential 3 (R3)
Other	
ALR:	Outside ALR
Waterfront/Floodplain:	N/A
Water Service Area:	Big White Utilities
Sewer Service Area:	Big White Utilities
Planning Agreement Areas:	N/A

History / Background Information

The subject property is part of the Feathertop bare land strata, located approximately 1.0km northeast of Happy Valley Day Lodge, Big White in Electoral Area E/ West Boundary. It is designated as Medium Density Residential in Big White Official Community Plan Bylaw No. 1125 and is zoned Chalet Residential 3 (R3) in Big White Zoning Bylaw No. 1166, 2001 (*See Attachment #2-Subject Property Map*).

The subject property is located on Feathertop Way, bordered on the east and west with residential properties zoned as Chalet Residential 3. To the south is Feathertop Way and further, additional residential parcels. To the north lies additional residential parcels (*See Attachment #1-Site Location Map).*

The parcel currently contains a single family dwelling under construction (*See Attachment #2-Subject Property Map*).

The applicants received an approved Alpine Environmentally Sensitive Landscape Reclamation Permit on August 30, 2023 for construction of a single family dwelling. The Building Permit was reviewed by Planning and Development for Zoning Bylaw compliance on September 26, 2024.

In June 2026, a complaint was filed over the volume of cantilevered sections of the building encroaching into the interior side yard setback, beyond what is permitted according to Section 303.1(b) of the Big White Zoning Bylaw. Upon receipt of a Certificate of Location by a Licensed BC Land Surveyor, and a re-review of the plans provided to the RDKB in September 2024, it was determined that the construction contravenes Section 303.1(b) of the Big White Zoning Bylaw (*See Attachment #3-Certificate of Location from 2026 and Attachment #4-Building Plans from 2024*).

For clarity, Section 303.1(b) the Zoning Bylaw states that *"total area of structural projections including bay windows, chimneys and a cantilevered section of a building excluding purely architectural or aesthetic features, shall not comprise of more than 30% of the total area of the exterior wall in which they are located. For buildings or structures that are more than one storey, the area of the structural projection shall be calculated per storey. No individual structural projection shall exceed 3.0 metres in length. No two structural projections shall be closer than 3.0 metres apart."*

Based on the measurements provided by the agent as part of this application, each side of the house has projections that total more than 30% of the total area of each storey as follows:

- Southwest side of dwelling – approximately 35.6% of total area on 2nd storey and 35.2% of total area on 3rd storey
- Northwest side of dwelling – approximately 47.8% of total area on 2nd storey and 49.7% of total area on 3rd storey

In addition, each side of the house has projections that are wider than 3.0m as follows:

- Southwest side of dwelling – projection is 5.49m wide
- Northwest side of dwelling – non-chimney projection is 5.49m wide

Lastly, the northeast side of the dwelling has two (2) projections that are closer than 3.0m apart as follows:

- Northwest side of dwelling – chimney and non-chimney projection is 1.83m apart

With these dimensions, the projections no longer qualify for the exemption to the interior side yard setback as listed in Section 303.1(a). This Development Variance Permit application was made by the applicants to rectify the zoning bylaw violation (*See Attachment #6-Applicant's Submission Package*).

Proposal

The applicant proposes to vary the interior side yard setbacks to allow for extended cantilevered sections of the single family dwelling.

The applicant is requesting:

1. To vary the minimum setback from the southwestern interior side parcel line from 3.0m to 2.57m, a variance of 0.43m, for construction of the single-family dwelling.
2. To vary the minimum setback from the northeastern interior side parcel line from 3.0m to 2.46m, a variance of 0.54m, for construction of the single-family dwelling.

Implications

For Development Variance Permit applications, the RDKB considers whether the proposed variance will:

a) Resolve a hardship;
b) Improve the development;
c) Cause negative impacts to the neighbouring properties.

The applicants addressed the above points as such (see attachments for more specific details):

> *"Development Variance Permits provide local governments with the ability to determine whether, in the circumstances of a particular application, strict application of a zoning regulation is necessary to achieve the planning objectives of the bylaw.*
>
> *This application combines an openly disclosed design, specific Planning requests for measurements, issuance of Development and Building*

Permits, construction in accordance with approved plans, substantial completion, an acknowledged plan check error, and no demonstrated adverse planning impacts.

- *No approved setback is altered.*
- *The building is not relocated.*
- *Height, density, and footprint are not increased.*
- *Neighbouring properties experience no demonstrated adverse impact.*
- *The broader objectives of Section 303.1(b) remain achieved.*

The applicant respectfully submits that the Development Variance Permit process provides the appropriate mechanism for the Regional District to recognize those circumstances and approve a fair, reasonable, and planning-based resolution."

While the Planning and Development department's review of the Building Permit for Zoning Bylaw compliance did not catch the fact that the projections exceeded the regulations listed in Section 303.1(b), staff notes that it is an applicant's responsibility to provide plans that meet all regulatory requirements.

The proposal, as presented, meets all other zoning requirements not listed in this application including height, front and rear setbacks, and parking.

Attachments

1-Site Location Map
2-Subject Property Map
3-Certificate of Location from 2026
4-Building Plans from 2024
5-Applicant's Submission Package (see separate pdf attachment)

Regional District of Kootenay Boundary

Map Date: 2026-07-24

Subject Location Map

SL 72,
Plan KAS3134, DL 4222,
SDYD

0 100 200 300 400
Metres
1:12,500

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

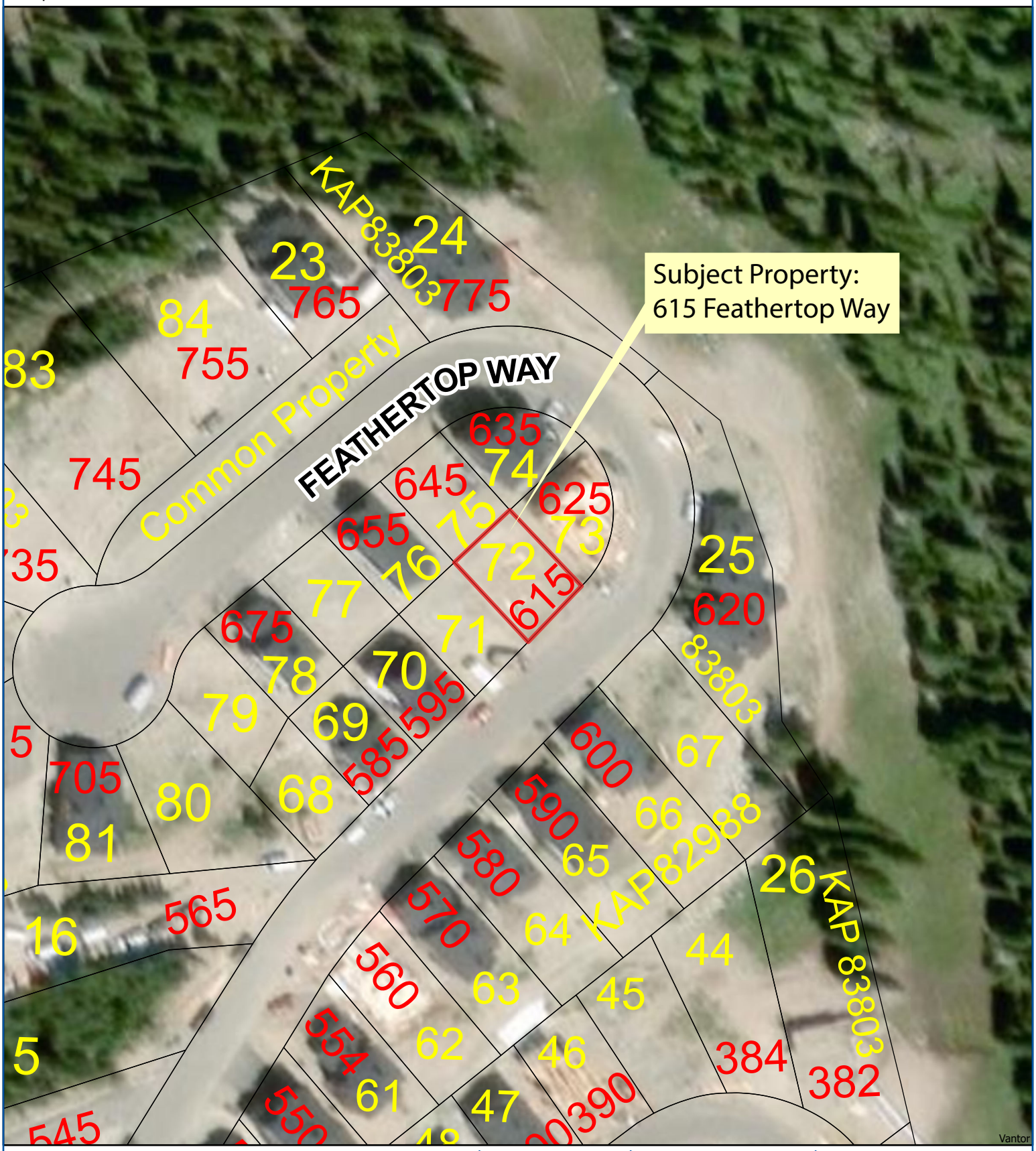
Regional District of Kootenay Boundary

Map Date: 2026-07-24

Subject Property Map

SL 72,
Plan KAS3134, DL 4222,
SDYD

0 10 20 30 40
Metres
1:1,000



BC LAND SURVEYOR'S CERTIFICATE OF LOCATION ON STRATA LOT 72 DISTRICT LOT 4222 SIMILKAMEEN DIVISION YALE DISTRICT STRATA PLAN KAS3134

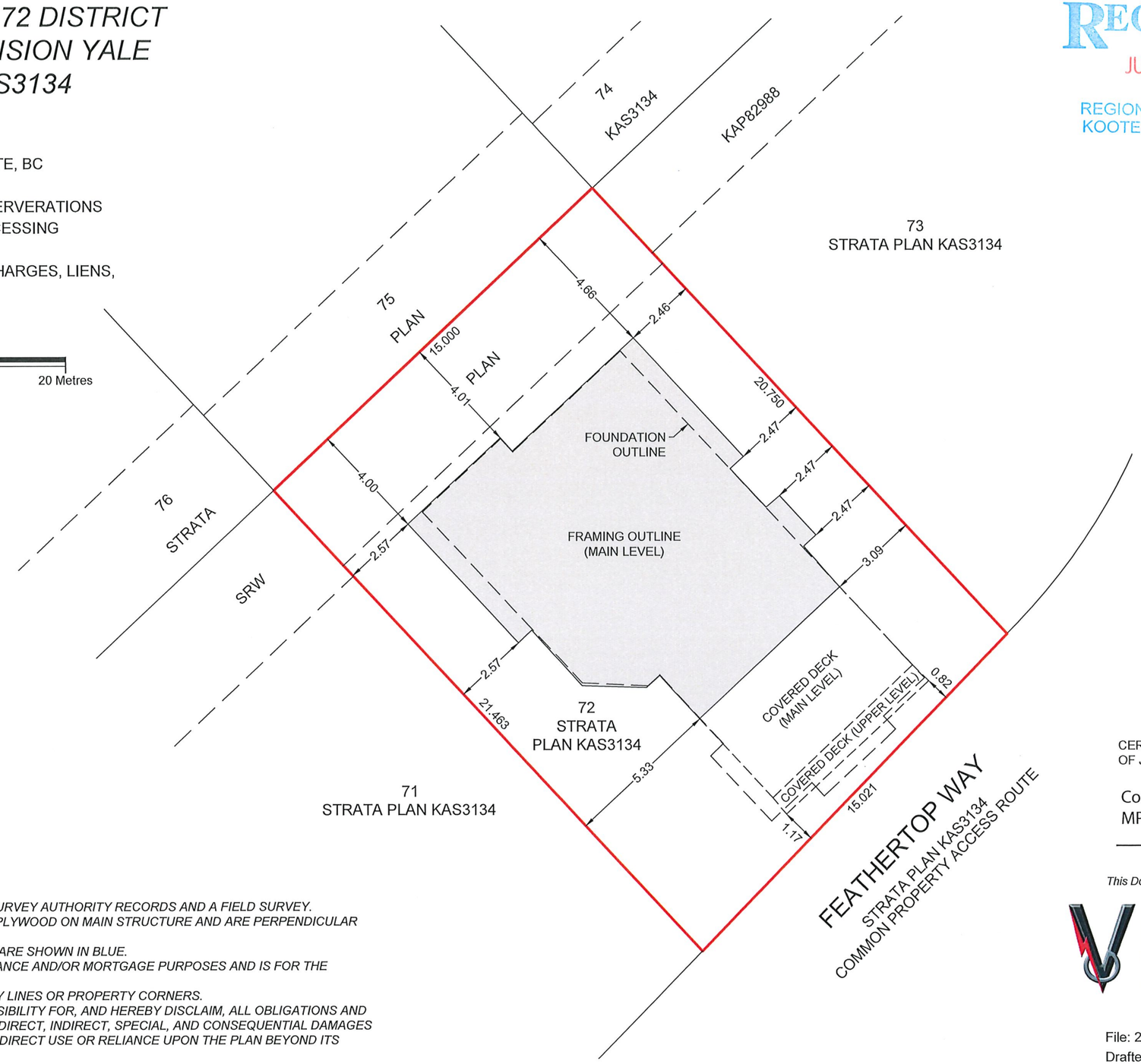
CLIENT: WIKER DEVELOPMENTS INC.
PID: 026-906-457
CIVIC ADDRESS: 615 FEATHERTOP WAY, BIG WHITE, BC

VERTICAL DATUM: CGVD28 (DERIVED FROM OBSERVERATIONS PROCESSED USING THE CSRS-PPP ONLINE PROCESSING PROVIDED BY NATURAL RESOURCES CANADA).
REFER TO THE CURRENT STATE OF TITLE FOR CHARGES, LIENS, AND INTERESTS AFFECTING THIS LAND.

RECEIVED
JUN 15 2026
REGIONAL DISTRICT OF KOOTENAY BOUNDARY

SCALE 1:200

0 2.5 5 10 15 20 Metres



CERTIFIED CORRECT THIS 9th DAY OF JUNE, 2026.

Corey Doherty MP3ZRX
c=CA, cn=Corey Doherty MP3ZRX, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=MP3ZRX

Corey M. Doherty, BCLS

This Document Is Not Valid Unless Digitally Signed

VECTOR GEOMATICS LAND SURVEYING LTD.
111-810 Clement Ave
Kelowna, B.C. V1Y 0J7
Ph.: (250) 868-0172
www.vectorgeomatics.com

File: 2101512R0 Date: 2026-06-09
Drafted by: CM Checked by: CMD

NOTES:

- *THIS PLAN HAS BEEN PREPARED BASED ON LAND TITLE & SURVEY AUTHORITY RECORDS AND A FIELD SURVEY.*
- *OFFSET DISTANCES ARE MEASURED TO THE EXTERIOR OF PLYWOOD ON MAIN STRUCTURE AND ARE PERPENDICULAR TO PROPERTY LINES, UNLESS OTHERWISE NOTED.*
- *VISIBLE ENCROACHMENTS FROM OR ONTO THE PROPERTY ARE SHOWN IN BLUE.*
- *THIS PLAN WAS PREPARED FOR MUNICIPAL BYLAW COMPLIANCE AND/OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE CLIENT.*
- *THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.*
- *VECTOR GEOMATICS AND SIGNATORY ACCEPT NO RESPONSIBILITY FOR, AND HEREBY DISCLAIM, ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.*

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CONSTRUCTION NOTES

THE FOLLOWING ARE TO BE INCLUDED WITH, AND BECOME PART OF THE ATTACHED WORKING DRAWINGS ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE B.C. BUILDING CODE OR LOCAL BUILDING CODES AND BYLAWS THAT MAY TAKE PRECEDENCE.

WHILE EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE WORKING DRAWINGS, WE CAN NOT ELIMINATE ENTIRELY THE POSSIBILITY OF HUMAN ERROR. IT IS THEREFORE IMPERATIVE THAT EACH SUB-CONTRACTOR CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE WORKING DRAWINGS AND ASSUME FULL RESPONSIBILITY FOR SAME.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL REQUEST CLARIFICATION IN CASE OF ERRORS OR DISCREPANCIES. FAILURE TO OBTAIN SUCH CLARIFICATION RENDERS THE SUB-CONTRACTOR RESPONSIBLE.

VERBAL AND/OR WRITTEN AGREEMENTS BETWEEN THE OWNER AND CONTRACTORS SHALL GOVERN OVER ALL DRAWINGS.

THE SUB-CONTRACTOR SHALL INSTALL ALL MATERIALS, EQUIPMENT, COMPONENTS, ETC. IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ACCEPTED METHODS OF GOOD BUILDING PRACTICE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR SITE CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTHS OF FROST LINES OR WATER TABLES, OR BURIED STRUCTURES, ETC.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DEPARTURE FROM DRAWINGS AND SPECIFICATIONS AUTHORIZED BY ANY OFFICIAL DURING THE COURSE OF CONSTRUCTION.

1. CONCRETE
A) General: All concrete to be minimum 3000 P.S.I. (25 MPA) strength at 28 days unless otherwise specified.
B) Wall: Grades shown are arbitrary. Owner or builder to step concrete walls to suit grade and adjust thickness of walls to conform to the current B.C. Building Code.
C) Footings: Concrete footings must be placed on undisturbed or compacted soil at an elevation below the frost line. Any loads over 5,000 lbs to be reviewed by a Structural Engineer.
D) Retaining Walls: Backfill shall not be placed against basement walls until:
1) Concrete or masonry has reached its specified 28-day strength.
2) And, the structural floor framing (including plywood subfloor required to stabilize the walls is complete and fully nailed and anchored
E) Reinforcement shall be placed according to good building practice
2. FRAMING
A) It shall be the responsibility of the owner or builder to determine the snow load in the area in which the building is being built and to make adjustments to the size of the structural members to compensate for additional loading, to the satisfaction of local building authorities.
B) The design of members used for structural purposes has been based on No. 3 or better Douglas fir as shown in the most recent edition of the B.C. Building Code. The use of different species or wood must conform to the B.C. Building Code.
C) Engineered wood beams have been designed using the manufacturer's specifications but sizes and loads must be verified by the manufacturer or a Structural Engineer prior to construction.
D) All lintels to be 2x10 unless otherwise noted. All load bearing beams and lintels shall have 3" minimum bearing. All beams over 8'-0" to be Engineered.
E) Truss and floor system layout to be verified by the truss manufacturer before starting construction.
F) All concrete to wood contacts shall be with an approved sill gasket or preserved wood foundation materials.
G) Flash over all exterior openings H) Floor joists shall be doubled

COPYRIGHT KERH DESIGNS INC June 21, 2023 11:08 AM

SHEET INDEX

1 COVER
2 SITE & FOUNDATION PLAN
3 LOWER & MAIN FLOOR PLAN
4 UPPER FLOOR PLAN & SCHEDULES
5 REAR & RIGHT ELEVATIONS
6 FRONT & LEFT ELEVATIONS
7 SECTIONS A-A' & B-B'
8 SECTIONS C-C'
9 ROOF PLANS
10 3DS
1 LOWER STRUCTURAL PLANS
2 MAINFLOOR STRUCTURAL PLANS

GRADING NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES
2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.

ZONING

R3 - CHALET RESIDENTIAL ZONE 3

SETBACKS

FRONT = 4M (14'-9")
REAR = 0M (0'-0")
SIDES = 3M(9'-10")

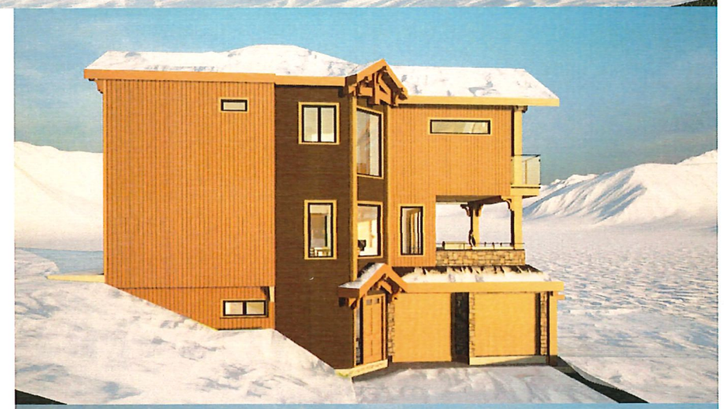
HEIGHTS

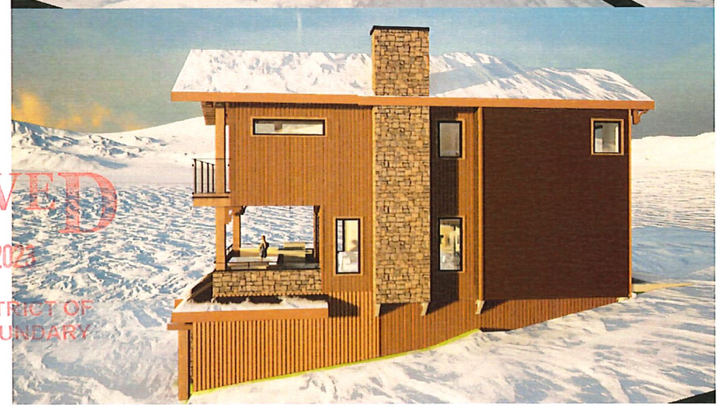
MAXIMUM BUILDING HEIGHT = 12M (39'-5")

COVERAGE

SITE AREA 3,397 SQFT
MAXIMUM COVERAGE BUILDINGS AND STRUCTURES 50% - 1,698 SQFT
PROPOSED COVERAGE BUILDINGS AND STRUCTURES 21% - 1,389 QFT

RECEIVED
JUL 11 2023
REGIONAL DISTRICT OF
KOOTENAY BOUNDARY





Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

Schematic Sheet Index

Date Feb 17th, 2023. **Drawn by CRM**
Revised: Notes:
Jun 21st 2023 PERMIT PLANS R-3

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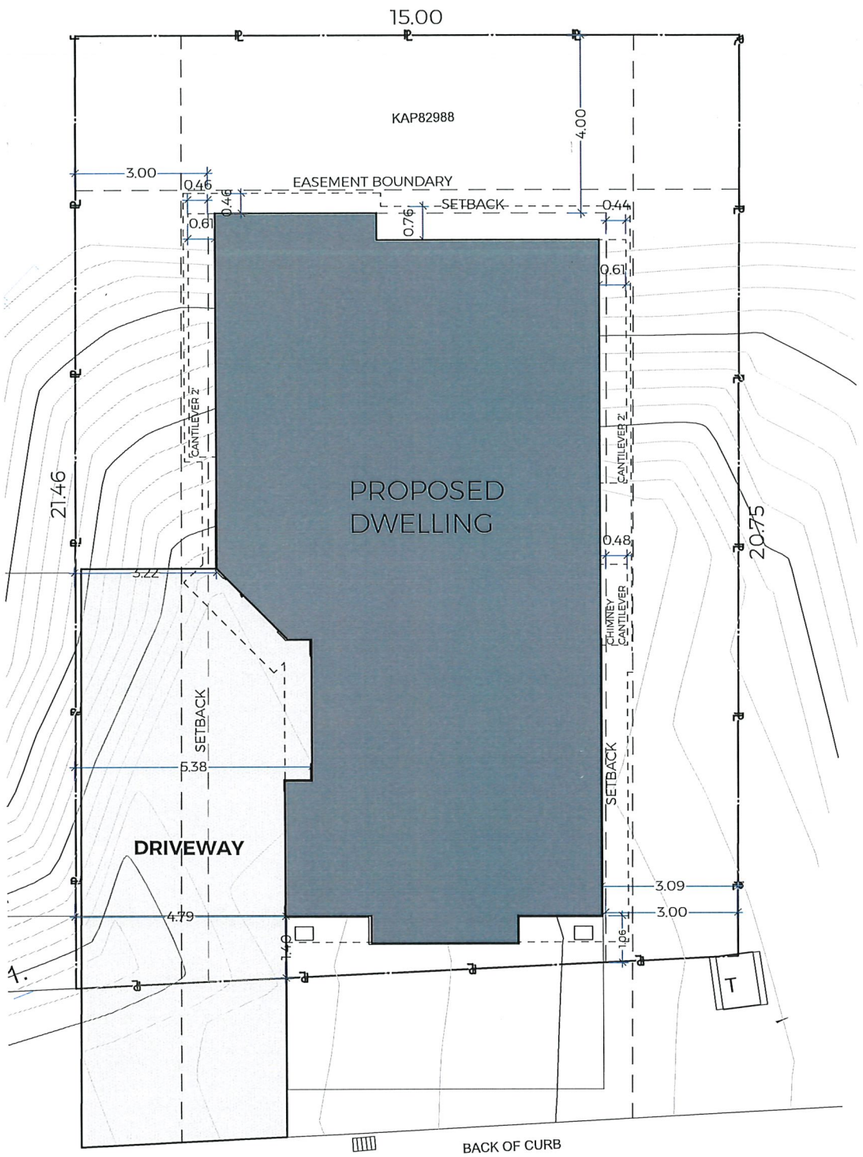
FAR Calculation	
Site Area	**3,398.67**
FAR 0.8	2,718.93
Floor | Description	SQFT
Main - Living Area	1,074.00
Main - Deck	257
Main - Balcony	10.8
Sub	1,341.80
Upper - Living Area	1,289.00
Upper - Deck	84
Sub	1,373.00
Total FAR	**2,714.80**
UNDERGROUND PARKING	
Garage	486
Lower Floor	848
Sub- Total	1,334.00
Total All	4,048.80

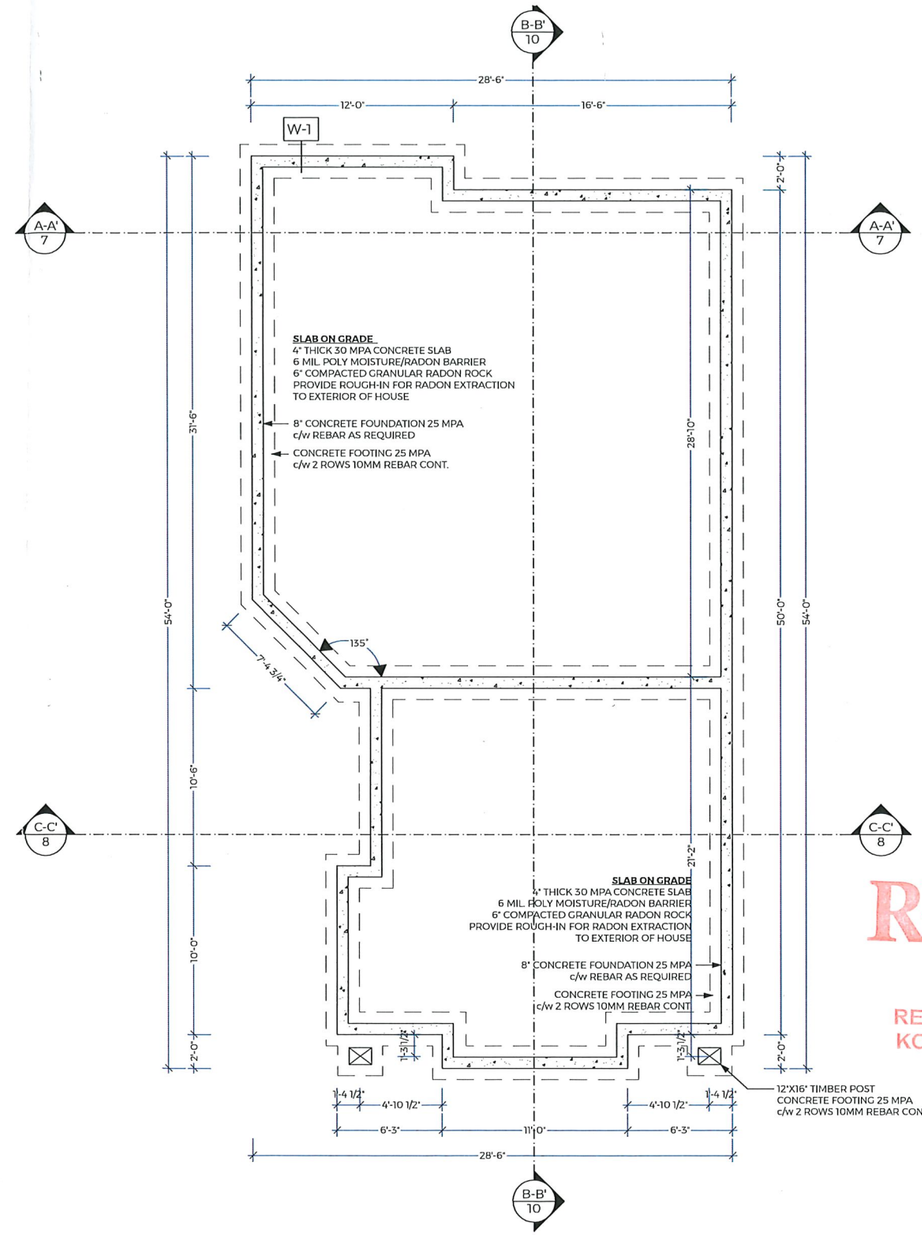


FEATHERTOP WAY

COMMON PROPERTY ACCESS ROUTE

STRATA PLAN KAS3134

1/2 SITE PLAN
SCALE: 1" = 5'



2/2 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

Latitude 49.722860
Longitude -118.921340

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SITE PLAN, FOUNDATION PLAN, 230531 FAR Calculation

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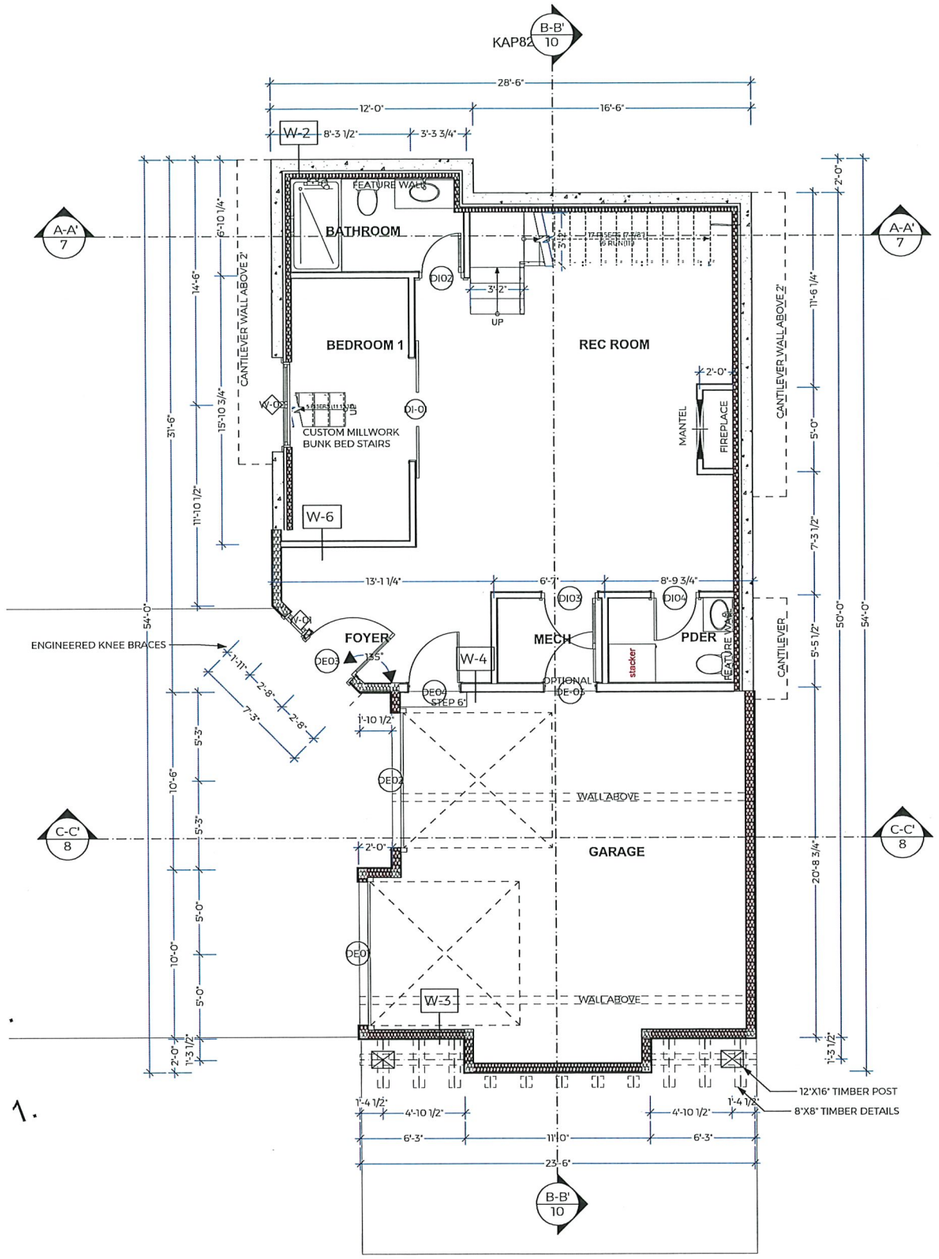
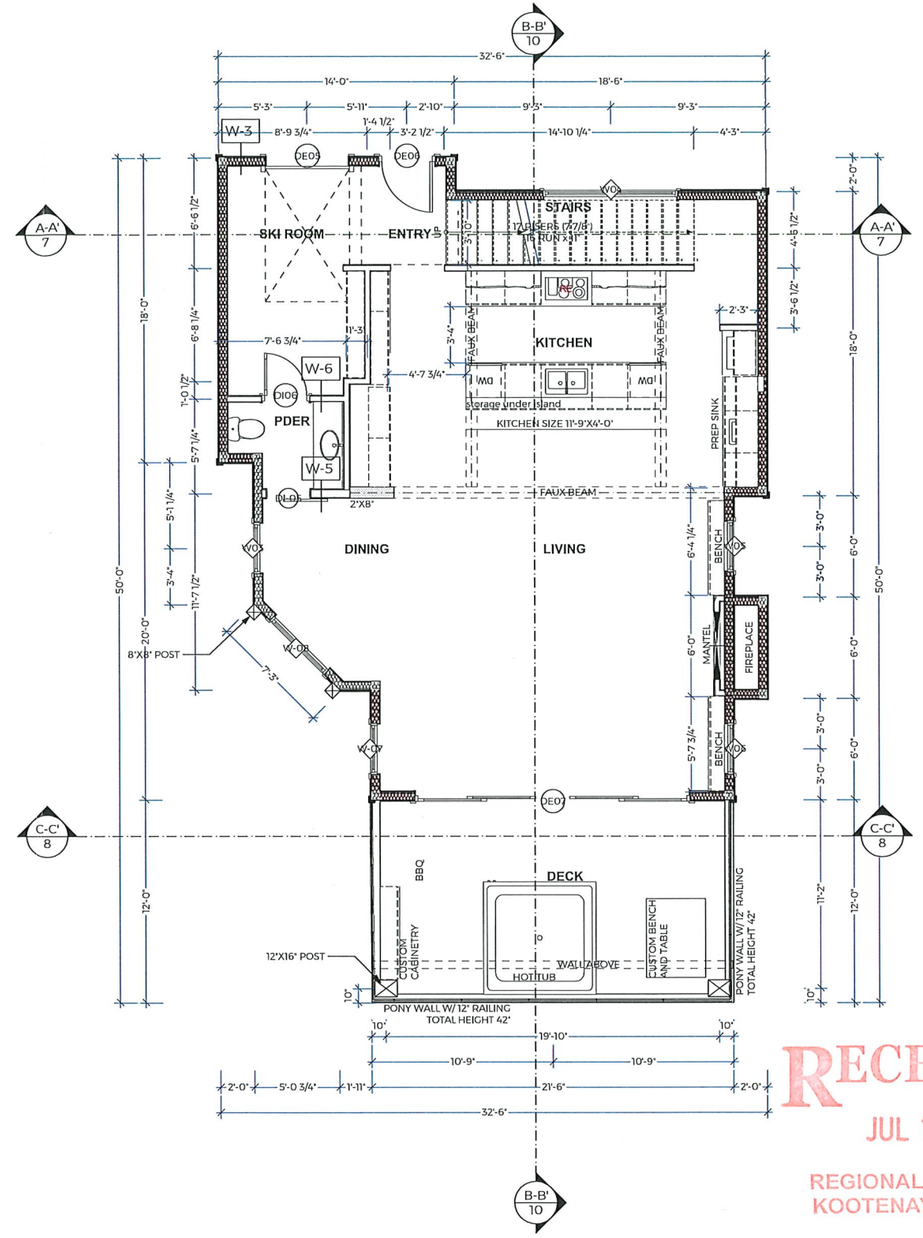


1 / 3 LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 / 3 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

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LOWER FLOOR PLAN, MAIN FLOOR PLAN

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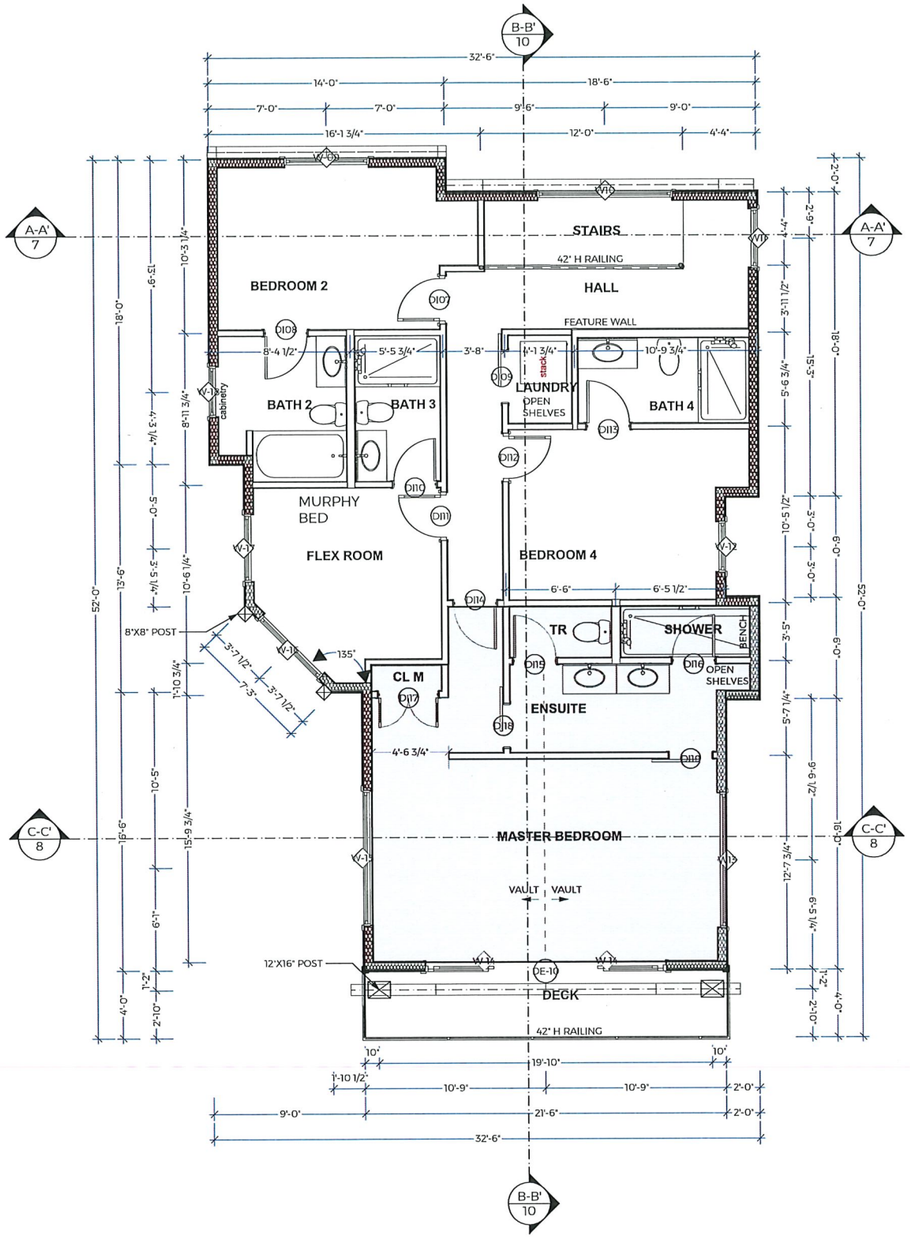

1/4 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE						
ID	LEVEL	ROOM	QTY	WxH SIZE	OPERATION	EGRESS
W03	FF MAIN FLOOR	DINING	1	3'-0"×6'-6"	Fixed	
W04	FF MAIN FLOOR	STAIRS	1	8'-0"×4'-6"	Fixed	
W05	FF MAIN FLOOR	LIVING	1	3'-0"×6'-6"	Fixed	
W06	FF MAIN FLOOR	LIVING	1	3'-0"×6'-6"	Fixed	
W10	FF UPPER FLOOR	HALL	1	8'-0"×4'-6"	Fixed	
W11	FF UPPER FLOOR	HALL	1	3'-6"×4'-0"	Fixed	
W13	FF UPPER FLOOR	MASTER BEDROOM	1	8'-0"×2'-0"	Fixed	
W-01	FF LOWER FLOOR	FOYER	1	1'-6"×8'-0"	Fixed	
W-02	FF LOWER FLOOR	BEDROOM 1	1	5'-0"×2'-0"	Casement	
W-07	FF MAIN FLOOR		1	3'-0"×6'-6"	Casement	
W-...	FF MAIN FLOOR	DINING	1	4'-6"×6'-6"	Casement	
W-...	FF UPPER FLOOR	BEDROOM 2	1	5'-0"×4'-6"	Casement	
W-12	FF UPPER FLOOR	BEDROOM 4	1	3'-0"×4'-6"	Casement	
W-14	FF UPPER FLOOR	DECK	2	7'-0"×5'-0"	Fixed	
W-15	FF UPPER FLOOR	MASTER BEDROOM	1	8'-0"×2'-0"	Fixed	
W-16	FF UPPER FLOOR	FLEX ROOM	1	5'-0"×8'-0"	Fixed	
W-17	FF UPPER FLOOR	FLEX ROOM	1	4'-0"×4'-6"	Casement	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

EXTERIOR DOOR SCHEDULE						
ID	LEVEL	ROOM	QTY	WxH	TYPE	ORIENTATION
DE01	FF LOWER FLOOR	GARAGE	1	8'-6"×9'-0"	Overhead	R
DE02	FF LOWER FLOOR	GARAGE	1	8'-0"×9'-0"	Overhead	R
DE03	FF LOWER FLOOR	FOYER	1	3'-6"×8'-0"	Hinged	R
DE04	FF LOWER FLOOR	FOYER	1	3'-0"×8'-0"	Hinged	R
DE05	FF MAIN FLOOR		1	5'-0"×8'-0"	Overhead	
DE07	FF MAIN FLOOR	LIVING	1	16'-0"×8'-...	Patio Slider	
DE-03	FF LOWER FLOOR	MECH	1	3'-0"×8'-0"	Hinged	R
DE-10	FF UPPER FLOOR	DECK	1	14'-0"×8'-0"	Patio Slider	
			8			

INTERIOR DOOR SCHEDULE						
ID	LEVEL	ROOM	QTY	SIZE WXH	TYPE	Orientati...
DI02	FF LOWER FLOOR	BATHROOM	1	2'-4"×8'-0"	Hinged	R
DI03	FF LOWER FLOOR	MECH	1	3'-0"×8'-0"	Hinged	L
DI04	FF LOWER FLOOR	PDER	1	2'-6"×8'-0"	Hinged	R
DI06	FF MAIN FLOOR	SKI ROOM	1	2'-6"×6'-8"	Hinged	L
DI07	FF UPPER FLOOR	BEDROOM 2	1	2'-6"×8'-0"	Hinged	L
DI08	FF UPPER FLOOR	BEDROOM 2	1	2'-6"×6'-8"	Hinged	L
DI10	FF UPPER FLOOR	BATH 3	1	2'-6"×6'-8"	Hinged	L
DI11	FF UPPER FLOOR	FLEX ROOM	1	2'-6"×8'-0"	Hinged	R
DI12	FF UPPER FLOOR	BEDROOM 4	1	2'-6"×8'-0"	Hinged	L
DI13	FF UPPER FLOOR	BATH 4	1	2'-6"×6'-8"	Hinged	L
DI14	FF UPPER FLOOR	HALL	1	2'-6"×8'-0"	Hinged	R
DI15	FF UPPER FLOOR	ENSUITE	1	2'-6"×8'-0"	Hinged	L
DI16	FF UPPER FLOOR	ENSUITE	1	2'-6"×6'-8"	Hinged	L
DI17	FF UPPER FLOOR	CL M	1	3'-6"×8'-0"	Hinged	R
DI18	FF UPPER FLOOR	MASTER BEDROOM	1	2'-6"×8'-0"	Barn	R
DI19	FF UPPER FLOOR	MASTER BEDROOM	1	2'-6"×8'-0"	Barn	R
DI-01	FF LOWER FLOOR	REC ROOM	1	6'-0"×8'-0"	Barn	
DI-05	FF MAIN FLOOR	PDER	1	2'-6"×8'-0"	Barn	L

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Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

UPPER FLOOR PLAN, AREAS SCHEDULE, EXTERIOR DOOR SCHEDULE, WINDOW SCHEDULE, INTERIOR DOOR SCHEDULE

Drawn by CRM
Date Feb 17th, 2023.
Revised: Jun 21st-2023
Notes: PERMIT PLANS R-3

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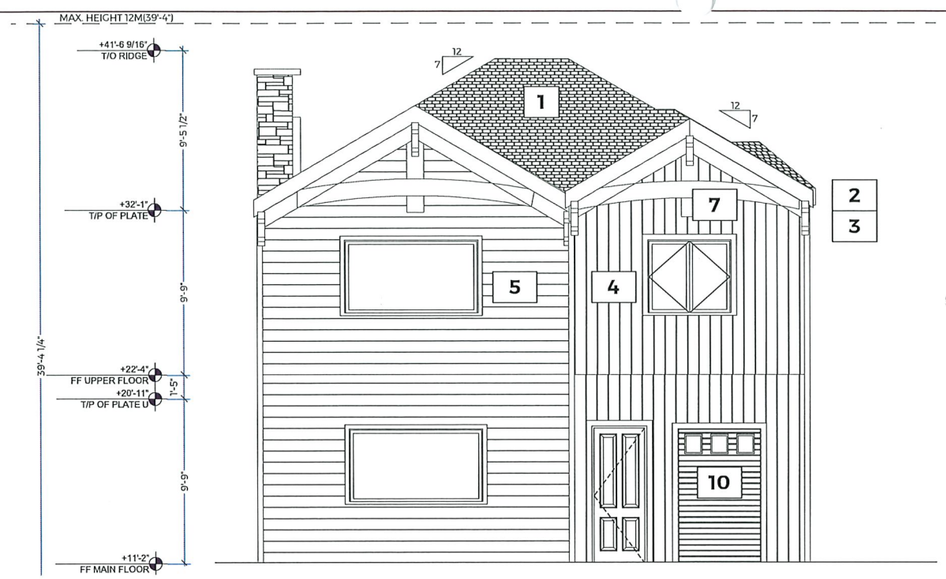
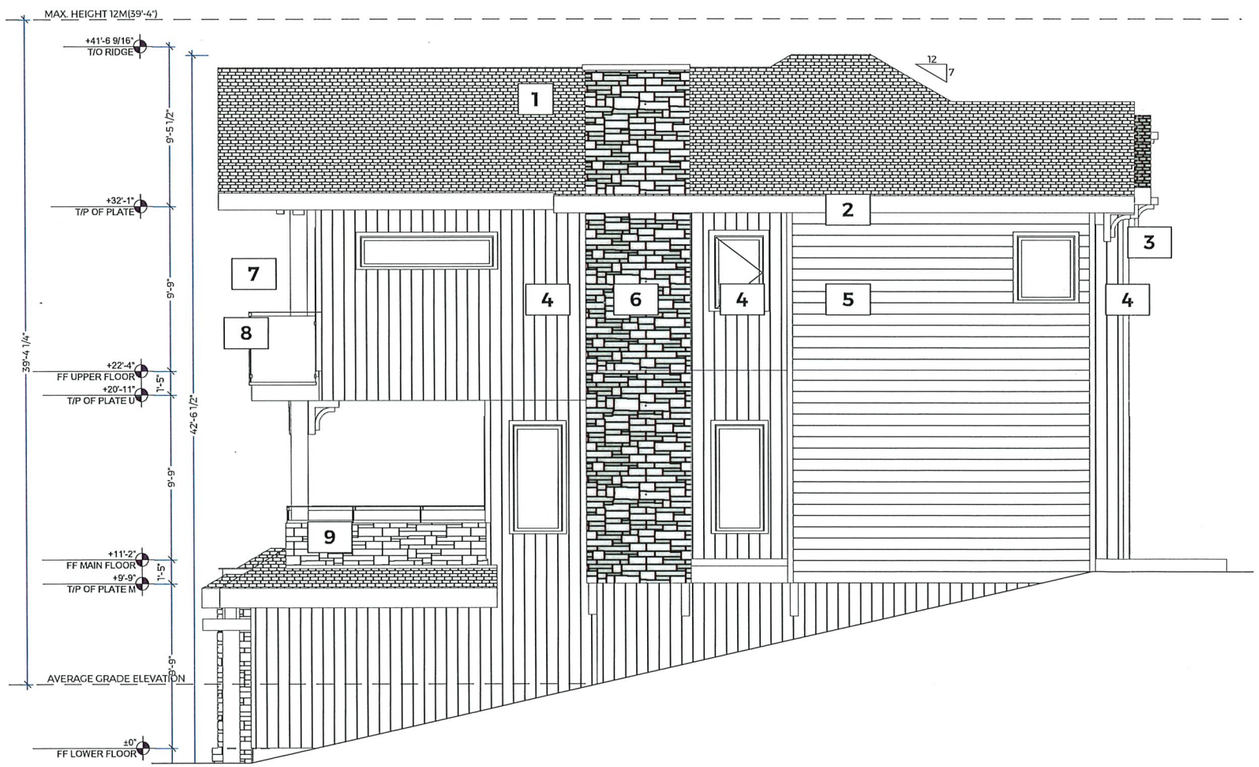


1/5 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2/5 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1- ROOFING - ASPHALT SHINGLES - CAMBRIDGE - DUAL BLACK
2- FASCIA 12" & WINDOW TRIM - CEDAR - BLACK
3- SOFFIT - WOOD TONE - 1"X6" T&G - ENGLISH PORTER
4- SIDING- WOOD LOOK - 1"X6" T&G - ENGLISH PORTER - VERTICAL
5- SIDING- WOOD LOOK - LAP SIDING - DARK BROWN - HORIZONTAL
6- STONE - PANGEA - 3 COURSE ASHLER - SIENNA
7- POST/BEAMS & TIMBER DETAILS - MID STAIN
8- EXTERIOR RAILING - GLASS PANELS W/ BLACK POSTS & TOP
9- PONY WALL W/RAILING - PANGEA STONE W/ 12" H GLASS PANELS W/ BLACK POSTS & TOP
10 - GARAGE DOOR - BLACK
11 -GARAGE DOOR - CLOPAY - CANYON RIDGE WSIGNE 13 W/ REC 13 WINDOWS

BUILDING HEIGHT (12.95m) 42'-6 1/4"

BABICH - LOT 72					
SPATIAL SEPARATION CALCULATION					
Elevation	Wall Area m2	Limiting Distance for Calc (m)	Actual Limiting Distance (m)	Max Allowable Glazing %	Proposed Glazing %
Front - South					
Wall 1	110.00	0	0.53	0%	0%
Wall 2	110.00	4	5.32	31.9%	10%
Wall 3	110.00	2	2.28	18.2%	18%
Left - West					
Wall 1	147.00	4	4.63	24%	0%
Wall 2	147.00	4	5.22	24%	0%
Wall 3	147.00	2	3.07	16%	7%
Wall 4	147.00	2	3.07	16%	2%
Wall 5	147.00	2	2.42	16%	3%
Rear-North					
Wall 1	73.00	4	4	36%	2%
Wall 2	73.00	4	4.61	36%	5%
Right - East					
Wall 1	112.00	2	3.06	16%	7%
BC Building Code 9.10.14.4 Openings in Exposing Building Face					

7) Where the building is sprinklered, the maximum aggregate area of unprotected openings shall be not more than twice the area determined according to Sentence (1), provided all rooms, including closets and bathrooms, that are adjacent to the exposing building face and that have unprotected openings are sprinklered, notwithstanding any exemptions in the

AVERAGE GRADE ELEVATION CALCULATION

LOWEST ELEVATION 110.75
HIGHEST ELEVATION 115
DIFFERENCE= 4.25 / 2= 2.25
AVERAGE ELEVATION = 113
MAXIMUM HEIGHT ELEVATION = 125

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Latitude 49.722860
Longitude -118.921340

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LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

REAR ELEVATION, RIGHT ELEVATION, 230428 Babich UPO Calculation - Copy

Date Feb 17th, 2023. Drawn by CRM
Revised: Notes:
Jun 21st,2023 PERMIT PLANS R-3

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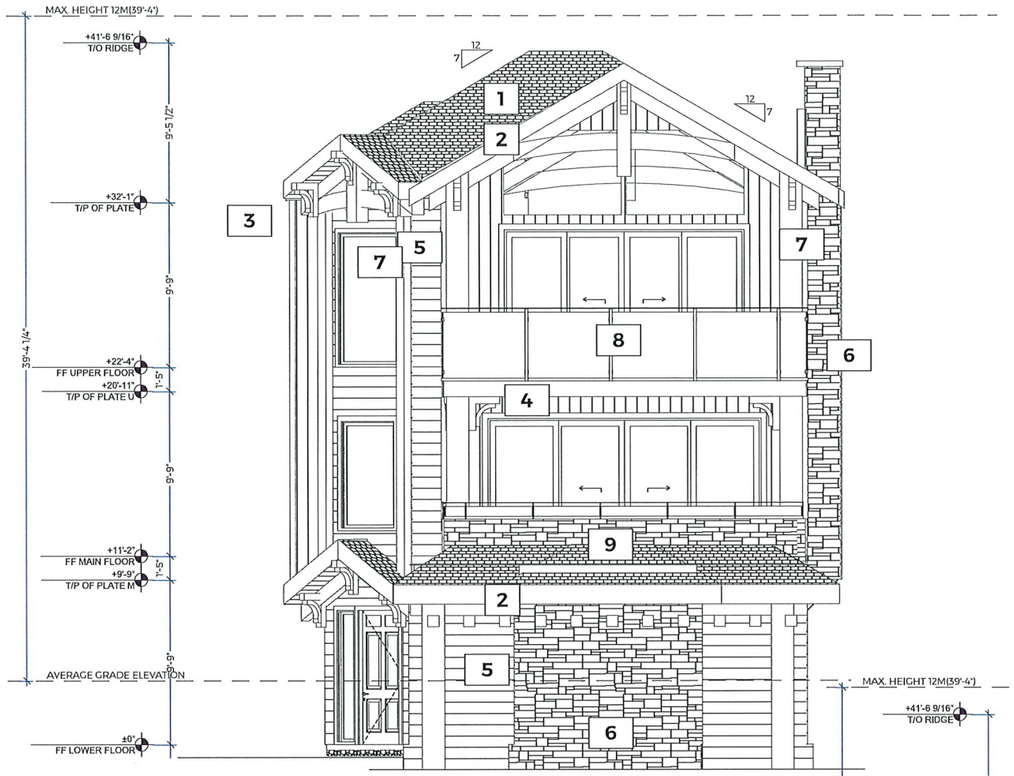
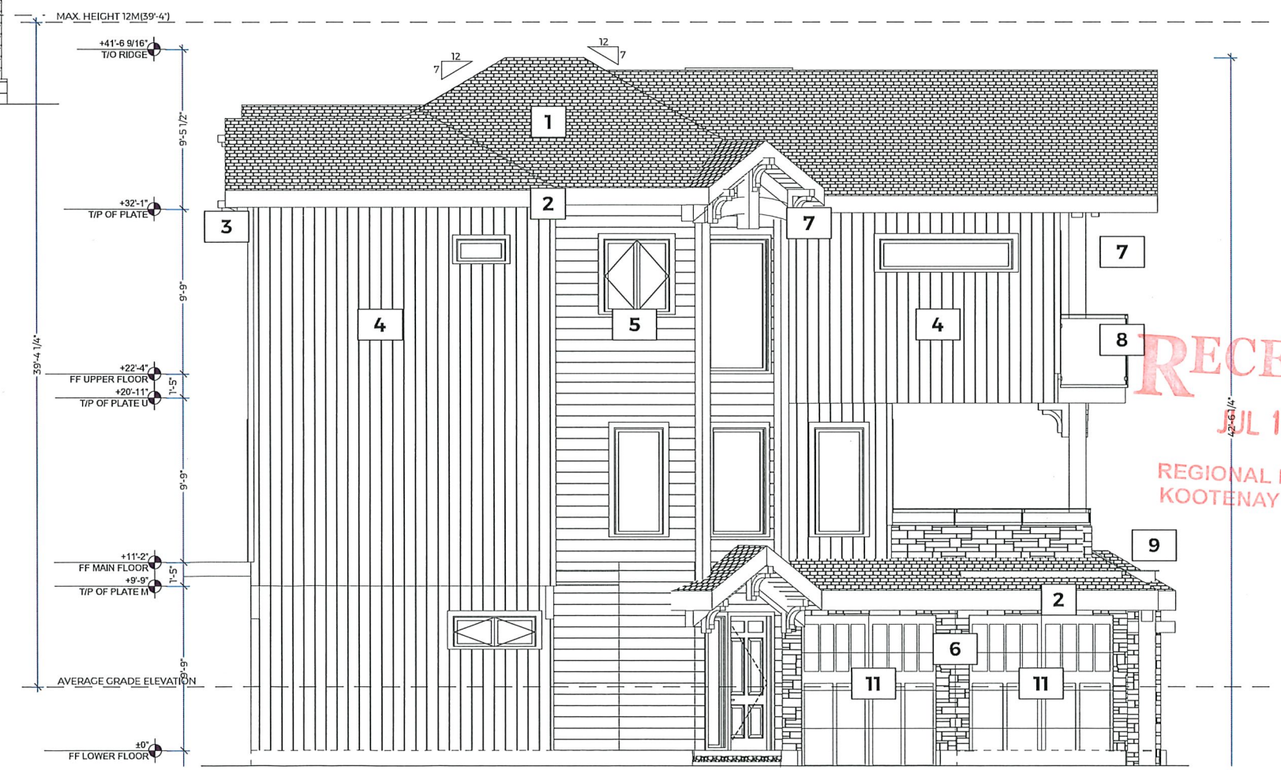


1/6 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2/6 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1- ROOFING - ASPHALT SHINGLES - CAMBRIDGE - DUAL BLACK
2- FASCIA 12" & WINDOW TRIM - CEDAR - BLACK
3- SOFFIT - WOOD TONE - 1"X6" T&G - ENGLISH PORTER
4- SIDING- WOOD LOOK - 1"X6" T&G - ENGLISH PORTER - VERTICAL
5- SIDING- WOOD LOOK - LAP SIDING - DARK BROWN - HORIZONTAL
6- STONE - PANGEA - 3 COURSE ASHLER - SIENNA
7- POST/BEAMS & TIMBER DETAILS - MID STAIN
8- EXTERIOR RAILING - GLASS PANELS W/ BLACK POSTS & TOP
9- PONY WALL W/RAILING - PANGEA STONE W/ 12" H GLASS PANELS W/ BLACK POSTS & TOP
10 - GARAGE DOOR - BLACK
11 -GARAGE DOOR - CLOPAY - CANYON RIDGE WSIGNE 13 W/ REC 13 WINDOWS

BUILDING HEIGHT (12.95m) 42'-6 1/4"

Latitude 49.7722860
Longitude -118.921340

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FRONT ELEVATION, LEFT ELEVATION

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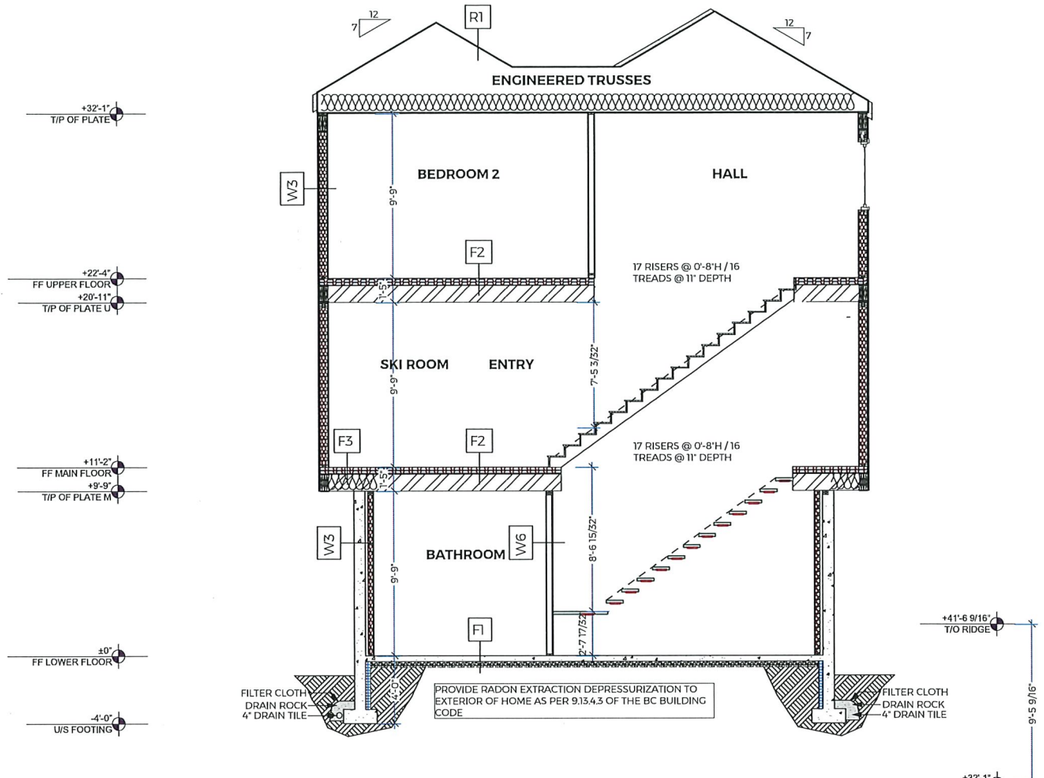
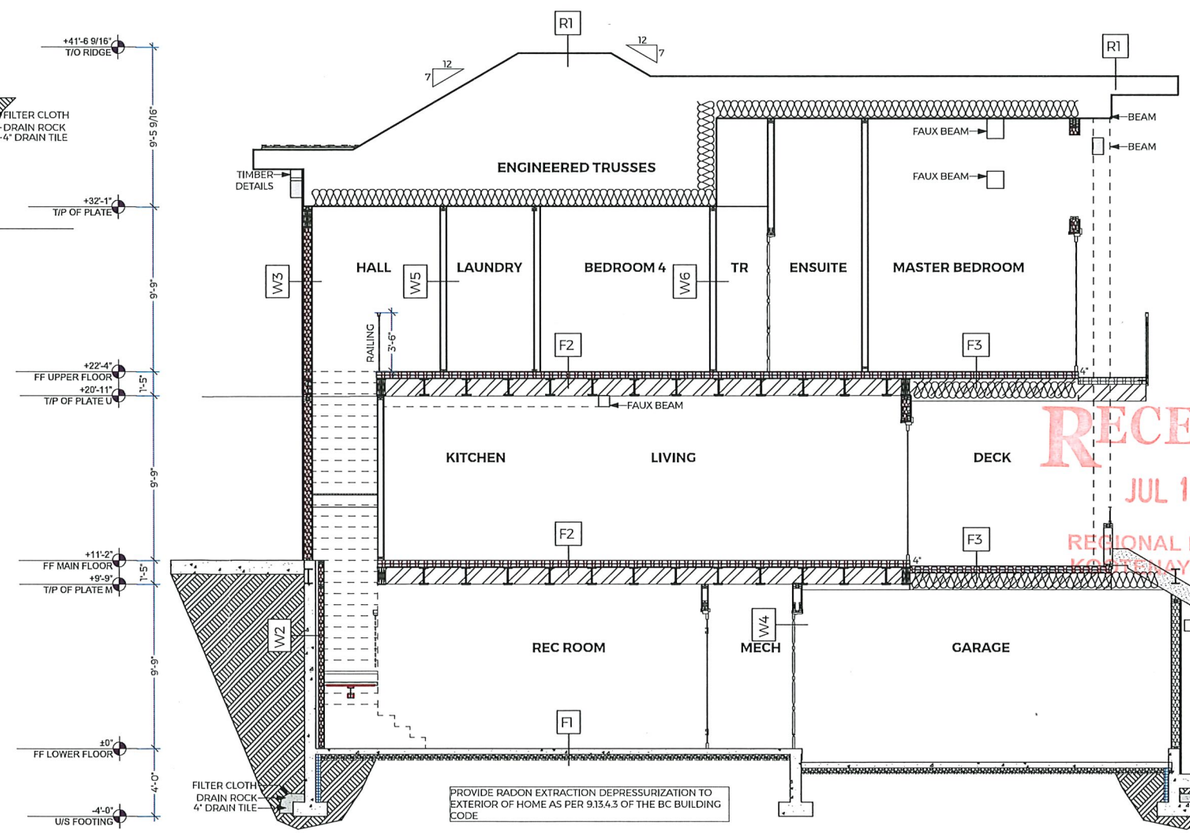


1/7 SECTION A-A'
SCALE: 1/4" = 1'-0"



2/7 SECTION B-B'
SCALE: 1/4" = 1'-0"

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SECTION A-A',
SECTION B-B'

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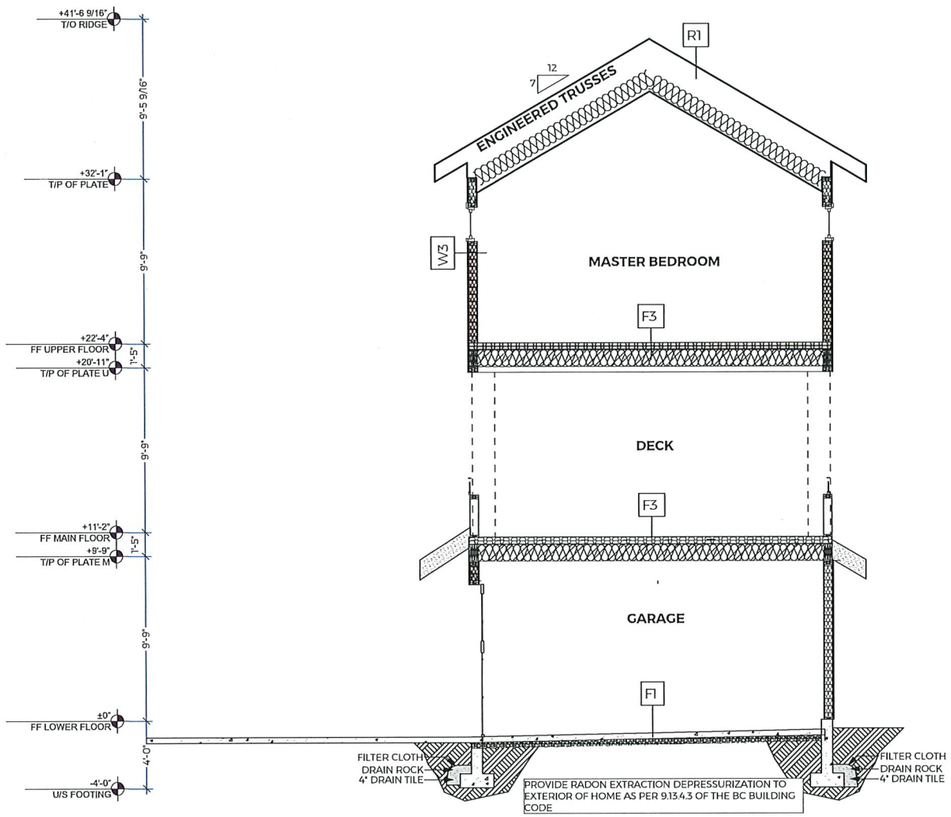

1/8 **SECTION C-C'**

SCALE: 1/4" = 1'-0"

CONSTRUCTION ASSEMBLIES

	ROOF	COMPOSITION
R-1	ASPHALT SHINGLES	
		ASPHALT SHINGLES
		TYVEK - BUILDING PAPER
		1/2" PLYWOOD, STD OR OSB SHEATHING
		ENG. TRUSSES R50 BLOWN IN INSULATION AS PER MANUFACTURER SPECS
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		1/2" GYPSUM BOARD
R-2	ASPHALT SHINGLES	
		ASPHALT SHINGLES
		TYVEK - BUILDING PAPER
		1/2" PLYWOOD, STD OR OSB SHEATHING
		ENG. TRUSSES AS PER MANUFACTURER SPECS
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		WOOD SOFFIT
	WALLS	COMPOSITION
W1	8" CONCRETE - FROST WALL	
		DAMP PROOFING
		8" CONCRETE WALL
		3.3" RIGID INSULATION
W2	2"X14" FOUNDATION FURRED WALL	
		DRAMP PROOFING
		8" CONCRETE WALL
		2" AIR GAP
		2"X4" FRAMING FILLED W/ R18 BATT @ 16 O.C.
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		1/2" GYPSUM BOARD
W3	2"X6" GARAGE - HOUSE	
		1/2" GYPSUM BOARD
		7/16" OSB SHEATHING
		2"X6" FRAMING FILLED W/ R24 BATT @ 16 O.C.
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		1/2" GYPSUM BOARD
W4	2"X6" GARAGE - EXT	
		FINISH MATERIAL
		TYVEK - BUILDING PAPER
		7/16" OSB SHEATHING
		2"X6" FRAMING FILLED W/ R24 BATT @ 16 O.C.
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		1/2" GYPSUM BOARD
W5	2X6	
		1/2" GYPSUM BOARD
		2"X6" FRAMING @ 16" O.C.
		1/2" GYPSUM BOARD
W6	2X4	
		1/2" GYPSUM BOARD
		2"X4" FRAMING @ 16" O.C.
		1/2" GYPSUM BOARD
	FLOORS	COMPOSITION
F-1	BASEMENT SLAB	INTERIOR
	IN-FLOOR HEATING	FLOORING FINISH
		4" CONCRETE SLAB (REBAR TBC PER SPECS)
		6 MIL POLY
		6" THICK COMPACTED RADON ROCK
F-2	Q DECK W/ STEEL STRUCTURE	INTERIOR
		5" CONCRETE - Q DECK
		STEEL BEAMS AND JOISTS PER ENGINEERING SPECS
		1/2"GYPSUM BOARD
F-3	Q DECK W/ STEEL STRUCTURE	EXTERIOR
	(cold area under)	5" CONCRETE - Q DECK
		STEEL BEAMS AND JOISTS PER ENGINEERING SPECS W/ R28 SPRAY FOAM INSULATION
		1/2"GYPSUM BOARD
F-4	GARAGE SLAB	INTERIOR
		4" CONCRETE SLAB (REBAR TBC PER SPECS)
		6 MIL POLYETHYLENE VAPOUR BARRIER
		6" THICK COMPACTED RADON ROCK
F-5	EXTERIOR CONCRETE	EXTERIOR
		4" CONCRETE SLAB (REBAR TBC PER SPECS)
		6" CRUSHED ROCK

Latitude 49.7722860
Longitude -118.921340

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LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

SECTION C-C', Lot 72
Construction Assemblies

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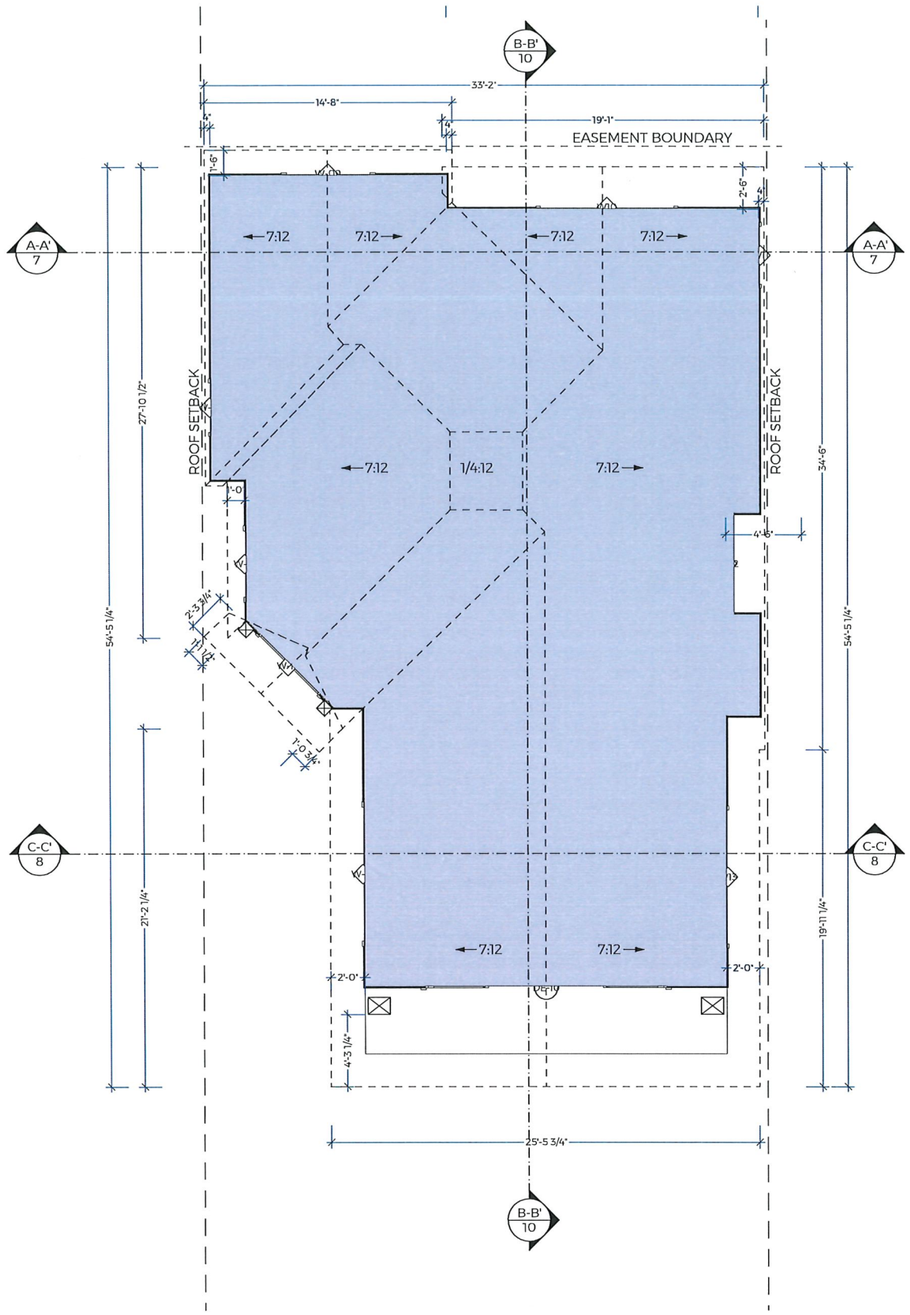
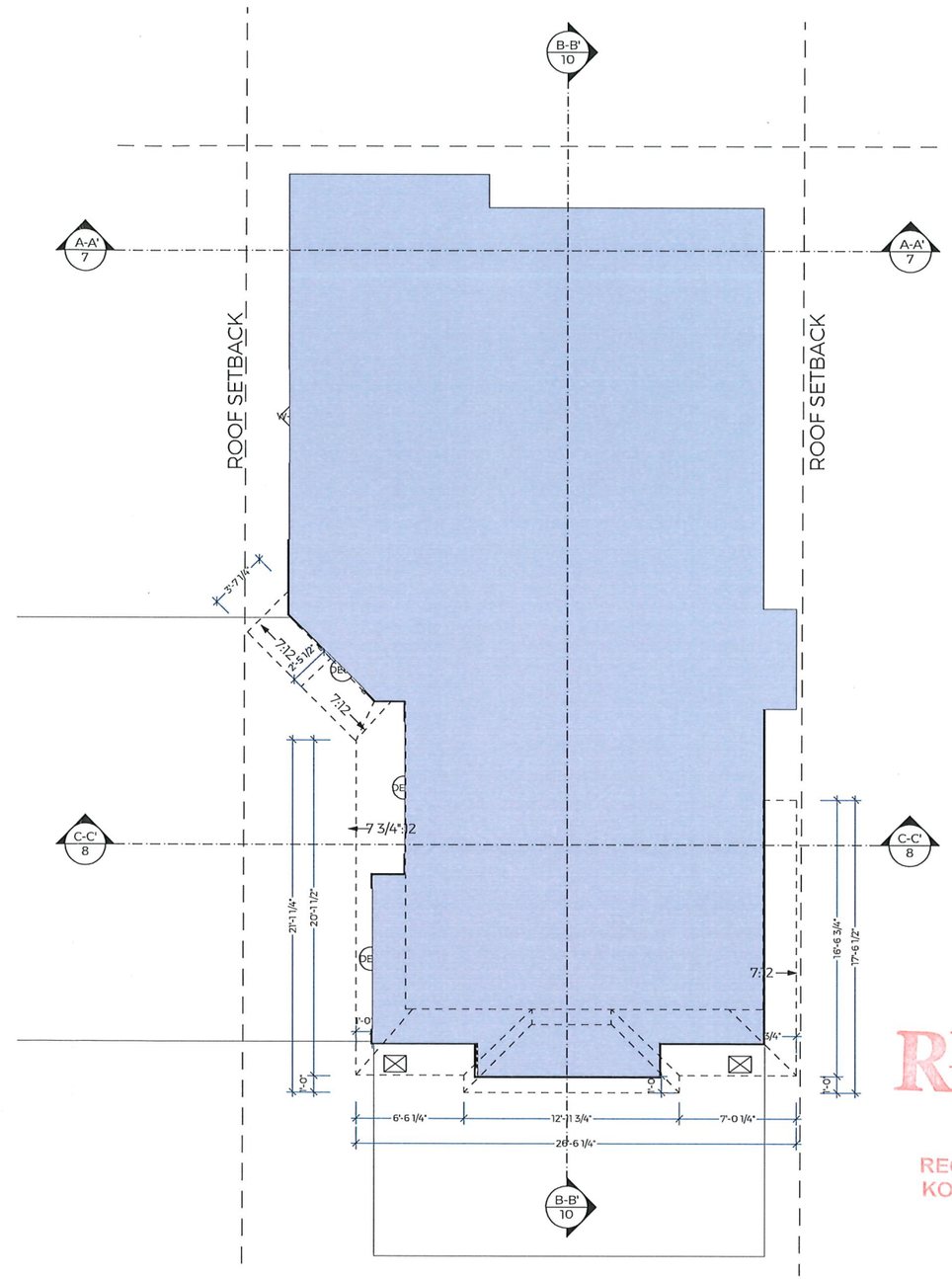
NOTE:
- MASTER BEDROOM AND ENSUITE VAULTED CEILING
-ROOF TRUSSES DEPTH TBD DETERMINED BY TRUSS MANUFACTURER



1 / 9 ROOF PLAN
SCALE: 1/4" = 1'-0"



2 / 9 LOWER ROOF PLAN
SCALE: 1/4" = 1'-0"

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

ROOF PLAN, LOWER ROOF PLAN

Date Feb 17th, 2023. **Drawn by CRM**
Revised: Notes:
Jun 21st,2023 PERMIT PLANS R-3

RECEIVED
JUL 11 2023
REGIONAL DISTRICT OF KOOTENAY BOUNDARY

KERH DESIGNS
Architectural Design
M. ARCH, PMP M®, LEED AP , ® & WELL AP®
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coral@kerhdesigns.ca

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Latitude 49.722860
Longitude -118.921340

BABICH

Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

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DEVELOPMENT VARIANCE PERMIT

PLANNING JUSTIFICATION REPORT

Comprehensive Review of the Planning History, Technical Evidence, and Planning Merits

LOT 72 – 615 FEATHERTOP WAY
BIG WHITE, BRITISH COLUMBIA
SECTION 303.1(b), BIG WHITE ZONING BYLAW

PREPARED FOR

Regional District of Kootenay Boundary – Planning Department

PREPARED ON BEHALF OF

Babich Real Estate Holdings, Ltd.

PREPARED BY

Conrad Wiker, Authorized Agent and Chief Executive Officer
Wiker Developments, Inc.
BC Housing Licensed Residential Builder No. 42411

DATE

July 27, 2026

Attachment # 6.c)

LETTER OF TRANSMITTAL

Regional District of Kootenay Boundary
Planning Department
Attention: Geoff Genge, Planner

Re: Development Variance Permit Application – Lot 72, 615 Feathertop Way, Big White

Dear Mr. Genge,

Please find enclosed the Development Variance Permit Planning Justification Report respecting the residence located at 615 Feathertop Way, Big White.

This report has been prepared to assist the Regional District in its review of the requested Development Variance Permit relating to Section 303.1(b) of the Big White Zoning Bylaw.

From the outset of this project, the cantilevered portions of the residence were fully disclosed on the architectural drawings submitted for review. Throughout the planning, Development Permit, Building Permit, and construction processes, these elements remained clearly illustrated and formed part of the plans reviewed by the Regional District.

During the planning review process, additional dimensions relating to the cantilevered sections were specifically requested by Planning staff. Those measurements were provided as requested and became part of the review record.

Following completion of the Regional District's planning and building review processes, the Development Permit and Building Permit were issued, allowing construction to proceed. Throughout construction, inspections were completed as required, and the residence was built in accordance with the approved plans.

Only after the residence had been substantially completed was it determined that a Development Variance Permit should have been obtained respecting the application of Section 303.1(b). As acknowledged by the Regional District in its correspondence, an error occurred during the plan check review.

The owners and the undersigned builder acted throughout this project in good faith and in reliance upon the approvals issued during the Regional District's review processes. At no time were the cantilevered sections concealed, altered from the approved design, or constructed inconsistently with the approved drawings.

This report requests approval of the Development Variance Permit based upon the planning merits of the application, the absence of measurable adverse impacts upon neighbouring properties, the consistency of the proposal with the intent of the Big White Zoning Bylaw, and the unique administrative circumstances that gave rise to this application.

The report also requests that the Regional District consider the functional role of the chimney projection as the residence's Primary Vertical Mechanical Services Chase. It houses essential building systems including the fireplace venting system, radon mitigation piping, HVAC ductwork, and associated mechanical infrastructure. This component performs a fundamentally different function from a habitable cantilevered projection.

The owners and the undersigned appreciate the opportunity to work collaboratively with the Regional District in resolving this matter. We recognize and appreciate the professionalism and assistance provided by Planning staff in identifying the Development Variance Permit process through which the planning merits of the application may be fully considered.

This report presents the planning history, supporting documentation, technical evidence, engineering information, and relevant background in one organized package to facilitate a complete and informed review.

Given that the matter relates to a technical zoning issue rather than a concern respecting public safety, structural integrity, environmental protection, or municipal servicing, we also respectfully request removal of the Stop Work Order while the application proceeds through review.

Thank you for your time, professionalism, and consideration. We look forward to continuing to work cooperatively with the Regional District toward a positive resolution.

Respectfully submitted,

Conrad Wiker
Authorized Agent for the Registered Owner
Chief Executive Officer (CEO)
Wiker Developments, Inc.
BC Housing Licensed Residential Builder No. 42411

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EXECUTIVE OVERVIEW

This application requests a Development Variance Permit to resolve a technical zoning matter involving a residence that was openly designed, fully disclosed, comprehensively reviewed through the Regional District's planning and building processes, approved by permit, and substantially constructed in good-faith reliance upon those approvals.

Property	615 Feathertop Way (Lot 72), Big White, British Columbia
Registered Owner	Babich Real Estate Holdings, Ltd.
PID	026-906-457
Legal Description	Lot 72, District Lot 4222, Similkameen Division Yale District (SDYD), Plan KAS3134
Authorized Agent	Conrad Wiker, CEO, Wiker Developments, Inc.
Requested Relief	Development Variance Permit relief under Section 303.1(b) for the approved cantilevered portions; consideration of the Primary Vertical Mechanical Services Chase as a non-habitable building-services component; and removal or modification of the Stop Work Order to permit lawful completion work.

Planning Merits at a Glance

- ✓ Residence constructed in accordance with approved plans.
- ✓ Development Permit and Building Permit issued following review.
- ✓ Planning specifically requested additional cantilever measurements, which were provided.
- ✓ No relocation, setback reduction, increase in height, density, or building footprint is requested.
- ✓ No demonstrated adverse planning impacts have been identified.
- ✓ The overall building remains smaller than what zoning would otherwise permit.
- ✓ The chimney projection functions as the Primary Vertical Mechanical Services Chase and contains no habitable floor area.
- ✓ A previously approved variance involved more substantial zoning relief affecting setbacks and siting.

KEY FACTS NOT IN DISPUTE

The following facts are supported by the documentary record accompanying this report and provide the factual foundation for the planning analysis that follows.

Project History

- ✓ The residence was designed with the cantilevered sections from the outset.
- ✓ The cantilevered sections were clearly illustrated on the drawings submitted to the Regional District.
- ✓ The architectural design remained materially consistent throughout planning, permitting, and construction.
- ✓ The residence was constructed in accordance with the approved plans.

Planning and Permitting

- ✓ Regional District Planning reviewed the Development Permit application.
- ✓ Planning specifically requested additional dimensions relating to the cantilevered sections.
- ✓ The requested dimensions were provided.
- ✓ The Development Permit and Building Permit were issued.
- ✓ Construction proceeded through the Regional District inspection process.

Regional District Correspondence

- ✓ The Regional District subsequently advised that an error occurred during the plan check review.
- ✓ The Regional District advised that a Development Variance Permit should have been required respecting Section 303.1(b).
- ✓ The applicant immediately cooperated in preparing the requested application.

Nature of Relief

- ✓ No relocation of the residence is requested.
- ✓ No additional setback reduction is requested.
- ✓ No increase in height, density, or overall building footprint is requested.

Technical Evidence

- ✓ KERH Designs prepared updated cantilever calculations.
- ✓ Construction photographs demonstrate the Primary Vertical Mechanical Services Chase.
- ✓ The chase contains no habitable floor area and houses fireplace venting, radon mitigation piping, HVAC ductwork, and associated services.

PROFESSIONAL DISCLAIMER

This Planning Justification Report has been prepared to assist the Regional District of Kootenay Boundary in evaluating the planning merits of the requested Development Variance Permit. It summarizes the applicant's understanding of the relevant facts, planning history, technical information, and supporting documentation. Nothing in this report is intended to limit or replace the Regional District's independent review or statutory discretion under applicable legislation or the Big White Zoning Bylaw.

Attachment # 6.c)

HOW TO READ THIS REPORT

The report is organized into three parts. Part I summarizes the factual history and documentary record. Part II analyzes the planning merits, the comparison variance, the prior review history, and the mechanical-services evidence. Part III explains why approval is appropriate, addresses good-faith reliance and the Stop Work Order, and concludes with a concise decision summary. Supporting exhibits are cross-referenced in the Evidence Matrix and Exhibit Register.

GUIDING THEME
The residence was designed transparently, reviewed extensively, approved through the Regional District's planning and building processes, and constructed in accordance with those approvals. The present application asks the Regional District to resolve a technical zoning matter identified after those approvals through the Development Variance Permit process, while preserving the planning intent of the Big White Zoning Bylaw.

PART I
FACTUAL HISTORY

1. EXECUTIVE SUMMARY

1.1 Introduction

This report supports a Development Variance Permit application respecting the residence at 615 Feathertop Way (Lot 72), Big White, British Columbia. It provides the Regional District with a comprehensive review of the planning history, technical information, engineering considerations, supporting documentation, and planning merits relating to Section 303.1(b) of the Big White Zoning Bylaw.

1.2 Purpose of the Application

The requested variance relates solely to the application of Section 303.1(b) respecting certain cantilevered portions of the residence. It does not request a reduction in any required setback, relocation of the residence, increased building height, increased density, increased building footprint, or additional habitable floor area beyond that already approved and constructed.

1.3 Project History

The cantilevered portions remained clearly illustrated throughout the planning, Development Permit, Building Permit, and construction stages. Regional District Planning specifically requested additional dimensions relating to those sections, and the requested measurements were provided. The Development Permit and Building Permit were then issued, construction proceeded in accordance with the approved plans, and inspections occurred as required.

Following substantial completion, the Regional District advised that an error had occurred during the plan check review and that a Development Variance Permit should have been required under Section 303.1(b).

1.4 Planning Merits

The requested relief is limited. No change is proposed to the approved building location, setbacks, height, density, or footprint. No demonstrated adverse planning impacts have been identified. The application seeks recognition of a design that has already undergone extensive professional review while maintaining the broader planning objectives of the bylaw.

1.5 Primary Vertical Mechanical Services Chase

The chimney projection functions as the residence's Primary Vertical Mechanical Services Chase. It houses fireplace venting, radon mitigation piping, HVAC ductwork, mechanical ventilation, and associated building-service infrastructure. It contains no habitable floor area and provides no usable living space.

1.6 Requested Outcome

- Approve the requested Development Variance Permit.
- Consider the functional role of the Primary Vertical Mechanical Services Chase in assessing Section 303.1(b).
- Recognize the extensive planning and building review and the acknowledged plan check error.
- Remove the Stop Work Order while the application proceeds, given the absence of identified structural, public-safety, servicing, or environmental concerns.

2. PROPERTY INFORMATION AND PROJECT BACKGROUND

2.1 Property Information

Property Address	615 Feathertop Way, Lot 72, Big White Mountain, British Columbia
Registered Owner	Babich Real Estate Holdings, Ltd.
Legal Description	Lot 72, District Lot 4222, Similkameen Division Yale District (SDYD), Plan KAS3134
PID	026-906-457
Authorized Agent	Conrad Wiker, Chief Executive Officer, Wiker Developments, Inc.
Authority Having Jurisdiction	Regional District of Kootenay Boundary – Planning and Building Departments

2.2 Professional Project Team

- Registered Owner: Babich Real Estate Holdings, Ltd.
- Authorized Agent / General Contractor: Wiker Developments, Inc.
- Chief Executive Officer: Conrad Wiker.
- Architectural Designer: KERH Designs (Coral Rosario).
- Regional District Planning Department.
- Regional District Building Department and Building Inspectors.
- Feathertop Strata and Feathertop Strata Architect.
- Mechanical, structural, electrical, and specialty trade professionals.

2.3 Project Background

The architectural drawings clearly illustrated the cantilevered projections from the earliest stages of design. They were not introduced after permits were issued or added during construction. They formed part of the original design and remained consistently shown throughout the Regional District's planning and building review processes.

Planning requested additional dimensions and measurements relating to the cantilevered sections. Those materials were provided and became part of the planning record. The Development Permit was issued, the Building Permit was issued, and construction proceeded in accordance with the approved plans.

2.4 Nature of the Present Application

This application does not redesign or relocate the residence, reduce setbacks, increase height, increase density, or increase the building footprint. It seeks planning relief relating solely to Section 303.1(b) following the Regional District's determination that a Development Variance Permit should have been required as a result of the acknowledged plan check error.

Key Takeaways

✓ The cantilevered elements formed part of the original design.
✓ Planning requested and received additional information.
✓ The Development Permit and Building Permit were issued.
✓ The application seeks to resolve a technical planning matter, not authorize a new design.

3. COMPLETE PROJECT CHRONOLOGY

The chronology below presents the confirmed project milestones in strict chronological order. The dates are drawn from the Development Permit materials, architectural and Building Permit records, Regional District correspondence, and the current submission record.

Date	Milestone	Supporting Evidence
September 14, 2022	Development Permit application submitted to the Regional District.	Development Permit application
April 13, 2023	Architectural drawing set dated April 13, 2023, showing the cantilevered building projections, was prepared as part of the continuing design and review process.	Architectural drawings
July 10, 2023	Regional District Planning requested additional dimensions and measurements relating to the cantilevered portions of the residence.	Planning correspondence
July 10, 2023	The requested dimensions and supporting information were provided to Planning.	Submitted measurements
August 30, 2023	Development Permit No. 747-22D was approved and issued by the Regional District.	Development Permit No. 747-22D
October 9, 2023	Building Permit review was completed and the Building Permit was issued.	Building Permit file
2024–2026	Construction proceeded in accordance with the approved plans and through the required inspection process. The structural framing, roof, exterior building envelope, windows and exterior doors, weather-protection systems, and insulation were completed.	Inspection and construction records
July 21, 2026	The Regional District advised that an error had occurred during the plan-check review and that a Development Variance Permit was required under Section 303.1(b).	Geoff Genge / RDKB correspondence
July 21, 2026	The Stop Work Order was communicated through the Regional District Building Department. The applicant contacted Planning and Building staff, including Robert Silva, for clarification and direction.	Stop Work Order / Robert Silva correspondence
July 22–27, 2026	The applicant obtained updated calculations, assembled supporting evidence, and prepared the Development Variance Permit application and Planning Justification Report.	Application and submission records
July 27, 2026	The complete Development Variance Permit submission package was finalized for delivery to the Regional District.	Final submission package

3.1 Significance of the July 10, 2023 Correspondence

The July 10, 2023 correspondence demonstrates that the cantilevered portions were specifically identified during Planning's review and became the subject of a request for further information. The applicant provided the requested measurements before the Development Permit was issued. This sequence confirms that the design was openly disclosed and actively reviewed.

Key Takeaways

- ✓ Planning specifically requested cantilever measurements on July 10, 2023.
- ✓ The requested information was provided.
- ✓ Permits were issued and construction followed the approved plans.
- ✓ The plan check error was identified only after substantial progress.

4. REGIONAL DISTRICT PLANNING AND BUILDING REVIEW HISTORY

4.1 Planning Review

The residence progressed through the Regional District's Planning review process. The drawings clearly illustrated the cantilevered portions. Planning requested additional measurements necessary to complete its assessment, and the applicant supplied the requested information. The Development Permit was then issued.

4.2 Building Permit Review

Following issuance of the Development Permit, the project advanced through Building Permit review. The construction drawings continued to illustrate the same cantilevered projections. The Building Permit was issued, authorizing construction.

4.3 Construction Inspections

Construction continued through the Regional District inspection process. The cantilevered portions remained unchanged from the approved design. No concern respecting Section 303.1(b) was communicated during the inspection process before the later correspondence identifying the plan-check error.

4.4 Extent of Substantial Construction Completed

By the time the zoning issue was identified, the project had advanced well beyond early framing. Over the preceding year, substantial work had been completed in accordance with the approved plans, including the engineered structural frame and roof, the complete exterior building envelope, exterior windows and doors, weather-protection assemblies, and insulation. Major mechanical and electrical rough-ins had also progressed. The residence had therefore reached an advanced enclosed and weather-protected stage before the concern under Section 303.1(b) was raised.

Throughout this extended period of visible construction and inspection, the applicant was not advised that the cantilevered sections required a Development Variance Permit. The late identification of the issue does not itself determine the application; it is, however, important administrative and planning context when considering proportionality, reliance, and whether reconstruction would produce any corresponding public benefit.

4.5 Review Summary

Review Stage	Record
Development Permit review	✓ Completed
Cantilever dimensions requested	✓ Completed
Requested information submitted	✓ Completed
Development Permit issued	✓ Completed
Building Permit review	✓ Completed
Building Permit issued	✓ Completed
Construction inspections	✓ Completed as construction progressed
Plan check error identified	✓ After substantial construction

Attachment # 6.c)

5. REGIONAL DISTRICT ACKNOWLEDGEMENT OF THE PLAN CHECK ERROR

5.1 Regional District Correspondence

The Regional District advised the applicant as follows:

> **"After review, it was determined that an error was made during the plan check review in 2024 and the building plans as reviewed were in violation of Section 303.1(b) of the Big White Zoning Bylaw (the dimensions and percentage of the cantilevered sections of the building are over the maximum allowable limit that can be exempted into the interior side yard setback)."**

This acknowledgement confirms that the present application did not arise from concealed construction or unauthorized changes during construction. It arose from the Regional District's later determination that the approved plans should have required a Development Variance Permit.

5.2 July 10, 2023 Planning Correspondence

Regional District Planning requested additional dimensions and measurements relating to the cantilevered sections during the Development Permit review. The applicant provided the requested information, and those materials became part of the review record. The July 10, 2023 correspondence is included in the supporting exhibits.

5.3 Construction in Accordance with Approved Plans

- The projections formed part of the original architectural design.
- They were clearly shown on the submitted drawings.
- They remained unchanged throughout the approval process and construction.
- No additional projections were introduced after permits were issued.

5.4 Applicant Response

- Contacted Planning to understand the issue.
- Requested clarification of the required variance.
- Obtained updated calculations from KERH Designs.
- Reviewed a comparable approved variance.
- Assembled engineering, construction, and photographic evidence.
- Prepared and submitted the requested Development Variance Permit application.

Key Takeaways

✓ The Regional District expressly acknowledged an error during the 2024 plan check review.
✓ The design had been disclosed, measured, reviewed, permitted, and constructed as approved.
✓ The applicant responded immediately and cooperatively.

PART II
PLANNING ANALYSIS

6. PLANNING ANALYSIS AND CONSISTENCY WITH SECTION 303.1(b)

6.1 Purpose and Intent

The applicant understands that Section 303.1(b) regulates the extent to which cantilevered projections may extend into setback areas. Its broader planning objectives appear to include maintaining appropriate building separation, avoiding excessive massing within setbacks, preserving neighbourhood character, promoting orderly development, and ensuring projections remain subordinate to the principal building.

6.2 Intent of the Bylaw Is Preserved

- The residence remains in its approved location.
- No additional setback reduction is requested.
- No increase in building height is proposed.
- No increase in density is proposed.
- No additional building footprint is proposed.
- No new habitable area is created by this application.

6.3 No Demonstrated Adverse Planning Impacts

Approval will not reduce neighbouring privacy, obstruct established views, create additional shadowing beyond the approved residence, affect emergency access, alter municipal servicing, affect drainage, impair fire protection, alter traffic or parking, or change the established neighbourhood character.

6.4 Overall Development Potential

The residence remains within the property's broader development potential. Although this does not determine compliance with Section 303.1(b), it demonstrates that the proposal does not represent overdevelopment of the site or an effort to maximize the scale or intensity of development.

6.5 Neighbourhood Compatibility

The residence remains compatible with the established pattern of development within Feathertop. Approval will not alter the relationship between the residence and adjoining properties, the streetscape, or the visual compatibility of the home with neighbouring development.

6.6 Public Interest

Approval recognizes the complete planning and permitting history, preserves confidence in the review process, avoids unnecessary reconstruction where no corresponding planning benefit would result, and resolves the matter through the process identified by the Regional District.

The requested Development Variance Permit does not seek to increase the scale or intensity of development on the property. Rather, it seeks recognition of a design that has already undergone extensive review and has been substantially completed while preserving the planning objectives that Section 303.1(b) was intended to achieve.

Key Takeaways

✓ No additional development rights are requested.
✓ The broader intent of the bylaw remains achieved.
✓ No demonstrated adverse planning impacts have been identified.
✓ The overall residence remains within the property's broader development potential.

7. COMPARISON WITH A PREVIOUSLY APPROVED DEVELOPMENT VARIANCE PERMIT

Every Development Variance Permit must be evaluated on its own facts and planning merits. This comparison is not advanced as binding precedent. It provides specific and highly relevant planning context because the comparable approval concerns another completed residence in the same Feathertop development, under the same Big White Zoning Bylaw, the same District Lot 4222, and the same Strata Plan KAS3134.

Planning Consideration	DVP No. 832-25V – 560 Feathertop Way	Lot 72 – 615 Feathertop Way
Property / planning context	Strata Lot 62, Plan KAS3134, DL 4222, SDYD; same Feathertop development	Strata Lot 72, Plan KAS3134, DL 4222, SDYD
Owner	Taupe Holdings Inc.	Babich Real Estate Holdings, Ltd.
Bylaw relief	Section 403A.6(e) interior-side setback	Section 303.1(b) cantilevered projections
Numerical variance	3.00 m reduced to 2.33 m; 0.67 m variance	Relief from the technical cantilever dimension / percentage requirements
Setback changed	Yes – actual interior-side setback reduced	No setback reduction requested
Construction status	Single-family dwelling, as built	Residence substantially completed as approved
Building location / footprint	Existing as-built siting recognized	No relocation or additional overall footprint requested
Planning effect	Physical reduction of required separation	Recognition of approved cantilevered form; no demonstrated adverse impact

7.1 Comparable Approval: 560 Feathertop Way

Development Variance Permit No. 832-25V concerns 560 Feathertop Way, Big White, owned by Taupe Holdings Inc. The property is Strata Lot 62, Plan KAS3134, District Lot 4222, SDYD. The permit reduced the required interior side parcel-line setback under Section 403A.6(e) of the Big White Zoning Bylaw from 3.00 metres to 2.33 metres, a variance of 0.67 metres, to the outermost projection of the single-family dwelling as built. The adjacent-owner notice likewise described the application as a minor variance for an as-built residence.

The significance of this comparison is its close planning context. Both 560 and 615 Feathertop Way are within the same Feathertop community and are governed by the same zoning framework. The 560 Feathertop Way approval authorized an actual reduction of a required setback for a completed dwelling. Lot 72 does not request a reduced setback, relocation of the residence, increased height, increased density, or an enlarged overall footprint. It asks the Regional District to address the application of the cantilever exemption provision to a residence that was reviewed, permitted, inspected, and substantially constructed as approved.

Attachment # 6.c)

8. EVIDENCE OF EXTENSIVE PRIOR REVIEW

The project progressed through multiple planning, permitting, engineering, architectural, and construction-review stages before the plan check error was identified.

Review Stage	Status	Supporting Record
Regional District Planning review	✓ Completed	Development Permit file
Cantilever measurements requested	✓ Completed	July 10, 2023 correspondence
Measurements submitted	✓ Completed	Applicant response / drawings
Development Permit issued	✓ Completed	Development Permit
Building Permit review and issuance	✓ Completed	Building Permit
Building inspections	✓ Completed as work progressed	Inspection records
Feathertop Strata review	✓ Completed	Strata approval record
Strata Architect review	✓ Completed	Architectural approval
Professional engineering	✓ Completed	Structural documents
Certificate of Location	✓ Completed	Certificate / survey
KERH updated calculations	✓ Completed	Elevation-area calculations

8.1 KERH Elevation Calculations

Elevation	Total Wall Area	Cantilever Area	Percentage
West / Left	1,335 sq ft	407 sq ft	30%
East / Right	1,592 sq ft	407 sq ft	26%

These calculations are presented without treating the Primary Vertical Mechanical Services Chase as habitable cantilevered floor area. The final exhibit package should include the marked elevation drawings and calculation sheets prepared by KERH Designs.

Key Takeaways

- ✓ **Multiple RDKB departments and professional reviewers participated.**
- ✓ **The cantilevered design was repeatedly visible and specifically measured.**
- ✓ **The updated calculations show 30% on the west elevation and 26% on the east elevation.**

9. PRIMARY VERTICAL MECHANICAL SERVICES CHASE

9.1 Functional Purpose

The chimney projection serves a fundamentally different purpose from the adjacent cantilevered living areas. It functions as the residence's Primary Vertical Mechanical Services Chase, providing a protected vertical route for essential systems through multiple levels of the building.

9.2 Systems Located Within the Chase

- Fireplace flue and venting system.
- Radon mitigation vent stacks.
- HVAC ductwork and ventilation.
- Mechanical exhaust and related venting systems.
- Associated service routing and electrical infrastructure.
- Required structural framing, insulation, and fire separation.

Attachment # 6.c)

Figure 9-1 – Primary Vertical Mechanical Services Chase. The photograph shows fireplace venting, radon mitigation piping, HVAC ductwork, and associated building services. The chase contains no habitable floor area.

Figure 9-2 – Mid-floor structural integration. Structural steel supports the cantilevered section while the services chase and framing remain integrated within the assembly.

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Figure 9-3 – Upper-floor structural integration. Engineered framing, structural steel, insulation, and mechanical routing demonstrate the technical integration of the projection.

9.3 Functional Difference from Habitable Space

- Contains no habitable floor area.
- Creates no additional usable living space.
- Does not increase the functional size of the residence.
- Serves as the principal routing location for major mechanical systems.
- Functions as an essential component of the building's ventilation, environmental, and life-safety systems.

9.4 Requested Consideration

The applicant respectfully requests that the Regional District consider the functional role of this projection as part of its assessment under Section 303.1(b). Given its purpose as a dedicated building-services enclosure rather than habitable floor area, it may appropriately be considered separately from the architectural projections forming the balance of the cantilevered design.

Should the Regional District determine that the chase must nevertheless be included in the calculation, approval of the Development Variance Permit remains appropriate for the independent planning reasons set out throughout this report.

Attachment # 6.c)

PART III
WHY APPROVAL IS APPROPRIATE

Attachment # 6.c)

10. WHY RECONSTRUCTION WOULD NOT ADVANCE THE PURPOSE OF THE BYLAW

10.1 Planning Question

A relevant planning consideration is whether requiring reconstruction would meaningfully advance the objectives underlying Section 303.1(b). The Development Variance Permit process allows the Regional District to determine whether strict application of a zoning provision is necessary to achieve those objectives in the circumstances of an individual application.

10.2 No Corresponding Planning Benefit

Reconstruction would not increase separation between the residence and neighbouring homes, improve privacy, improve views, improve emergency access, improve servicing, improve drainage, improve fire protection, improve neighbourhood character, reduce building height, or reduce density. No demonstrated planning impact has been identified that reconstruction would remedy.

10.3 Existing Conditions

The residence has existed in substantially completed form without identified impacts relating to neighbouring properties, servicing, public safety, or the environment attributable to the requested variance.

10.4 Overall Scale of Development

The residence remains smaller than what could otherwise have been constructed under the applicable zoning. The application does not arise from an effort to maximize development intensity; it concerns the treatment of specific projections within an otherwise approved and substantially completed residence.

10.5 Proportional Planning Response

Approval would preserve the broader intent of Section 303.1(b), recognize the extensive review already completed, acknowledge the plan check error, avoid reconstruction where no planning benefit has been identified, and provide a practical and proportionate outcome.

Key Takeaways

- ✓ **Reconstruction has not been shown to achieve a planning benefit.**
- ✓ **The objectives of the bylaw remain preserved.**
- ✓ **The variance is the proportionate planning response.**

11. PRINCIPLES SUPPORTING APPROVAL

Development Variance Permits provide local governments with the ability to determine whether, in the circumstances of a particular application, strict application of a zoning regulation is necessary to achieve the planning objectives of the bylaw.

This application combines an openly disclosed design, specific Planning requests for measurements, issuance of Development and Building Permits, construction in accordance with approved plans, substantial completion, an acknowledged plan check error, and no demonstrated adverse planning impacts.

- No approved setback is altered.
- The building is not relocated.
- Height, density, and footprint are not increased.
- Neighbouring properties experience no demonstrated adverse impact.
- The broader objectives of Section 303.1(b) remain achieved.

The applicant respectfully submits that the Development Variance Permit process provides the appropriate mechanism for the Regional District to recognize those circumstances and approve a fair, reasonable, and planning-based resolution.

12. WHY THIS APPLICATION IS UNIQUE

This application combines several circumstances that do not commonly arise together:

- The design was openly disclosed from the outset.
- Regional District Planning specifically requested measurements relating to the cantilevered sections.
- The requested information was provided.
- The Development Permit and Building Permit were issued.
- Construction proceeded in accordance with the approved plans.
- The Regional District later acknowledged that an error occurred during the plan check review.
- The requested variance does not alter setbacks, building location, height, density, or footprint.
- No demonstrated adverse planning impacts have been identified.
- The chimney projection functions as a non-habitable Primary Vertical Mechanical Services Chase.

These combined circumstances distinguish the application from a routine request for relief and provide important context for the Regional District's exercise of discretion.

13. GOOD FAITH RELIANCE AND ADMINISTRATIVE CONTEXT

13.1 Open and Transparent Process

The cantilevered sections were not concealed or introduced after approval. They remained visible on the drawings and were specifically addressed through Planning's request for measurements.

13.2 Reliance on Issued Approvals

The owners and builder relied upon the Development Permit, Building Permit, and ongoing inspection process in proceeding with construction. The residence was constructed in accordance with the approved plans.

13.3 Acknowledged Error

As acknowledged by the Regional District in its correspondence, an error occurred during the 2024 plan check review. The applicant does not suggest that the error alone determines the variance outcome. It is, however, an important part of the administrative context and supports a practical resolution through the Development Variance Permit process.

13.4 Cooperative Response

After receiving notice, the applicant immediately sought clarification from Regional District staff. Geoff Genge was contacted regarding the planning issue, and Robert Silva of the Building Department was informed and contacted regarding the Stop Work Order, site access, security, and the limited activities required to protect and close the building. Updated calculations were commissioned, supporting evidence was assembled, the Development Variance Permit application was prepared, and the Stop Work Order was respected. Site activity was limited to safety, security, protection of the building and materials, management of previously scheduled deliveries, and owner review while the matter was being addressed.

13.5 Fair and Practical Resolution

Approval would maintain the intent of the bylaw, recognize the complete review history, and avoid unnecessary reconstruction where no corresponding public planning benefit would be achieved.

Key Takeaways

- ✓ **The applicant acted openly and in good faith.**
- ✓ **The residence was built as approved.**
- ✓ **The acknowledged error is part of the administrative context, not the sole argument.**
- ✓ **The applicant cooperated immediately and respected the Stop Work Order.**

14. REQUEST FOR REMOVAL OF THE STOP WORK ORDER

14.1 Basis for the Request

The Stop Work Order was issued in response to the zoning issue identified after the Regional District's plan check review. The applicant has submitted the requested Development Variance Permit application and has cooperated fully with Planning and Building staff.

14.2 No Identified Safety or Servicing Concern

The matter concerns the application of Section 303.1(b). No concern has been identified respecting structural integrity, public safety, fire protection, environmental protection, municipal servicing, drainage, or emergency access arising from the requested variance.

14.3 Site Conduct During the Stop Work Order

Robert Silva was informed and contacted regarding the Stop Work Order and the activities required at the site. While the order remains in place, attendance has been limited to securing and closing the building, protecting the completed exterior envelope and installed materials, managing previously scheduled incoming deliveries, and allowing the owners to review the issues. No major construction work or trade activity has been authorized contrary to the order.

14.4 Requested Interim Relief

The applicant respectfully requests removal of the Stop Work Order, or other appropriate written authorization allowing completion of lawful work, while the Development Variance Permit proceeds. This request is made without prejudice to the Regional District's consideration of the application and in recognition that the issue is technical and planning-related rather than safety-related.

15. CONCLUSION

This application does not ask the Regional District to overlook the requirements of the Big White Zoning Bylaw. It asks the Regional District to exercise the discretion provided through the Development Variance Permit process on the basis of the complete factual record and the planning merits of the proposal.

The record demonstrates that the cantilevered design was disclosed from the outset, specifically measured during Planning review, incorporated into the Development Permit plans, carried into the Building Permit drawings, inspected during construction, and built in good-faith reliance on the approvals issued. As acknowledged by the Regional District, the need for a variance arose from an error during the 2024 plan-check review rather than from concealed or unauthorized construction.

The issue was identified only after substantial construction had occurred over an extended period, including completion of the structural frame and roof, exterior building envelope, exterior windows and doors, weather-protection assemblies, and insulation. No corresponding safety, servicing, drainage, access, environmental, privacy, view, or neighbourhood-character concern has been identified that reconstruction would remedy.

Construction evidence further demonstrates that the chimney projection functions as the Primary Vertical Mechanical Services Chase. It contains no habitable floor area and houses essential fireplace venting, radon mitigation piping, HVAC ductwork, and related building services. Its functional role is materially different from a projection created to add usable living area.

15.1 Specific Relief Requested

1. Approval of a Development Variance Permit providing the relief required under Section 303.1(b) for the cantilevered portions of the residence as shown on the approved plans and the updated KERH Designs elevation calculations.
2. Confirmation that the Development Variance Permit applies to the residence as constructed in substantial accordance with the Development Permit, Building Permit drawings, survey information, and supporting plans included in the submission.
3. Consideration of the chimney projection according to its demonstrated function as the Primary Vertical Mechanical Services Chase, and treatment of that non-habitable building-services component separately from habitable cantilevered floor area where the Regional District considers that interpretation available.
4. If the mechanical chase is nevertheless included in the Section 303.1(b) calculation, approval of the requested variance on the independent planning merits set out in this report.
5. Recognition that the application does not seek to reduce the established setbacks, relocate the residence, increase building height or density, or enlarge the approved overall building footprint.
6. Removal or appropriate modification of the Stop Work Order so lawful completion work may proceed while the variance is finalized, subject to any reasonable written conditions imposed by the Regional District.
7. Written confirmation that the variance resolves the identified Section 303.1(b) issue for the approved and substantially completed residence, allowing the project to proceed through the remaining inspection and occupancy requirements.

For these reasons, approval represents a fair, practical, proportionate, and sound planning outcome. It preserves the intent of the zoning bylaw, recognizes the complete approval and inspection history, avoids destructive work that has not been shown to produce a public planning benefit, and provides a clear path for the lawful completion of the residence.

DECISION SUMMARY

Summary for Decision-Makers

Planning History

- The design was openly disclosed throughout planning, permitting, and construction.
- Planning requested additional cantilever dimensions, which were provided.
- The Development Permit and Building Permit were issued.
- Construction proceeded in accordance with the approved plans.

Administrative Context

- The Regional District acknowledged an error during the plan check review.
- The applicant immediately cooperated and submitted the requested variance application.

Planning Merits

- No building relocation, setback reduction, height increase, density increase, or footprint increase is requested.
- No demonstrated adverse planning impacts have been identified.
- The residence remains within the property's broader development potential.

Technical Considerations

- The Primary Vertical Mechanical Services Chase houses essential systems rather than habitable floor area.
- KERH calculations and construction photographs support the application.

Requested Outcome

- Approve the Development Variance Permit under Section 303.1(b).
- Consider the functional role of the Primary Vertical Mechanical Services Chase.
- Recognize the complete review history and acknowledged plan check error.
- Remove the Stop Work Order while the application proceeds.

EVIDENCE MATRIX

Key Fact / Planning Point	Supporting Evidence	Proposed Exhibit
Cantilevered sections shown from the outset	Architectural and permit drawings	Exhibit A
Planning requested cantilever dimensions	July 10, 2023 correspondence	Exhibit B
Requested dimensions were supplied	Applicant response / measurement drawings	Exhibit C
Development Permit issued	Development Permit and approval record	Exhibit D
Building Permit issued	Building Permit and approved plans	Exhibit E
Residence located as approved	Survey / Certificate of Location	Exhibit F
Construction followed approved plans	Inspection records and construction photographs	Exhibit G
Plan check error acknowledged	Geoff Genge / RDKB correspondence	Exhibit H
Stop Work Order issued	Robert Silva correspondence / order	Exhibit I
Cantilever areas calculated	KERH elevation calculations	Exhibit J
Mechanical chase function	Three construction photographs and annotated detail	Exhibit K
Comparable variance approved	Previously approved DVP record	Exhibit L

EXHIBIT REGISTER

Exhibit A – Architectural and Approved Drawings
Drawings showing the cantilevered design as submitted and approved.

Exhibit B – July 10, 2023 Planning Correspondence
Regional District request for cantilever dimensions and measurements.

Exhibit C – Applicant Response and Submitted Measurements
Dimensions and supporting materials provided to Planning.

Exhibit D – Development Permit
Issued permit and associated approval documentation.

Exhibit E – Building Permit and Approved Construction Drawings
Building Permit and approved plans authorizing construction.

Exhibit F – Survey / Certificate of Location
Documentation confirming the physical location of the residence.

Exhibit G – Inspection and Construction Records
Inspection history and supporting construction records.

Exhibit H – Regional District Acknowledgement of Plan Check Error
Correspondence confirming the 2024 plan check error.

Exhibit I – Stop Work Order and Related Correspondence
The order and communications respecting the work stoppage.

Exhibit J – KERH Designs Calculations
West elevation: 1,335 sq ft total / 407 sq ft cantilever / 30%; east elevation: 1,592 sq ft total / 407 sq ft cantilever / 26%.

Exhibit K – Primary Vertical Mechanical Services Chase Evidence
Construction photographs, annotated drawing, and technical description.

Exhibit L – Comparable Development Variance Permit No. 832-25V

Gmail

Conrad Wiker <conradwiker@gmail.com>

Lot 72 - Permit plans updated

Conrad Wiker <conradwiker@gmail.com> Tue, May 7, 2024 at 1:28 PM
To: RDKB Planner <planner@rdkb.com>

Hi Geoff,

It looks like we will be moving forward with Lot 72. As per your previous email, the designer has made the changes requested, for our upcoming build I am making the required adjustments for snow storage as requested and will send those tomorrow. Please let me know if you require anything further.

Thanks
[Quoted text hidden]

230621 BABICH - PERMIT PLANS R-3.pdf
9236K

CONSTRUCTION NOTES

THE FOLLOWING ARE TO BE INCLUDED WITH, AND BECOME PART OF THE ATTACHED WORKING DRAWINGS ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE B.C. BUILDING CODE OR LOCAL BUILDING CODES AND BYLAWS THAT MAY TAKE PRECEDENCE.

WHILE EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE WORKING DRAWINGS, WE CAN NOT ELIMINATE ENTIRELY THE POSSIBILITY OF HUMAN ERROR. IT IS THEREFORE IMPERATIVE THAT EACH SUB CONTRACTOR CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE WORKING DRAWINGS AND ASSUME FULL RESPONSIBILITY FOR SAME.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL REQUEST CLARIFICATION IN CASE OF ERRORS OR DISCREPANCIES. FAILURE TO OBTAIN SUCH CLARIFICATION RENDERS THE SUB CONTRACTOR RESPONSIBLE.

VERBAL AND/OR WRITTEN AGREEMENTS BETWEEN THE OWNER AND CONTRACTORS SHALL GOVERN OVER ALL DRAWINGS.

THE SUB CONTRACTOR SHALL INSTALL ALL MATERIALS, EQUIPMENT, COMPONENTS, ETC. N ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ACCEPTED METHODS OF GOOD BUILDING PRACTICE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR SITE CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTHS OF FROST LINES OR WATER TABLES, OR BURIED STRUCTURES, ETC.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DEPARTURE FROM DRAWINGS AND SPECIFICATIONS AUTHORIZED BY ANY OFFICIAL DURING THE COURSE OF CONSTRUCTION.

1. CONCRETE
A) General: All concrete to be minimum 3000 P.S.I. (25 MPA) strength at 28 days unless otherwise specified.
B) Wall: Grades shown are arbitrary. Owner or builder to step concrete walls to suit grade and adjust thickness of walls to conform to the current B.C. Building Code.
C) Footings: Concrete footings must be placed on undisturbed or compacted soil at an elevation below the frost line. Any loads over 5,000 lbs to be reviewed by a Structural Engineer.
D) Retaining Walls: Backfill shall not be placed against basement walls until:
1) Concrete or masonry has reached its specified 28 day strength.
2) And, the structural floor framing (including plywood subfloor required to stabilize the walls is complete and fully nailed and anchored
E) Reinforcement shall be placed according to good building practice
2. FRAMING
A) It shall be the responsibility of the owner or builder to determine the snow load in the area in which the building is being built and to make adjustments to the size of the structural members to compensate for additional loading, to the satisfaction of local building authorities.
B) The design of members used for structural purposes has been based on No. 3 or better Douglas fir as shown in the most recent edition of the B.C. Building Code. The use of different species or wood must conform to the B.C. Building Code.
C) Engineered wood beams have been designed using the manufacturer's specifications but sizes and loads must be verified by the manufacturer or a Structural Engineer prior to construction.
D) All lintels to be 2x10 unless otherwise noted. All load bearing beams and lintels shall have 3" minimum bearing.
All beams over 8' 0" to be Engineered.
E) Truss and floor system layout to be verified by the truss manufacturer before starting construction.
F) All concrete to wood contacts shall be with an approved sill gasket or preserved wood foundation materials.
G) Flash over all exterior openings H) Floor joists shall be doubled

SHEET INDEX

1 COVER
2 SITE & FOUNDATION PLAN
3 LOWER & MAIN FLOOR PLAN
4 UPPER FLOOR PLAN & SCHEDULES
5 REAR & RIGHT ELEVATIONS
6 FRONT & LEFT ELEVATIONS
7 SECTIONS A-A' & B-B'
8 SECTIONS C-C'
9 ROOF PLANS
10 3DS
1 LOWER STRUCTURAL PLANS
2 MAINFLOOR STRUCTURAL PLANS

GRADING NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES
2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.

ZONING

R3 - CHALET RESIDENTIAL ZONE 3

SETBACKS

FRONT = 4M (14'-9")
REAR = 0M (0'-0")
SIDES = 3M(9'-10")

HEIGHTS

MAXIMUM BUILDING HEIGHT = 12M (39'-5")

COVERAGE

SITE AREA 3,397 SQFT
MAXIMUM COVERAGE BUILDINGS AND STRUCTURES 50% - 1,698 SQFT
PROPOSED COVERAGE BUILDINGS AND STRUCTURES 21% - 1,389 QFT

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

Schematic Sheet Index

Date Feb 17th, 2023.	**Drawn by CRM**
Revised:	Notes:
Jun 21st,2023	PERMIT PLANS R-3

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Architectural Design
M. ARCH, PMP M ®, LEED AP , ® & WELL AP®
250-540-3844
coral@kerhdesigns.ca

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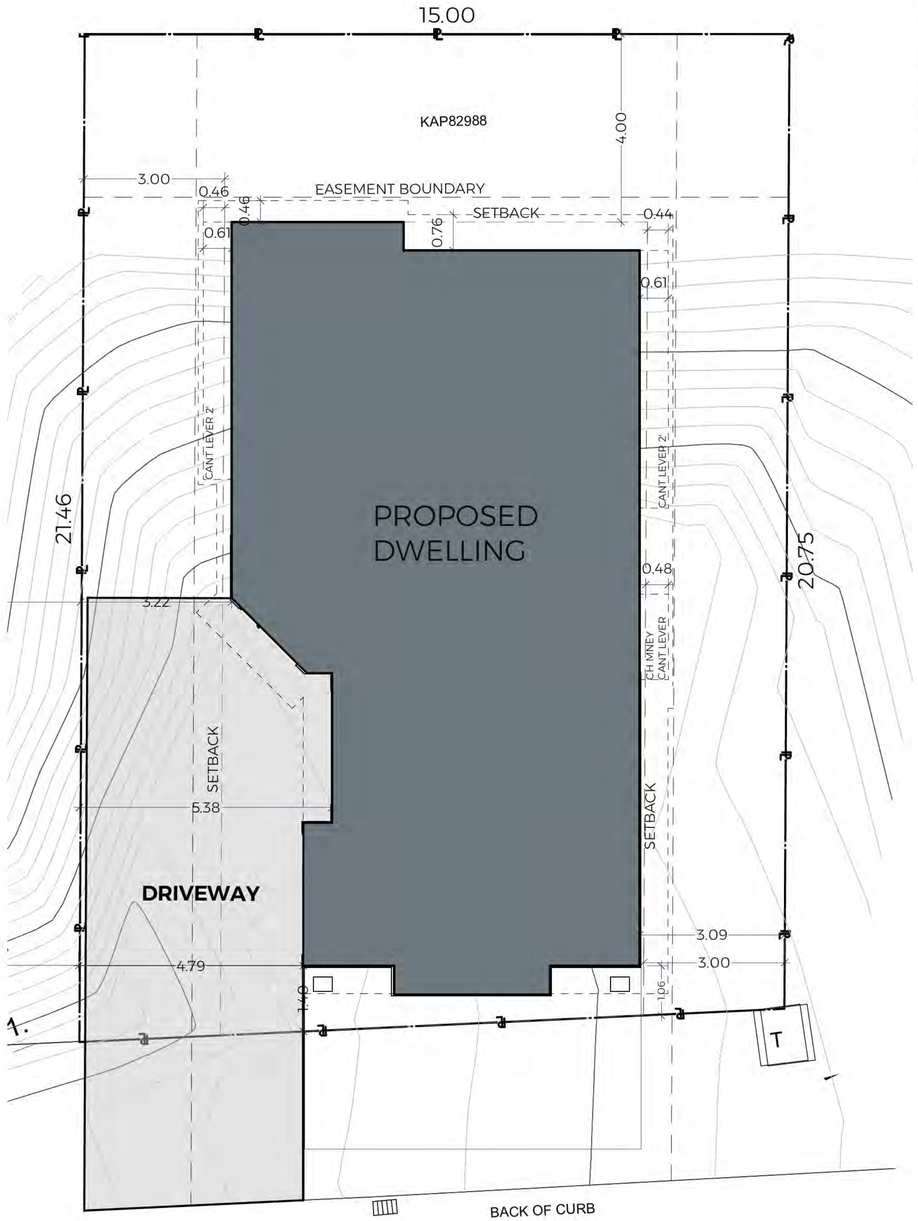
FAR Calculation	
Site Area	**3,398.67**
FAR 0.8	2,718.93
Floor | Description	SQFT
Main - Living Area	1,074.00
Main - Deck	257
Main - Balcony	10.8
Sub	1,341.80
Upper - Living Area	1,289.00
Upper - Deck	84
Sub	1,373.00
Total FAR	**2,714.80**
UNDERGROUND PARKING	
Garage	486
Lower Floor	848
Sub- Total	1,334.00
Total All	4,048.80



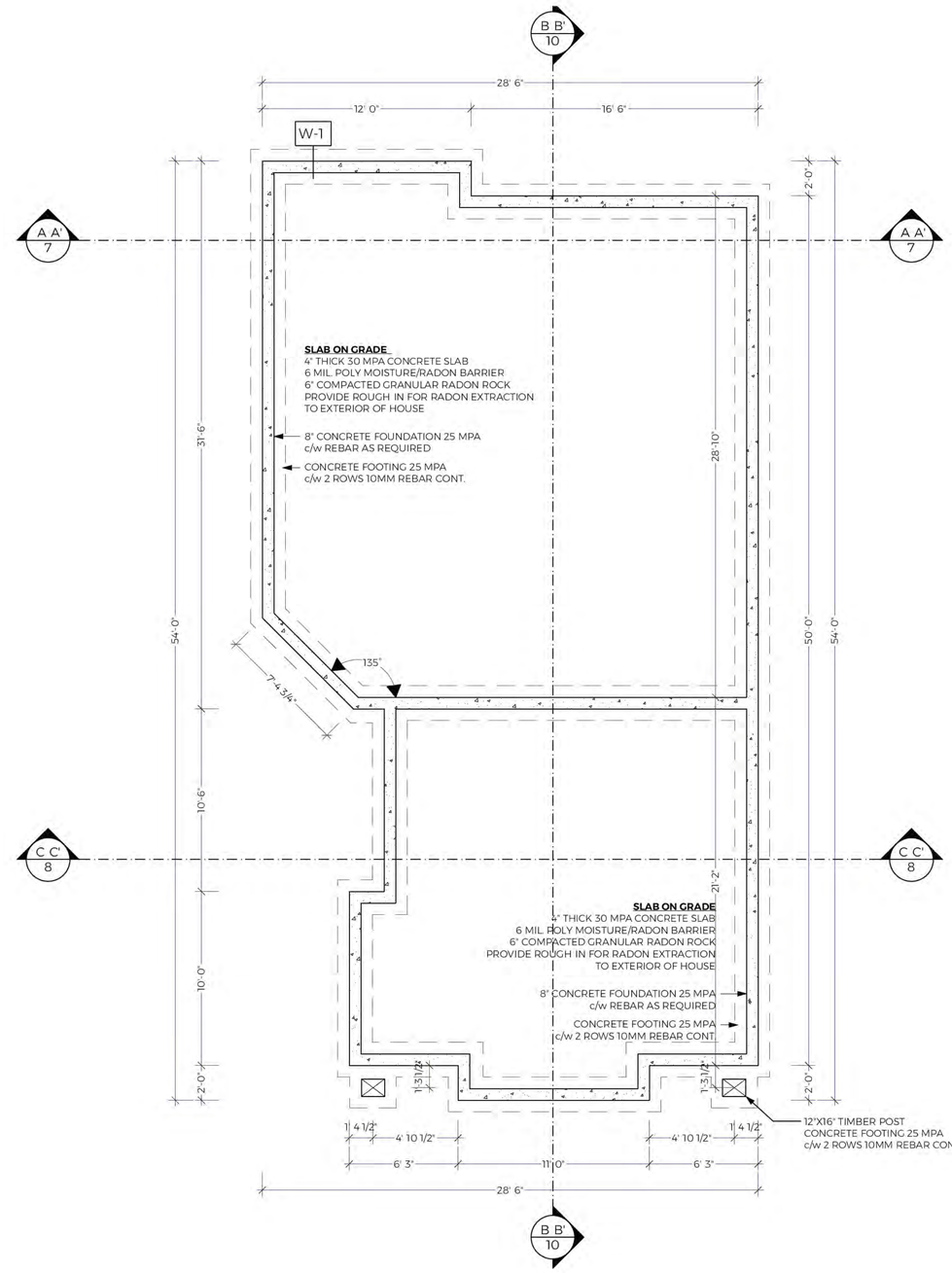
FEATHERTOP WAY

COMMON PROPERTY ACCESS ROUTE

STRATA PLAN KAS3134

1/2 **SITE PLAN**

SCALE: 1" = 5'



2/2 **FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"

N

Latitude 49.722860
Longitude -118.921340

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Lot 72 Feathertop Way Big White
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LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

SITE PLAN, FOUNDATION PLAN, 230531 FAR Calculation

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Revised:	Notes:
Jun 21st 2023	PERMIT PLANS R-3

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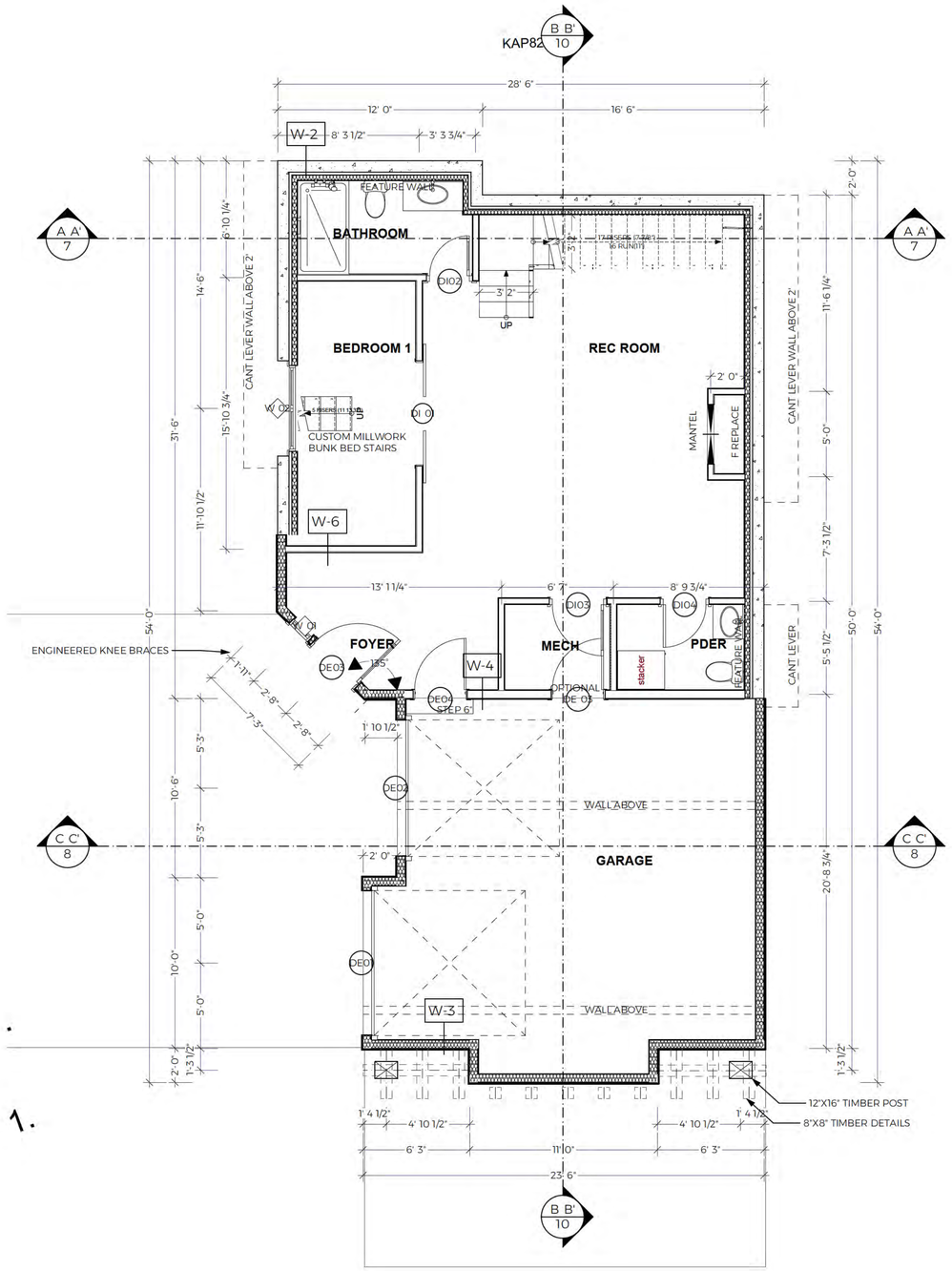
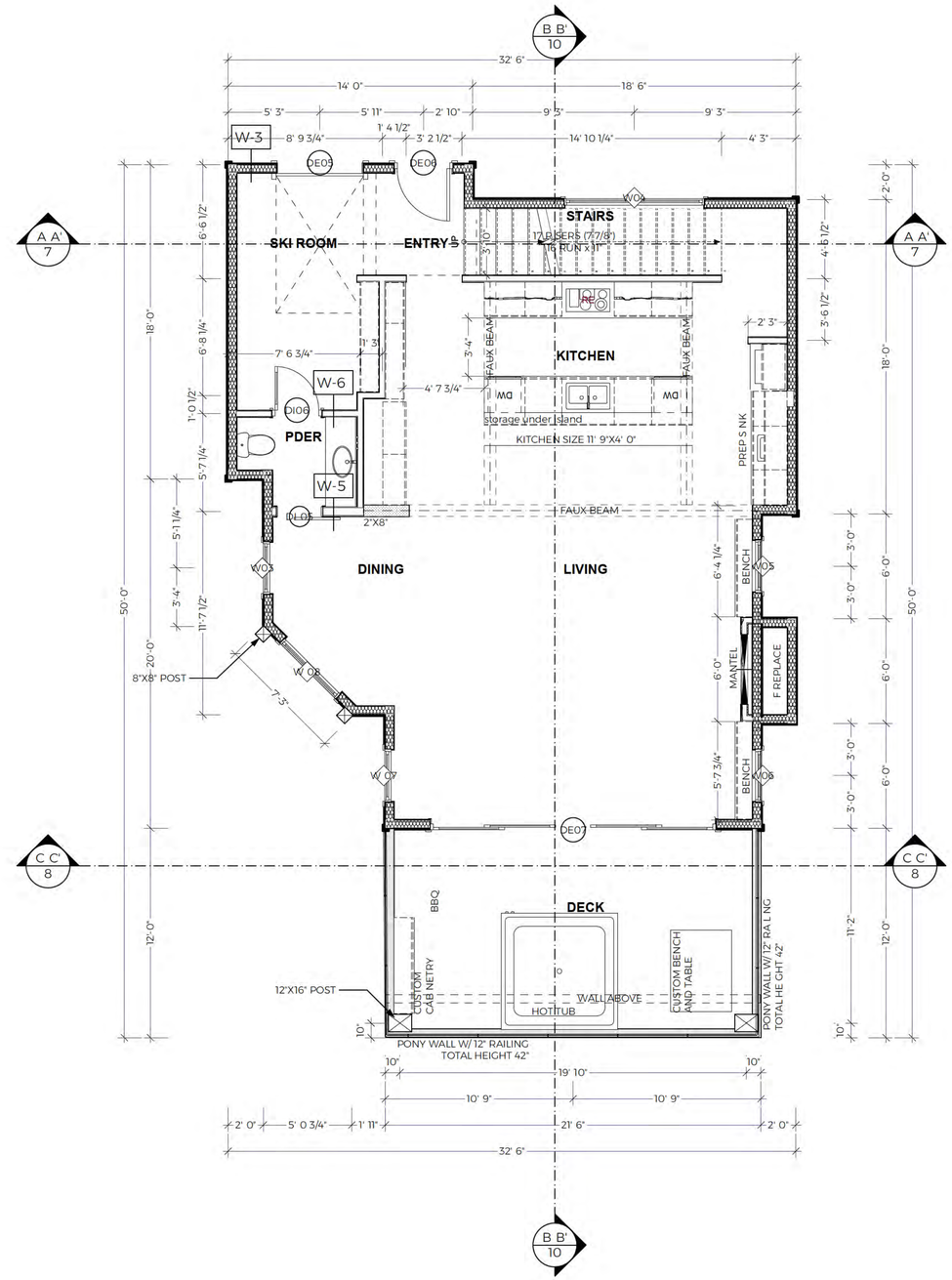


1 / 3 **LOWER FLOOR PLAN**
SCALE: 1/4" = 1'-0"



2 / 3 **MAIN FLOOR PLAN**
SCALE: 1/4" = 1'-0"

Latitude 49.722860
Longitude -118.921340

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LOWER FLOOR PLAN, MAIN FLOOR PLAN

Date Feb 17th, 2023.	**Drawn by CRM**
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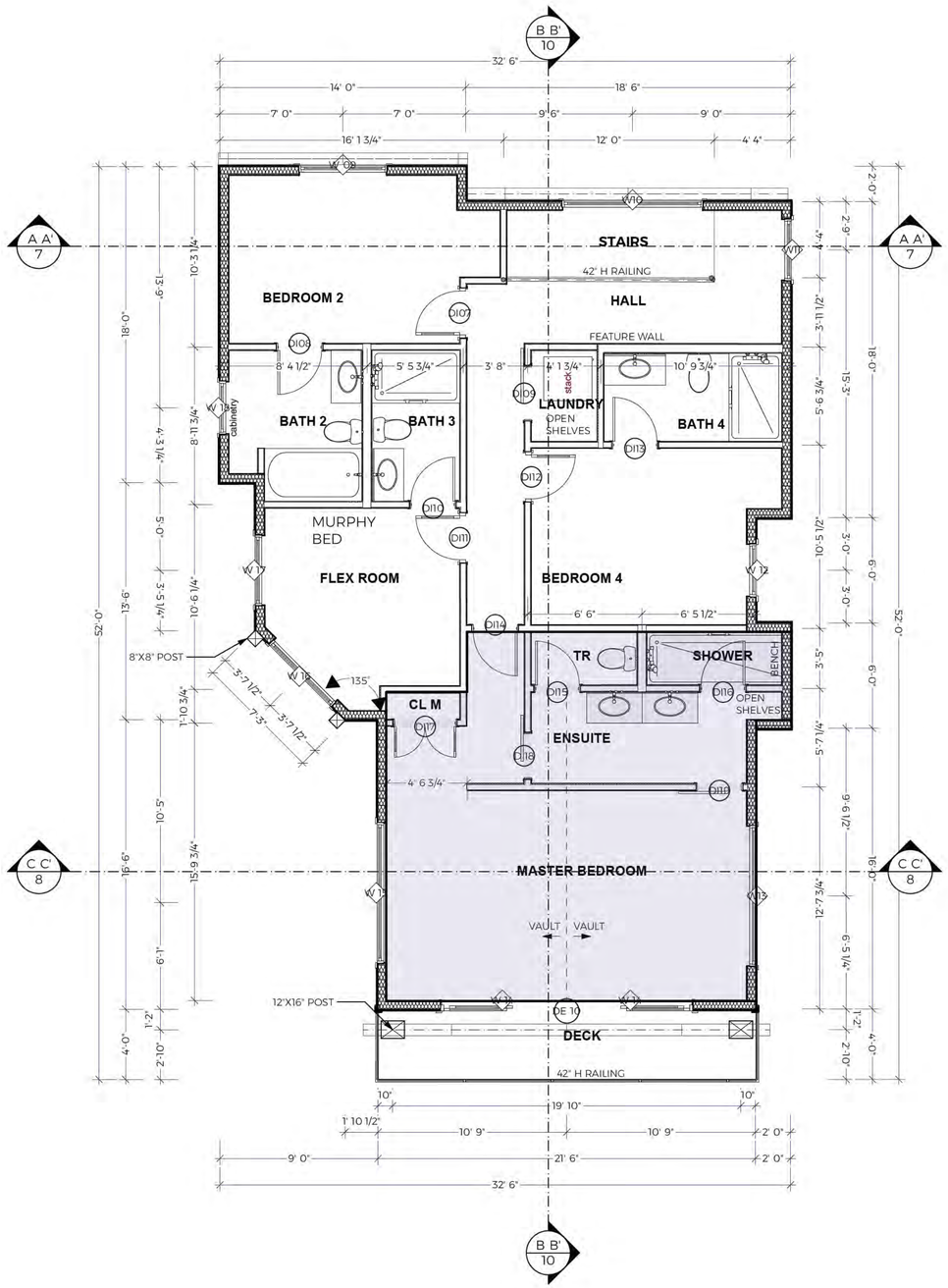

1/4 **UPPER FLOOR PLAN**
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE						
ID	LEVEL	ROOM	QTY	WxH SIZE	OPERATION	EGRESS
W03	FF MAIN FLOOR	DINING	1	3'-0"×6'-6"	Fixed	
W04	FF MAIN FLOOR	STAIRS	1	8'-0"×4'-6"	Fixed	
W05	FF MAIN FLOOR	LIVING	1	3'-0"×6'-6"	Fixed	
W06	FF MAIN FLOOR	LIVING	1	3'-0"×6'-6"	Fixed	
W10	FF UPPER FLOOR	HALL	1	8'-0"×4'-6"	Fixed	
W11	FF UPPER FLOOR	HALL	1	3'-6"×4'-0"	Fixed	
W13	FF UPPER FLOOR	MASTER BEDROOM	1	8'-0"×2'-0"	Fixed	
W-01	FF LOWER FLOOR	FOYER	1	1'-6"×8'-0"	Fixed	
W-02	FF LOWER FLOOR	BEDROOM 1	1	5'-0"×2'-0"	Casement	
W-07	FF MAIN FLOOR		1	3'-0"×6'-6"	Casement	
W-...	FF MAIN FLOOR	DINING	1	4'-6"×6'-6"	Casement	
W-...	FF UPPER FLOOR	BEDROOM 2	1	5'-0"×4'-6"	Casement	
W-12	FF UPPER FLOOR	BEDROOM 4	1	3'-0"×4'-6"	Casement	
W-14	FF UPPER FLOOR	DECK	2	7'-0"×5'-0"	Fixed	
W-15	FF UPPER FLOOR	MASTER BEDROOM	1	8'-0"×2'-0"	Fixed	
W-16	FF UPPER FLOOR	FLEX ROOM	1	5'-0"×8'-0"	Fixed	
W-17	FF UPPER FLOOR	FLEX ROOM	1	4'-0"×4'-6"	Casement	
W-18	FF UPPER FLOOR	BATH 2	1	7'-0"×7'-6"	Fixed	

EXTERIOR DOOR SCHEDULE						
ID	LEVEL	ROOM	QTY	WxH	TYPE	ORIENTATION
DE01	FF LOWER FLOOR	GARAGE	1	8'-6"×9'-0"	Overhead	R
DE02	FF LOWER FLOOR	GARAGE	1	8'-0"×9'-0"	Overhead	R
DE03	FF LOWER FLOOR	FOYER	1	3'-6"×8'-0"	Hinged	R
DE04	FF LOWER FLOOR	FOYER	1	3'-0"×8'-0"	Hinged	R
DE05	FF MAIN FLOOR		1	5'-0"×8'-0"	Overhead	
DE07	FF MAIN FLOOR	LIVING	1	16'-0"×8'-...	Patio Slider	
DE-03	FF LOWER FLOOR	MECH	1	3'-0"×8'-0"	Hinged	R
DE-10	FF UPPER FLOOR	DECK	1	14'-0"×8'-0"	Patio Slider	
			8			

INTERIOR DOOR SCHEDULE						
ID	LEVEL	ROOM	QTY	SIZE WXH	TYPE	Orientati...
DI02	FF LOWER FLOOR	BATHROOM	1	2'-4"×8'-0"	Hinged	R
DI03	FF LOWER FLOOR	MECH	1	3'-0"×8'-0"	Hinged	L
DI04	FF LOWER FLOOR	PDER	1	2'-6"×8'-0"	Hinged	R
DI06	FF MAIN FLOOR	SKI ROOM	1	2'-6"×6'-8"	Hinged	L
DI07	FF UPPER FLOOR	BEDROOM 2	1	2'-6"×8'-0"	Hinged	L
DI08	FF UPPER FLOOR	BEDROOM 2	1	2'-6"×6'-8"	Hinged	L
DI10	FF UPPER FLOOR	BATH 3	1	2'-6"×6'-8"	Hinged	L
DI11	FF UPPER FLOOR	FLEX ROOM	1	2'-6"×8'-0"	Hinged	R
DI12	FF UPPER FLOOR	BEDROOM 4	1	2'-6"×8'-0"	Hinged	L
DI13	FF UPPER FLOOR	BATH 4	1	2'-6"×6'-8"	Hinged	L
DI14	FF UPPER FLOOR	HALL	1	2'-6"×8'-0"	Hinged	R
DI15	FF UPPER FLOOR	ENSUITE	1	2'-6"×8'-0"	Hinged	L
DI16	FF UPPER FLOOR	ENSUITE	1	2'-6"×6'-8"	Hinged	L
DI17	FF UPPER FLOOR	CL M	1	3'-6"×8'-0"	Hinged	R
DI18	FF UPPER FLOOR	MASTER BEDROOM	1	2'-6"×8'-0"	Barn	R
DI19	FF UPPER FLOOR	MASTER BEDROOM	1	2'-6"×8'-0"	Barn	R
DI-01	FF LOWER FLOOR	REC ROOM	1	6'-0"×8'-0"	Barn	
DI-05	FF MAIN FLOOR	PDER	1	2'-6"×8'-0"	Barn	L

Latitude 49.722860
Longitude -118.921340

BABICH

Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

UPPER FLOOR PLAN, AREAS SCHEDULE, EXTERIOR DOOR SCHEDULE, WINDOW SCHEDULE, INTERIOR DOOR SCHEDULE

Drawn by CRM

Date: Feb 17th, 2023.
Revised: Jun 21st,2023
Notes: PERMIT PLANS R-3

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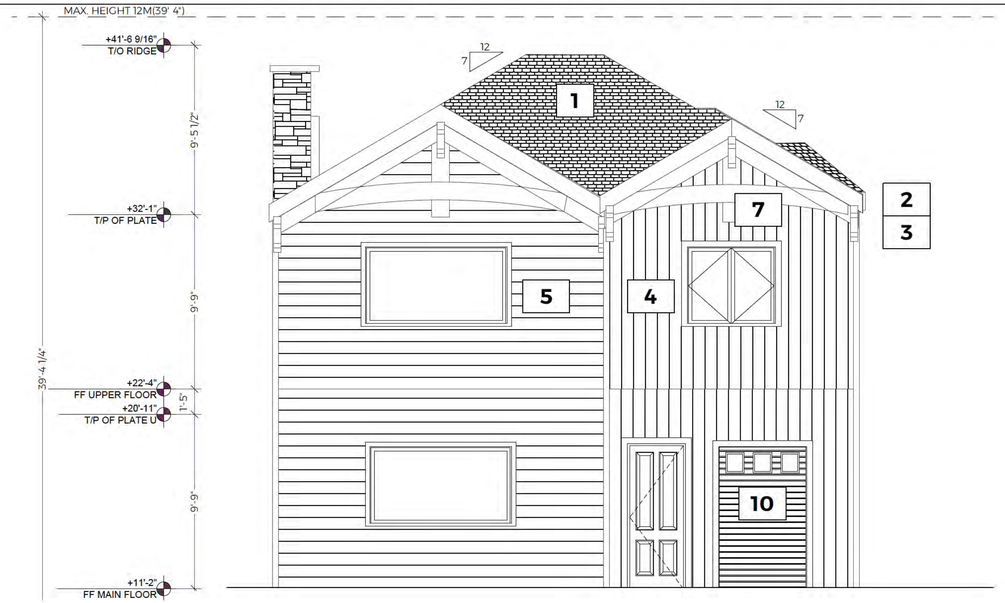
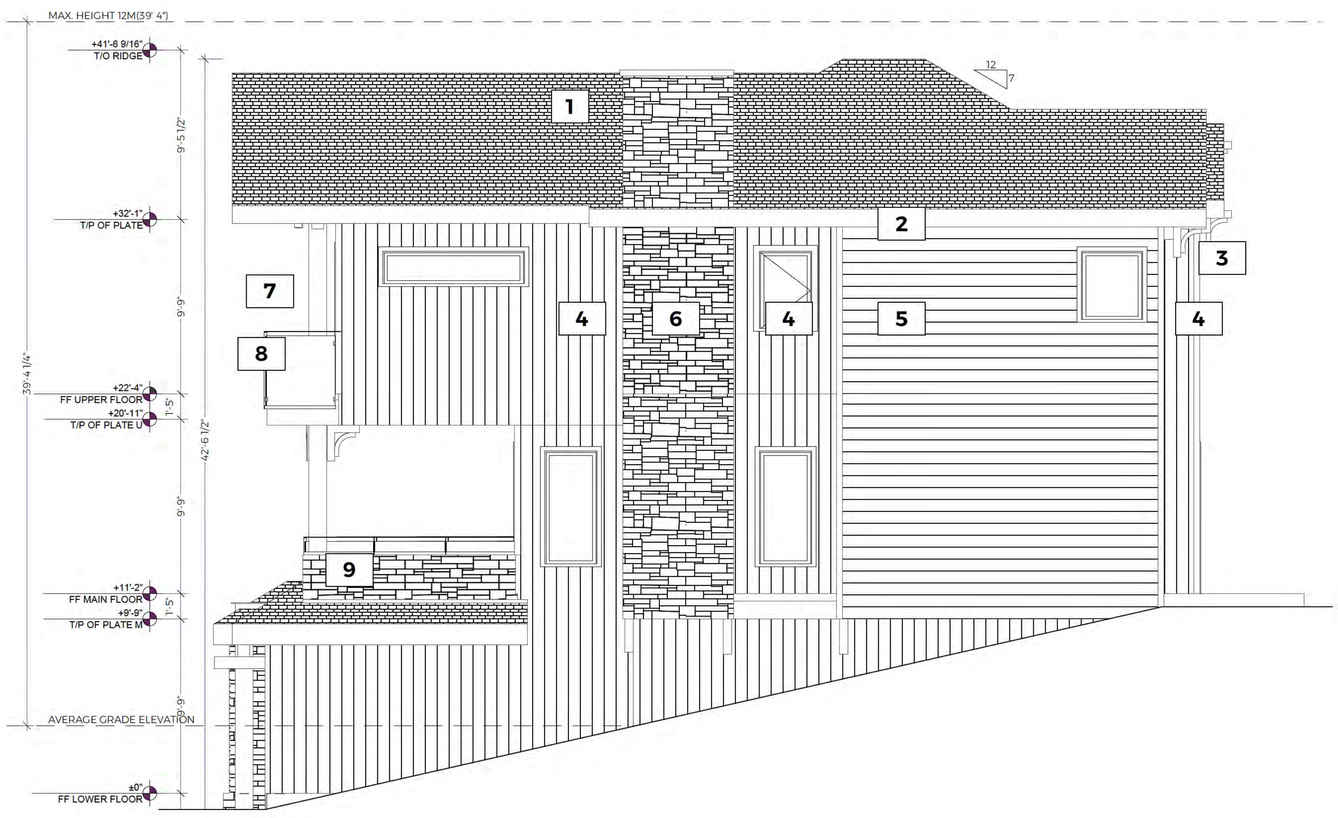


1/5 **REAR ELEVATION**
SCALE: 1/4" = 1'-0"



2/5 **RIGHT ELEVATION**
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1- ROOFING ASPHALT SHINGLES CAMBRIDGE DUAL BLACK
2- FASCIA 12" & WINDOW TRIM CEDAR BLACK
3- SOFFIT WOOD TONE 1"X6" T&G ENGLISH PORTER
4- SIDING WOOD LOOK 1"X6" T&G ENGLISH PORTER VERTICAL
5- SIDING WOOD LOOK LAP SIDING DARK BROWN HORIZONTAL
6- STONE PANGEA 3 COURSE ASHLER SIENNA
7- POST/BEAMS & TIMBER DETAILS MID STAIN
8- EXTERIOR RAILING GLASS PANELS W/ BLACK POSTS & TOP
9- PONY WALL W/RAILING PANGEA STONE W/ 12" H GLASS PANELS W/ BLACK POSTS & TOP
10 - GARAGE DOOR BLACK
11 -GARAGE DOOR CLOPAY CANYON RIDGE WSIGNE 13 W/ REC 13 WINDOWS

BUILDING HEIGHT (12.95m) 42' 6 1/4"

BABICH - LOT 72					
SPATIAL SEPARATION CALCULATION					
Elevation	Wall Area m2	Limiting Distance for Calc (m)	Actual Limiting Distance (m)	Max Allowable Glazing %	Proposed Glazing %
Front - South					
Wall 1	110.00	0	0.53	0%	0%
Wall 2	110.00	4	5.32	31.9%	10%
Wall 3	110.00	2	2.28	18.2%	18%
Left - West					
Wall 1	147.00	4	4.63	24%	0%
Wall 2	147.00	4	5.22	24%	0%
Wall 3	147.00	2	3.07	16%	7%
Wall 4	147.00	2	3.07	16%	2%
Wall 5	147.00	2	2.42	16%	3%
Rear-North					
Wall 1	73.00	4	4	36%	2%
Wall 2	73.00	4	4.61	36%	5%
Right - East					
Wall 1	112.00	2	3.06	16%	7%
BC Building Code 9.10.14.4 Openings in Exposing Building Face					
7) Where the building is sprinklered, the maximum aggregate area of unprotected openings shall be not more than twice the area determined according to Sentence (1), provided all rooms, including closets and bathrooms, that are adjacent to the exposing building face and that have unprotected openings are sprinklered, notwithstanding any exemptions in the					

AVERAGE GRADE ELEVATION CALCULATION

LOWEST ELEVATION 110.75
HIGHEST ELEVATION 115
DIFFERENCE= 4.25 / 2= 2.25
AVERAGE ELEVATION = 113
MAXIMUM HEIGHT ELEVATION = 125

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

REAR ELEVATION, RIGHT ELEVATION, 230428 Babich UPO Calculation - Copy

Drawn by CRM
Date Feb 17th, 2023.
Revised: Notes:
Jun 21st 2023 PERMIT PLANS R-3

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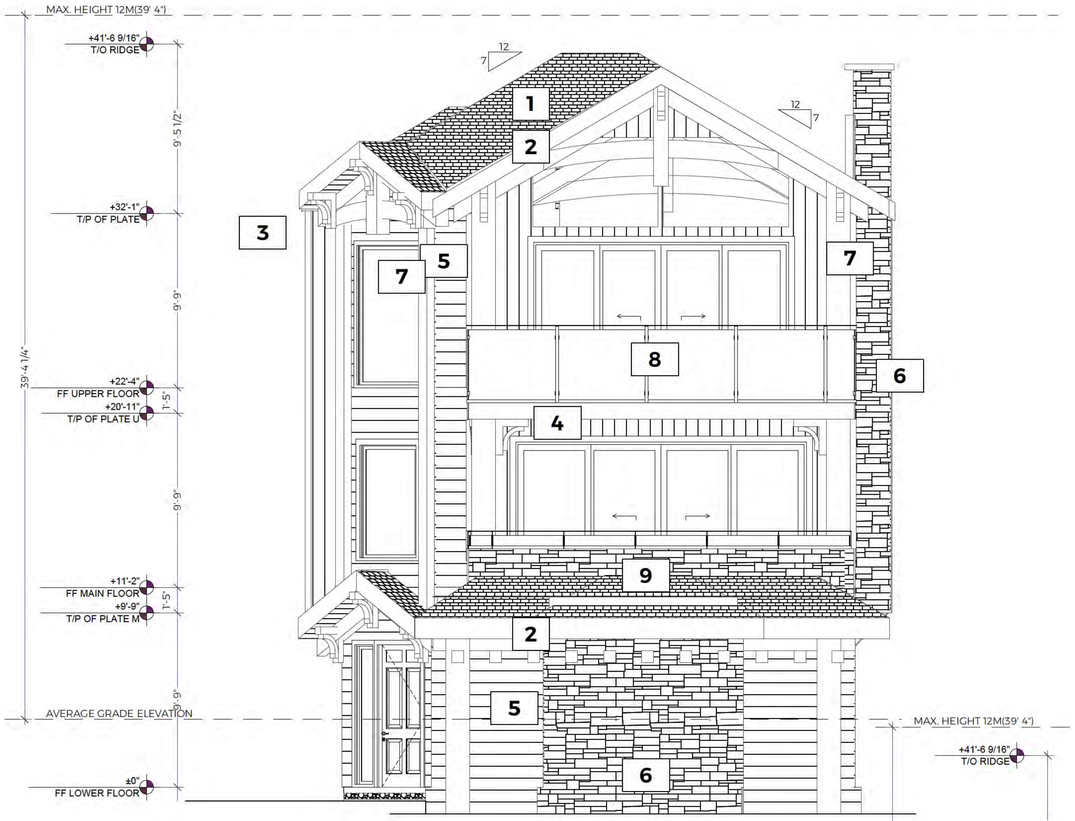
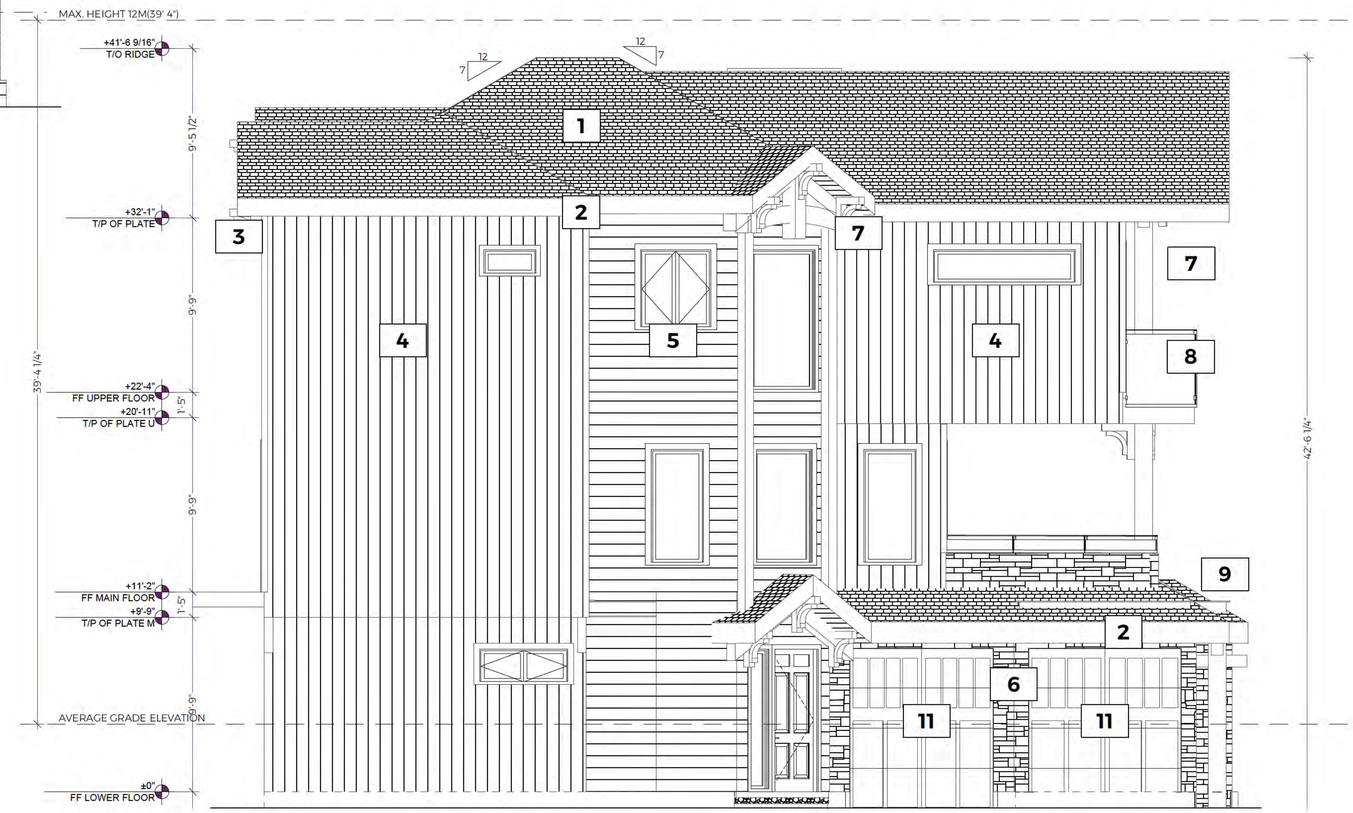


1/6 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1- ROOFING ASPHALT SHINGLES CAMBRIDGE DUAL BLACK
2- FASCIA 12" & WINDOW TRIM CEDAR BLACK
3- SOFFIT WOOD TONE 1"X6" T&G ENGLISH PORTER
4- SIDING WOOD LOOK 1"X6" T&G ENGLISH PORTER VERTICAL
5- SIDING WOOD LOOK LAP SIDING DARK BROWN HORIZONTAL
6- STONE PANGEA 3 COURSE ASHLER SIENNA
7- POST/BEAMS & TIMBER DETAILS MID STAIN
8- EXTERIOR RAILING GLASS PANELS W/ BLACK POSTS & TOP
9- PONY WALL W/RAILING PANGEA STONE W/ 12" H GLASS PANELS W/ BLACK POSTS & TOP
10 - GARAGE DOOR BLACK
11 -GARAGE DOOR CLOPAY CANYON RIDGE WSIGNE 13 W/ REC 13 WINDOWS

BUILDING HEIGHT (12.95m) 42' 6 1/4"



2/6 **LEFT ELEVATION**
SCALE: 1/4" = 1'-0"

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

FRONT ELEVATION, LEFT ELEVATION

Date Feb 17th, 2023. **Drawn by CRM**
Revised: Notes:
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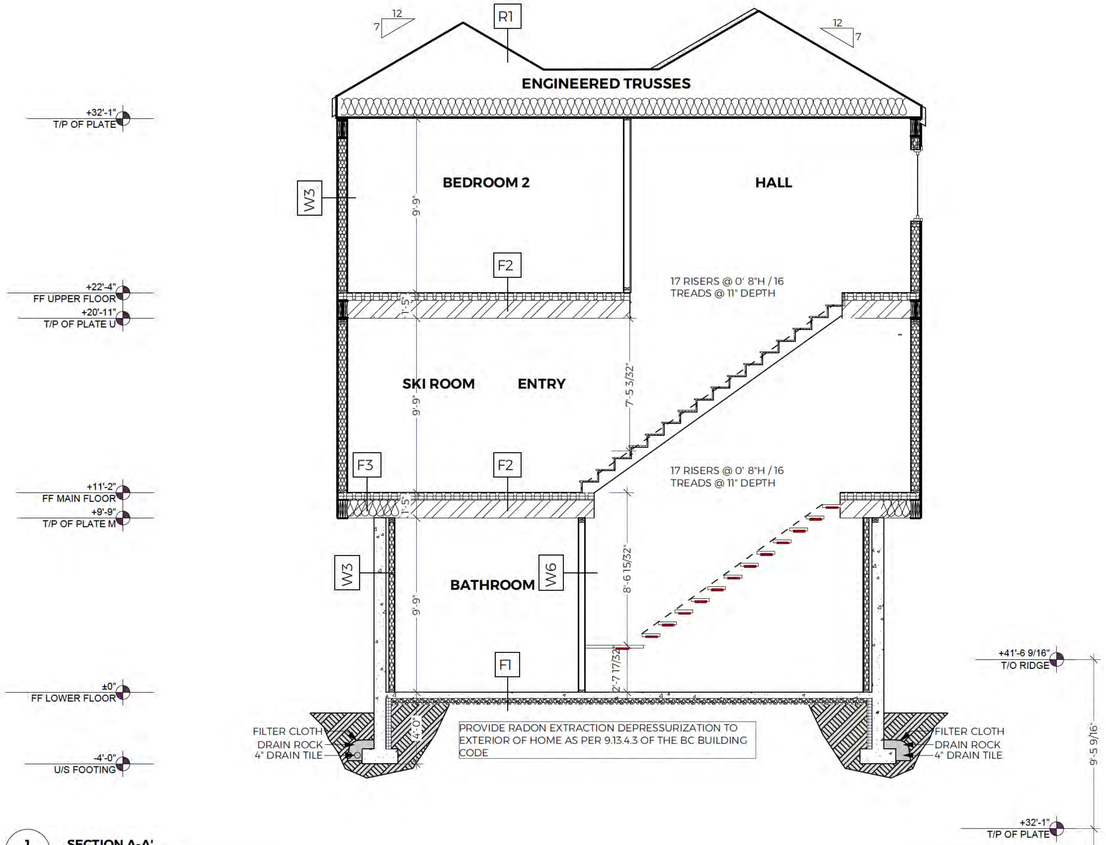
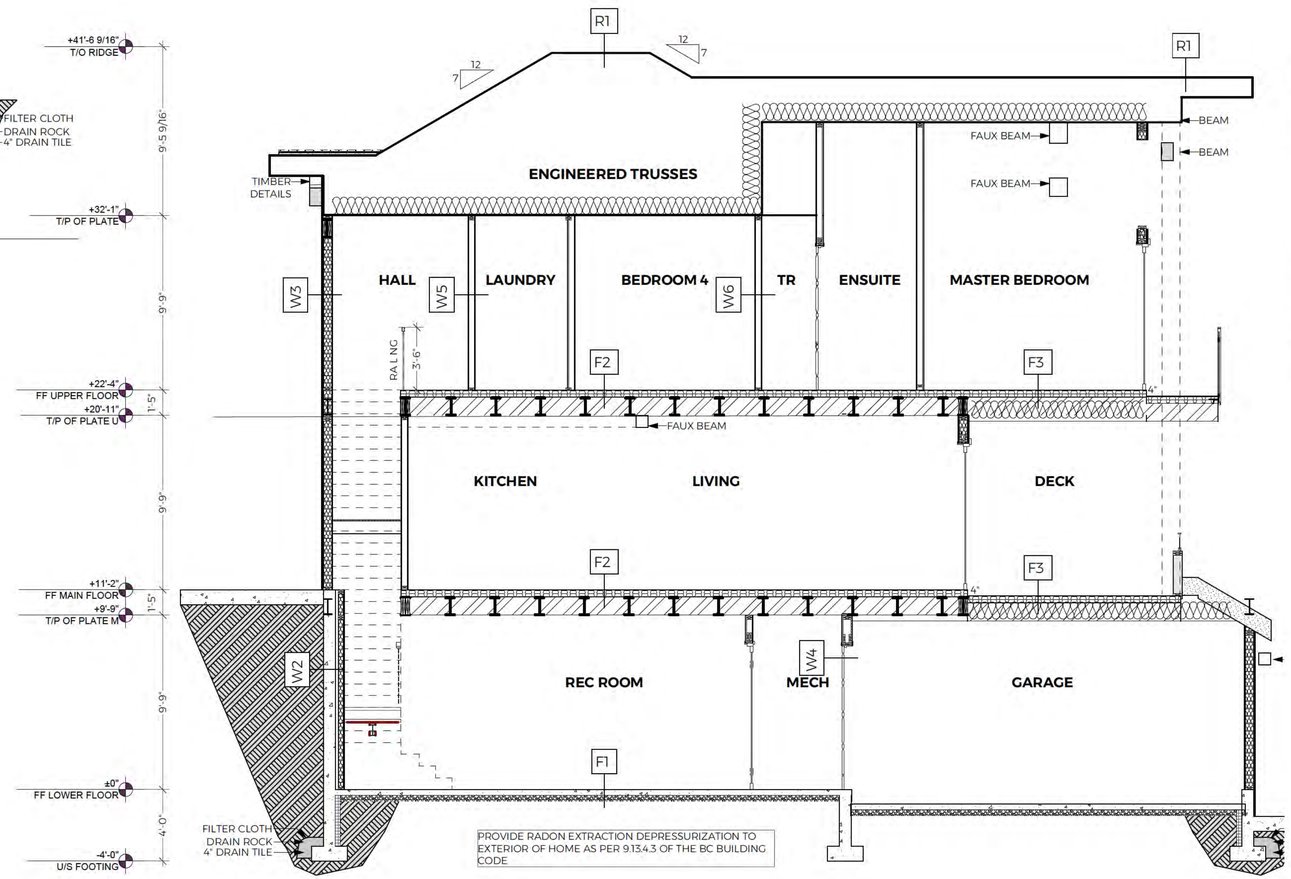


1/7 **SECTION A-A'**
SCALE: 1/4" = 1'-0"



2/7 **SECTION B-B'**
SCALE: 1/4" = 1'-0"

Latitude 49.722860
Longitude -118.921340

BABICH

Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

SECTION A-A',
SECTION B-B'

Drawn by CRM

Date Feb 17th, 2023.	
Revised:	Notes:
Jun 21st,2023	PERMIT PLANS R-3

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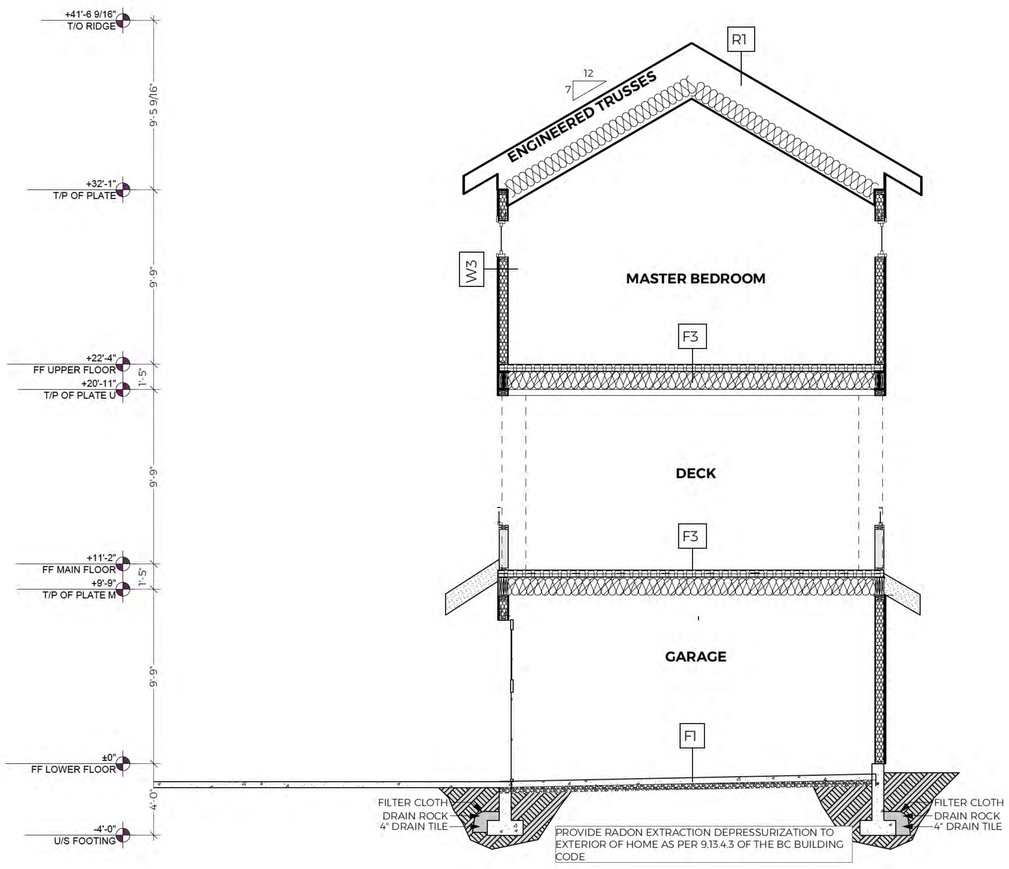

1
8

SECTION C-C'

SCALE: 1/4" = 1'-0"

CONSTRUCTION ASSEMBLIES

	ROOF	COMPOSITION
R-1	ASPHALT SHINGLES	
		ASPHALT SHINGLES
		TYVEK - BUILDING PAPER
		1/2" PLYWOOD, STD OR OSB SHEATHING
		ENG. TRUSSES R50 BLOWN IN INSULATION AS PER MANUFACTURER SPECS
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		1/2" GYPSUM BOARD
R-2	ASPHALT SHINGLES	
		ASPHALT SHINGLES
		TYVEK - BUILDING PAPER
		1/2" PLYWOOD, STD OR OSB SHEATHING
		ENG. TRUSSES AS PER MANUFACTURER SPECS
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		WOOD SOFFIT
	WALLS	COMPOSITION
W1	8" CONCRETE - FROST WALL	
		DAMP PROOFING
		8" CONCRETE WALL
		3.3" RIGID INSULATION
W2	2"X14" FOUNDATION FURRED WALL	
		DRAMP PROOFING
		8" CONCRETE WALL
		2" AIR GAP
		2"X4" FRAMING FILLED W/ R18 BATT @ 16 O.C.
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		1/2" GYPSUM BOARD
W3	2"X6" GARAGE - HOUSE	
		1/2" GYPSUM BOARD
		7/16" OSB SHEATHING
		2"X6" FRAMING FILLED W/ R24 BATT @ 16 O.C.
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		1/2" GYPSUM BOARD
W4	2"X6" GARAGE - EXT	
		FINISH MATERIAL
		TYVEK - BUILDING PAPER
		7/16" OSB SHEATHING
		2"X6" FRAMING FILLED W/ R24 BATT @ 16 O.C.
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		1/2" GYPSUM BOARD
W5	2X6	
		1/2" GYPSUM BOARD
		2"X6" FRAMING @ 16" O.C.
		1/2" GYPSUM BOARD
W6	2X4	
		1/2" GYPSUM BOARD
		2"X4" FRAMING @ 16" O.C.
		1/2" GYPSUM BOARD
	FLOORS	COMPOSITION
F-1	BASEMENT SLAB	INTERIOR
	IN-FLOOR HEATING	FLOORING FINISH
		4" CONCRETE SLAB (REBAR TBC PER SPECS)
		6 MIL POLY
		6" THICK COMPACTED RADON ROCK
F-2	Q DECK W/ STEEL STRUCTURE	INTERIOR
		5" CONCRETE - Q DECK
		STEEL BEAMS AND JOISTS PER ENGINEERING SPECS
		1/2"GYPSUM BOARD
F-3	Q DECK W/ STEEL STRUCTURE	EXTERIOR
	(cold area under)	5" CONCRETE - Q DECK
		STEEL BEAMS AND JOISTS PER ENGINEERING SPECS W/ R28 SPRAY FOAM INSULATION
		1/2"GYPSUM BOARD
F-4	GARAGE SLAB	INTERIOR
		4" CONCRETE SLAB (REBAR TBC PER SPECS)
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		6" THICK COMPACTED RADON ROCK
F-5	EXTERIOR CONCRETE	EXTERIOR
		4" CONCRETE SLAB (REBAR TBC PER SPECS)
		6" CRUSHED ROCK

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

SECTION C-C', Lot 72 Construction Assemblies

Drawn by CRM

Date Feb 17th, 2023.

Revised:
Jun 21st 2023 Notes: PERMIT PLANS R-3

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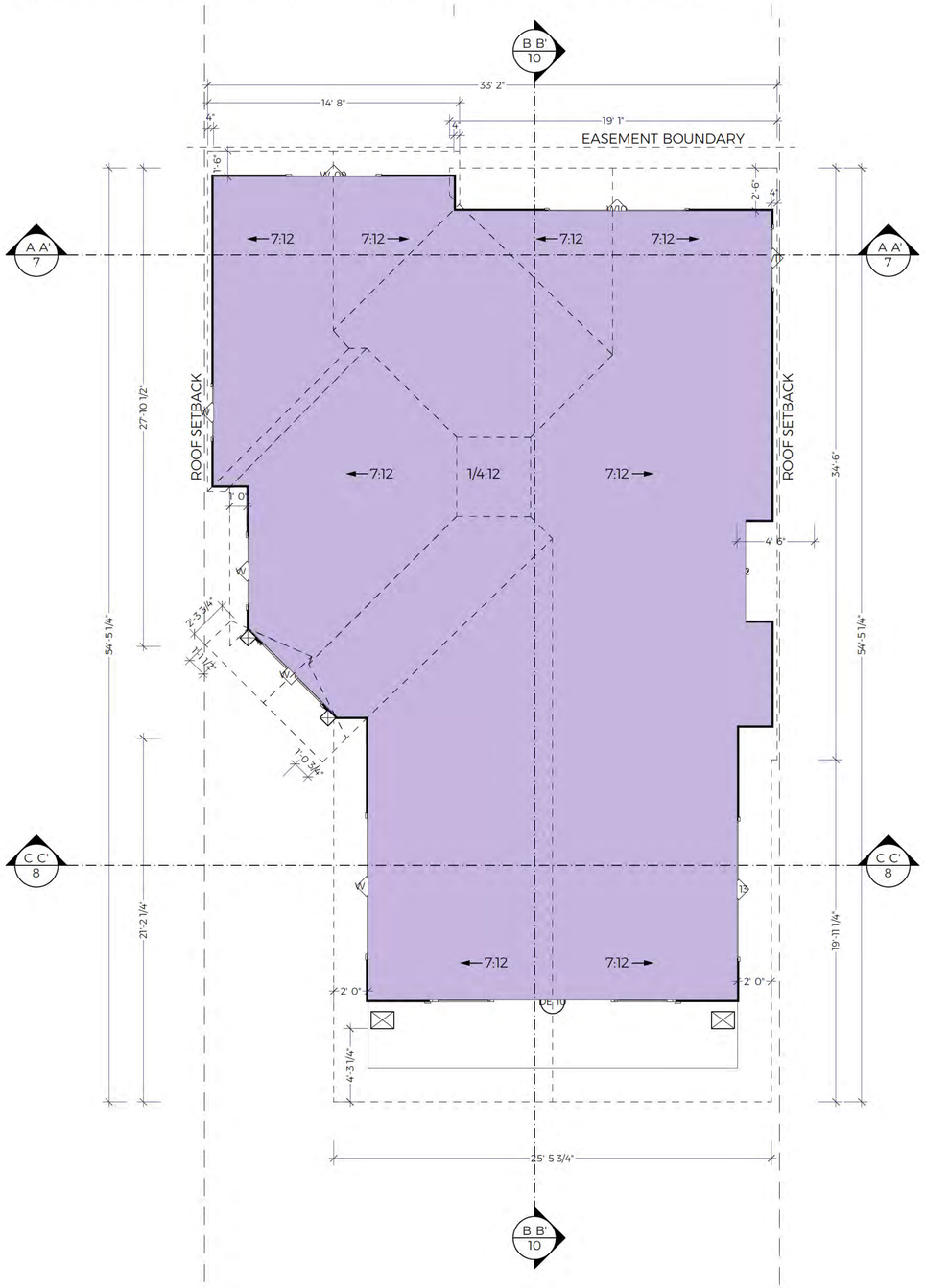
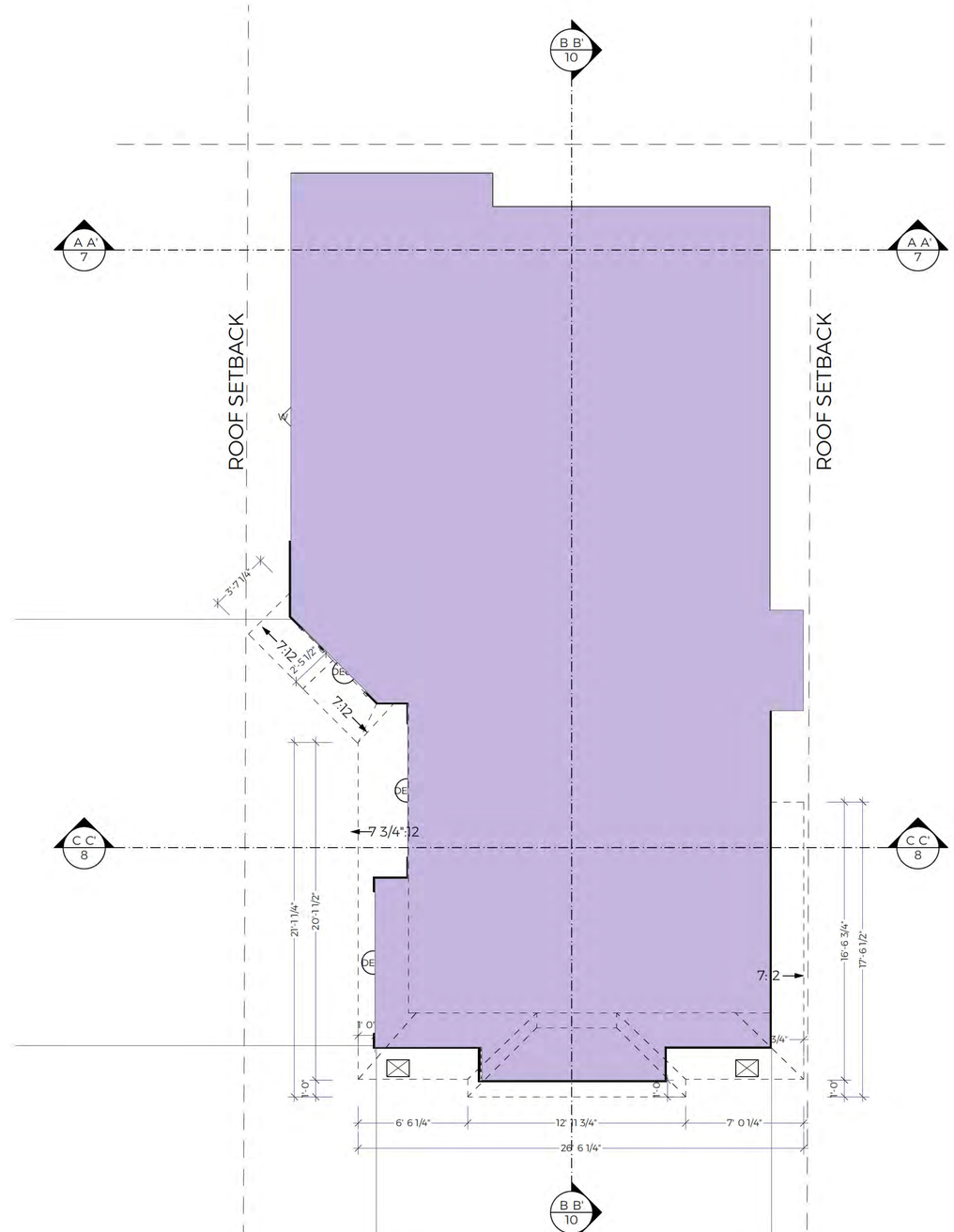
NOTE:
MASTER BEDROOM AND ENSUITE VAULTED CEILING
ROOF TRUSSES DEPTH TBD DETERMINED BY TRUSS MANUFACTURER



1
9
ROOF PLAN
SCALE: 1/4" = 1'-0"



2
9
LOWER ROOF PLAN
SCALE: 1/4" = 1'-0"

Latitude 49.722860
Longitude -118.921340

BABICH

Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

ROOF PLAN, LOWER ROOF PLAN

Date Feb 17th, 2023.	Drawn by CRM
Revised:	Notes:
Jun 21st,2023	PERMIT PLANS R-3

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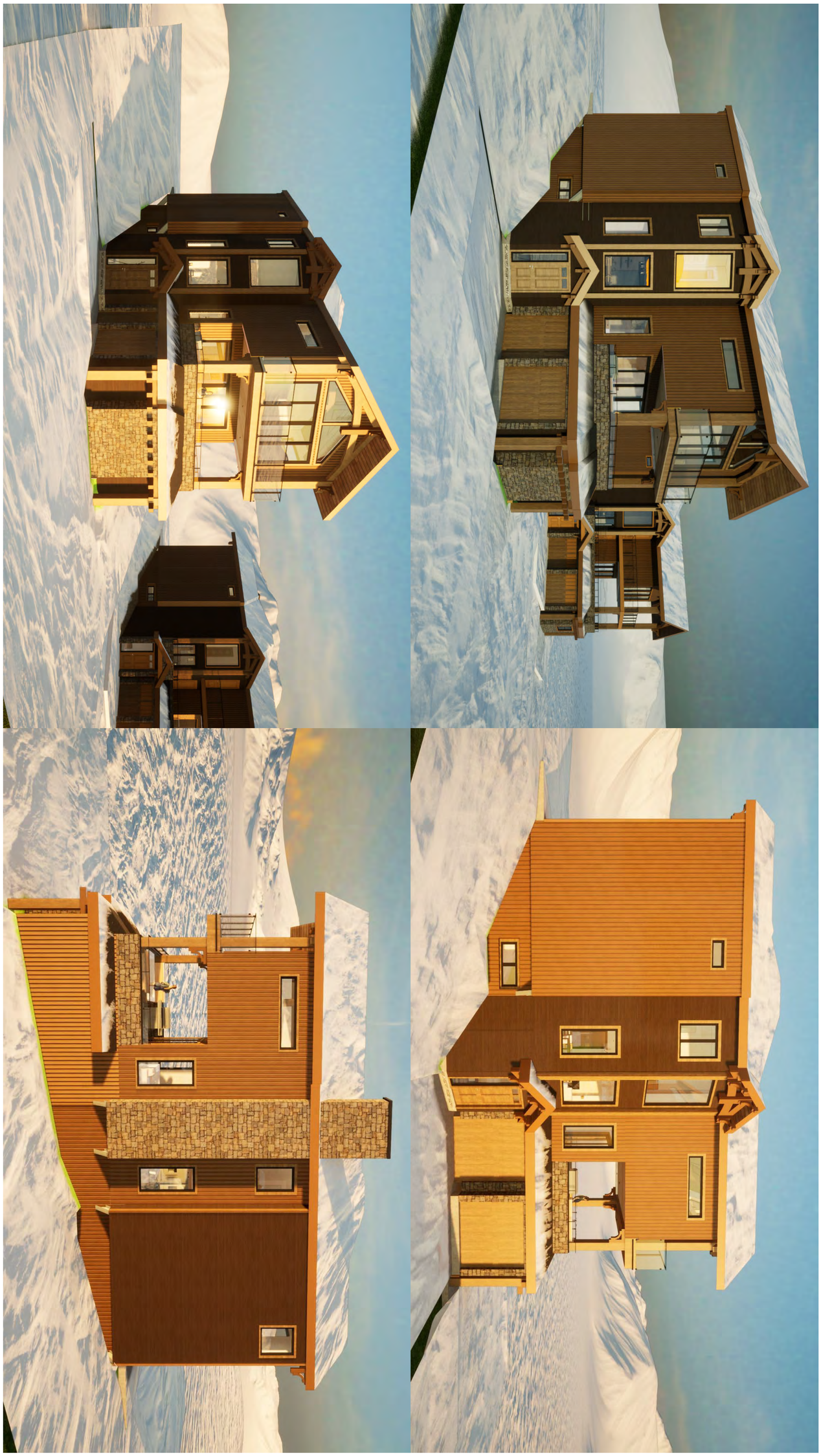

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Revised:	Notes:
Jun 21st,2023	PERMIT PLANS R-3

BABICH

Lot 72 Feathertop Way Big White
BC

Latitude 49.722860
Longitude -118.921340

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

Gmail

Conrad Wiker <conradwiker@gmail.com>

Lot 72 - Permit plans updated

Geoff Genge <ggenge@rdkb.com> Fri, Jun 14, 2024 at 2:03 PM
To: "Conrad Wiker (Conrad Wiker)" <conradwiker@gmail.com>

Hi Conrad,

Per our earlier phone conversation, please see attached approved DP #747-22D.

Cheers,

[Quoted te t hidden]

747-22D.pdf
12475K

Regional District of Kootenay Boundary

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

202-843 Rossland Avenue
Trail, BC V1R 4S8

Phone: **250-368-9148**
1-800-355-7352

Permit No.: **747-22D**
File No.: **2023-041**
BW-4222-07500.960
Address: **Unaddressed Strata Lot 72 Feathertop Way, Electoral Area E/ West Boundary**
Issued to: **Brandon Babich Holdings Ltd.***
* (Owner as defined in the *Community Charter*, hereinafter referred to as the Permittee)

DEVELOPMENT PERMIT

1. This Alpine Environmentally Sensitive Landscape Reclamation Development Permit is issued subject to compliance with all of the bylaws of the Regional District of Kootenay Boundary (Regional District), also referred to as "the Regional District," applicable thereto, except as specifically varied by this permit.
2. No variances to any Regional District Bylaw may be construed to be granted as a result of the Development Permit approval process unless specifically identified in the text of this Permit.
3. This Permit applies to and only to those lands within the Regional District legally described as **Strata Lot 72, Plan KAS3134, District Lot 4222, SDYD** and any and all buildings, structures and other development thereon as shown outlined in red on the attached **Schedule 1**, forming part of this Permit, referred to hereafter as the "lands".
4. If the works permitted by this Permit are not substantially started within two years of the date of the issuance of this Permit, this Permit shall lapse.
5. This Permit shall not have the effect of varying the use or density of lands as specified in the Big White Zoning Bylaw No. 1166, 2001 of the RDKB, nor a floodplain specification under Section 524(3) of the *Local Government Act*.
6. The Permittee has received approval from the RDKB to: **Construct a single family dwelling in substantial compliance with the plans identified as 'Schedule 2' attached to and forming part of this Permit, which includes a landscape remediation plan prepared by Wiker Developments Inc., dated June 1, 2023 (5 pages) and drawings**

prepared by Kerh Designs, dated June 21, 2023 (4 pages).

7. As a condition of the approval granted in Section 6 above, the Permittee is required to:

   a. Reclaim all disturbed areas using natural vegetation as soon as reasonably possible to ensure successful planting and retention.

   b. Plant fire-resistant vegetation, ensure wood chips are not utilized, and take appropriate measures to mitigate the threat of wildfire.

   c. Ensure that grass and wildflower seed mixes do not include invasive plant species. "Eco-Green Rapid Cover" or a similar grass is recommended for rapid erosion control.

   d. Remove construction debris.

   e. Designate areas for snow clearing and storage to ensure vegetation is not destroyed by these activities.

   f. Areas disturbed during construction activities must be replanted in substantial compliance to the Landscape Plan. The Landscaping must be satisfactory to the Building Inspector before a Certificate of Final Occupancy is issued.

   If landscape reclamation cannot be fully implemented prior to issuance of a Certificate of Final Occupancy, the Regional District may require the deposit of a security from the Permittee, in an amount to be determined by the Regional District. Receipt of a security may allow a Certificate of Interim Occupancy to be issued before the Landscape Reclamation Plan is implemented.

   A security deposit shall be in the form of an automatically renewing Irrevocable Letter of Credit (ILOC) or a bank draft. Any fees associated with the issuance and renewal of the ILOC are the responsibility of the Permittee.

   As a condition of the posting of the security, should the Permittee fail to carry out the landscape reclamation works as herein above stated, according to terms and conditions of this permit within the time provided, the Regional District may use the security to complete the landscape reclamation works by servants, agents, or contractors, and any surplus shall be paid over to the Permittee. If the security deposit is insufficient to cover the actual cost of completing the said works, then the Permittee shall pay such deficiency to the Regional District immediately upon receipt of the Regional District's bill for same.

   The Permittee shall complete the landscape reclamation works required by this permit within twelve (12) months of the occupancy permit being issued for the building(s). Within this twelve (12) month period, the required landscape reclamation works must be installed by the Permittee, and inspected and approved by the Regional District.

   If the landscape reclamation is not approved within this twelve (12)

month period, the Regional District has the option of continuing to renew the security until the required landscape reclamation is completed or has the option of drawing the security and using the funds to complete the required landscape reclamation. In such a case, the Regional District or its agents have the irrevocable right to enter into the property to undertake the required landscape reclamation for which the security was submitted.

8. The approval in **Section 6** in no way relieves the Permittee of the responsibility of adhering to all other legislation that may apply to the lands.

9. The lands remain within the Alpine Environmentally Sensitive Landscape Reclamation_of the Big White Official Community Plan Bylaw No. 1125. Any additional work to buildings and/or the lands not specifically authorized in this Permit may necessitate another development permit application.

10. The land shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached hereto which shall form a part hereof.

11. This Permit prevails over the provisions of the Bylaw in the event of conflict.

12. This Permit is NOT A BUILDING PERMIT.

APPLICATION APPROVED by a designated officer of the Regional District of Kootenay Boundary this 30TH day of AUGUST, 2023.

Donna Dean, Designated Officer of the
Regional District of Kootenay Boundary

PERMIT RELEASED THIS 30TH DAY OF AUGUST, 2023.

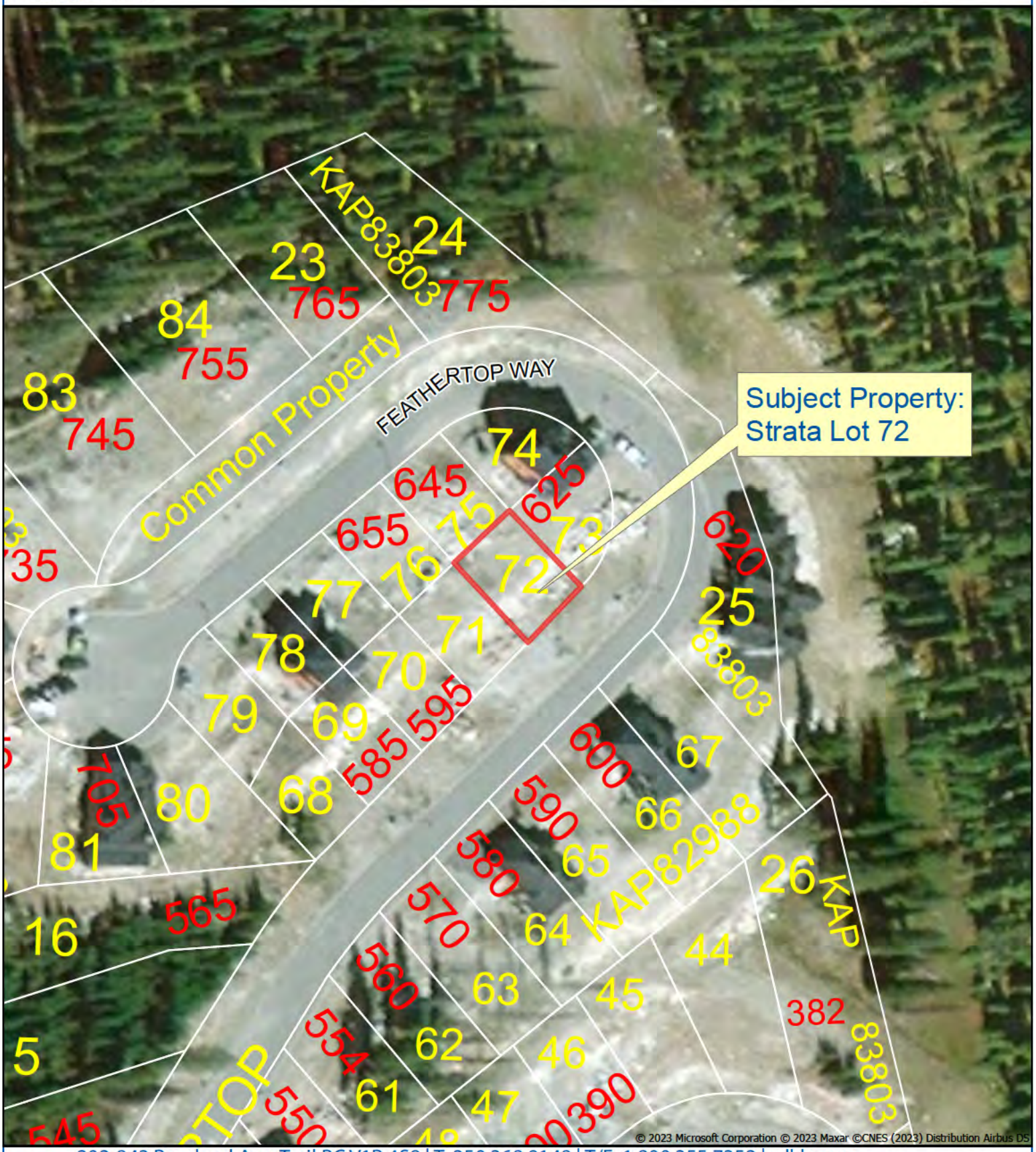
Regional District of Kootenay Boundary

Date: 2023-05-12

Schedule 1 - DVP #747-22D

Strata Lot 72,
Plan KAS3134, DL 4222,
SDYD

0 10 20 30 40
Meters
1:1,000



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Schedule 2 – DP# _____ [Document title]

Wiker Developments, Inc.
'Every problem has a solution'

[redacted]

Development Permit Application (LR)

Re: Construction/Management of a New Single Family Residential Home
Location of Build: Lot #72 – Feathertop Way, Big White
PID: 026-906-457
Type of Construction: Single Family Residential Chalet
Builder/General Contractor: Wiker Developments, Inc. – Rep. by C. Wiker
[redacted]

Attention: Regional District of Kootenay Boundary Planning Department Planner (**Donna Dean, RDKB**)

To Whom it May Concern,

The following is the formal request for a **Development Permit** for the property as described above located within the District of Big White, British Columbia. It will address all of the concerns and standards of the RDKB with respect to the Alpine Environmentally Sensitive Reclamation Area and the Ministry of Environment and Climate Change Strategy. After reviewing, please feel free to contact us at your convenience. I look forward to speaking/meeting with you in the near future.

1. General Proposal

The proposed landscaping will meet criteria established by the RDKB and the provincial standards for the area by focusing on sustainability, detailed species selection, fire protection, native species selection for the area, owner maintenance and snow removal during seasonal use. In addition, the builder will commit to the regular site construction maintenance and clean up to ensure a safe and environmentally friendly work site through the removal of all foreign materials while respecting surrounding natural habitats.

2. Owner Responsibilities / Maintenance

As all native vegetation introduced will begin as 1-3 gallon small growth plants/shrubs/flowers, they will take some time to get established and hold to their surroundings. Simple care of all plants and materials will be required during their life. Consequently, the owner(s) agrees to maintain the property through simple onsite hand watering and regular landscape maintenance. Maintenance will include mowing, pruning, and removal of any dead vegetation. It shall be completed annually or as required. The plants will only need to be watered at the start of every spring season following the disappearance of snow. All plants selected should be able to grow on their own following an initial water barring any unforeseen circumstance or harsh weather conditions. If required, the owner will monitor and rewater mid-season should the need arise. Should the homeowner(s) be unable to do so, he/she has agreed to contract professionals as required to appropriately maintain the exterior vegetation and associated works as described. Underground irrigation may be considered in the future by the owner if required.

3. Vegetation and Plantings:

The vegetation that will be planted on site are exclusively composed of native species that all grow naturally within the immediate area. Any existing vegetation will be supplemented with grass or wildflowers, as needed. All vegetation will be selected based on the high altitudes for the terrain and surrounding areas. Trees, flowers, grasses and shrubs to be used are as follows:

Item	***Name***	***Quantity / Amount***	***Location***
Tree	*Western Larch*	*1*	*Front of the property*
Native grass	*Eco-Green Rapid Cover Mix*	*80 Sq. Ft.*	*Front of the property and sides of property*
Shrubs	*Shrubby Cinquefoil*	*4-8*	*Side/Front*
Flowers	*Yarrow* *Arctic Lupin*	*4-8* *4-8*	*Front* *Front/Side*

- See Attached TOP VIEW map. Quantity may vary based on area allowances and plant spacing.

The plants will be surround by a 2 inch minus pebble rock and natural wild grasses in combination. Wildflowers will be mixed within to provide greater stability and blend in with natural surroundings.

4. Existing Site and Materials

The existing site contains no natural materials or vegetation. It contains only disturbed materials and structural fill brought in for construction purposes. Should any natural materials be discovered, every effort will be made to utilize and/or maintain the natural surroundings with supplemented vegetation of grass and wildflowers. Only screened non-contaminated topsoil may be needed to be brought in for bedding grasses, wild-flowers, and shrubs.

5. Drainage (Front / Rear)

The topography of the site allows for natural drainage towards the easements area below. The elevation drops between 8-10 feet on a gentle slope gradient providing any and all steady natural water flow from melting snow and rain. At the front, the hard surface asphalt driveway will be sloped 4-6 degrees toward the main public roadway which picks up all dust and debris routed to the storm drain system in place. No further drainage will be required. All other utility systems are existing and in place to be used and connected for occupancy.

6. Rock Retaining / Stepped Foundation / Front and Rear Stair Accesses

Only natural existing rocks will be used on site for retaining on sides of the home. As these walls will be non-engineered with a height less than 4.5 feet, they will support the natural drop in elevation on site while maintaining its blend into the natural surroundings. These rock walls will provide stability to the vegetation as well as to the bank following the natural drop-steps of the concrete foundation of the home. The natural grade will determine the number of walls required, but at this time 1-2 are anticipated with vegetation located on each level/step only on one side of the home. Native plants, shrubs and wildflowers will provide stability to these banks as well as blend into the natural surroundings improving esthetics and safety. (See Attached Top and Side View maps).

7. Plant Selection / Choice and Placement

The plant selection follows the guidelines established for the alpine area and natural surroundings. The choices take into account the altitude, short growing season, form and character of other neighboring properties, while keeping in mind low maintenance requirements and fire resistance. The placement of the vegetation also recognizes the heavy snow loads, snow storage plan, ski in/out areas, public safety, traffic areas, and provides the plants and grasses with the best chance of successful growth. Of note, the ski easement at the rear of the property will be subject to heavy traffic from grooming machines and public use. Ski Easement will be seeded with native eco grass mix to ensure greater stability.

8. Snow Removal Plan/Location/Parking

The Owner agrees to locate all snow to the right and left front corners of the designated parking areas on property (See Maps). The single large snow pile snow should provide adequate space for all snow materials. The location of snow piles will be free of vegetation, public walkways, and allow for the most snow material as heavy snow falls during peak seasons are guaranteed December through April. Snow will be moved by hand. It will not encroach on exiting roadway or be piled on any newly planted vegetation except for grasses in the front which are designed to with stand snow loads. With a single full garage parking stall, and the single exterior stall, the two parking places requirement is fulfilled.

If you are missing any of the above items, or require further details or information, please do not hesitate to contact myself via email at [redacted] Thank you for your consideration.

Respectfully Submitted,

Conrad Wiker

Schedule 2 – DP# _____ [Document title]

Name of Builder/Project Manager: Wiker Developments, Inc.

Signature of Project Manager: _____

Date: June 1, 2023

Conrad Wiker
Wiker Developments, Inc.

[redacted]

Attachments Included:

1. Complete Set of Construction Plans (PDF)
2. Development Permit Letter (PDF)
3. Development Permit Application (PDF)
4. Drawing A-1 – Front / Rear View (PDF)
5. Drawing A-2 – Side Views (PDF)
6. Drawings A-3 – Top View (PDF)

DRAWING A-3: Top View

Wiker Developments, Inc.
"Every problem has a solution"

[redacted]

Development Permit Application (LR)

Re: Construction/Management of a New Single Family Residential Home
Location of Build: Lot 72 - Feathertop Way, Big White
PID#: 026-906-457

Type of Construction: Single Family Residential Chalet
Builder/General Contractor: Wiker Developments, Inc. – Rep. by C. Wiker

[redacted]

DRAWING A-1: Front / Side / Rear View

Wiker Developments, Inc.

[redacted]

Development Permit Application (LR)

Re: Construction/Management of a New Single Family Residential Home
Location of Build: Lot 72 - Feathertop Way, Big White
PID #: 026-906-457
Type of Construction: Single Family Residential Chalet
Builder/General Contractor: Wiker Developments, Inc. – Rep. by C. Wiker
[redacted]

Plant Selection / Choice and Placement

The plant selection follows the guidelines established for the alpine area and natural surroundings. The choices take into account the altitude, short growing season, form and character of other neighboring properties, while keeping in mind low maintenance requirements and fire resistance. The placement of the vegetation also recognizes the heavy snow loads, snow storage plan, ski in/out areas, public safety, traffic areas, and provides the plants and grasses with the best chance of successful growth. Of note, the ski easement at the rear of the property will be subject to heavy traffic from grooming machines and public use. Ski Easement will be seeded with native eco grass mix to ensure greater stability.

Snow Removal Plan/Location/Parking

The Owner agrees to locate all snow to the right and left front corners of the designated parking areas on property (See Maps). The two large snow pile snow should provide adequate space for all snow materials. The location of snow piles will be free of vegetation, public walkways, and allow for the most snow material as heavy snow falls during peak seasons are guaranteed December through April. Snow will be moved by hand. It will not encroach on exiting roadway or be piled on any newly planted vegetation except for grasses in the front which are designed to with stand snow loads. With a single full garage parking stall, and the single exterior stall, the two parking places requirement is fulfilled.

Vegetation and Plantings:

The vegetation that will be planted on site are exclusively composed of native species that all grow naturally within the immediate area. Any existing vegetation will be supplemented with grass or wildflowers, as needed. All vegetation will be selected based on the high altitudes for the terrain and surrounding areas. Trees, flowers, grasses and shrubs to be used are as follows:

Item	*Name*	*Quantity / Amount*	*Location*
Tree	*Western Larch*	*1*	*Front of the property*
Native grass	*Eco-Green Rapid Cover Mix*	*80 Sq. Ft.*	*Front of the property and sides of property*
Shrubs	*Shrubby Cinquefoil*	*4-8*	*Side/Front*
Flowers	*Yarrow* *Artic Lupin*	*4-8* *4-8*	*Front* *Front/Side*

DRAWING A-2: Side View / Elevations

Wiker Developments, Inc.

[redacted]

Development Permit Application (LR)

Re: Construction/Management of a New Single Family Residential Home
Location of Build: Lot 72 - Feathertop Way, Big White
PID#: 026-906-457
Type of Construction: Single Family Residential Chalet
Builder/General Contractor: Wiker Developments, Inc. – Rep. by C. Wiker
[redacted]

Vegetation and Plantings:

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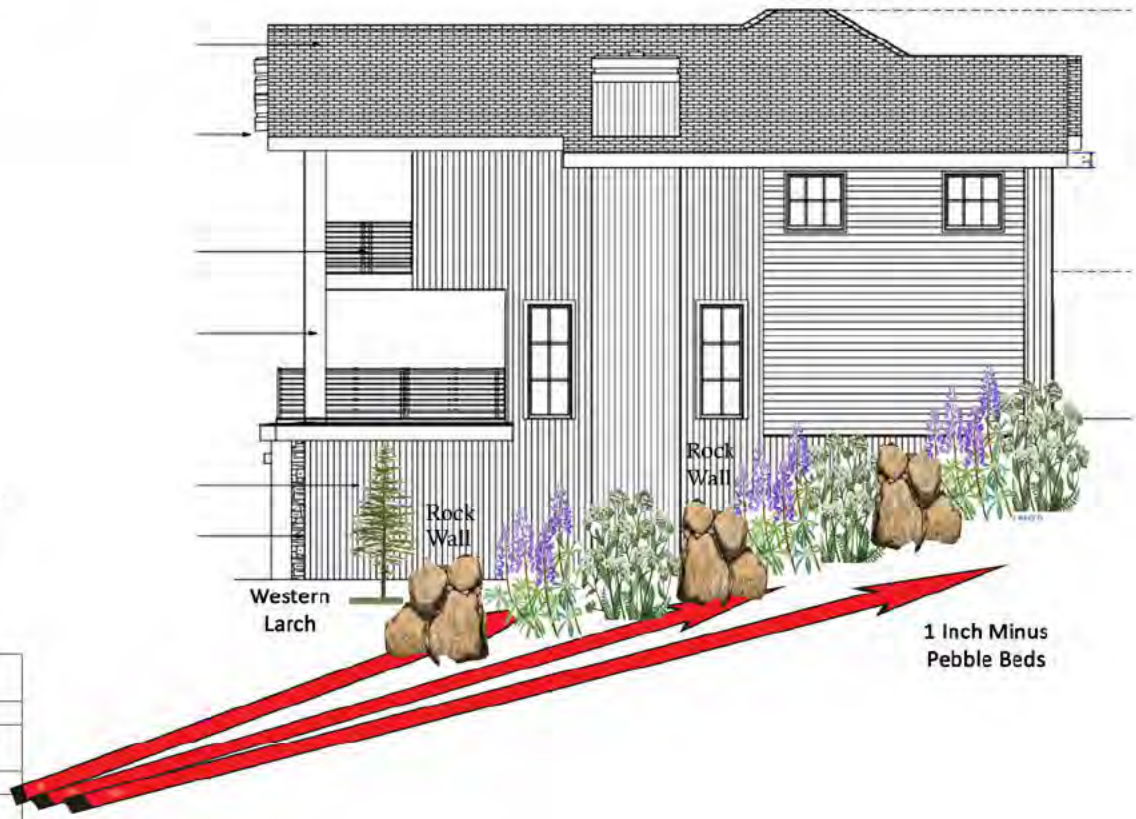
Shrubs	*Shrubby Cinquefoil*	*4-8*	*Side/Front*
Flowers	*Yarrow* *Artic Lupin*	*4-8* *4-8*	*Front* *Front/Side*

- See Attached TOP VIEW map. Quantity may vary based on area allowances and plant spacing.

Right Side Elevation



CONSTRUCTION NOTES

THE FOLLOWING ARE TO BE INCLUDED WITH, AND BECOME PART OF THE ATTACHED WORKING DRAWINGS ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE B.C. BUILDING CODE OR LOCAL BUILDING CODES AND BYLAWS THAT MAY TAKE PRECEDENCE.

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THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DEPARTURE FROM DRAWINGS AND SPECIFICATIONS AUTHORIZED BY ANY OFFICIAL DURING THE COURSE OF CONSTRUCTION.

1. CONCRETE
A) General: All concrete to be minimum 3000 P.S.I. (25 MPA) strength at 28 days unless otherwise specified.
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C) Footings: Concrete footings must be placed on undisturbed or compacted soil at an elevation below the frost line. Any loads over 5,000 lbs to be reviewed by a Structural Engineer.
D) Retaining Walls: Backfill shall not be placed against basement walls until:
1) Concrete or masonry has reached its specified 28 day strength.
2) And, the structural floor framing (including plywood subfloor required to stabilize the walls is complete and fully nailed and anchored
E) Reinforcement shall be placed according to good building practice
2. FRAMING
A) It shall be the responsibility of the owner or builder to determine the snow load in the area in which the building is being built and to make adjustments to the size of the structural members to compensate for additional loading, to the satisfaction of local building authorities.
B) The design of members used for structural purposes has been based on No. 3 or better Douglas fir as shown in the most recent edition of the B.C. Building Code. The use of different species or wood must conform to the B.C. Building Code.
C) Engineered wood beams have been designed using the manufacturer's specifications but sizes and loads must be verified by the manufacturer or a Structural Engineer prior to construction.
D) All lintels to be 2x10 unless otherwise noted. All load bearing beams and lintels shall have 3" minimum bearing.
All beams over 8' 0" to be Engineered.
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F) All concrete to wood contacts shall be with an approved sill gasket or preserved wood foundation materials.
G) Flash over all exterior openings H) Floor joists shall be doubled

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6 FRONT & LEFT ELEVATIONS
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8 SECTIONS C-C'
9 ROOF PLANS
10 3DS
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ZONING

R3 - CHALET RESIDENTIAL ZONE 3

SETBACKS

FRONT = 4M (14'-9")
REAR = 0M (0'-0")
SIDES = 3M(9'-10")

HEIGHTS

MAXIMUM BUILDING HEIGHT = 12M (39'-5")

COVERAGE

SITE AREA 3,397 SQFT
MAXIMUM COVERAGE BUILDINGS AND STRUCTURES 50% - 1,698 SQFT
PROPOSED COVERAGE BUILDINGS AND STRUCTURES 21% - 1,389 QFT

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

Schematic Sheet Index

Date Feb 17th, 2023. **Drawn by CRM**
Revised: Notes:
Jun 21st,2023 PERMIT PLANS R-3

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coral@kerhdesigns.ca

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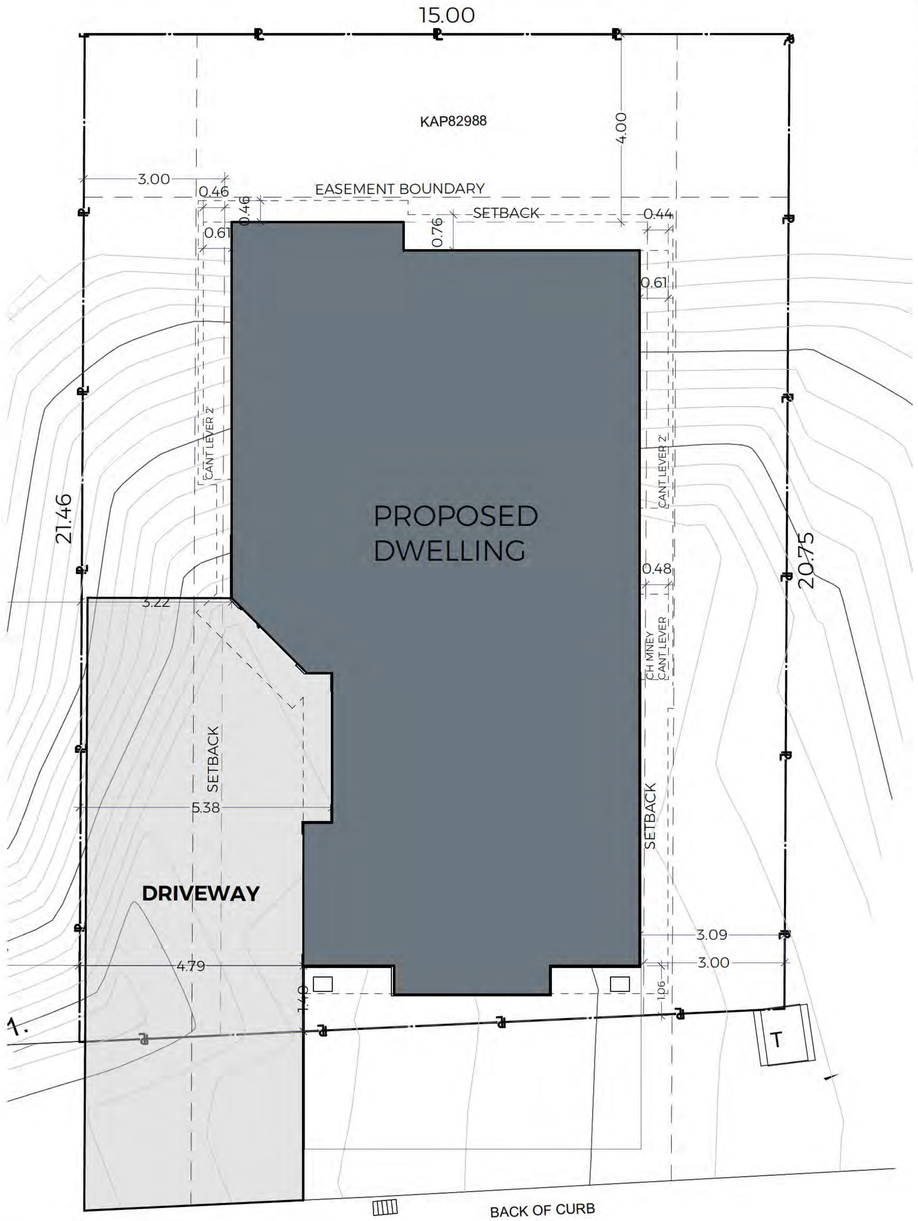
FAR Calculation	
Site Area	**3,398.67**
FAR 0.8	2,718.93
Floor | Description	SQFT
Main - Living Area	1,074.00
Main - Deck	257
Main - Balcony	10.8
Sub	1,341.80
Upper - Living Area	1,289.00
Upper - Deck	84
Sub	1,373.00
Total FAR	**2,714.80**
UNDERGROUND PARKING	
Garage	486
Lower Floor	848
Sub- Total	1,334.00
Total All	4,048.80

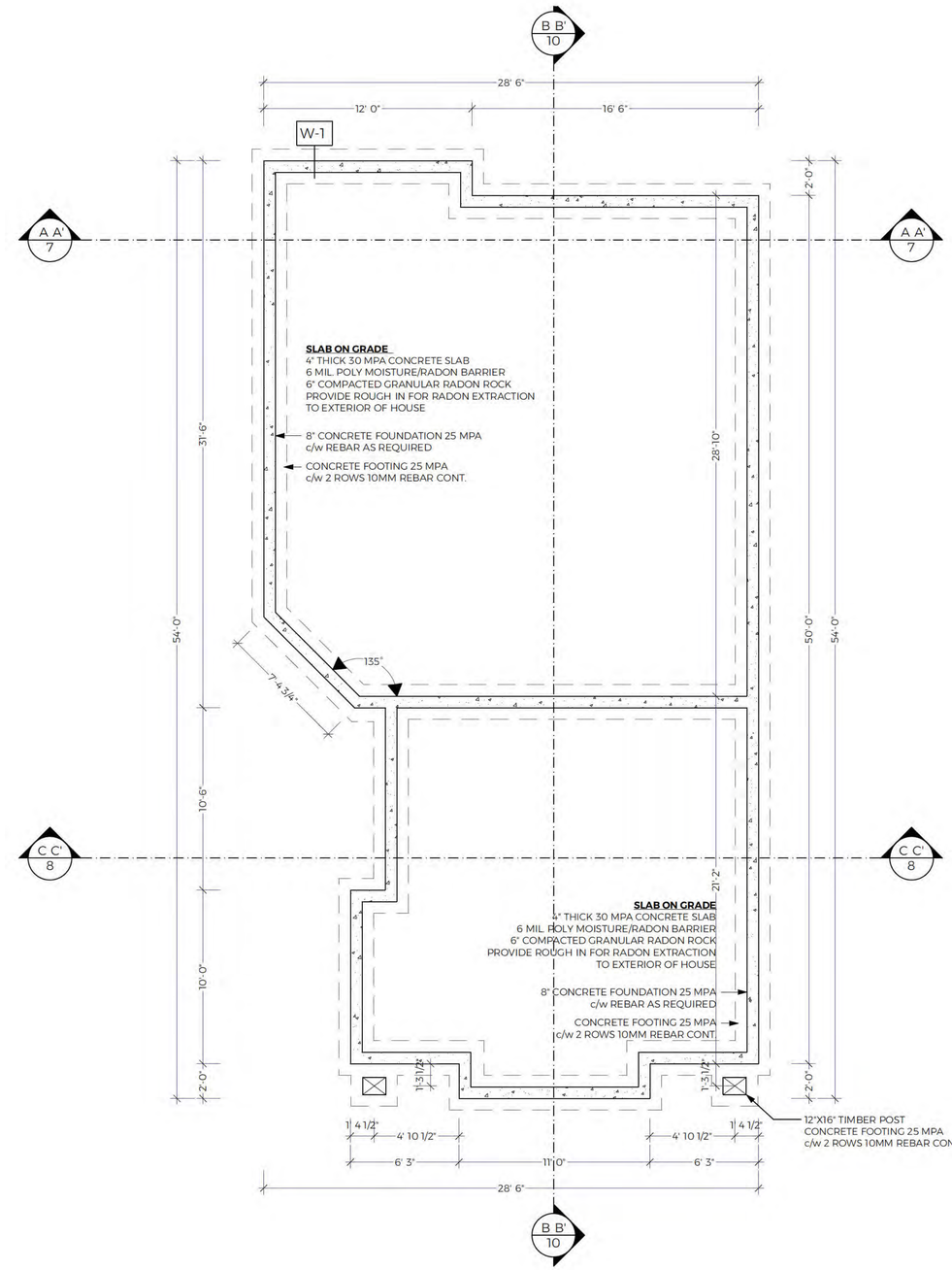


FEATHERTOP WAY

COMMON PROPERTY ACCESS ROUTE

STRATA PLAN KAS3134

1/2 **SITE PLAN**
SCALE: 1" = 5'



2/2 **FOUNDATION PLAN**
SCALE: 1/4" = 1'-0"

Latitude 49.722860
Longitude -118.921340

BABICH

Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

SITE PLAN, FOUNDATION PLAN, 230531 FAR Calculation

Date Feb 17th, 2023.	Drawn by CRM
Revised:	Notes:
Jun 21st 2023	PERMIT PLANS R-3

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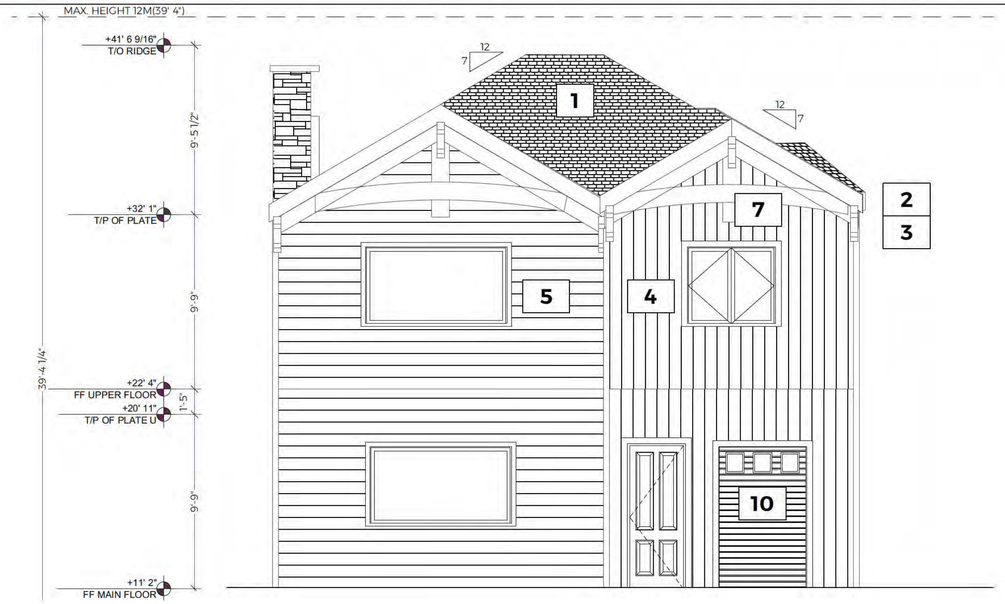
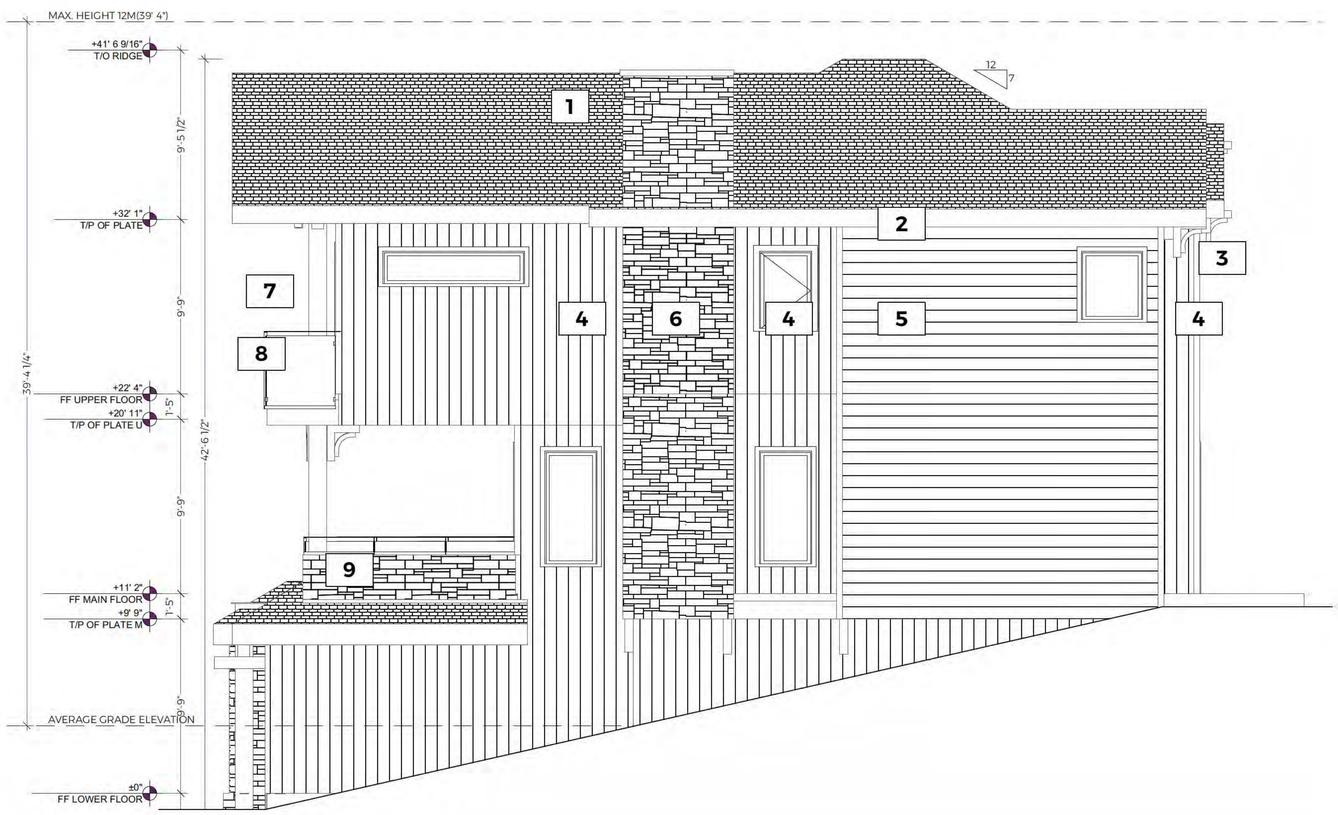


1/5 **REAR ELEVATION**
SCALE: 1/4" = 1'-0"



2/5 **RIGHT ELEVATION**
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1- ROOFING ASPHALT SHINGLES CAMBRIDGE DUAL BLACK
2- FASCIA 12" & WINDOW TRIM CEDAR BLACK
3- SOFFIT WOOD TONE 1"X6" T&G ENGLISH PORTER
4- SIDING WOOD LOOK 1"X6" T&G ENGLISH PORTER VERTICAL
5- SIDING WOOD LOOK LAP SIDING DARK BROWN HORIZONTAL
6- STONE PANGEA 3 COURSE ASHLER SIENNA
7- POST/BEAMS & TIMBER DETAILS MID STAIN
8- EXTERIOR RAILING GLASS PANELS W/ BLACK POSTS & TOP
9- PONY WALL W/RAILING PANGEA STONE W/ 12" H GLASS PANELS W/ BLACK POSTS & TOP
10 - GARAGE DOOR BLACK
11 -GARAGE DOOR CLOPAY CANYON RIDGE WSIGNE 13 W/ REC 13 WINDOWS

BUILDING HEIGHT (12.95m) 42' 6 1/4"

BABICH - LOT 72					
SPATIAL SEPARATION CALCULATION					
Elevation	Wall Area m2	Limiting Distance for Calc (m)	Actual Limiting Distance (m)	Max Allowable Glazing %	Proposed Glazing %
Front - South					
Wall 1	110.00	0	0.53	0%	0%
Wall 2	110.00	4	5.32	31.9%	10%
Wall 3	110.00	2	2.28	18.2%	18%
Left - West					
Wall 1	147.00	4	4.63	24%	0%
Wall 2	147.00	4	5.22	24%	0%
Wall 3	147.00	2	3.07	16%	7%
Wall 4	147.00	2	3.07	16%	2%
Wall 5	147.00	2	2.42	16%	3%
Rear-North					
Wall 1	73.00	4	4	36%	2%
Wall 2	73.00	4	4.61	36%	5%
Right - East					
Wall 1	112.00	2	3.06	16%	7%
BC Building Code 9.10.14.4 Openings in Exposing Building Face					
7) Where the building is sprinklered, the maximum aggregate area of unprotected openings shall be not more than twice the area determined according to Sentence (1), provided all rooms, including closets and bathrooms, that are adjacent to the exposing building face and that have unprotected openings are sprinklered, notwithstanding any exemptions in the					

AVERAGE GRADE ELEVATION CALCULATION

LOWEST ELEVATION 110.75
HIGHEST ELEVATION 115
DIFFERENCE= 4.25 / 2= 2.25
AVERAGE ELEVATION = 113
MAXIMUM HEIGHT ELEVATION = 125

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

REAR ELEVATION, RIGHT ELEVATION, 230428 Babich UPO Calculation - Copy

Drawn by CRM

Date Feb 17th, 2023.
Revised:
Jun 21st 2023
Notes:
PERMIT PLANS R-3

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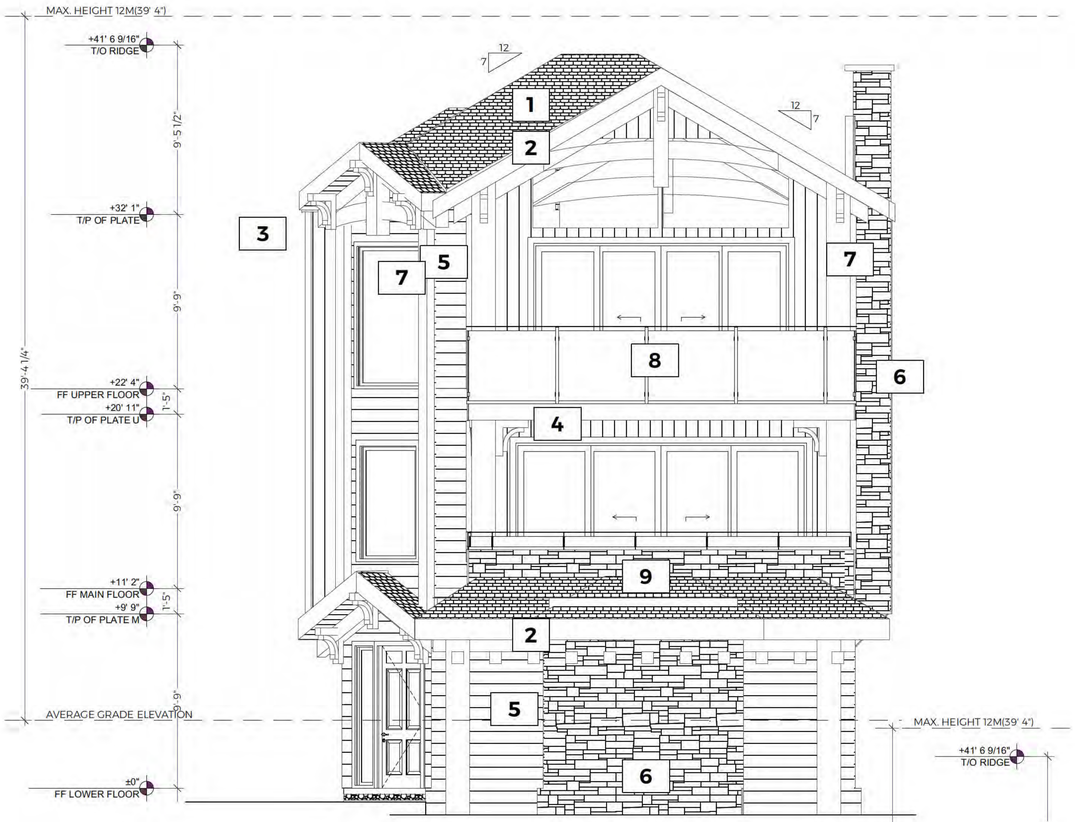

1/6 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1- ROOFING ASPHALT SHINGLES CAMBRIDGE DUAL BLACK
2- FASCIA 12" & WINDOW TRIM CEDAR BLACK
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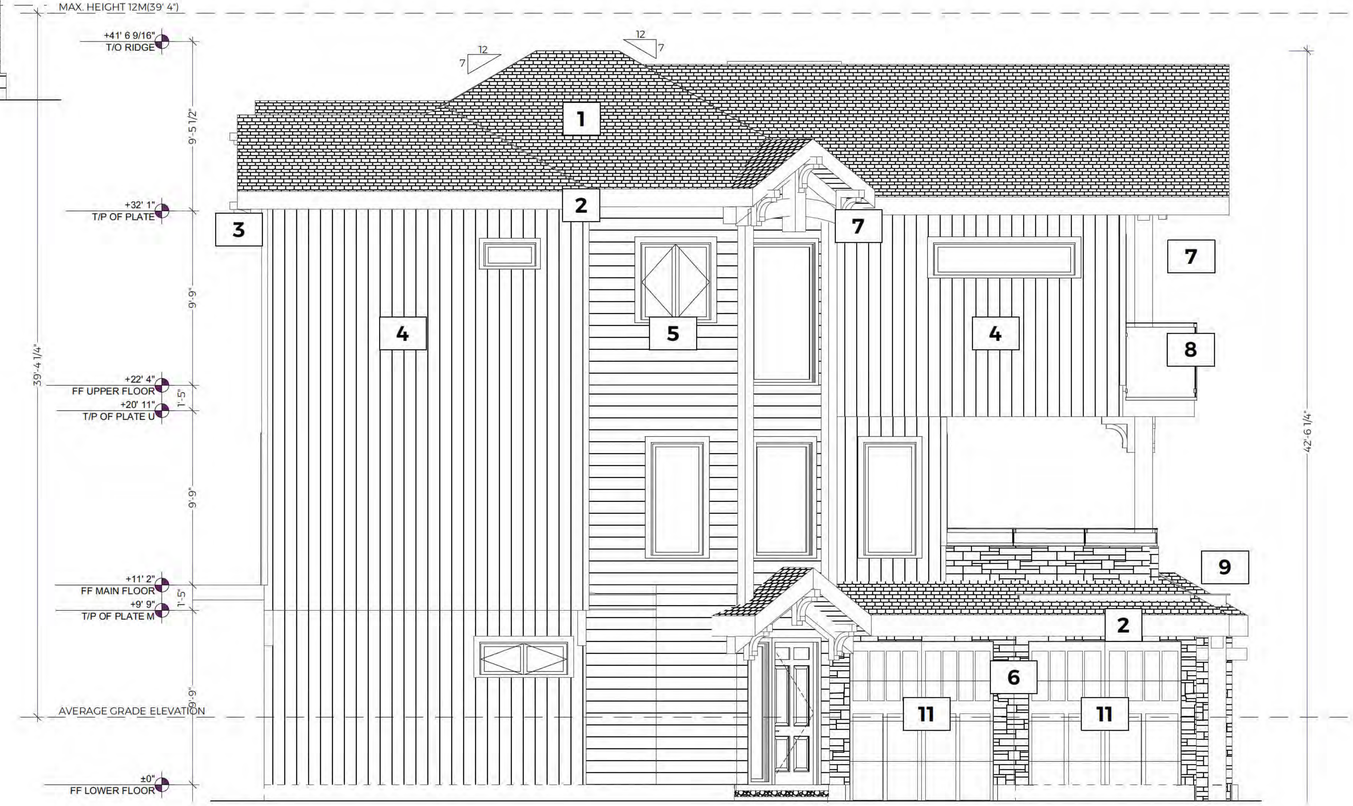

2/6 **LEFT ELEVATION**
SCALE: 1/4" = 1'-0"

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

FRONT ELEVATION, LEFT ELEVATION

Drawn by CRM

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Gmail

Conrad Wiker <conradwiker@gmail.com>

Lot 72 - Permit Plans R-1

Conrad Wiker <conradwiker@gmail.com>
To: Geoff Genge <planner@rdkb.com>

Mon, Jul 10, 2023 at 2:05 PM

Hello Goeff,

As requested:

1. The building height, measured from average grade, needs to be indicated. The definition of Average Grade can be found in Section 103 of Electoral Area 'E'/Big White Ski Zoning Bylaw No. 1166. **Please See Updated Plan Attached.**
2. The measurements of the interior square footages indicated on the bottom right of pages 3 and 4 of the provided Plans are inconsistent as they display different measurements for each floor. In addition, both the square footage measurements may put the entire building over the Floor Area Ratio of 0.8. We would need to see a Floor Area Ratio calculation somewhere on the plans. Definitions of Floor Area Ratio can be found in Section 103 of the zoning bylaw. Please See Updated Plan Attached.
3. Measurements of all cantilevers into interior yard setbacks are needed on the site plan to verify that no variances will be needed. Please See attached. All within setbacks which includes roof lines.
4. You have indicated on the updated site plan that snow storage will be in the adjacent lot. All snow storage areas must be located on the subject property. Please see the updated plan attached.
5. An updated landscape reclamation letter will be required as it has been 8 months since the last one was received and the footprint of the building seems to have changed. The substance of this letter will not require many changes but I want to make sure we have the most recent information for all aspects of this proposal. Please see updated Letter and drawings. A-1, A-2, A-3 Inclusive

I believe that is all and we hope to be included in the upcoming review.

Attached Files:
1. Updated detailed Plan.
2. Updated A-3 Drawing with new snow load location within all lot lines.
3. Updated - DP Letter (Landscape Plan).

That should be all. Please confirm we will be included in this month's review and you have everything you need.

Thanks

[Quoted text hidden]

5 attachments

Lot 72 - BABICH - PERMIT PLANS R-3 (1) - UPDATED JULY 1.pdf
9236K

Lot 72 - BW Map 1 - TOP VIEW A-3 Updated June 1, 2023.pdf
1227K

Lot 72 - Development Permit Application (July 10, 2023).pdf
1568K

Lot 72 - BW Map 1 - REAR SIDE VIEW - A-2 Updated June 1, 2023.pdf
1648K

Lot 72 - BW Map 1 - FRONT -SIDE VIEW Updated June 1, 2023.pdf
1800K

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R3 - CHALET RESIDENTIAL ZONE 3

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BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

Schematic Sheet Index

Date Feb 17th, 2023. **Drawn by CRM**

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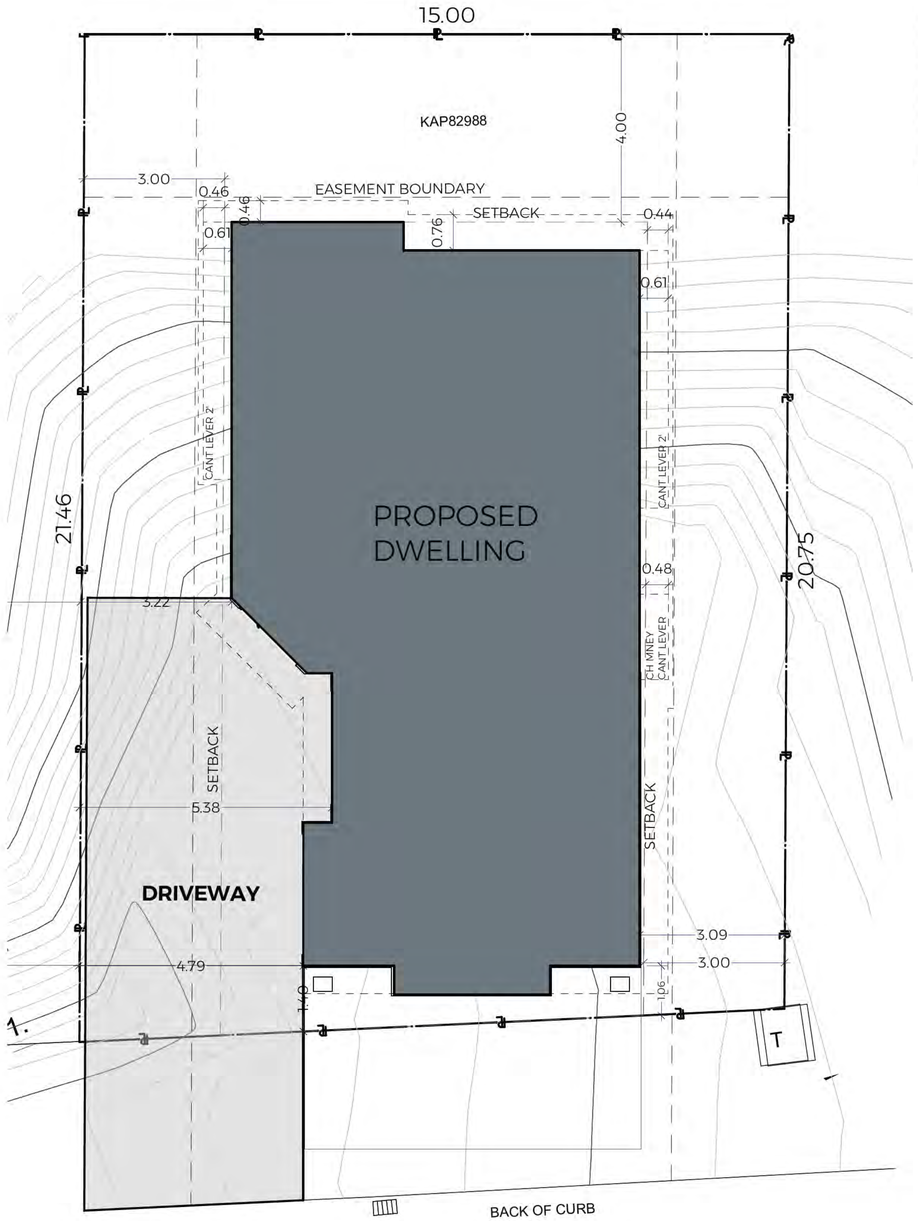


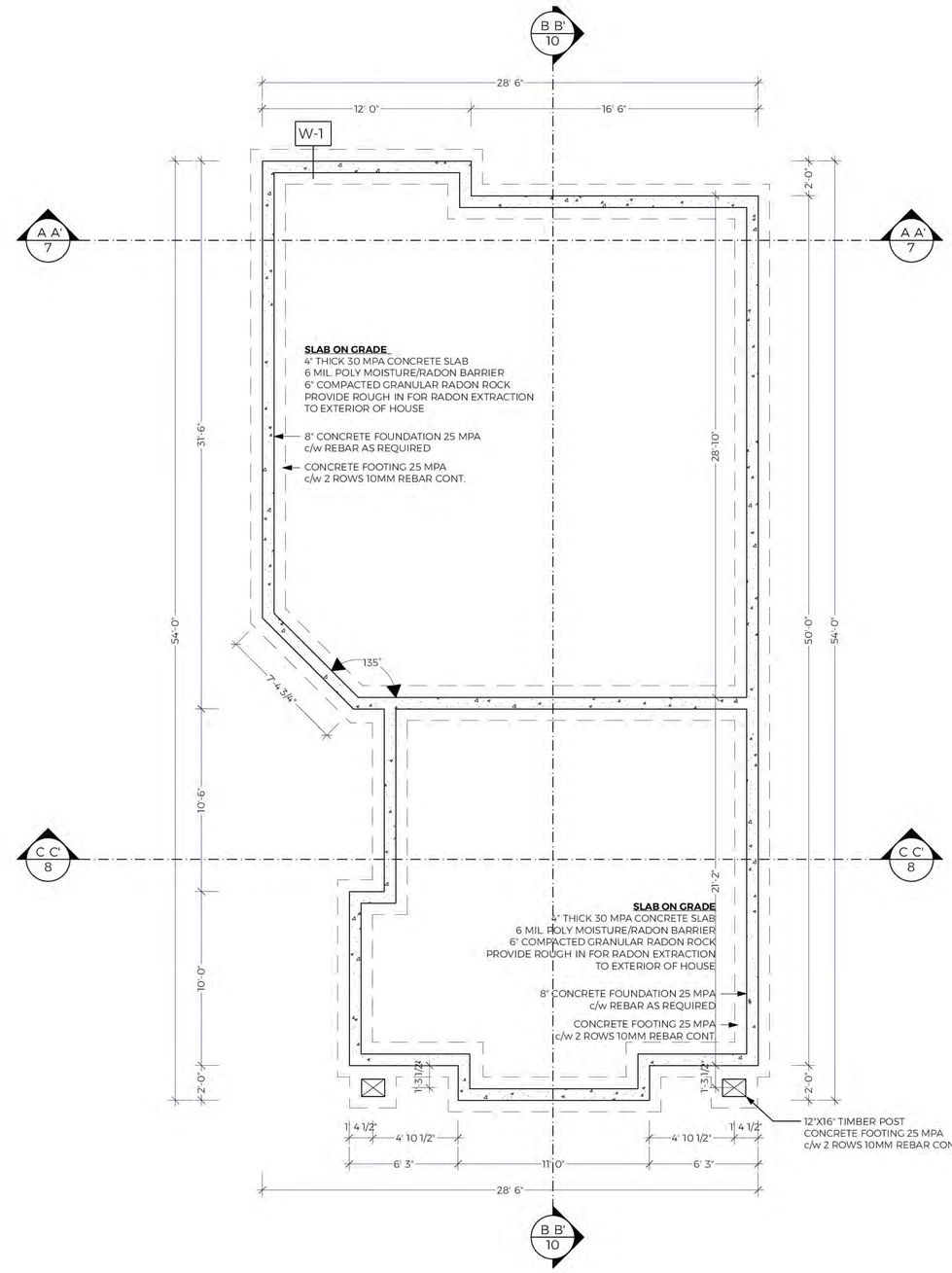
FEATHERTOP WAY

COMMON PROPERTY ACCESS ROUTE

STRATA PLAN KAS3134

1/2 **SITE PLAN**

SCALE: 1" = 5'



2/2 **FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"

N

Latitude 49.722860
Longitude -118.921340

BABICH

Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

SITE PLAN, FOUNDATION PLAN, 230531 FAR Calculation

Date Feb 17th, 2023. **Drawn by CRM**
Revised: Notes:
Jun 21st 2023 PERMIT PLANS R-3

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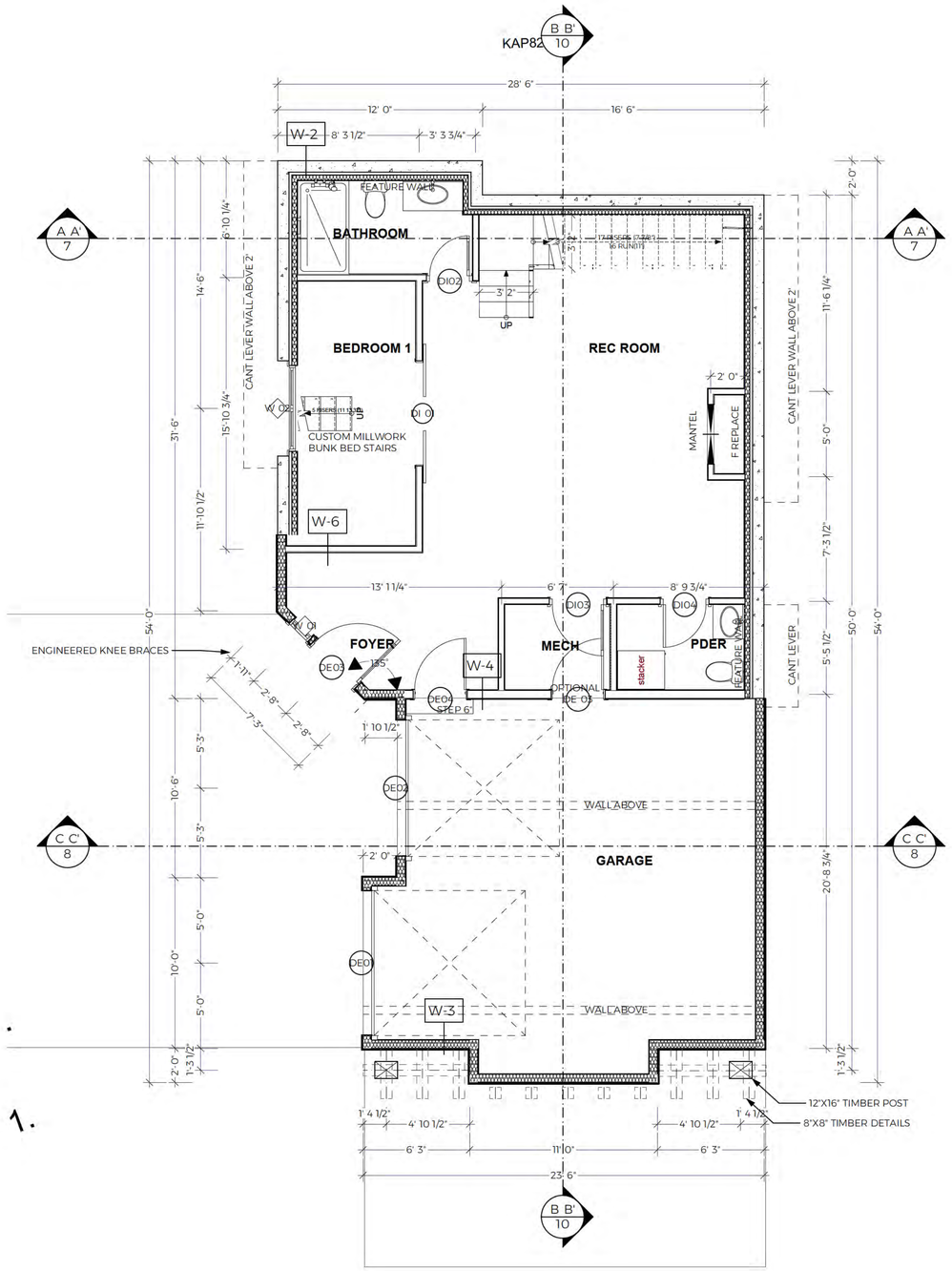

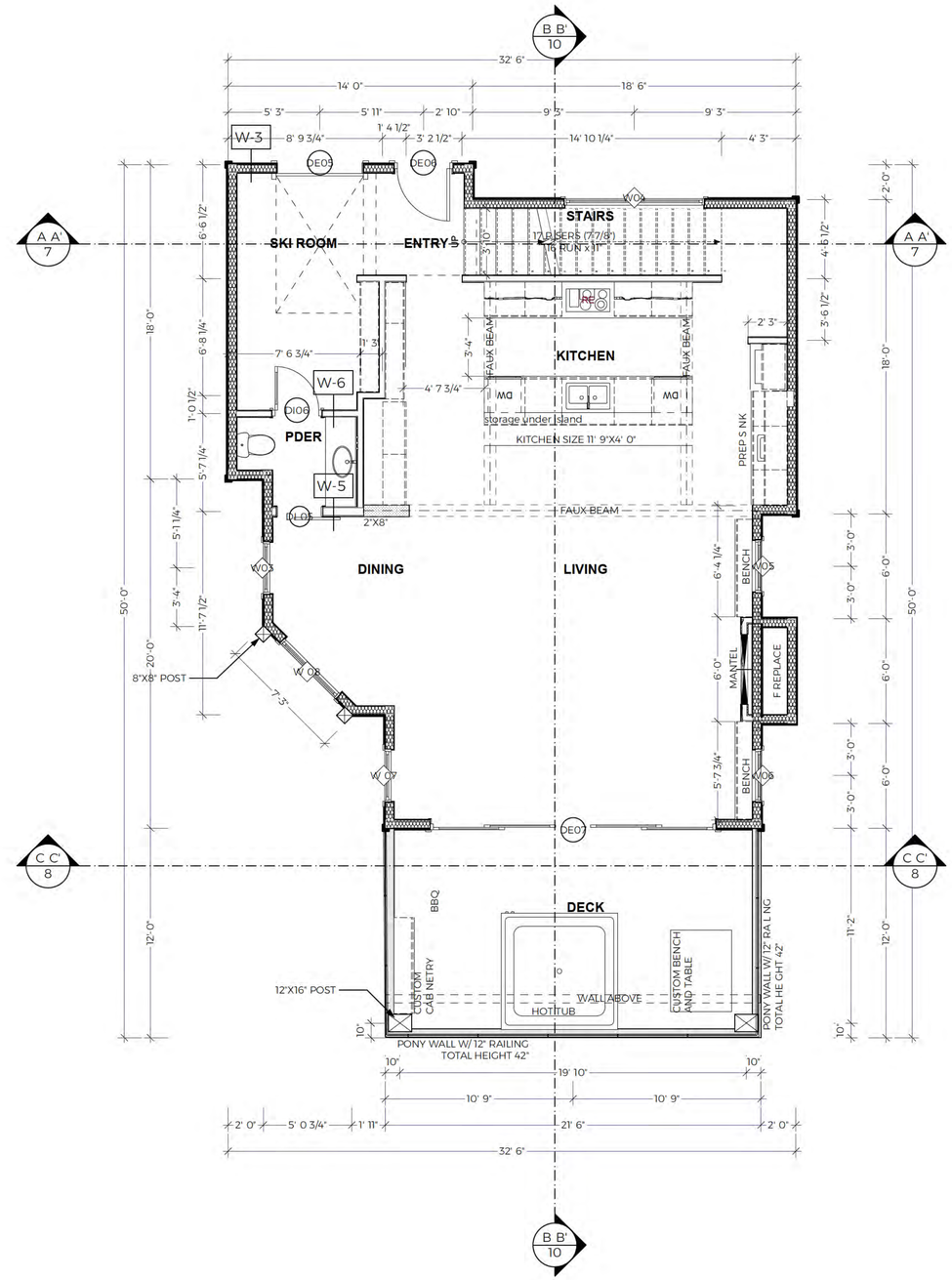

1 / 3 **LOWER FLOOR PLAN**
SCALE: 1/4" = 1'-0"

2 / 3 **MAIN FLOOR PLAN**
SCALE: 1/4" = 1'-0"

Latitude 49.722860
Longitude -118.921340

BABICH

Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

LOWER FLOOR PLAN, MAIN FLOOR PLAN

Date Feb 17th, 2023.	**Drawn by CRM**
Revised: Jun 21st, 2023	Notes: PERMIT PLANS R-3

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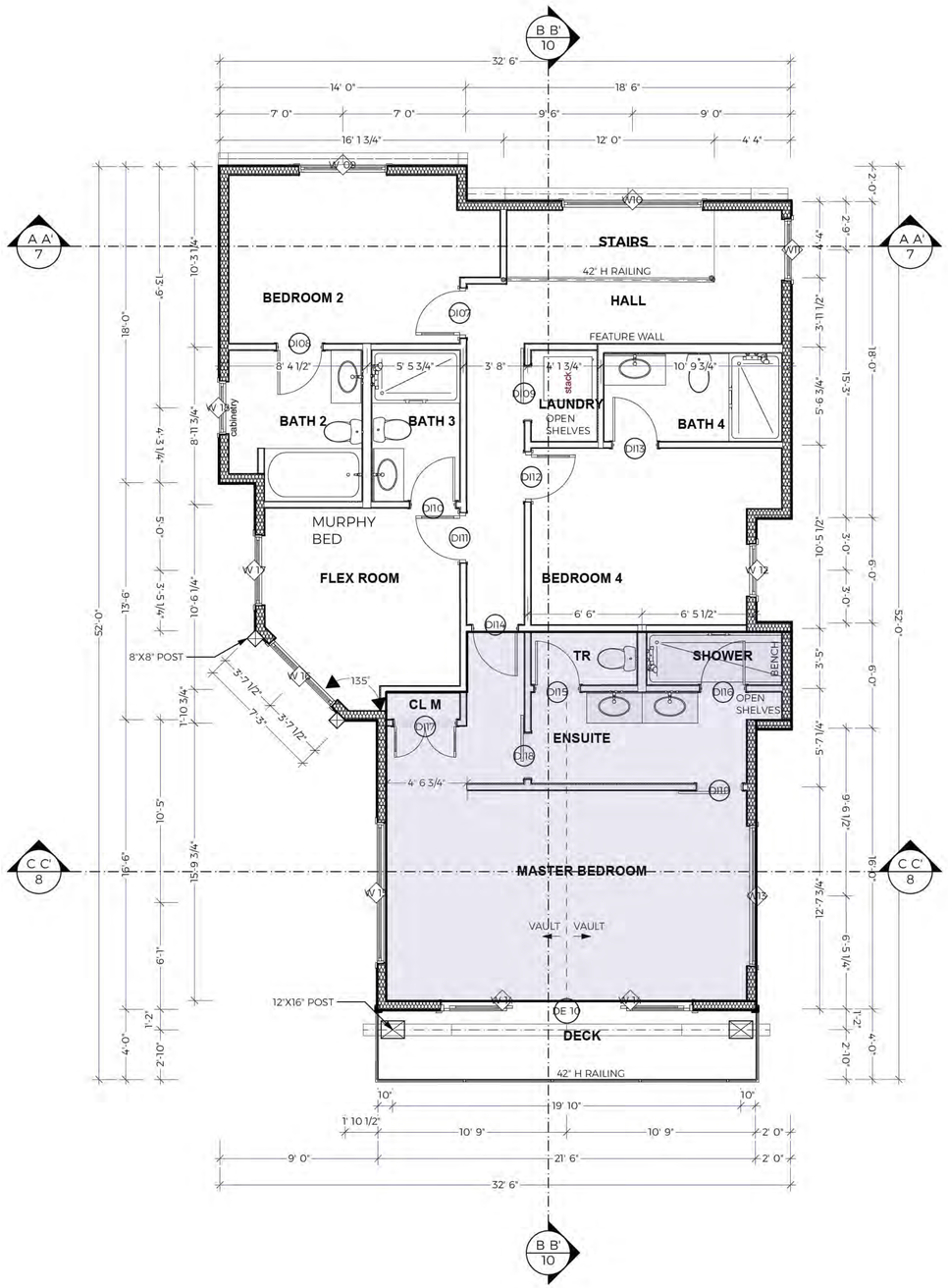

1/4 **UPPER FLOOR PLAN**
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE						
ID	LEVEL	ROOM	QTY	WxH SIZE	OPERATION	EGRESS
W03	FF MAIN FLOOR	DINING	1	3'-0"×6'-6"	Fixed	
W04	FF MAIN FLOOR	STAIRS	1	8'-0"×4'-6"	Fixed	
W05	FF MAIN FLOOR	LIVING	1	3'-0"×6'-6"	Fixed	
W06	FF MAIN FLOOR	LIVING	1	3'-0"×6'-6"	Fixed	
W10	FF UPPER FLOOR	HALL	1	8'-0"×4'-6"	Fixed	
W11	FF UPPER FLOOR	HALL	1	3'-6"×4'-0"	Fixed	
W13	FF UPPER FLOOR	MASTER BEDROOM	1	8'-0"×2'-0"	Fixed	
W-01	FF LOWER FLOOR	FOYER	1	1'-6"×8'-0"	Fixed	
W-02	FF LOWER FLOOR	BEDROOM 1	1	5'-0"×2'-0"	Casement	
W-07	FF MAIN FLOOR		1	3'-0"×6'-6"	Casement	
W-...	FF MAIN FLOOR	DINING	1	4'-6"×6'-6"	Casement	
W-...	FF UPPER FLOOR	BEDROOM 2	1	5'-0"×4'-6"	Casement	
W-12	FF UPPER FLOOR	BEDROOM 4	1	3'-0"×4'-6"	Casement	
W-14	FF UPPER FLOOR	DECK	2	7'-0"×5'-0"	Fixed	
W-15	FF UPPER FLOOR	MASTER BEDROOM	1	8'-0"×2'-0"	Fixed	
W-16	FF UPPER FLOOR	FLEX ROOM	1	5'-0"×8'-0"	Fixed	
W-17	FF UPPER FLOOR	FLEX ROOM	1	4'-0"×4'-6"	Casement	
W-18	FF UPPER FLOOR	BATH 2	1	2'-6"×2'-6"	Fixed	

EXTERIOR DOOR SCHEDULE						
ID	LEVEL	ROOM	QTY	WxH	TYPE	ORIENTATION
DE01	FF LOWER FLOOR	GARAGE	1	8'-6"×9'-0"	Overhead	R
DE02	FF LOWER FLOOR	GARAGE	1	8'-0"×9'-0"	Overhead	R
DE03	FF LOWER FLOOR	FOYER	1	3'-6"×8'-0"	Hinged	R
DE04	FF LOWER FLOOR	FOYER	1	3'-0"×8'-0"	Hinged	R
DE05	FF MAIN FLOOR		1	5'-0"×8'-0"	Overhead	
DE07	FF MAIN FLOOR	LIVING	1	16'-0"×8'-...	Patio Slider	
DE-03	FF LOWER FLOOR	MECH	1	3'-0"×8'-0"	Hinged	R
DE-10	FF UPPER FLOOR	DECK	1	14'-0"×8'-0"	Patio Slider	
			8			

INTERIOR DOOR SCHEDULE						
ID	LEVEL	ROOM	QTY	SIZE WXH	TYPE	Orientati...
DI02	FF LOWER FLOOR	BATHROOM	1	2'-4"×8'-0"	Hinged	R
DI03	FF LOWER FLOOR	MECH	1	3'-0"×8'-0"	Hinged	L
DI04	FF LOWER FLOOR	PDER	1	2'-6"×8'-0"	Hinged	R
DI06	FF MAIN FLOOR	SKI ROOM	1	2'-6"×6'-8"	Hinged	L
DI07	FF UPPER FLOOR	BEDROOM 2	1	2'-6"×8'-0"	Hinged	L
DI08	FF UPPER FLOOR	BEDROOM 2	1	2'-6"×6'-8"	Hinged	L
DI10	FF UPPER FLOOR	BATH 3	1	2'-6"×6'-8"	Hinged	L
DI11	FF UPPER FLOOR	FLEX ROOM	1	2'-6"×8'-0"	Hinged	R
DI12	FF UPPER FLOOR	BEDROOM 4	1	2'-6"×8'-0"	Hinged	L
DI13	FF UPPER FLOOR	BATH 4	1	2'-6"×6'-8"	Hinged	L
DI14	FF UPPER FLOOR	HALL	1	2'-6"×8'-0"	Hinged	R
DI15	FF UPPER FLOOR	ENSUITE	1	2'-6"×8'-0"	Hinged	L
DI16	FF UPPER FLOOR	ENSUITE	1	2'-6"×6'-8"	Hinged	L
DI17	FF UPPER FLOOR	CL M	1	3'-6"×8'-0"	Hinged	R
DI18	FF UPPER FLOOR	MASTER BEDROOM	1	2'-6"×8'-0"	Barn	R
DI19	FF UPPER FLOOR	MASTER BEDROOM	1	2'-6"×8'-0"	Barn	R
DI-01	FF LOWER FLOOR	REC ROOM	1	6'-0"×8'-0"	Barn	
DI-05	FF MAIN FLOOR	PDER	1	2'-6"×8'-0"	Barn	L

Latitude 49.722860
Longitude -118.921340

BABICH

Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

UPPER FLOOR PLAN, AREAS SCHEDULE, EXTERIOR DOOR SCHEDULE, WINDOW SCHEDULE, INTERIOR DOOR SCHEDULE

Drawn by CRM

Date: Feb 17th, 2023.
Revised: Jun 21st,2023
Notes: PERMIT PLANS R-3

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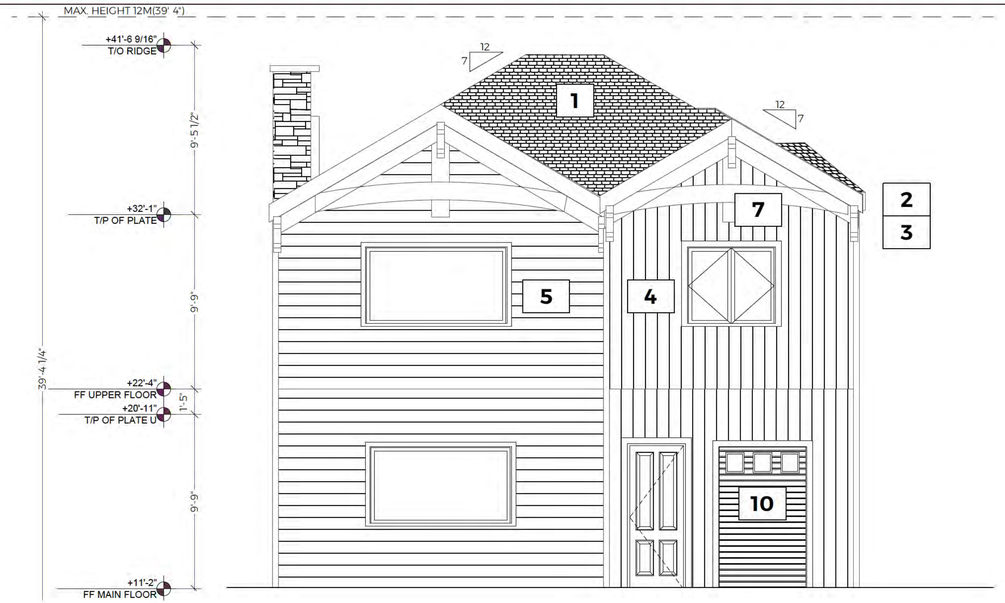
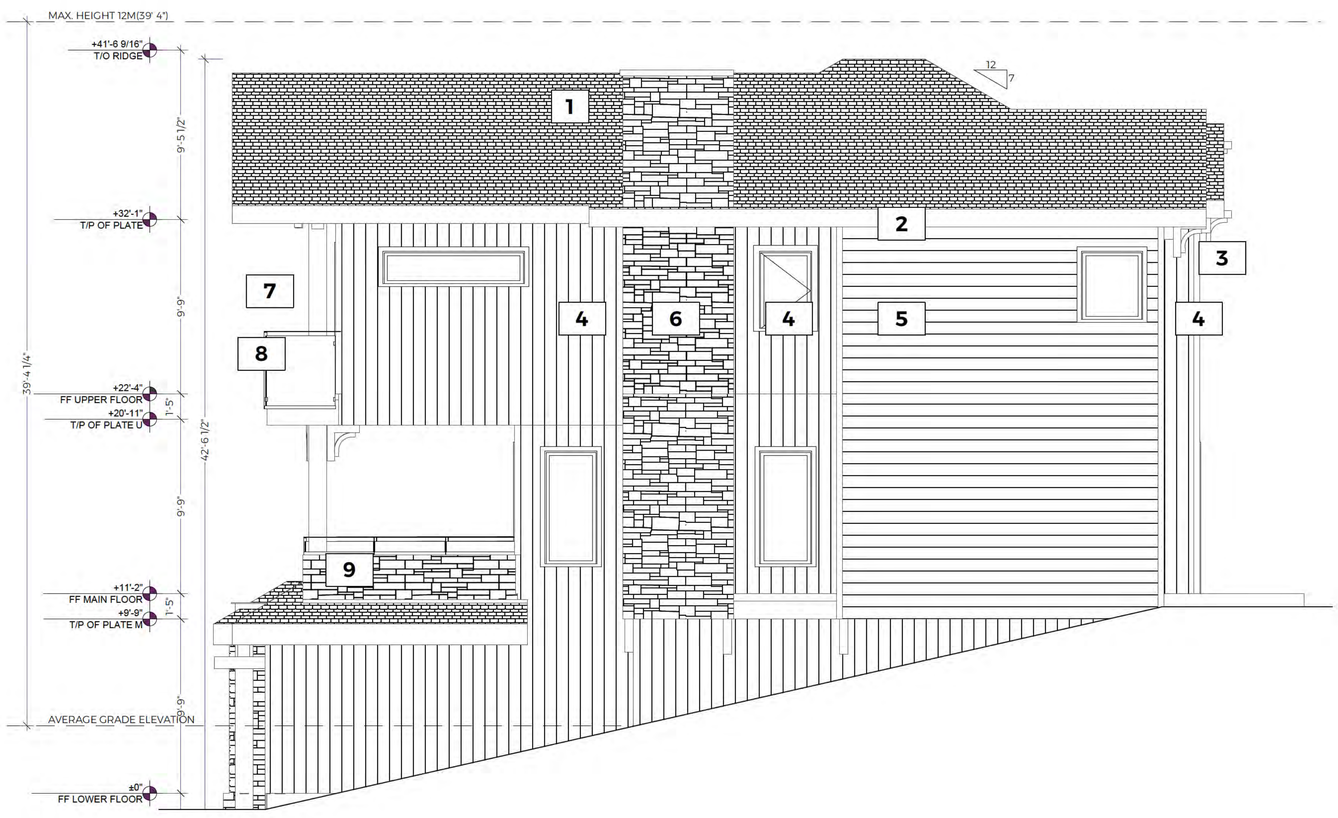


1/5 **REAR ELEVATION**
SCALE: 1/4" = 1'-0"



2/5 **RIGHT ELEVATION**
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1- ROOFING ASPHALT SHINGLES CAMBRIDGE DUAL BLACK
2- FASCIA 12" & WINDOW TRIM CEDAR BLACK
3- SOFFIT WOOD TONE 1"X6" T&G ENGLISH PORTER
4- SIDING WOOD LOOK 1"X6" T&G ENGLISH PORTER VERTICAL
5- SIDING WOOD LOOK LAP SIDING DARK BROWN HORIZONTAL
6- STONE PANGEA 3 COURSE ASHLER SIENNA
7- POST/BEAMS & TIMBER DETAILS MID STAIN
8- EXTERIOR RAILING GLASS PANELS W/ BLACK POSTS & TOP
9- PONY WALL W/RAILING PANGEA STONE W/ 12" H GLASS PANELS W/ BLACK POSTS & TOP
10 - GARAGE DOOR BLACK
11 -GARAGE DOOR CLOPAY CANYON RIDGE WSIGNE 13 W/ REC 13 WINDOWS

BUILDING HEIGHT (12.95m) 42' 6 1/4"

BABICH - LOT 72					
SPATIAL SEPARATION CALCULATION					
Elevation	Wall Area m2	Limiting Distance for Calc (m)	Actual Limiting Distance (m)	Max Allowable Glazing %	Proposed Glazing %
Front - South					
Wall 1	110.00	0	0.53	0%	0%
Wall 2	110.00	4	5.32	31.9%	10%
Wall 3	110.00	2	2.28	18.2%	18%
Left - West					
Wall 1	147.00	4	4.63	24%	0%
Wall 2	147.00	4	5.22	24%	0%
Wall 3	147.00	2	3.07	16%	7%
Wall 4	147.00	2	3.07	16%	2%
Wall 5	147.00	2	2.42	16%	3%
Rear-North					
Wall 1	73.00	4	4	36%	2%
Wall 2	73.00	4	4.61	36%	5%
Right - East					
Wall 1	112.00	2	3.06	16%	7%
BC Building Code 9.10.14.4 Openings in Exposing Building Face					
7) Where the building is sprinklered, the maximum aggregate area of unprotected openings shall be not more than twice the area determined according to Sentence (1), provided all rooms, including closets and bathrooms, that are adjacent to the exposing building face and that have unprotected openings are sprinklered, notwithstanding any exemptions in the					

AVERAGE GRADE ELEVATION CALCULATION

LOWEST ELEVATION 110.75
HIGHEST ELEVATION 115
DIFFERENCE= 4.25 / 2= 2.25
AVERAGE ELEVATION = 113
MAXIMUM HEIGHT ELEVATION = 125

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

REAR ELEVATION, RIGHT ELEVATION, 230428 Babich UPO Calculation - Copy

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Date Feb 17th, 2023.
Revised: Notes:
Jun 21st 2023 PERMIT PLANS R-3

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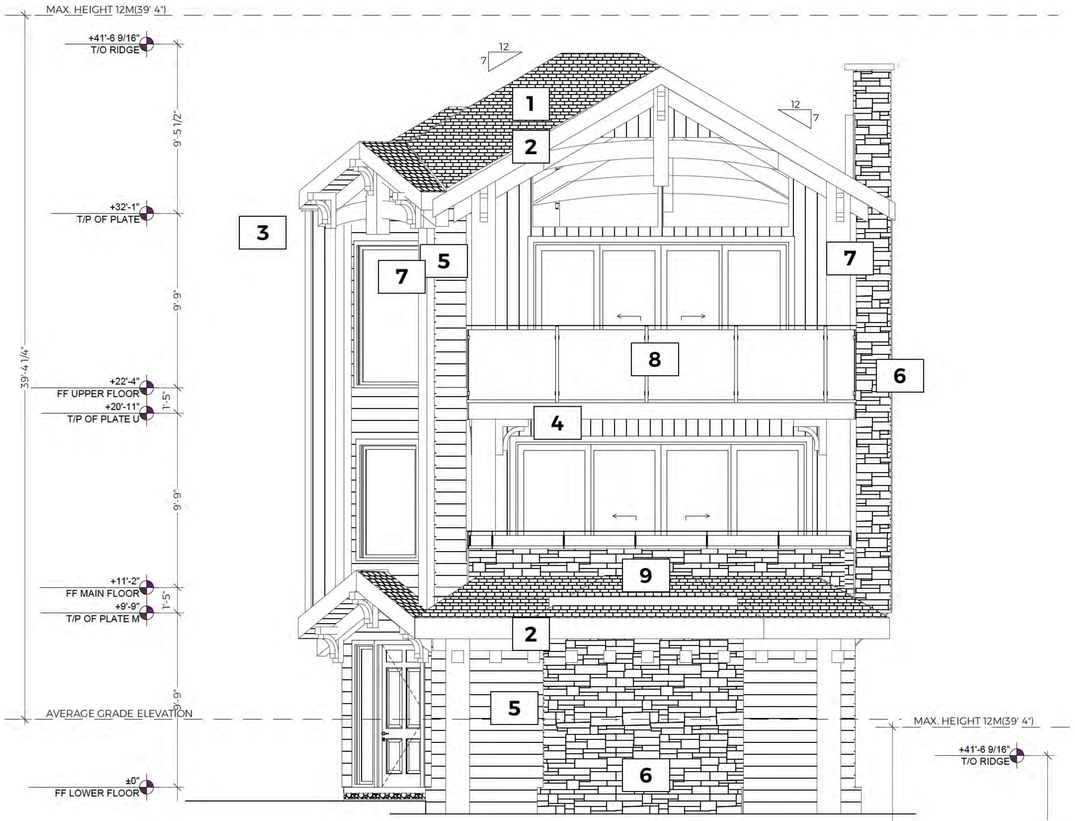
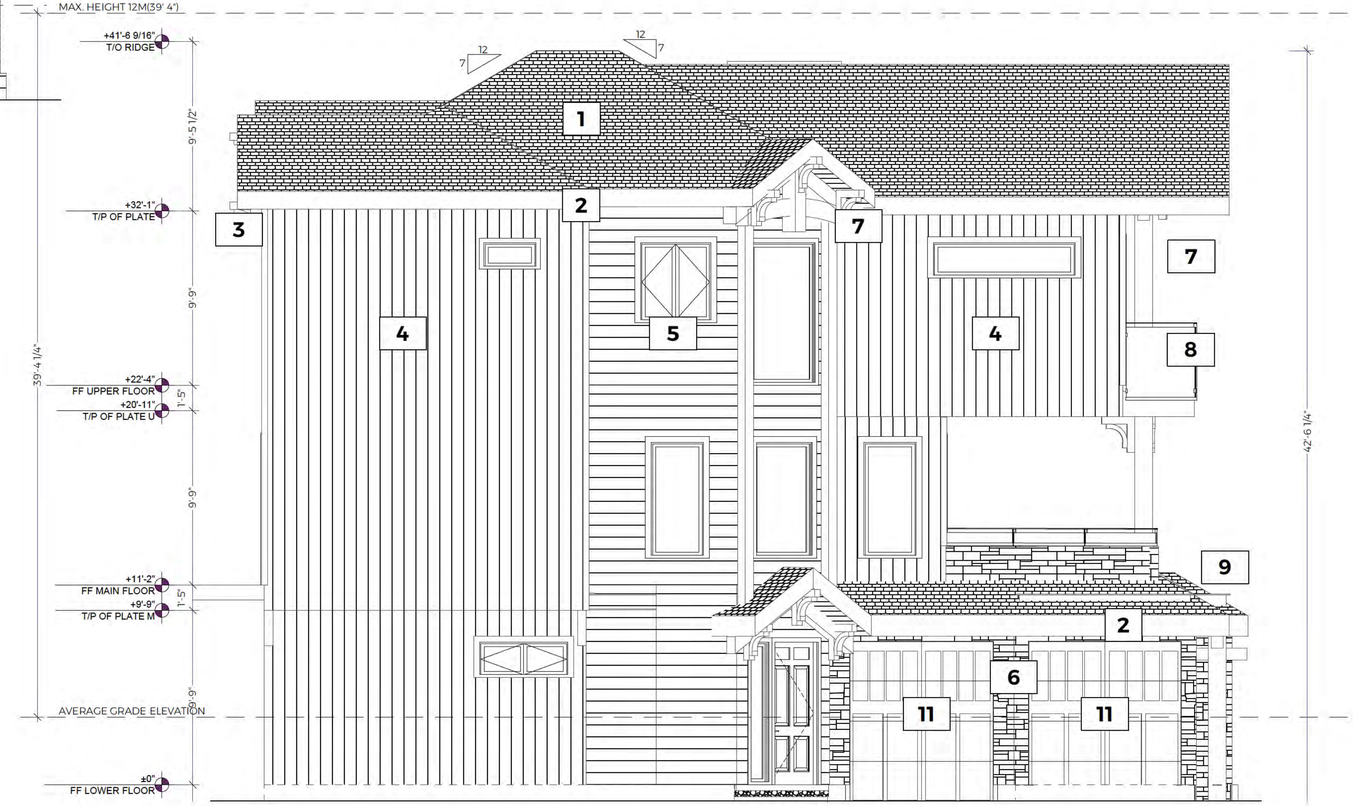


1/6 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1- ROOFING ASPHALT SHINGLES CAMBRIDGE DUAL BLACK
2- FASCIA 12" & WINDOW TRIM CEDAR BLACK
3- SOFFIT WOOD TONE 1"X6" T&G ENGLISH PORTER
4- SIDING WOOD LOOK 1"X6" T&G ENGLISH PORTER VERTICAL
5- SIDING WOOD LOOK LAP SIDING DARK BROWN HORIZONTAL
6- STONE PANGEA 3 COURSE ASHLER SIENNA
7- POST/BEAMS & TIMBER DETAILS MID STAIN
8- EXTERIOR RAILING GLASS PANELS W/ BLACK POSTS & TOP
9- PONY WALL W/RAILING PANGEA STONE W/ 12" H GLASS PANELS W/ BLACK POSTS & TOP
10 - GARAGE DOOR BLACK
11 -GARAGE DOOR CLOPAY CANYON RIDGE WSIGNE 13 W/ REC 13 WINDOWS

BUILDING HEIGHT (12.95m) 42' 6 1/4"



2/6 **LEFT ELEVATION**
SCALE: 1/4" = 1'-0"

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

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FRONT ELEVATION, LEFT ELEVATION

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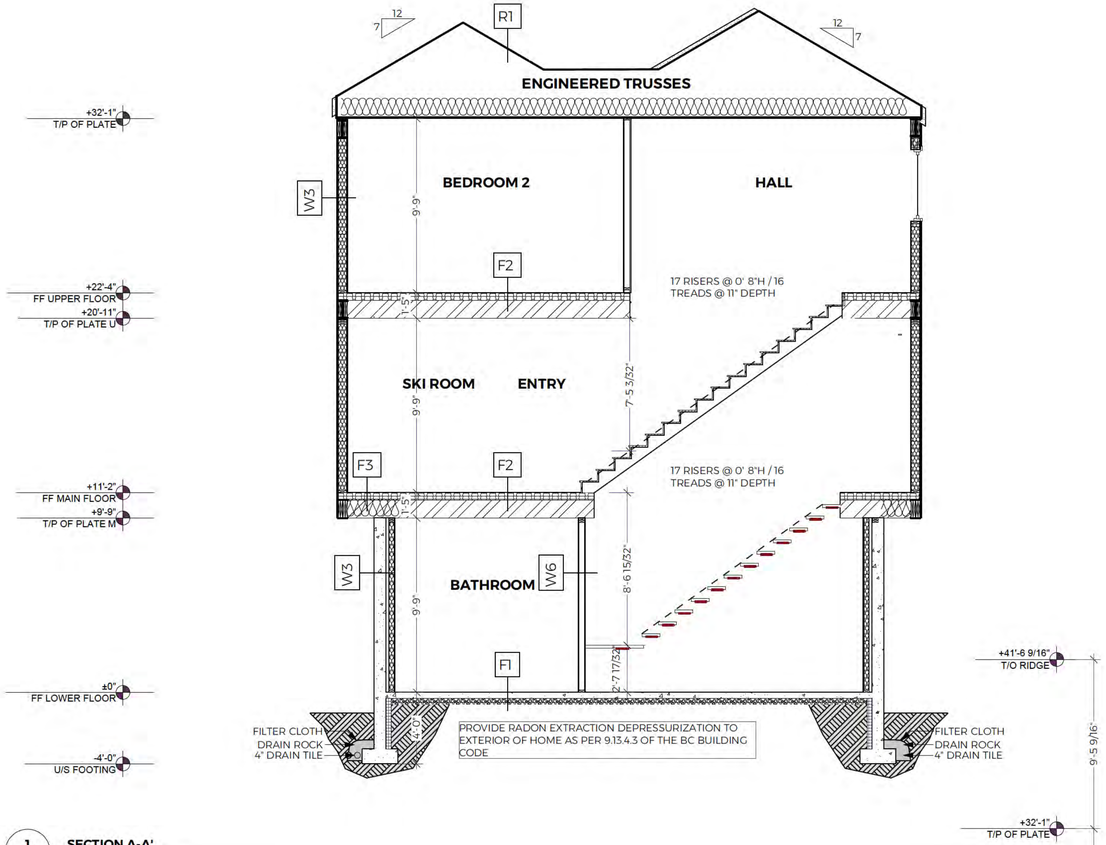
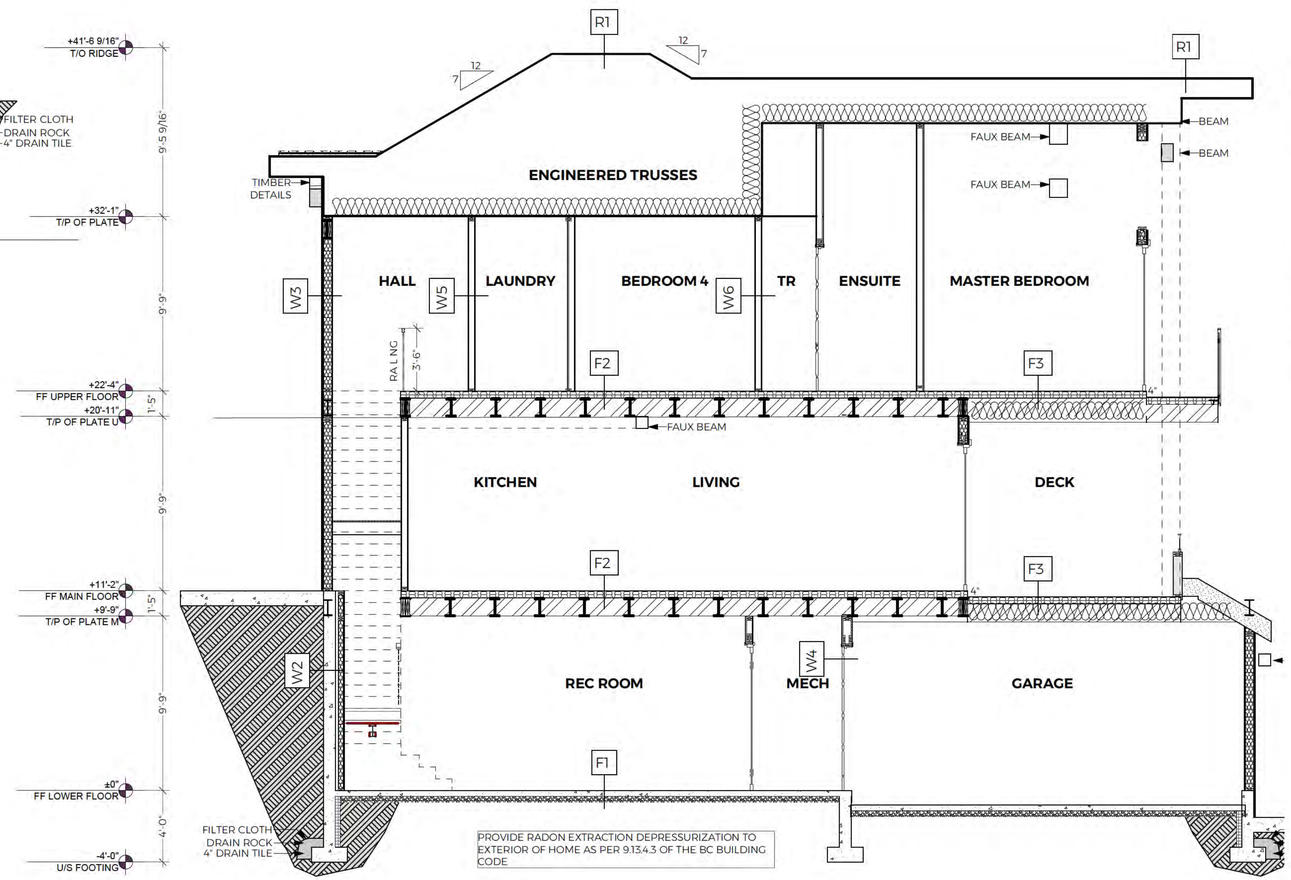


1/7 **SECTION A-A'**
SCALE: 1/4" = 1'-0"



2/7 **SECTION B-B'**
SCALE: 1/4" = 1'-0"

Latitude 49.722860
Longitude -118.921340

BABICH

Lot 72 Feathertop Way Big White
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SECTION A-A',
SECTION B-B'

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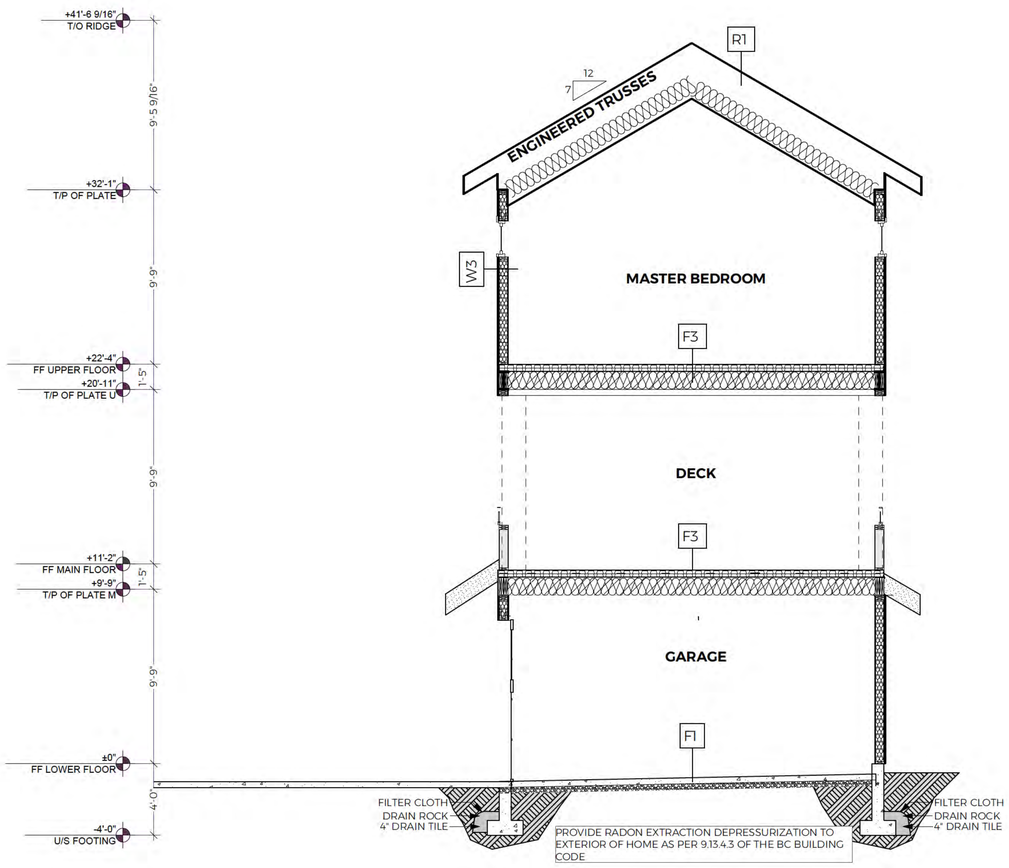

1
8

SECTION C-C'

SCALE: 1/4" = 1'-0"

CONSTRUCTION ASSEMBLIES

	ROOF	COMPOSITION
R-1	ASPHALT SHINGLES	
		ASPHALT SHINGLES
		TYVEK - BUILDING PAPER
		1/2" PLYWOOD, STD OR OSB SHEATHING
		ENG. TRUSSES R50 BLOWN IN INSULATION AS PER MANUFACTURER SPECS
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		1/2" GYPSUM BOARD
R-2	ASPHALT SHINGLES	
		ASPHALT SHINGLES
		TYVEK - BUILDING PAPER
		1/2" PLYWOOD, STD OR OSB SHEATHING
		ENG. TRUSSES AS PER MANUFACTURER SPECS
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		WOOD SOFFIT
	WALLS	COMPOSITION
W1	8" CONCRETE - FROST WALL	
		DAMP PROOFING
		8" CONCRETE WALL
		3.3" RIGID INSULATION
W2	2"X14" FOUNDATION FURRED WALL	
		DRAMP PROOFING
		8" CONCRETE WALL
		2" AIR GAP
		2"X4" FRAMING FILLED W/ R18 BATT @ 16 O.C.
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		1/2" GYPSUM BOARD
W3	2"X6" GARAGE - HOUSE	
		1/2" GYPSUM BOARD
		7/16" OSB SHEATHING
		2"X6" FRAMING FILLED W/ R24 BATT @ 16 O.C.
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		1/2" GYPSUM BOARD
W4	2"X6" GARAGE - EXT	
		FINISH MATERIAL
		TYVEK - BUILDING PAPER
		7/16" OSB SHEATHING
		2"X6" FRAMING FILLED W/ R24 BATT @ 16 O.C.
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		1/2" GYPSUM BOARD
W5	2X6	
		1/2" GYPSUM BOARD
		2"X6" FRAMING @ 16" O.C.
		1/2" GYPSUM BOARD
W6	2X4	
		1/2" GYPSUM BOARD
		2"X4" FRAMING @ 16" O.C.
		1/2" GYPSUM BOARD
	FLOORS	COMPOSITION
F-1	BASEMENT SLAB	INTERIOR
	IN-FLOOR HEATING	FLOORING FINISH
		4" CONCRETE SLAB (REBAR TBC PER SPECS)
		6 MIL POLY
		6" THICK COMPACTED RADON ROCK
F-2	Q DECK W/ STEEL STRUCTURE	INTERIOR
		5" CONCRETE - Q DECK
		STEEL BEAMS AND JOISTS PER ENGINEERING SPECS
		1/2"GYPSUM BOARD
F-3	Q DECK W/ STEEL STRUCTURE	EXTERIOR
	(cold area under)	5" CONCRETE - Q DECK
		STEEL BEAMS AND JOISTS PER ENGINEERING SPECS W/ R28 SPRAY FOAM INSULATION
		1/2"GYPSUM BOARD
F-4	GARAGE SLAB	INTERIOR
		4" CONCRETE SLAB (REBAR TBC PER SPECS)
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		6" THICK COMPACTED RADON ROCK
F-5	EXTERIOR CONCRETE	EXTERIOR
		4" CONCRETE SLAB (REBAR TBC PER SPECS)
		6" CRUSHED ROCK

Latitude 49.722860
Longitude -118.921340

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SECTION C-C', Lot 72 Construction Assemblies

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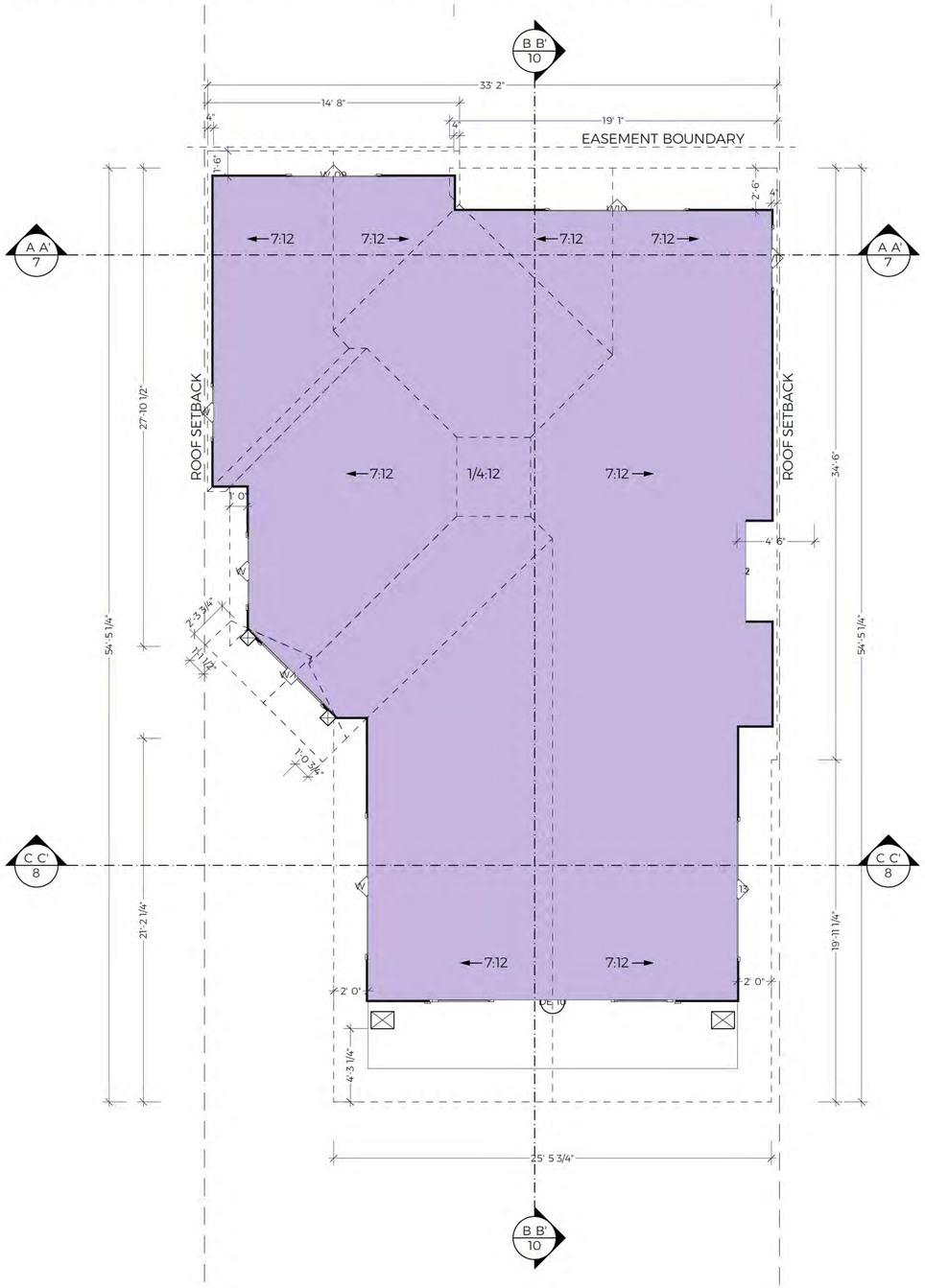
NOTE:
MASTER BEDROOM AND ENSUITE VAULTED CEILING
ROOF TRUSSES DEPTH TBD DETERMINED BY TRUSS MANUFACTURER



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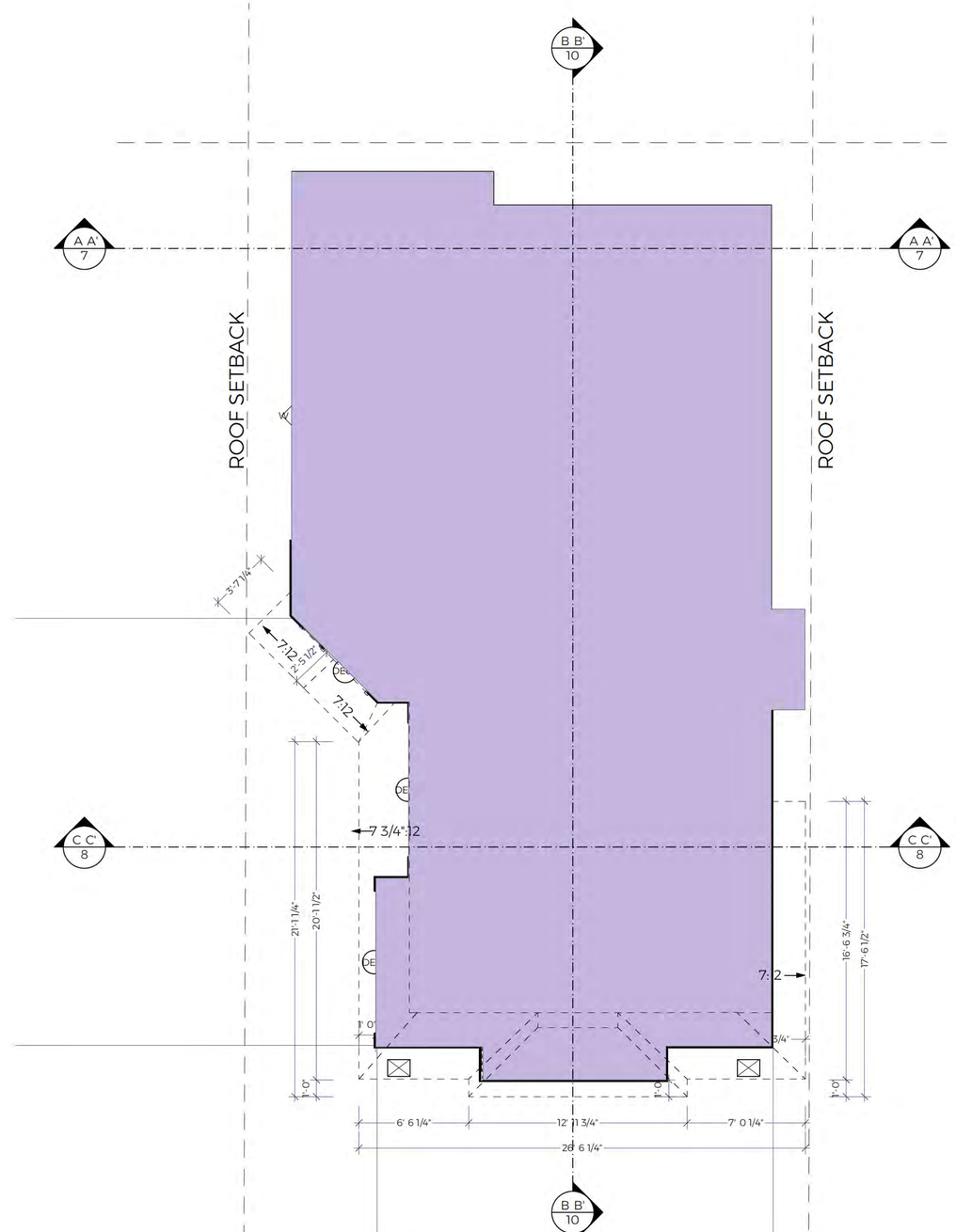
ROOF PLAN
SCALE: 1/4" = 1'-0"



2
9
LOWER ROOF PLAN
SCALE: 1/4" = 1'-0"

Latitude 49.722860
Longitude -118.921340

BABICH

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ROOF PLAN, LOWER ROOF PLAN

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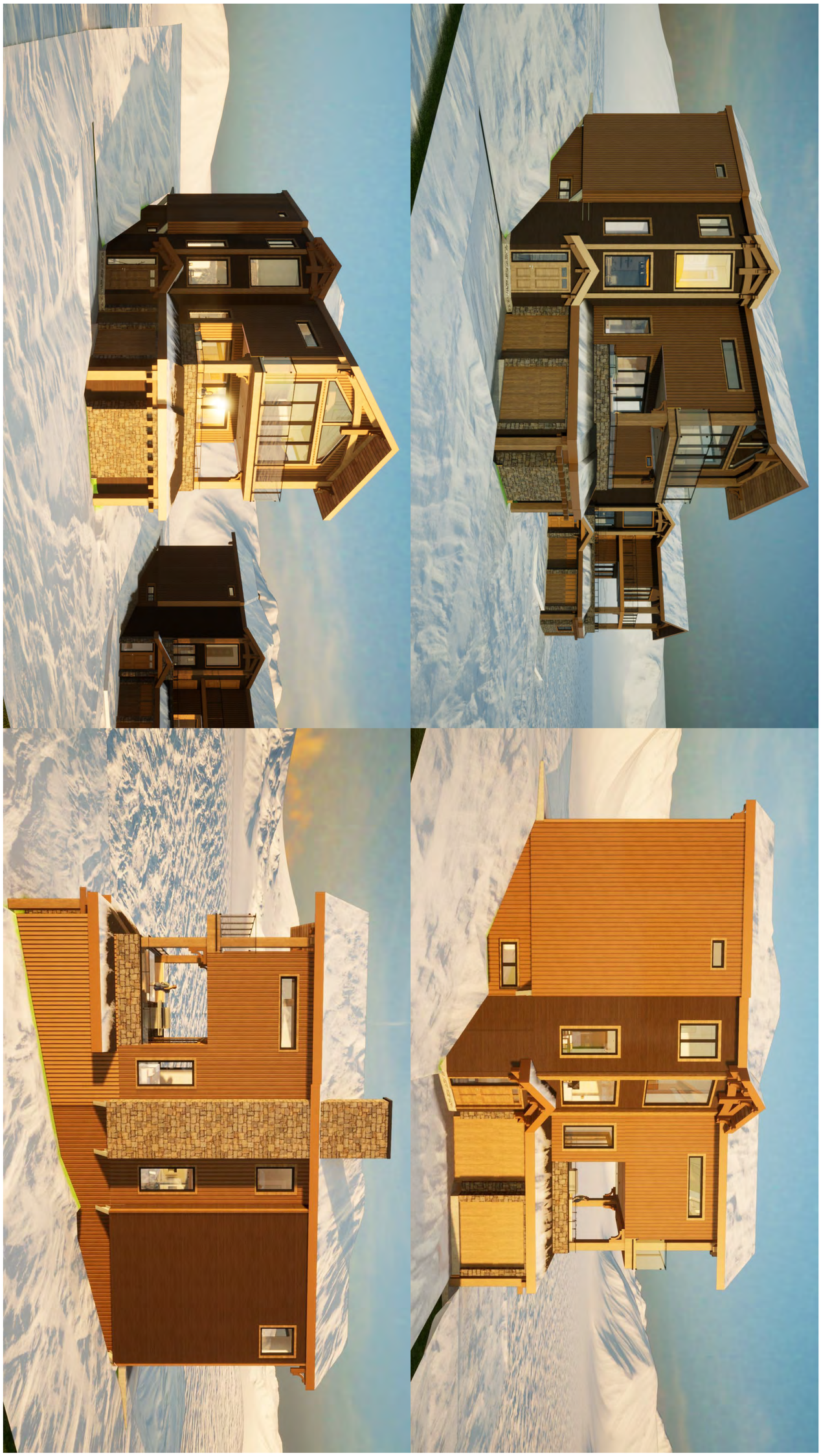

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Latitude 49.722860
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LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

DRAWING A-1: Front / Side / Rear View

Wiker Developments, Inc.
Every problem has a solution

3337 Turnbull Rd., W. Kelowna, BC, V4T-1W3
PH: 250-878-9090 conradwiker@gmail.com

Development Permit Application (LR)

Re: Construction/Management of a New Single Family Residential Home
Location of Build: Lot 72 - Feathertop Way, Big White
PID #: 026-906-457
Type of Construction: Single Family Residential Chalet
Builder/General Contractor: Wiker Developments, Inc. – Rep. by C. Wiker
www.wikerdevelopments.com

Plant Selection / Choice and Placement

The plant selection follows the guidelines established for the alpine area and natural surroundings. The choices take into account the altitude, short growing season, form and character of other neighboring properties, while keeping in mind low maintenance requirements and fire resistance. The placement of the vegetation also recognizes the heavy snow loads, snow storage plan, ski in/out areas, public safety, traffic areas, and provides the plants and grasses with the best chance of successful growth. Of note, the ski easement at the rear of the property will be subject to heavy traffic from grooming machines and public use. Ski Easement will be seeded with native eco grass mix to ensure greater stability.

Snow Removal Plan/Location/Parking

The Owner agrees to locate all snow to the right and left front corners of the designated parking areas on property (See Maps). The two large snow pile snow should provide adequate space for all snow materials. The location of snow piles will be free of vegetation, public walkways, and allow for the most snow material as heavy snow falls during peak seasons are guaranteed December through April. Snow will be moved by hand. It will not encroach on exiting roadway or be piled on any newly planted vegetation except for grasses in the front which are designed to with stand snow loads. With a single full garage parking stall, and the single exterior stall, the two parking places requirement is fulfilled.

Vegetation and Plantings:

The vegetation that will be planted on site are exclusively composed of native species that all grow naturally within the immediate area. Any existing vegetation will be supplemented with grass or wildflowers, as needed. All vegetation will be selected based on the high altitudes for the terrain and surrounding areas. Trees, flowers, grasses and shrubs to be used are as follows:

Item	*Name*	*Quantity / Amount*	*Location*
Tree	*Western Larch*	*1*	*Front of the property*
Native grass	*Eco-Green Rapid Cover Mix*	*80 Sq. Ft.*	*Front of the property and sides of property*
Shrubs	*Shrubby Cinquefoil*	*4-8*	*Side/Front*
Flowers	*Yarrow*	*4-8*	*Front*
	Artic Lupin	*4-8*	*Front/Side*

DRAWING A-2: Side View / Elevations

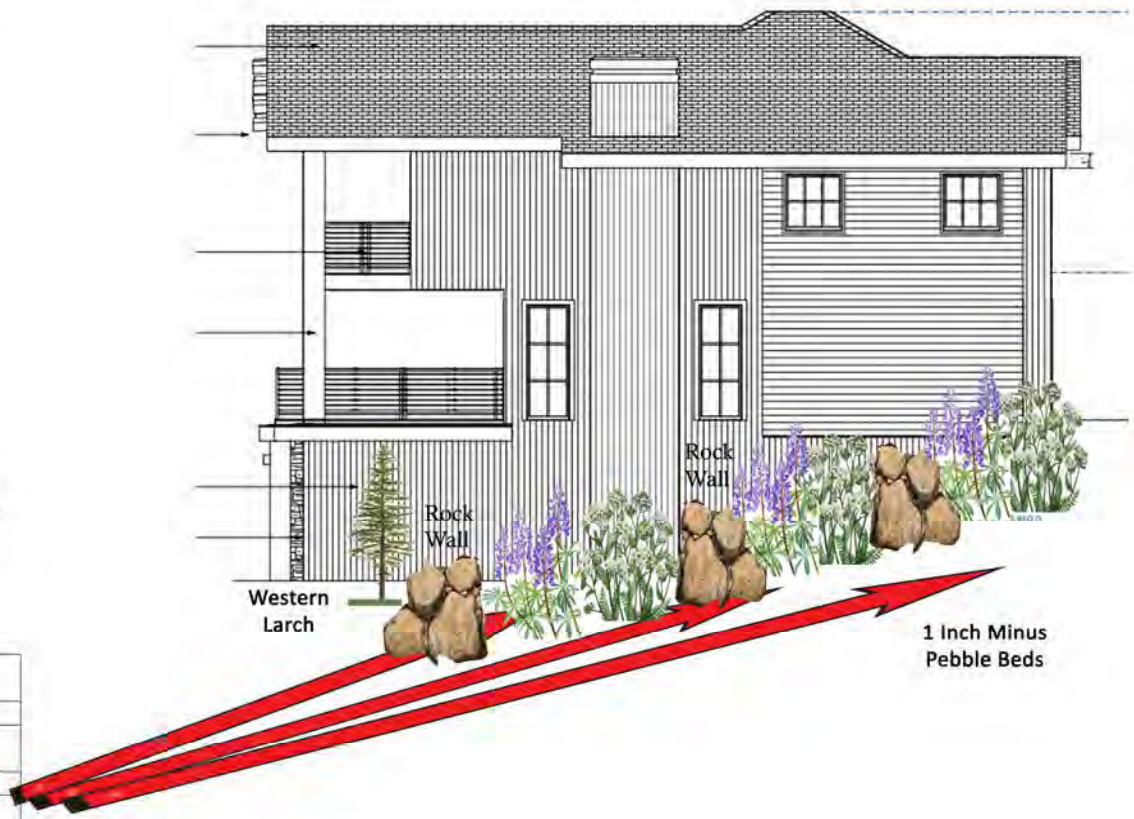
Wiker Developments, Inc.
"Can-do problem-free solutions"

3337 Turnbull Rd., W. Kelowna, BC, V4T-1W3
PH: 250-878-9090 conrpdwiker@gmail.com

Right Side Elevation

Development Permit Application (LR)

Re: Construction/Management of a New Single Family Residential Home
Location of Build: Lot 72 - Feathertop Way, Big White
PID#: 026-906-457
Type of Construction: Single Family Residential Chalet
Builder/General Contractor: Wiker Developments, Inc. – Rep. by C. Wiker
www.wikerdevelopments.com



Vegetation and Plantings:

The vegetation that will be planted on site are exclusively composed of native species that all grow naturally within the immediate area. Any existing vegetation will be supplemented with grass or wildflowers, as needed. All vegetation will be selected based on the high altitudes for the terrain and surrounding areas. Trees, flowers, grasses and shrubs to be used are as follows:

Item	*Name*	*Quantity / Amount*	*Location*
Tree	*Western Larch*	*1*	*Front of the property*
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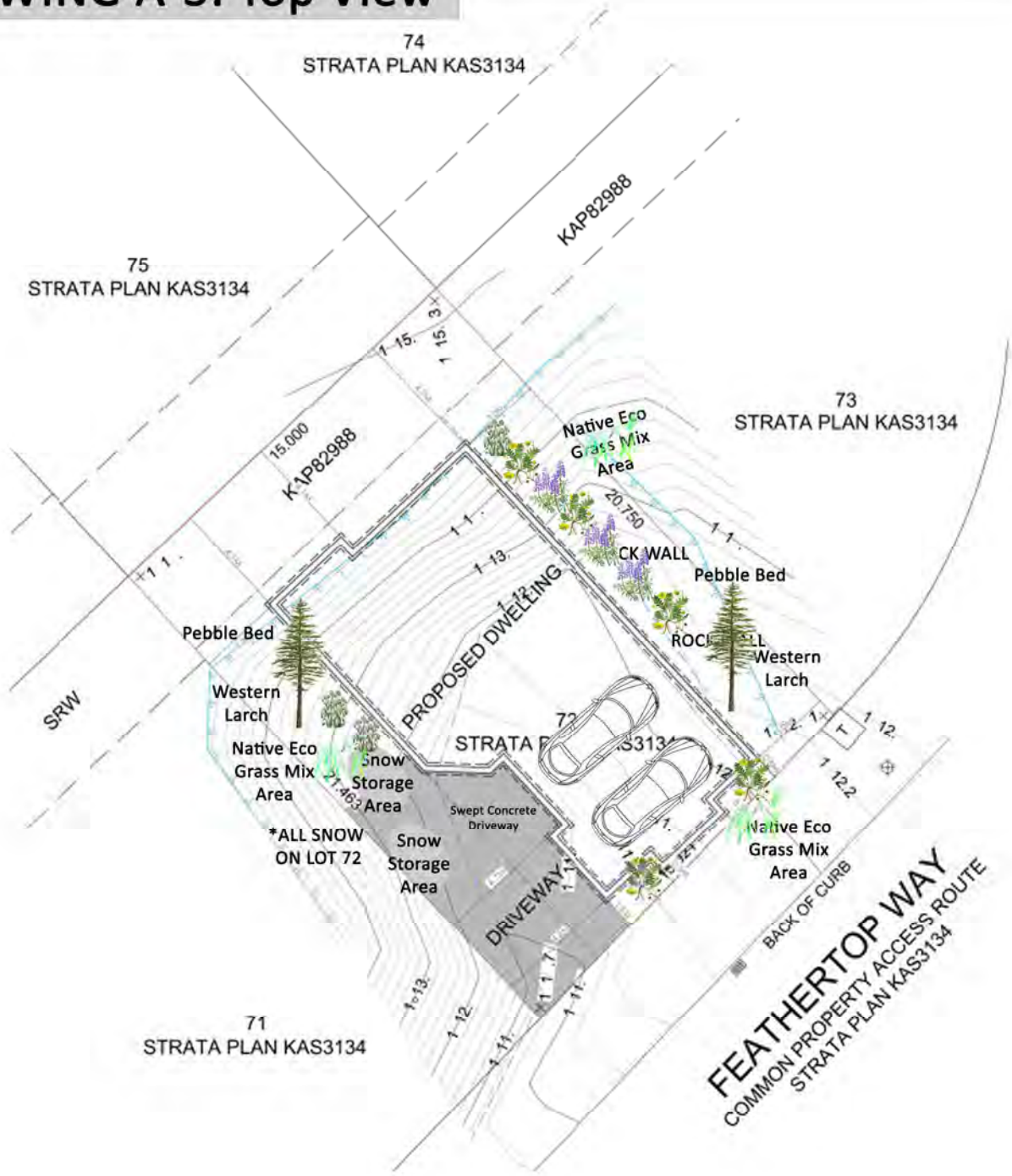
Flowers	*Yarrow* *Artic Lupin*	*4-8* *4-8*	*Front* *Front/Side*

- See Attached TOP VIEW map. Quantity may vary based on area allowances and plant spacing.

DRAWING A-3: Top View



Wiker Developments, Inc.
"Every problem has a solution!"
3337 Turnbull Rd., W. Kelowna, BC, V4T-1W3
PH: 250-878-9090 conradwiker@gmail.com

Development Permit Application (LR)

Re: Construction/Management of a New Single Family Residential Home

Location of Build: Lot 72 - Feathertop Way, Big White
PID#: 026-906-457

Type of Construction: Single Family Residential Chalet

Builder/General Contractor: Wiker Developments, Inc. – Rep. by C. Wiker

www.wikerdevelopments.com

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www.wikerdevelopments.com

Attention: Regional District of Kootenay Boundary Planning Department Planner (**Donna Dean, RDKB**)

To Whom it May Concern,

The following is the formal request for a **Development Permit** for the property as described above located within the District of Big White, British Columbia. It will address all of the concerns and standards of the RDKB with respect to the Alpine Environmentally Sensitive Reclamation Area and the Ministry of Environment and Climate Change Strategy. After reviewing, please feel free to contact us at your convenience. I look forward to speaking/meeting with you in the near future.

1. General Proposal

The proposed landscaping will meet criteria established by the RDKB and the provincial standards for the area by focusing on sustainability, detailed species selection, fire protection, native species selection for the area, owner maintenance and snow removal during seasonal use. In addition, the builder will commit to the regular site construction maintenance and clean up to ensure a safe and environmentally friendly work site through the removal of all foreign materials while respecting surrounding natural habitats.

2. Owner Responsibilities / Maintenance

As all native vegetation introduced will begin as 1-3 gallon small growth plants/shrubs/flowers, they will take some time to get established and hold to their surroundings. Simple care of all plants and materials will be required during their life. Consequently, the owner(s) agrees to maintain the property through simple onsite hand watering and regular landscape maintenance. Maintenance will include mowing, pruning, and removal of any dead vegetation. It shall be completed annually or as required. The plants will only need to be watered at the start of every spring season following the disappearance of snow. All plants selected should be able to grow on their own following an initial water barring any unforeseen circumstance or harsh weather conditions. If required, the owner will monitor and rewater mid-season should the need arise. Should the homeowner(s) be unable to do so, he/she has agreed to contract professionals as required to appropriately maintain the exterior vegetation and associated works as described. Underground irrigation may be considered in the future by the owner if required.

3. Vegetation and Plantings:

The vegetation that will be planted on site are exclusively composed of native species that all grow naturally within the immediate area. Any existing vegetation will be supplemented with grass or wildflowers, as needed. All vegetation will be selected based on the high altitudes for the terrain and surrounding areas. Trees, flowers, grasses and shrubs to be used are as follows:

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Flowers	*Yarrow* *Arctic Lupin*	*4-8* *4-8*	*Front* *Front/Side*

- See Attached TOP VIEW map. Quantity may vary based on area allowances and plant spacing.

The plants will be surround by a 2 inch minus pebble rock and natural wild grasses in combination. Wildflowers will be mixed within to provide greater stability and blend in with natural surroundings.

4. Existing Site and Materials

The existing site contains no natural materials or vegetation. It contains only disturbed materials and structural fill brought in for construction purposes. Should any natural materials be discovered, every effort will be made to utilize and/or maintain the natural surroundings with supplemented vegetation of grass and wildflowers. Only screened non-contaminated topsoil may be needed to be brought in for bedding grasses, wild-flowers, and shrubs.

5. Drainage (Front / Rear)

The topography of the site allows for natural drainage towards the easements area below. The elevation drops between 8-10 feet on a gentle slope gradient providing any and all steady natural water flow from melting snow and rain. At the front, the hard surface asphalt driveway will be sloped 4-6 degrees toward the main public roadway which picks up all dust and debris routed to the storm drain system in place. No further drainage will be required. All other utility systems are existing and in place to be used and connected for occupancy.

6. Rock Retaining / Stepped Foundation / Front and Rear Stair Accesses

Only natural existing rocks will be used on site for retaining on sides of the home. As these walls will be non-engineered with a height less than 4.5 feet, they will support the natural drop in elevation on site while maintaining its blend into the natural surroundings. These rock walls will provide stability to the vegetation as well as to the bank following the natural drop-steps of the concrete foundation of the home. The natural grade will determine the number of walls required, but at this time 1-2 are anticipated with vegetation located on each level/step only on one side of the home. Native plants, shrubs and wildflowers will provide stability to these banks as well as blend into the natural surroundings improving esthetics and safety. (See Attached Top and Side View maps).

7. Plant Selection / Choice and Placement

The plant selection follows the guidelines established for the alpine area and natural surroundings. The choices take into account the altitude, short growing season, form and character of other neighboring properties, while keeping in mind low maintenance requirements and fire resistance. The placement of the vegetation also recognizes the heavy snow loads, snow storage plan, ski in/out areas, public safety, traffic areas, and provides the plants and grasses with the best chance of successful growth. Of note, the ski easement at the rear of the property will be subject to heavy traffic from grooming machines and public use. Ski Easement will be seeded with native eco grass mix to ensure greater stability.

8. Snow Removal Plan/Location/Parking

The Owner agrees to locate all snow to the right and left front corners of the designated parking areas on property (See Maps). The single large snow pile snow should provide adequate space for all snow materials. The location of snow piles will be free of vegetation, public walkways, and allow for the most snow material as heavy snow falls during peak seasons are guaranteed December through April. Snow will be moved by hand. It will not encroach on exiting roadway or be piled on any newly planted vegetation except for grasses in the front which are designed to with stand snow loads. With a single full garage parking stall, and the single exterior stall, the two parking places requirement is fulfilled.

If you are missing any of the above items, or require further details or information, please do not hesitate to contact myself via email at conradwiker@gmail.com or phone at 250-878-9090. Thank you for your consideration.

Respectfully Submitted,

Conrad Wiker

Name of Builder/Project Manager: Wiker Developments, Inc.

Signature of Project Manager: _____

Date: June 1, 2023

Conrad Wiker
Wiker Developments, Inc.

conradwiker@gmail.com
PH: 250-878-9090

Attachments Included:

1. Complete Set of Construction Plans (PDF)
2. Development Permit Letter (PDF)
3. Development Permit Application (PDF)
4. Drawing A-1 – Front / Rear View (PDF)
5. Drawing A-2 – Side Views (PDF)
6. Drawings A-3 – Top View (PDF)

Gmail

Conrad Wiker <conradwiker@gmail.com>

Request for Variance and Follow Up Discussion

4 messages

Conrad Wiker <conradwiker@gmail.com>
To: Geoff Genge <ggenge@rdkb.com>

Hi Geoff,

Further to our discussion and the variance request for Lot 72 at 615 Feathertop Way, please see the revised elevation calculations provided by KERH Designs.

These calculations exclude the chimney bump-out:

- **Left/West elevation:** 1,335 sq. ft. total wall area, with 407 sq. ft. of bump-outs — **30%**
- **Right/East elevation:** 1,592 sq. ft. total wall area, with 407 sq. ft. of bump-outs — **26%**

The stair location on the left elevation has also been adjusted slightly to bring that elevation to 30%. It had previously exceeded the 30% limit by approximately 0.7%.

We are also requesting that the chimney projection not be included in the cantilever or bump-out area calculation. Our understanding is that chimneys are addressed as a separate type of per therefore be considered independently from the cantilevered building sections addressed under Section 303.1(b).

The attached elevation images identify the total wall areas in red and the individual bump-out areas in blue. Some of the images show the chimney area for reference; however, the percentag

I have also included the completed Development Variance Permit application, as discussed. Please review the application and confirm that I have not missed anything. I had to complete it wh morning's deadline, so I would appreciate you letting me know promptly if any corrections or additional information are required.

I used my electronic signature on the application. I understand that you also already have the owners' authorization appointing me as their agent on file. I am hoping we can follow through ha

Please confirm that the chimney will be excluded from the bump-out calculation and that the revised drawings, calculations and application contain everything required to proceed with the var

Please also let me know how your discussion with Donna goes regarding the removal of the Stop Work Order. Given that the variance application has now been submitted as requested, we a work may resume without further delay.

Thank you again for your assistance in helping us resolve this promptly.

Regards,

Conrad Wiker
Wiker Developments, Inc.

Conrad Wiker
Wiker Developments, Inc.
PH: 1(250) 878-9090 | ConradWiker@gmail.com
"People, Product, Price."

Lot 72 Elevation Areas

Elevation	Total Wall sqft	Bump out sqft	%
Left - West	1335	407	30%
Right - East	1592	407	26%

Images (with the chimney bump out area) included, red is the total wall and blue is the individual bump out area.
We moved the stairs a bit on the left elevation to achieve the 30%, it was off by 0.7%

9
8
7
+42'-0 9/16"
7 T/O RIDGE
12
9'-5 1/2"
+32'-7"
/P OF PLATE
9'-11"
+22'-8"
PER FLOOR
+21'-3"
OF PLATE U
1'-5"
41'-9 3/4"
1,335 sq ft
138 sq ft
407 sq
9'-11"
+11'-4"
MAIN FLOOR
+9'-11"
OF PLATE M
1'-5"
9'-11"
±0"
WER FLOOR
4'-0"
-4'-0"
S FOOTING
2'-0"
2'-0"

Coral Rosario,
PRINCIPAL · KERH DESIGNS INC.
M. Arch · Intern Architect AIBC · LEED® AP BD+C · WELL AP™ · PMP®
250.540.3844
coral@kerhdesigns.com
kerhdesigns.com
201–460 Doyle Ave, Kelowna BC

WARNING - CONFIDENTIALITY NOTICE This e-mail message and any attachments thereto are intended solely for the use of the individual or entity to whom it is addressed and contains information that is confidential and may be privileged and or the employee or agent responsible for delivering the message to the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this email in error, please notif

Geoff Genge <ggenge@rdkb.com> Thu, Jul 23, 2026 at 1:22 PM
To: Conrad Wiker <conradwiker@gmail.com>

Hi Conrad,

I can confirm receipt of the application material. Donna is out again today but hopefully she will be in tomorrow. I will talk to her as soon as I can and get back to you with an update.

Thanks,

Geoffrey Genge | Planner (he/him)
ggenge@rdkb.com | T: 250.368.0228

Regional District of Kootenay Boundary
Toll-free: 1.800.355.7352
Main: 250.368.9148
rdkb.com

From: Conrad Wiker <conradwiker@gmail.com>
Sent: July 23, 2026 08:11
To: Geoff Genge <ggenge@rdkb.com>
Subject: Request for Variance and Follow Up Discussion

[Quoted text hidden]

Conrad Wiker (Conrad Wiker) <conradwiker@gmail.com> Thu, Jul 23, 2026 at 1:56 PM
To: Geoff Genge <ggenge@rdkb.com>

Thanks. Appreciate ya getting back to me. Do you have everything you need and is application all correct ?
Sent from my iPhone

On Jul 23, 2026, at 5:52 PM, Geoff Genge <ggenge@rdkb.com> wrote:

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Coral Rosario,
PRINCIPAL · KERH DESIGNS INC.
M. Arch · Intern Architect AIBC · LEED® AP BD+C · WELL AP™ · PMP®
250.540.3844
coral@kerhdesigns.com
kerhdesigns.com
201–460 Doyle Ave, Kelowna BC

[Quoted text hidden]

Geoff Genge <ggenge@rdkb.com> Thu, Jul 23, 2026 at 1:59 PM
To: "Conrad Wiker (Conrad Wiker)" <conradwiker@gmail.com>

Yes, I will give you a more in depth email by end of day tomorrow.

Geoffrey Genge | Planner (he/him)
ggenge@rdkb.com | T: 250.368.0228

Regional District of Kootenay Boundary
Toll-free: 1.800.355.7352
Main: 250.368.9148
rdkb.com

From: Conrad Wiker (Conrad Wiker) <conradwiker@gmail.com>
Sent: July 23, 2026 13:56
To: Geoff Genge <ggenge@rdkb.com>
Subject: Re: Request for Variance and Follow Up Discussion

[Quoted text hidden]

Regional District of Kootenay Boundary

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

202-843 Rossland Avenue
Trail, BC V1R 4S8

Phone: **250-368-9148**
1-800-355-7352

Permit No.: **747-22D**
File No.: **2023-041**
BW-4222-07500.960
Address: **Unaddressed Strata Lot 72 Feathertop Way, Electoral Area E/ West Boundary**
Issued to: **Brandon Babich Holdings Ltd.***
* (Owner as defined in the *Community Charter*, hereinafter referred to as the Permittee)

DEVELOPMENT PERMIT

1. This Alpine Environmentally Sensitive Landscape Reclamation Development Permit is issued subject to compliance with all of the bylaws of the Regional District of Kootenay Boundary (Regional District), also referred to as "the Regional District," applicable thereto, except as specifically varied by this permit.
2. No variances to any Regional District Bylaw may be construed to be granted as a result of the Development Permit approval process unless specifically identified in the text of this Permit.
3. This Permit applies to and only to those lands within the Regional District legally described as **Strata Lot 72, Plan KAS3134, District Lot 4222, SDYD** and any and all buildings, structures and other development thereon as shown outlined in red on the attached **Schedule 1**, forming part of this Permit, referred to hereafter as the "lands".
4. If the works permitted by this Permit are not substantially started within two years of the date of the issuance of this Permit, this Permit shall lapse.
5. This Permit shall not have the effect of varying the use or density of lands as specified in the Big White Zoning Bylaw No. 1166, 2001 of the RDKB, nor a floodplain specification under Section 524(3) of the *Local Government Act*.
6. The Permittee has received approval from the RDKB to: **Construct a single family dwelling in substantial compliance with the plans identified as 'Schedule 2' attached to and forming part of this Permit, which includes a landscape remediation plan prepared by Wiker Developments Inc., dated June 1, 2023 (5 pages) and drawings**

prepared by Kerh Designs, dated June 21, 2023 (4 pages).

7. As a condition of the approval granted in Section 6 above, the Permittee is required to:

   a. Reclaim all disturbed areas using natural vegetation as soon as reasonably possible to ensure successful planting and retention.

   b. Plant fire-resistant vegetation, ensure wood chips are not utilized, and take appropriate measures to mitigate the threat of wildfire.

   c. Ensure that grass and wildflower seed mixes do not include invasive plant species. "Eco-Green Rapid Cover" or a similar grass is recommended for rapid erosion control.

   d. Remove construction debris.

   e. Designate areas for snow clearing and storage to ensure vegetation is not destroyed by these activities.

   f. Areas disturbed during construction activities must be replanted in substantial compliance to the Landscape Plan. The Landscaping must be satisfactory to the Building Inspector before a Certificate of Final Occupancy is issued.

   If landscape reclamation cannot be fully implemented prior to issuance of a Certificate of Final Occupancy, the Regional District may require the deposit of a security from the Permittee, in an amount to be determined by the Regional District. Receipt of a security may allow a Certificate of Interim Occupancy to be issued before the Landscape Reclamation Plan is implemented.

   A security deposit shall be in the form of an automatically renewing Irrevocable Letter of Credit (ILOC) or a bank draft. Any fees associated with the issuance and renewal of the ILOC are the responsibility of the Permittee.

   As a condition of the posting of the security, should the Permittee fail to carry out the landscape reclamation works as herein above stated, according to terms and conditions of this permit within the time provided, the Regional District may use the security to complete the landscape reclamation works by servants, agents, or contractors, and any surplus shall be paid over to the Permittee. If the security deposit is insufficient to cover the actual cost of completing the said works, then the Permittee shall pay such deficiency to the Regional District immediately upon receipt of the Regional District's bill for same.

   The Permittee shall complete the landscape reclamation works required by this permit within twelve (12) months of the occupancy permit being issued for the building(s). Within this twelve (12) month period, the required landscape reclamation works must be installed by the Permittee, and inspected and approved by the Regional District.

   If the landscape reclamation is not approved within this twelve (12)

month period, the Regional District has the option of continuing to renew the security until the required landscape reclamation is completed or has the option of drawing the security and using the funds to complete the required landscape reclamation. In such a case, the Regional District or its agents have the irrevocable right to enter into the property to undertake the required landscape reclamation for which the security was submitted.

8. The approval in **Section 6** in no way relieves the Permittee of the responsibility of adhering to all other legislation that may apply to the lands.

9. The lands remain within the Alpine Environmentally Sensitive Landscape Reclamation_of the Big White Official Community Plan Bylaw No. 1125. Any additional work to buildings and/or the lands not specifically authorized in this Permit may necessitate another development permit application.

10. The land shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached hereto which shall form a part hereof.

11. This Permit prevails over the provisions of the Bylaw in the event of conflict.

12. This Permit is NOT A BUILDING PERMIT.

APPLICATION APPROVED by a designated officer of the Regional District of Kootenay Boundary this 30TH day of AUGUST, 2023.

Donna Dean, Designated Officer of the
Regional District of Kootenay Boundary

PERMIT RELEASED THIS 30TH DAY OF AUGUST, 2023.

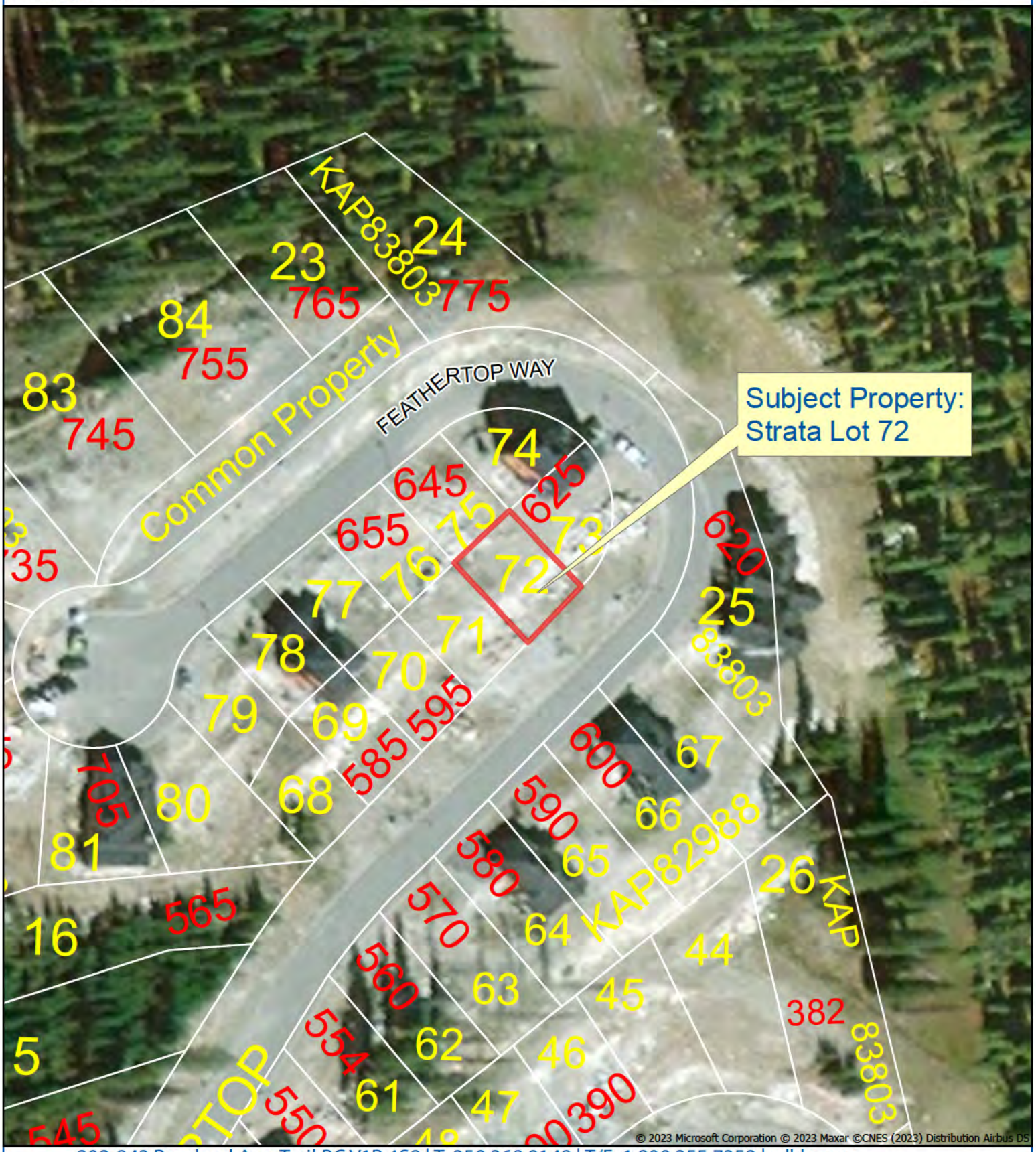
Regional District of Kootenay Boundary

Date: 2023-05-12

Schedule 1 - DVP #747-22D

Strata Lot 72,
Plan KAS3134, DL 4222,
SDYD

0 10 20 30 40
Meters
1:1,000



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Wiker Developments, Inc.
'Every problem has a solution'

[redacted]

Development Permit Application (LR)

Re: Construction/Management of a New Single Family Residential Home
Location of Build: Lot #72 – Feathertop Way, Big White
PID: 026-906-457
Type of Construction: Single Family Residential Chalet
Builder/General Contractor: Wiker Developments, Inc. – Rep. by C. Wiker
[redacted]

Attention: Regional District of Kootenay Boundary Planning Department Planner (**Donna Dean, RDKB**)

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- See Attached TOP VIEW map. Quantity may vary based on area allowances and plant spacing.

The plants will be surround by a 2 inch minus pebble rock and natural wild grasses in combination. Wildflowers will be mixed within to provide greater stability and blend in with natural surroundings.

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The existing site contains no natural materials or vegetation. It contains only disturbed materials and structural fill brought in for construction purposes. Should any natural materials be discovered, every effort will be made to utilize and/or maintain the natural surroundings with supplemented vegetation of grass and wildflowers. Only screened non-contaminated topsoil may be needed to be brought in for bedding grasses, wild-flowers, and shrubs.

5. Drainage (Front / Rear)

The topography of the site allows for natural drainage towards the easements area below. The elevation drops between 8-10 feet on a gentle slope gradient providing any and all steady natural water flow from melting snow and rain. At the front, the hard surface asphalt driveway will be sloped 4-6 degrees toward the main public roadway which picks up all dust and debris routed to the storm drain system in place. No further drainage will be required. All other utility systems are existing and in place to be used and connected for occupancy.

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If you are missing any of the above items, or require further details or information, please do not hesitate to contact myself via email at [redacted] Thank you for your consideration.

Respectfully Submitted,

Conrad Wiker

Name of Builder/Project Manager: Wiker Developments, Inc.

Signature of Project Manager: _____

Date: June 1, 2023

Conrad Wiker
Wiker Developments, Inc.

[redacted]

Attachments Included:

1. Complete Set of Construction Plans (PDF)
2. Development Permit Letter (PDF)
3. Development Permit Application (PDF)
4. Drawing A-1 – Front / Rear View (PDF)
5. Drawing A-2 – Side Views (PDF)
6. Drawings A-3 – Top View (PDF)

DRAWING A-3: Top View

Wiker Developments, Inc.

[redacted]

Development Permit Application (LR)

Re: Construction/Management of a New Single Family Residential Home

Location of Build: Lot 72 - Feathertop Way, Big White
PID#: 026-906-457

Type of Construction: Single Family Residential Chalet

Builder/General Contractor: Wiker Developments, Inc. – Rep. by C. Wiker

[redacted]

DRAWING A-1: Front / Side / Rear View

Wiker Developments, Inc.

[redacted]

Development Permit Application (LR)

Re: Construction/Management of a New Single Family Residential Home
Location of Build: Lot 72 - Feathertop Way, Big White
PID #: 026-906-457
Type of Construction: Single Family Residential Chalet
Builder/General Contractor: Wiker Developments, Inc. – Rep. by C. Wiker
[redacted]

Plant Selection / Choice and Placement

The plant selection follows the guidelines established for the alpine area and natural surroundings. The choices take into account the altitude, short growing season, form and character of other neighboring properties, while keeping in mind low maintenance requirements and fire resistance. The placement of the vegetation also recognizes the heavy snow loads, snow storage plan, ski in/out areas, public safety, traffic areas, and provides the plants and grasses with the best chance of successful growth. Of note, the ski easement at the rear of the property will be subject to heavy traffic from grooming machines and public use. Ski Easement will be seeded with native eco grass mix to ensure greater stability.

Snow Removal Plan/Location/Parking

The Owner agrees to locate all snow to the right and left front corners of the designated parking areas on property (See Maps). The two large snow pile snow should provide adequate space for all snow materials. The location of snow piles will be free of vegetation, public walkways, and allow for the most snow material as heavy snow falls during peak seasons are guaranteed December through April. Snow will be moved by hand. It will not encroach on exiting roadway or be piled on any newly planted vegetation except for grasses in the front which are designed to with stand snow loads. With a single full garage parking stall, and the single exterior stall, the two parking places requirement is fulfilled.

Vegetation and Plantings:

The vegetation that will be planted on site are exclusively composed of native species that all grow naturally within the immediate area. Any existing vegetation will be supplemented with grass or wildflowers, as needed. All vegetation will be selected based on the high altitudes for the terrain and surrounding areas. Trees, flowers, grasses and shrubs to be used are as follows:

Item	*Name*	*Quantity / Amount*	*Location*
Tree	*Western Larch*	*1*	*Front of the property*
Native grass	*Eco-Green Rapid Cover Mix*	*80 Sq. Ft.*	*Front of the property and sides of property*
Shrubs	*Shrubby Cinquefoil*	*4-8*	*Side/Front*
Flowers	*Yarrow* *Artic Lupin*	*4-8* *4-8*	*Front* *Front/Side*

DRAWING A-2: Side View / Elevations

Wiker Developments, Inc.

[redacted]

Development Permit Application (LR)

Re: Construction/Management of a New Single Family Residential Home
Location of Build: Lot 72 - Feathertop Way, Big White
PID#: 026-906-457
Type of Construction: Single Family Residential Chalet
Builder/General Contractor: Wiker Developments, Inc. – Rep. by C. Wiker
[redacted]

Vegetation and Plantings:

The vegetation that will be planted on site are exclusively composed of native species that all grow naturally within the immediate area. Any existing vegetation will be supplemented with grass or wildflowers, as needed. All vegetation will be selected based on the high altitudes for the terrain and surrounding areas. Trees, flowers, grasses and shrubs to be used are as follows:

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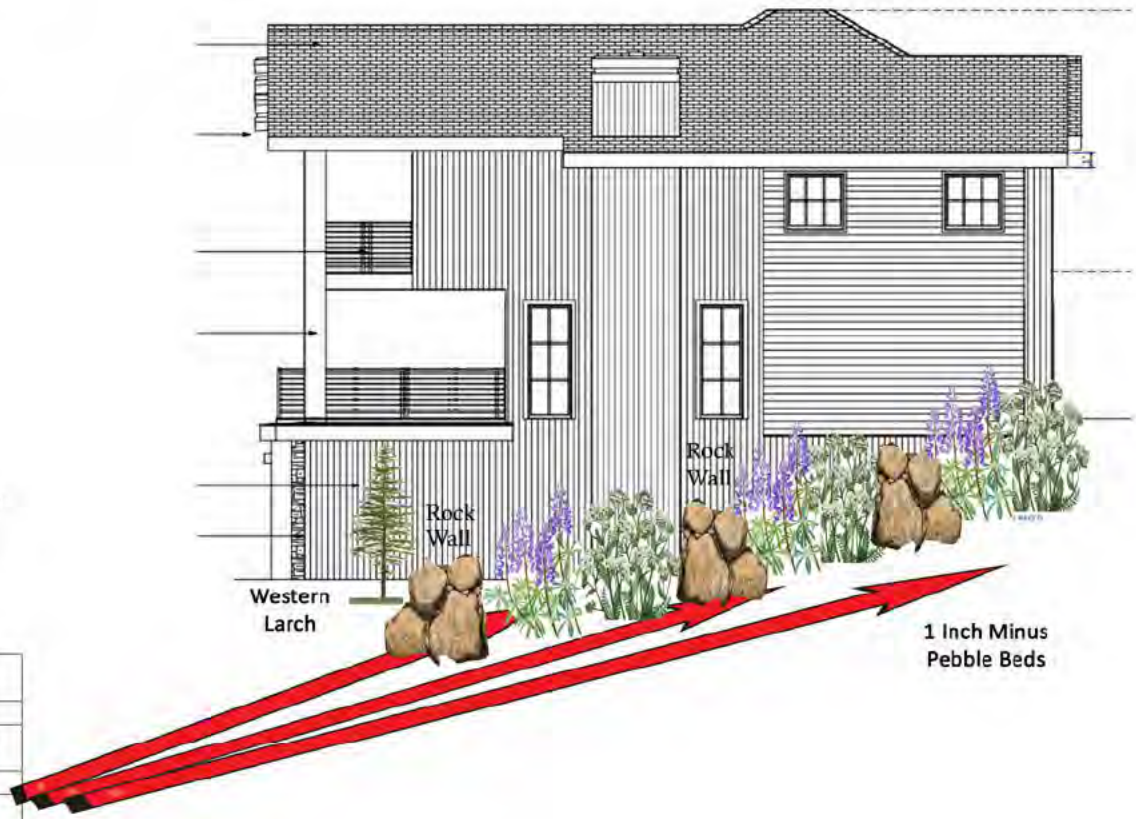
Tree	*Western Larch*	*1*	*Front of the property*
Native grass	*Eco-Green Rapid Cover Mix*	*80 Sq. Ft.*	*Front of the property and sides of property*
Shrubs	*Shrubby Cinquefoil*	*4-8*	*Side/Front*
Flowers	*Yarrow* *Artic Lupin*	*4-8* *4-8*	*Front* *Front/Side*

- See Attached TOP VIEW map. Quantity may vary based on area allowances and plant spacing.

Right Side Elevation



CONSTRUCTION NOTES

THE FOLLOWING ARE TO BE INCLUDED WITH, AND BECOME PART OF THE ATTACHED WORKING DRAWINGS ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE B.C. BUILDING CODE OR LOCAL BUILDING CODES AND BYLAWS THAT MAY TAKE PRECEDENCE.

WHILE EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE WORKING DRAWINGS, WE CAN NOT ELIMINATE ENTIRELY THE POSSIBILITY OF HUMAN ERROR. IT IS THEREFORE IMPERATIVE THAT EACH SUB CONTRACTOR CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE WORKING DRAWINGS AND ASSUME FULL RESPONSIBILITY FOR SAME.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL REQUEST CLARIFICATION IN CASE OF ERRORS OR DISCREPANCIES. FAILURE TO OBTAIN SUCH CLARIFICATION RENDERS THE SUB CONTRACTOR RESPONSIBLE.

VERBAL AND/OR WRITTEN AGREEMENTS BETWEEN THE OWNER AND CONTRACTORS SHALL GOVERN OVER ALL DRAWINGS.

THE SUB CONTRACTOR SHALL INSTALL ALL MATERIALS, EQUIPMENT, COMPONENTS, ETC. N ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ACCEPTED METHODS OF GOOD BUILDING PRACTICE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR SITE CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTHS OF FROST LINES OR WATER TABLES, OR BURIED STRUCTURES, ETC.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DEPARTURE FROM DRAWINGS AND SPECIFICATIONS AUTHORIZED BY ANY OFFICIAL DURING THE COURSE OF CONSTRUCTION.

1. CONCRETE
A) General: All concrete to be minimum 3000 P.S.I. (25 MPA) strength at 28 days unless otherwise specified.
B) Wall: Grades shown are arbitrary. Owner or builder to step concrete walls to suit grade and adjust thickness of walls to conform to the current B.C. Building Code.
C) Footings: Concrete footings must be placed on undisturbed or compacted soil at an elevation below the frost line. Any loads over 5,000 lbs to be reviewed by a Structural Engineer.
D) Retaining Walls: Backfill shall not be placed against basement walls until:
1) Concrete or masonry has reached its specified 28 day strength.
2) And, the structural floor framing (including plywood subfloor required to stabilize the walls is complete and fully nailed and anchored
E) Reinforcement shall be placed according to good building practice
2. FRAMING
A) It shall be the responsibility of the owner or builder to determine the snow load in the area in which the building is being built and to make adjustments to the size of the structural members to compensate for additional loading, to the satisfaction of local building authorities.
B) The design of members used for structural purposes has been based on No. 3 or better Douglas fir as shown in the most recent edition of the B.C. Building Code. The use of different species or wood must conform to the B.C. Building Code.
C) Engineered wood beams have been designed using the manufacturer's specifications but sizes and loads must be verified by the manufacturer or a Structural Engineer prior to construction.
D) All lintels to be 2x10 unless otherwise noted. All load bearing beams and lintels shall have 3" minimum bearing.
All beams over 8' 0" to be Engineered.
E) Truss and floor system layout to be verified by the truss manufacturer before starting construction.
F) All concrete to wood contacts shall be with an approved sill gasket or preserved wood foundation materials.
G) Flash over all exterior openings H) Floor joists shall be doubled

SHEET INDEX

1 COVER
2 SITE & FOUNDATION PLAN
3 LOWER & MAIN FLOOR PLAN
4 UPPER FLOOR PLAN & SCHEDULES
5 REAR & RIGHT ELEVATIONS
6 FRONT & LEFT ELEVATIONS
7 SECTIONS A-A' & B-B'
8 SECTIONS C-C'
9 ROOF PLANS
10 3DS
1 LOWER STRUCTURAL PLANS
2 MAINFLOOR STRUCTURAL PLANS

GRADING NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILIT ES
2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.

ZONING

R3 - CHALET RESIDENTIAL ZONE 3

SETBACKS

FRONT = 4M (14'-9")
REAR = 0M (0'-0")
SIDES = 3M(9'-10")

HEIGHTS

MAXIMUM BUILDING HEIGHT = 12M (39'-5")

COVERAGE

SITE AREA 3,397 SQFT
MAXIMUM COVERAGE BUILDINGS AND STRUCTURES 50% - 1,698 SQFT
PROPOSED COVERAGE BUILDINGS AND STRUCTURES 21% - 1,389 QFT

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

Schematic Sheet Index

Drawn by CRM

Date Feb 17th, 2023.
Revised:
Jun 21st,2023 Notes: PERMIT PLANS R-3

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coral@kerhdesigns.ca

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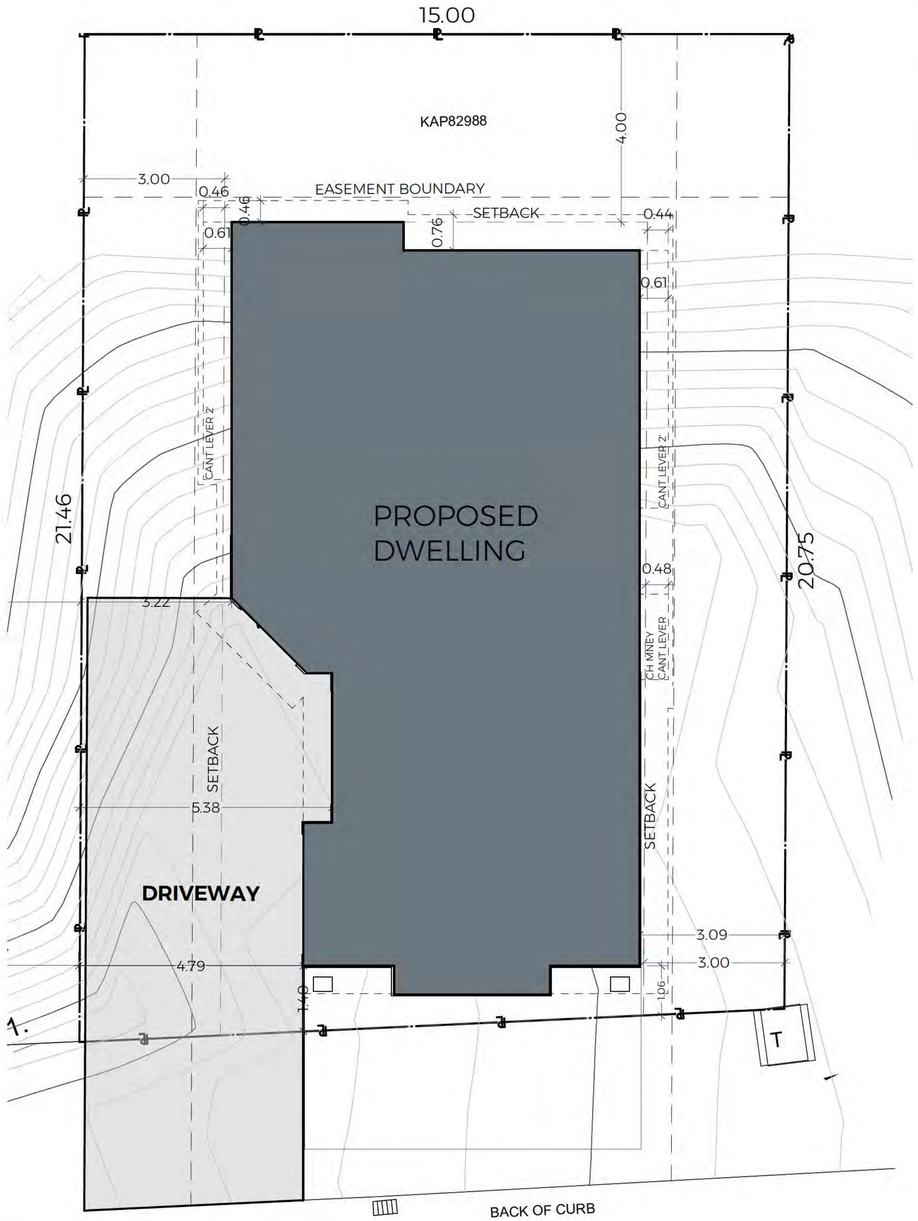
FAR Calculation	
Site Area	**3,398.67**
FAR 0.8	2,718.93
Floor | Description	SQFT
Main - Living Area	1,074.00
Main - Deck	257
Main - Balcony	10.8
Sub	1,341.80
Upper - Living Area	1,289.00
Upper - Deck	84
Sub	1,373.00
Total FAR	**2,714.80**
UNDERGROUND PARKING	
Garage	486
Lower Floor	848
Sub- Total	1,334.00
Total All	4,048.80

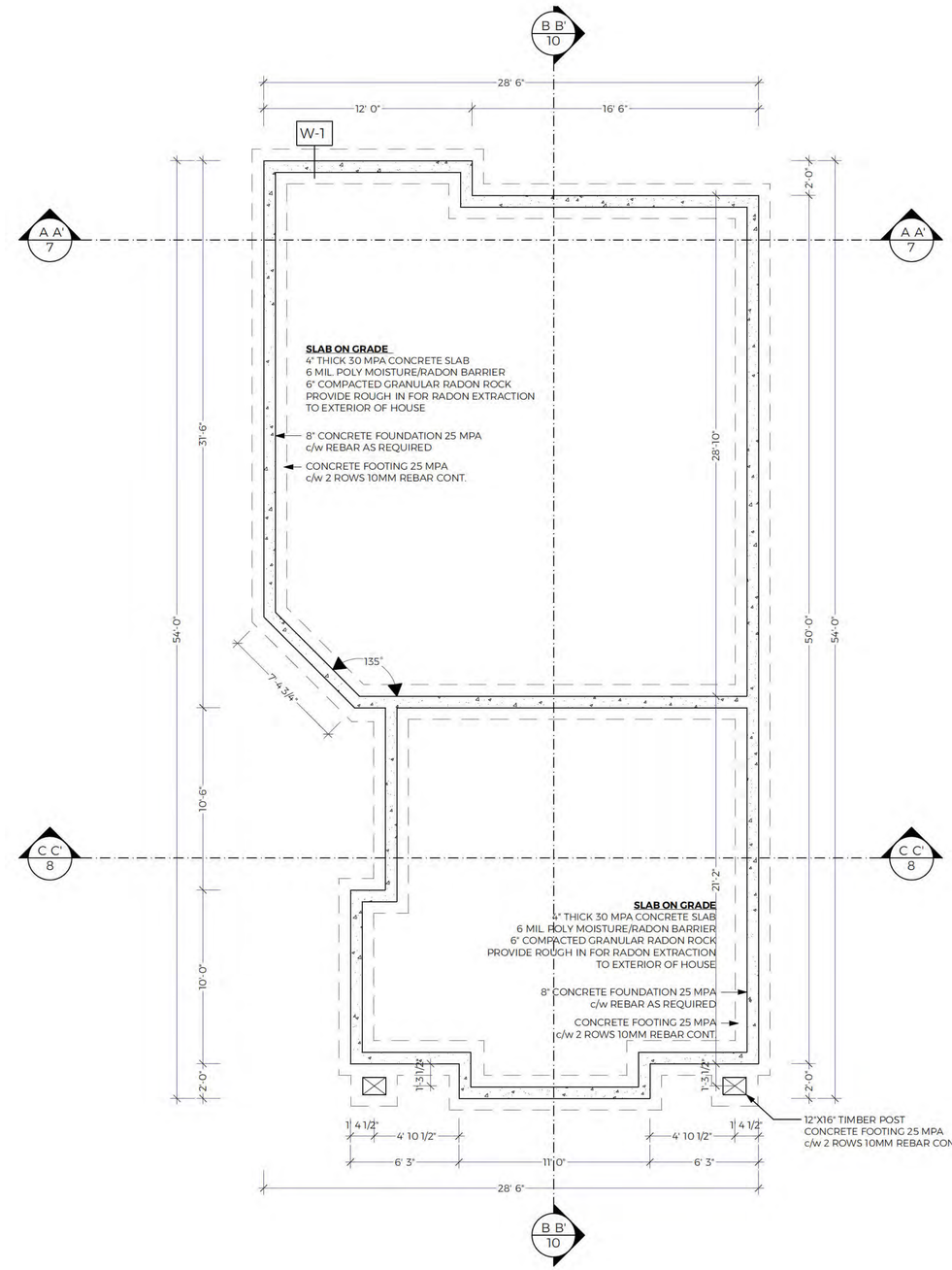


FEATHERTOP WAY

COMMON PROPERTY ACCESS ROUTE

STRATA PLAN KAS3134

1/2 **SITE PLAN**
SCALE: 1" = 5'



2/2 **FOUNDATION PLAN**
SCALE: 1/4" = 1'-0"

Latitude 49.722860
Longitude -118.921340

BABICH

Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

SITE PLAN, FOUNDATION PLAN, 230531 FAR Calculation

Date Feb 17th, 2023.	Drawn by CRM
Revised:	Notes:
Jun 21st 2023	PERMIT PLANS R-3

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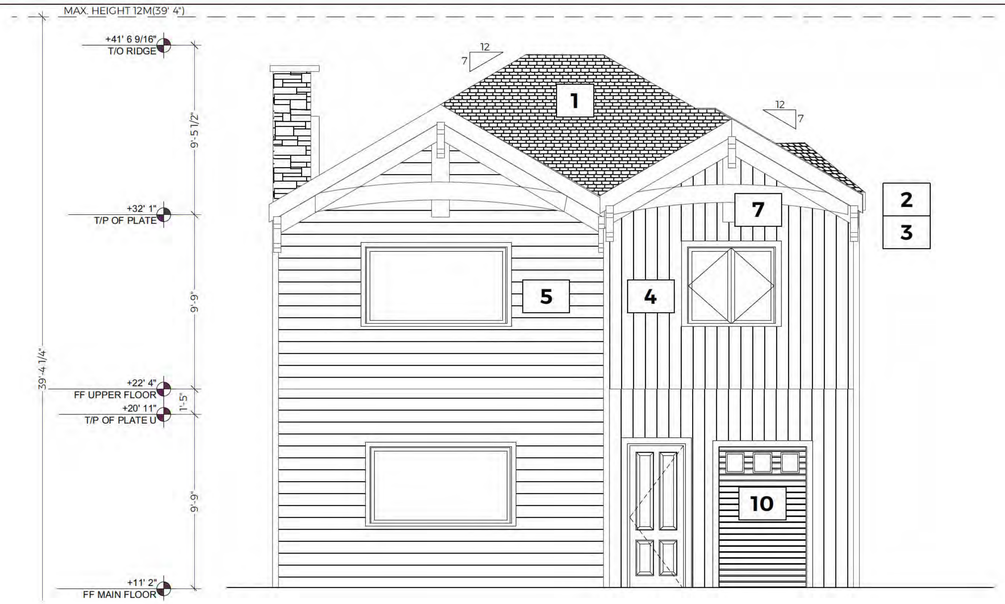
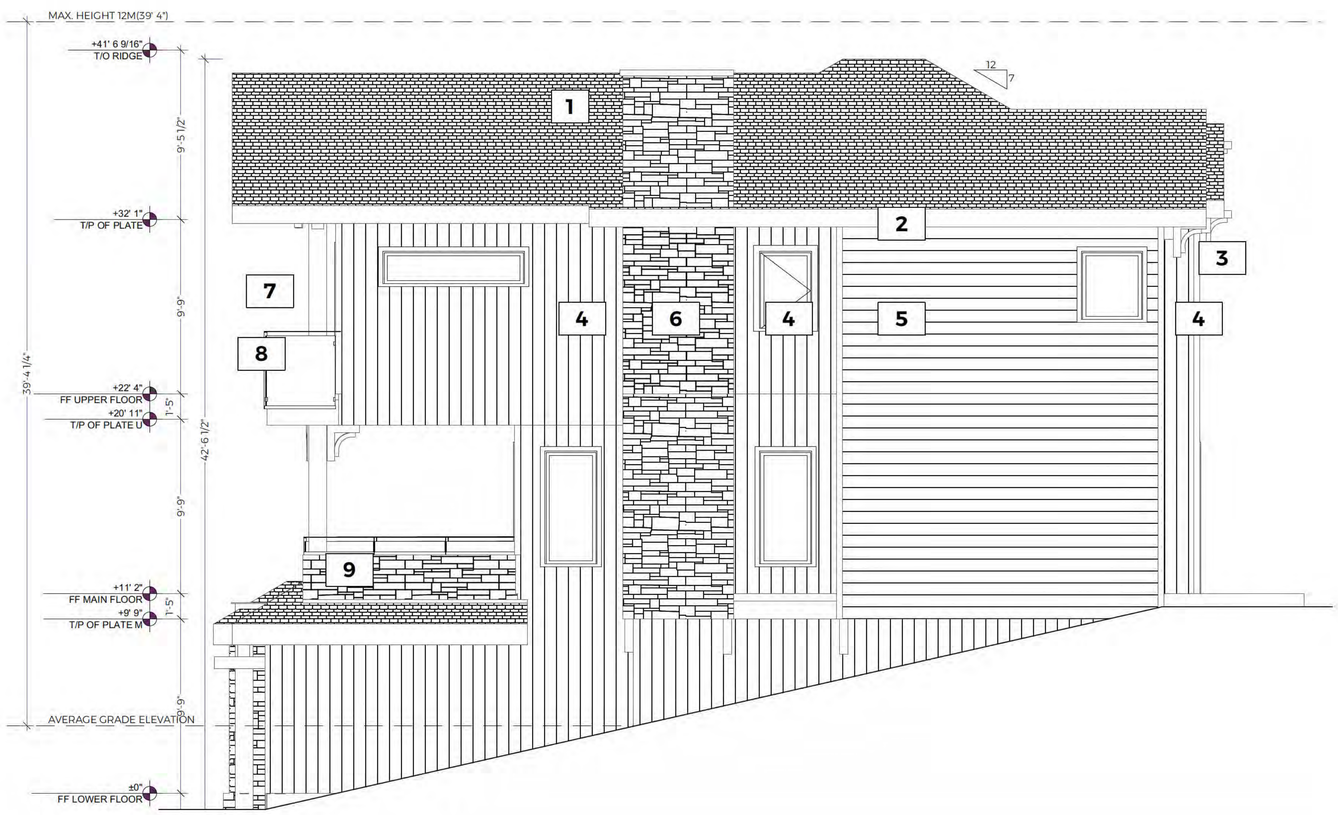


1/5 **REAR ELEVATION**
SCALE: 1/4" = 1'-0"



2/5 **RIGHT ELEVATION**
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1- ROOFING ASPHALT SHINGLES CAMBRIDGE DUAL BLACK
2- FASCIA 12" & WINDOW TRIM CEDAR BLACK
3- SOFFIT WOOD TONE 1"X6" T&G ENGLISH PORTER
4- SIDING WOOD LOOK 1"X6" T&G ENGLISH PORTER VERTICAL
5- SIDING WOOD LOOK LAP SIDING DARK BROWN HORIZONTAL
6- STONE PANGEA 3 COURSE ASHLER SIENNA
7- POST/BEAMS & TIMBER DETAILS MID STAIN
8- EXTERIOR RAILING GLASS PANELS W/ BLACK POSTS & TOP
9- PONY WALL W/RAILING PANGEA STONE W/ 12" H GLASS PANELS W/ BLACK POSTS & TOP
10 - GARAGE DOOR BLACK
11 -GARAGE DOOR CLOPAY CANYON RIDGE WSIGNE 13 W/ REC 13 WINDOWS

BUILDING HEIGHT (12.95m) 42' 6 1/4"

BABICH - LOT 72					
SPATIAL SEPARATION CALCULATION					
Elevation	Wall Area m2	Limiting Distance for Calc (m)	Actual Limiting Distance (m)	Max Allowable Glazing %	Proposed Glazing %
Front - South					
Wall 1	110.00	0	0.53	0%	0%
Wall 2	110.00	4	5.32	31.9%	10%
Wall 3	110.00	2	2.28	18.2%	18%
Left - West					
Wall 1	147.00	4	4.63	24%	0%
Wall 2	147.00	4	5.22	24%	0%
Wall 3	147.00	2	3.07	16%	7%
Wall 4	147.00	2	3.07	16%	2%
Wall 5	147.00	2	2.42	16%	3%
Rear-North					
Wall 1	73.00	4	4	36%	2%
Wall 2	73.00	4	4.61	36%	5%
Right - East					
Wall 1	112.00	2	3.06	16%	7%
BC Building Code 9.10.14.4 Openings in Exposing Building Face					
7) Where the building is sprinklered, the maximum aggregate area of unprotected openings shall be not more than twice the area determined according to Sentence (1), provided all rooms, including closets and bathrooms, that are adjacent to the exposing building face and that have unprotected openings are sprinklered, notwithstanding any exemptions in the					

AVERAGE GRADE ELEVATION CALCULATION

LOWEST ELEVATION 110.75
HIGHEST ELEVATION 115
DIFFERENCE= 4.25 / 2= 2.25
AVERAGE ELEVATION = 113
MAXIMUM HEIGHT ELEVATION = 125

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

REAR ELEVATION, RIGHT ELEVATION, 230428 Babich UPO Calculation - Copy

Date Feb 17th, 2023. **Drawn by CRM**
Revised:
Jun 21st 2023 Notes: PERMIT PLANS R-3

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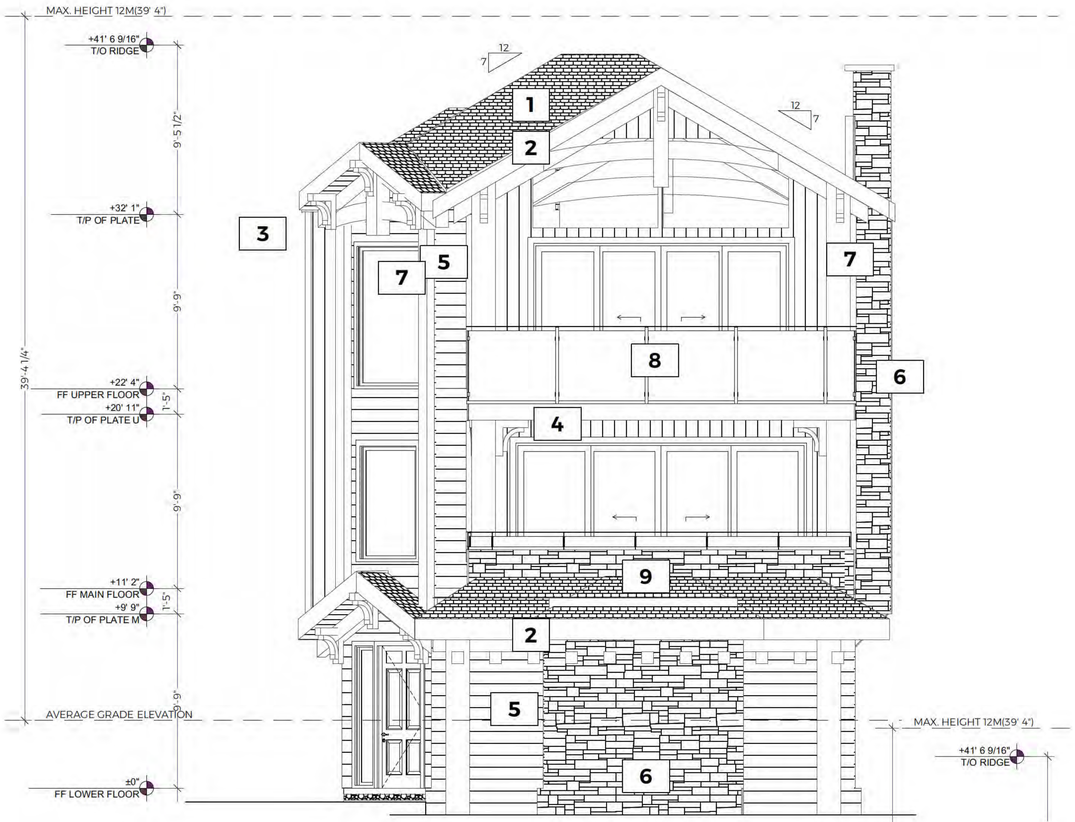

1/6 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1- ROOFING ASPHALT SHINGLES CAMBRIDGE DUAL BLACK
2- FASCIA 12" & WINDOW TRIM CEDAR BLACK
3- SOFFIT WOOD TONE 1"X6" T&G ENGLISH PORTER
4- SIDING WOOD LOOK 1"X6" T&G ENGLISH PORTER VERTICAL
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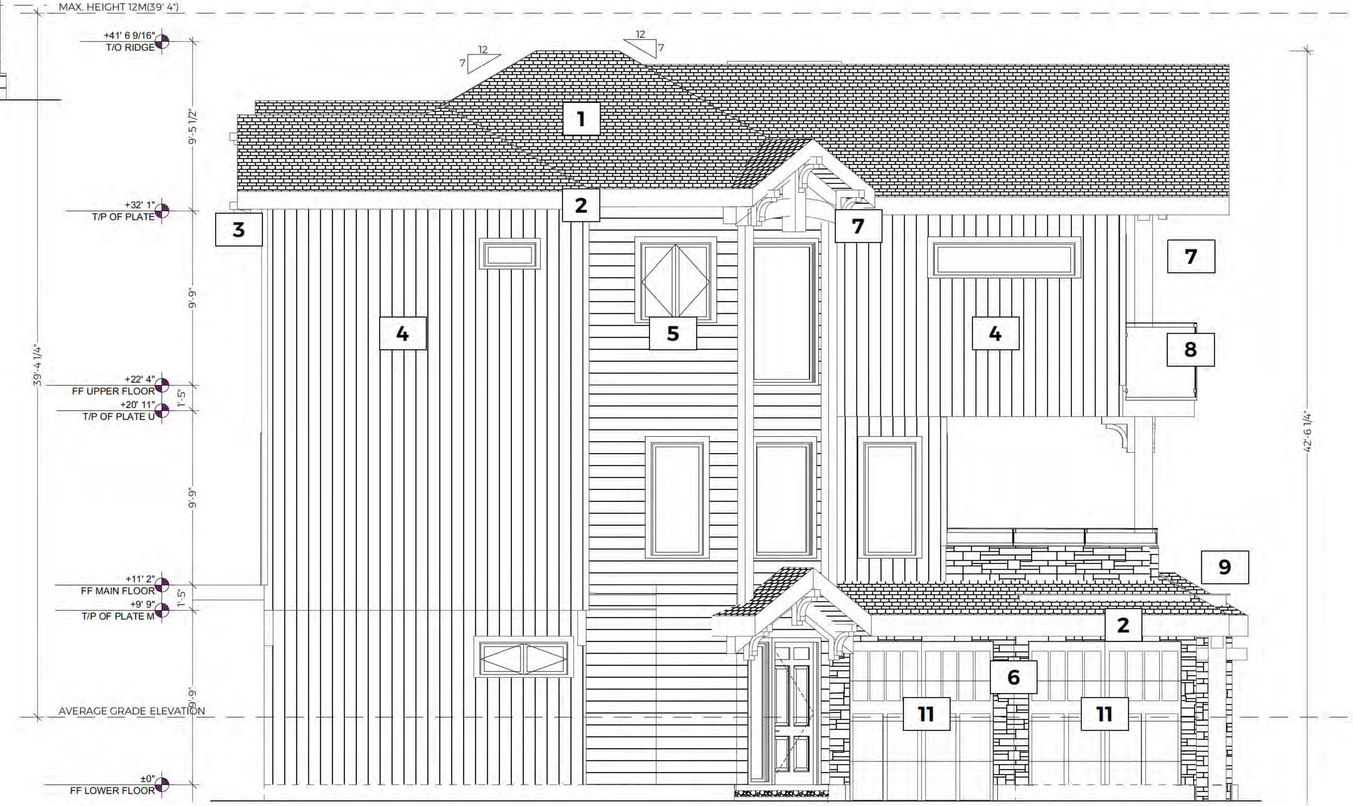
10 - GARAGE DOOR BLACK
11 -GARAGE DOOR CLOPAY CANYON RIDGE WSIGNE 13 W/ REC 13 WINDOWS

BUILDING HEIGHT (12.95m) 42' 6 1/4"



2/6 **LEFT ELEVATION**
SCALE: 1/4" = 1'-0"

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

FRONT ELEVATION, LEFT ELEVATION

Date Feb 17th, 2023. **Drawn by CRM**
Revised: Notes:
Jun 21st,2023 PERMIT PLANS R-3

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October 8, 2024

Brandon Babich Holdings Ltd.
Box 1704
Moose Jaw, SK
S6H 7K7

Re: Construct Single Family Dwelling
615 Feathertop Way
PLAN KAS3134, DL 4222, LEGAL; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Building Permit No. 2023-0283BW

With reference to Section 743.(1) and (1)(a) of the *Local Government Act*, you are hereby advised that the Regional District of Kootenay Boundary in issuing the building permit is relying on the certification of the registered professionals that the plans and supporting documents submitted in support of the application for the building permit comply with the B.C. Building Code and all other applicable enactments.

The Regional District of Kootenay Boundary will rely solely on the field reviews and letters of assurance undertaken / prepared by the registered professional as assurance that the design and construction substantially complies with the B.C. Building Code and all other applicable enactments.

The Building Official may attend the site from time to time to ascertain that the field reviews are taking place and to monitor the field reviews undertaken by the registered professionals.

When a building permit is issued under section 743.(1) of the *Local Government Act*, the Regional District of Kootenay Boundary in accordance with section 743.(3) shall reduce the permit fee by 5% up to a maximum reduction of $500.00 (Five Hundred Dollars).

Respectfully,

R Silva

Robert Silva, RBO
Building & Plumbing Official

CONRAD WIKER
Owner Name or Authorized Signatory (Print)

Owner Signature or Authorized Signatory

cc: Logan Brown, P. Eng., Valley Geotechnical Kelowna Ltd., l.brown@valleygeo.ca

DATE PERMIT GRANTED
October 9, 2023

Regional District of Kootenay Boundary

PERMIT NUMBER
2023-0283BW

Regional District of Kootenay Boundary

BUILDING INSPECTION DEPARTMENT
2140 Central Avenue, Grand Forks, B.C. V0H 1H0
INSPECTION CALLS: (250) 442-2708

PURSUANT TO THE APPLICABLE REGULATIONS

BRANDON BABICH HOLDINGS LTD PO BOX 1704, MOOSE JAW, SK S6H 7K7

BEING THE OWNER OR ACTING WITH CONSENT OF THE OWNER IS HEREBY GRANTED

PERMIT TO: CONSTRUCT SINGLE FAMILY DWELLING

AT: 615 FEATHERTOP WAY FOLIO: 71307500960

FOLIO:71307500960, PID 026906457, PLAN KAS3134, DISTRICT LOT 4222, LEGAL:TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

OWNER: BRANDON BABICH HOLDINGS LTD PO BOX 1704, MOOSE JAW, SK S6H 7K7

CONTRACTOR: CONRAD WIKER <NO STREET ADDRESS>, KELOWNA, BC

PARTICULARS ? PERMIT IS ISSUED SUBJECT TO THE FOLLOWING SPECIAL REQUIREMENTS!

Minimum setbacks: Front 0, Interior Side 3 M, Exterior Side NA Rear4 M;
Contact 'BC One Call - Call Before You Dig' at 1 (800) 474-6886 or www.bconecall.bc.ca
PLEASE CALL A MINIMUM OF 2 BUSINESS DAYS IN ADVANCE WHEN BOOKING AN INSPECTION
Schedule(s) C-B to be submitted from the registered professional(s) engaged in construction prior to the final inspection
Big White Inspections Wednesday ONLY
SUBMIT BUILDING HEIGHT VERIFICATION FORM UPON COMPLETION OF FRAMING
SUBMIT CERTIFICATE OF LOCATION FROM BC SURVEYOR PRIOR TO BACKFILL INSPECTION
SUBMIT CERTIFICATE OF LOCATION OF LAYOUT FOR CONSTRUCTION PRIOR TO PLACEMENT OF CONCRETE
SUBJECT TO REQUIREMENTS OF DEVELOPMENT PERMIT 747-22D
All work to conform to the current B.C. Building / Plumbing Code and relevant Electoral Area 'E' / Big White Bylaws
Maximum height:12 M from average grade
Section 743 letter (from local Government Act) forms part of this permit
See notes on plans

REQUIRED INSPECTIONS ? PLEASE CALL TO SCHEDULE

Building Final Inspection
Prior to Backfill Inspection
Insulation Inspection
Plumbing Rough-in Inspection
Underslab Plumbing Inspection
Radon Rough-in Inspection

AREA OF LIVING SPACE	3600 SQ FT	CONSTRUCTION VALUE	$1,200,000.00

FEES	ORIGINAL AMOUNT	AMOUNT OWING
RDKB - Building Permit Fee+ Prof. Engineering Discount (Application Fee $150) Paid Aug 3, 2023	$13,200.00	$12,700.00
Plumbing Fixtures		$275.00
Title Search Fee		$13.00
Title Search Document Fee	$19.00	$38.00
TOTAL		13,026.00
DATE PAID		

WAIVER OF INDEMITY

In consideration of the granting of this permit, the undersigned: (a) releases the Regional District of Kootenay Boundary and those acting on behalf of the Regional District of Kootenay Boundary from all claims and expenses which the undersigned may have or incur as a result of the issue of this permit or the enforcement or non-enforcement of the Regional District of Kootenay Boundary Bylaws or of the British Columbia Building Code; (b) indemnifies the Regional District of Kootenay Boundary from all such claims and expenses which may be made by any other person; and (c) acknowledges that the Regional District of Kootenay Boundary owes no duty of care to the undersigned or anyone else in respect of these matters.

OWNER'S SIGNATURE

R Silva
Robert Silva RBO
Building Inspector

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

Regional District of Kootenay Boundary

Main
202 – 843 Rossland Avenue
Trail, BC V1R 4S8
Tel: 250.368.9148
T/F: 1.800.355.7352
Fax: 250.368.3990

Grand Forks
2140 Central Avenue
Grand Forks, BC V0H 1H0
Tel: 250.442.2708
T/F: 1.877.520.7352
Fax: 250.442.2688

BUILDING PERMIT APPLICATION

PROPERTY UNDER APPLICATION

CIVIC ADDRESS: LOT 72, FEATHERTOP WAY, BIGWHITE P.I.D. #: 026-906-457 MULTIPLE LOTS: ☐

REGISTERED PROPERTY OWNERS

[redacted]

As owner(s) of the land described in this application, I/we hereby consent to the submission of this building application, and I acknowledge that it is my responsibility as the Property Owner to ensure full compliance with the Building Code, building regulations, plumbing code, the Zoning Bylaw, Building Bylaw and other applicable codes, standards, and enactments. It is the responsibility of the Property Owner to ensure all regulations and requirements are met.

OWNER'S SIGNATURE: **DATE:** **COMPLETED OWNER'S UNDERTAKING FORM APPENDIX D, RECEIVED?** YES ☐

APPLICANT - PREFERRED CONTACT N

Applicant is the property owner: ☐ Yes ☑ No: **COMPLETE "OWNER'S REPRESENTATIVE FORM" (ATTACHED TO THIS APPLICATION)**

NAME: Wiker Developments, Inc.		PHONE: 250 878 9090
MAILING ADDRESS: 3337 Turnbull Rd.	E-MAIL: conradwiker@gmail.com	PHONE (ALTERNATE):

I declare that the information submitted in support of this application is, to the best of my knowledge, true and correct and that I will submit further information deemed necessary by the Regional District for processing this application. I acknowledge that all fees paid in connection with this permit are non-refundable, except as noted in the Regional District of Kootenay Boundary Building Bylaw. In consideration of this permit being issued, I release and indemnify the Regional District of Kootenay Boundary, its Board of Directors, officers, employees, and agents from and against all liability, claims and other expenses of any kind which I, or any other person, may have in connection with anything said or done, the granting of this permit or any action taken or not taken, by the Regional District of Kootenay Boundary and I agree that the Regional District of Kootenay Boundary owes me no duty of care in respect of these matters.

SIGNATURE: **DATE:**

CONTRACTOR

NAME: CONRAD WIKER	COMPANY: WIKER DEVELOPMENTS, INC.	PHONE: 250.878.9090
MAILING ADDRESS: 3337 TURNBULL RD, WESTKELOWNA, BC, V4T 1W3	E-MAIL: CONRADWIKER@GMAIL.COM	BUSINESS LICENSE #: 0793788

REGISTERED PROFESSIONALS - FOR ENGINEERED PROJECTS

NAME: JOSEPH SARKOR	COMPANY: JMS ENGINEERING	PHONE: 250.868.1413
MAILING ADDRESS: 1170 TAMARACK DR., KELOWNA BC, V1X 5L9	E-MAIL: JMSENGINEERING@TELUS.NET	

OFFICE USE ONLY

PERMIT #		
APPLICATION FEE:	$	PAYMENT STAMP
FEES AND SECURITY DEPOSIT: Paid by ☐ Owner ☐ Contractor ☐ Applicant	$	
TOTAL FEES DUE	$	

The Regional District of Kootenay Boundary is collecting your personal information in accordance with Section 26 of the Freedom of Information and Protection of Privacy Act. The Regional District collects your information for the purposes of administering Regional District's programs and services, including permits and licensing services. If you have questions, please contact the Privacy Head at 202-843 Rossland Avenue, Trail, BC V1R 4S8 or by email at FOI@rdkb.com or T/F at 1.800.355.7352

PROJECT DETAILS

Total value of completed project (incl. labor and materials): $ 1,200,000.00 (subject to review)
Note: the current edition of the Atlas Group Canadian Construction Costs Guide, may be used by the Building Official to determine the value of completed project for the purpose of assessing permit fees. The Value of Construction for Commercial, Industrial or Institutional Buildings will be calculated as per the Contract or Tendered Costs.

Project description: SINGLE FAMILY RESIDENTIAL HOME

Type of Building:
- ☑ Single dwelling unit
- ☐ Duplex
- ☐ Multi-Residential
- ☐ Laneway house
- ☐ Accessory Building
- ☐ Mixed-Use
- ☐ Commercial
- ☐ Industrial
- ☐ Institutional/Public

Scope (choose all that apply):
- ☑ New Construction
- ☐ Alteration/Renovations
- ☐ New Secondary suite
- ☐ Garage/ Carport
- ☐ Demolition
- ☐ Addition
- ☐ Deck
- ☐ Retaining Wall
- ☐ Other: _____

Additional information:

Number of levels in building: 3

Area under construction/building area: 3500 (m^2 or ft^2)

No. of other residential dwellings on the property, including Secondary Suites or Laneway houses: Ø

If the property owner is aware of any commercial and industrial use listed in Schedule 2 of the Contaminated Sites Regulation having ever occurred on the site, please check this box: ☐

REQUIRED DOCUMENTATION CHECKLIST

☑ **TITLE SEARCH for all lots** (no older than 30 days) – Obtain through the Land Title Office: visit www.ltsa.ca or purchased from the Regional District of Kootenay Boundary Building Inspection Services Department. Copies of all non-financial charges such as easements, covenants, right-of-ways, building schemes listed on the title(s) may also be required.

☑ **BUILDING PLANS – Two complete sets of plans to scale 1/4" = 1'0"** (preferably ONE ELECTRONIC SET in PDF format, alternatively TWO paper sets), showing the specifications of the building and all interior and exterior alterations. Clearly indicate what is existing and what is proposed. Electronic plans can be submitted in person via a USB flash drive or emailed to sbradley@rdkb.com in Trail or gfbuilding@rdkb.com in the Grand Forks.

Include the following information:

a. Floor Plan
- Outside dimensions and inside room dimensions including hallways
- Purpose of all rooms (kitchen, bedroom etc.) highlighting areas to be renovated.
- Footings, foundation walls, slab, crawlspace construction details (if altered or new)
- Proposed wall structure including footing, foundation, floor construction, wall construction, roof construction, beam, and lintel sizes, include wall covering details, as applicable.
- Details of all load-bearing walls or point loads (if removing walls)
- Details of fire-rated walls, doors, floor, and ceiling assemblies separating the principal suite from the secondary suite, as applicable
- Joist size and layout, wall construction details, beam construction details, if changing
- Door, window & skylight sizes – label new or existing
- Stair width, rise and run.
- Floor to ceilings heights, and height to undersides of beams and stairs
- Locations of plumbing fixtures
- Locations of smoke and carbon monoxide detectors if bedrooms are affected.
- Detail principal exhaust fan, kitchen, bathroom, and laundry room venting & ducts/ duct lengths.
- Building height measured as per the Zoning Bylaw

b. Site Plan: scale 1/16" = 1' or metric scale. Showing:

- Dimensions of the parcel on which the building is to be situated. with property line setbacks, dimensions, and locations of all existing and proposed buildings, with decks and cantilevers shown.
- Location and dimension of the driveway and slope
- Any rights-of-way or easements
- Locations of utility services and storm water solution. (i.e.: Storm Sewer or Rock Pit)
- For new secondary suites or laneway houses: your Site Plan must include parking on the property.
- Parking dimensions and lot coverage
- Location of any watercourses or wetlands

Use the corresponding Project Checklist (available at our office and on the RDKB website at www.rdkb.com) to make sure your Plans have all the necessary information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED
SUBMITTING REVISED PLANS WILL RESULT IN ADDITIONAL FEES

ADDITIONAL DOCUMENTS THAT MAY BE REQUIRED – CONSULT WITH STAFF TO DETERMINE APPLICABLE ITEMS

- ☑ Survey may be required for new buildings; may be required for additions. Scale no less than 1/16" = 1'0". A surveyed Certificate of Location by a Registered BC Land Surveyor may be required following installation of concrete foundations. It is also recommended that the surveyor pin the footings or foundation walls prior to placing concrete.
- ☑ BC Housing Registration for new residential dwelling units and laneway houses
- N/A ☐ Pre-construction Compliance Report from a qualified Energy Advisor
- ☑ Engineered water management plan or rock pit design for site drainage. See Attached.
- ☑ Letter of confirmation from Strata Council for projects within stratified buildings
- N/A ☐ **Hazardous Material Survey** following the guidelines for OHS Regulations 20.112 if renovating a house built in **1990 or earlier**. For more information contact WorkSafeBC at 1.888.922.2768 or www.worksafebc.com.
- ☑ Notice of Project form and number provided by WSBC (if hazardous materials are identified)
- ☐ Post-Abatement Report (provided by qualified removal contractor after hazardous materials have been safely removed)
- ☑ BC Registered Professional Letters of Assurance in the form of Schedules A and B (Schedules C-B will be required prior to the Final Inspection)
- N/A ☐ Lot consolidation (cancellation of lot line)
- ☑ Sealed Drawings, Letters of Assurance and Reports from (as required) a Coordinating Registered Professional for buildings over 600 m^2 and/or more than 3 stories in building height. Architectural, Structural, Mechanical, Fire Suppression Systems, Electrical, Geotechnical, and upon request, Civil drawings.
- ☑ Complex Components/Design - All components, systems or designs not contained within Part 9 of the BCBC must be reviewed by a Registered Professional Engineer. (Examples: manufactured beams, trusses, point loads, fire suppression, ICF foundations). Sealed drawings and Schedules or Letters of Assurance will be required.

Regional District of Kootenay Boundary

Regional District of Kootenay Boundary

BUILDING BYLAW No. 1753, 2021

Appendix C – Letter of Authorization (Owner's Representative)

Property owner's agreement:

As owner(s) of the land described in this application, as defined in the current "Building Bylaw", I/we hereby consent to the submission of this building application, and hereby authorize the following person to act as the applicant in regard to this application:

Name of Authorized Agent: CONRAD WIKER

Agent's Business Name (If Applicable): WIKER DEVELOPMENTS, INC.

Agent's Contact Information: Tel. No.: N/A Cell No.: 250.878.9090

Fax No.: N/A Email: CONRADWIKER@GMAIL.COM

I have examined the contents of the application, certify that the information submitted with it is correct insofar as I have knowledge of these facts, and concur with the submission of the application. I acknowledge that it is my legal responsibility as the Property Owner to ensure full compliance with the Building Code, the Zoning Bylaw, Building Bylaw, and other applicable legislation.

Property Address: LOT 72 FEATHERTOP WAY, BIGWHITE

Legal Description: LOT 72, FEATHERTOP WAY, BIGWHITE, #72 SDYD, SP: KAS3134, DL: 4222 PID: 026-906-457

Please check where applicable.

To represent me in an application for:

- ☑ Building Permit Application
- ☐ (If Registered Professional is involved, use Appendix D, Owner's Undertaking)
- ☐ Demolition Permit Application
- Sub-trade Permit

To obtain copies of:

- ☐ Building Permit Plans (Archive Copies)

[redacted]

SITE PLAN OF STRATA LOT 72
DISTRICT LOT 4222 SIMILKAMEEN
DIVISION YALE DISTRICT
STRATA PLAN KAS3134

PID: 026-906-457
CLIENT: WIKER DEVELOPMENTS INC.
CIVIC ADDRESS: 615 FEATHERTOP WAY

HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSRS)
VERTICAL DATUM: CGVD28 (DERIVED FROM OBSERVERATIONS PROCESSED USING THE CSRS-PPP ONLINE PROCESSING PROVIDED BY NATURAL RESOURCES CANADA).

DATE OF FIELD SURVEY: NOVEMBER 30, 2021

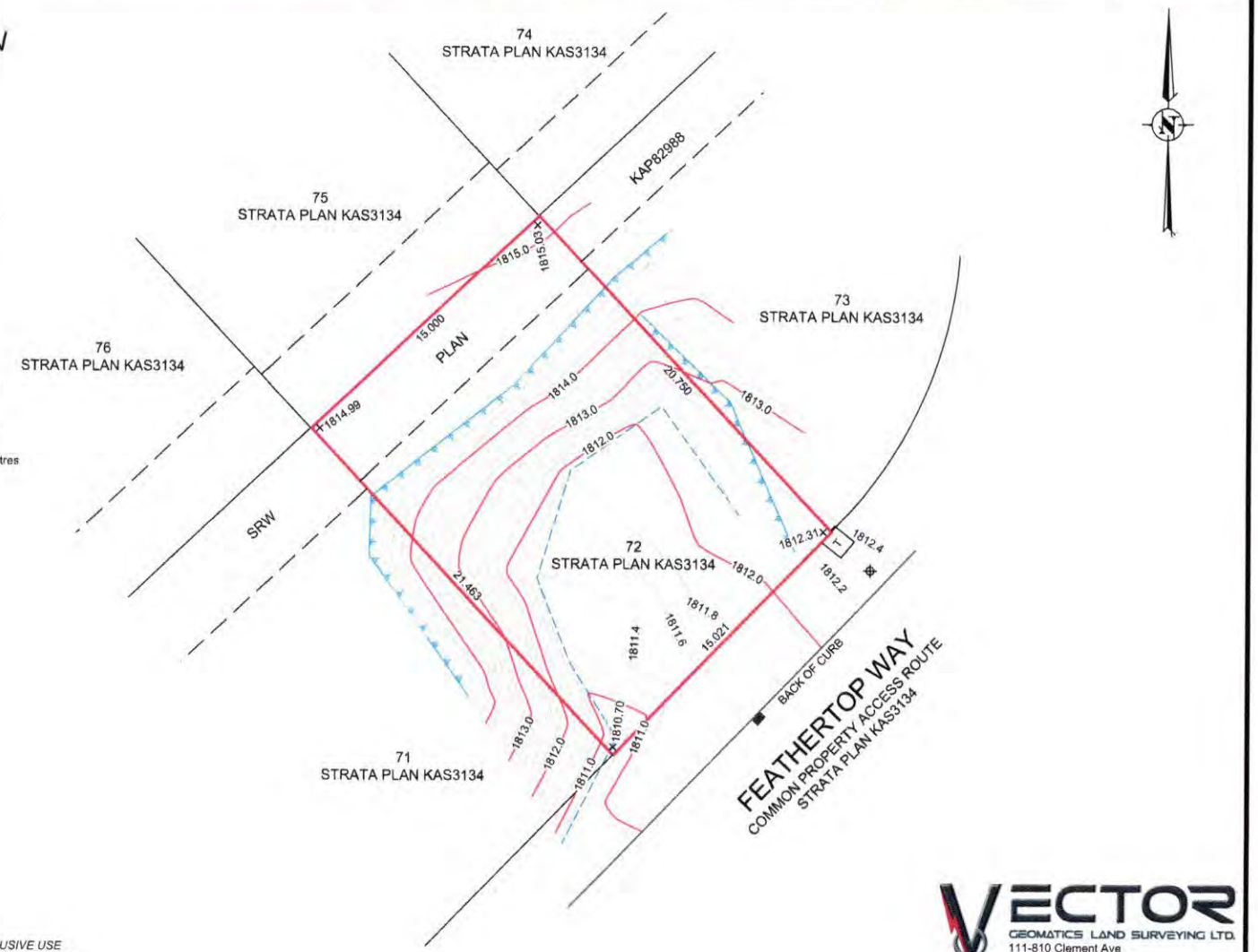
REFER TO THE CURRENT STATE OF TITLE FOR CHARGES, LIENS, AND INTERESTS AFFECTING THIS LAND.

SCALE 1:200

0 2.5 5 10 15 20 Metres

LEGEND

- Subject Property
- Major Contour (1.0m)
- Minor Contour (0.2m)
- Top Slope
- Bottom Slope
- Fire Hydrant
- Catch Basin
- Transformer



THIS PLAN WAS PREPARED FOR DESIGN PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. BOUNDARIES SHOWN ARE SUBJECT TO CHANGE WITH LEGAL SURVEY. VECTOR GEOMATICS LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OR REPRODUCTION, TRANSMISSION, OR ALTERATION TO THIS DOCUMENT WITHOUT THE CONSENT OF VECTOR GEOMATICS LAND SURVEYING LTD.

VECTOR
GEOMATICS LAND SURVEYING LTD.
111-810 Clement Ave
Kelowna, B.C. V1Y 7C9
Ph.: (250) 868-0172
www.vectorgeomatics.com

File: 2101512R0 Date: 2021-12-13
Drafted by: EC Checked by: CMD

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#72

FEATHERTOP

INARTIFEX DESIGN LTD.
Design. Drafting. Interiors.

Feathertop Estates

Residential Design Review

Review Summary

Date: December 9, 2022
Lot #: 72 Feathertop Way

Approval: Granted

No changes permitted without formal re-submission and written approval. Failure to do so may result in forfeiture of compliance deposit.

Comments:

Plans dated 2022-11-10 approved as submitted.

Regards,

Saba Wolfe
inArtifex Design Ltd.

#106 – 460 Doyle Ave. | Kelowna, BC V1Y 0C2 | 778-403-1055
info@inartifex.com | www.inartifex.com

BC HOUSING

New Home Registration Form

The purpose of this form is to certify, for the purpose of section 30 of the Homeowner Protection Act, that a proposed new home is covered by home warranty insurance and built by a licensed residential builder.

Form: 376798

A. BUILDER INFORMATION

Licence Number: 42411 **Expiry Date:** May 31, 2024

Company Name: Wiker Developments Inc.

B. PROPERTY INFORMATION

Civic Address: Lot #72 615 Feathertop Way NE

City/Town: Big White **Province:** British Columbia **Postal Code:** V1P 1P4

PID: 026-906-457

Legal Description: Lot: Plan: KAS3134 District Lot: 4222 Land District: 54

Owner(s) of the Property: Brandon and Kelly Babich

C. CONSTRUCTION INFORMATION

Number of Dwelling Units: 1

Type of New Home: Single

D. PROOF OF HOME WARRANTY INSURANCE

Certified and sealed by warranty provider:

Seal:

TRISURA®

Warranty Provider: Trisura Guarantee Insurance Company

Builder Warranty No.: WIKE161

Insurance No.: 50-184002

Warranty Provider Seal Date: June 13, 2023

E. BUILDING PERMIT INFORMATION

To be completed by municipality or regional district and returned to the Licensing & Consumer Services Branch:

Municipality or Regional District:

Permit issued to:

Date issued: (month/day/year)

Permit No.:

Correction to civic address, type of new home or other information, if applicable:

#72

WORK SAFE BC

Notice of Project: 970378
Construction

Submitted: Monday, July 10, 2023 at 11:28 a.m. Pacific Time

Except as permitted by OHS regulation 20.2(4), WorkSafeBC must be provided at least 24 hour written notice prior to the start of the work activity. Work on this project, including set up activities, may begin on July 11, 2023, 11:28 a.m. Pacific Time, or on the start date indicated on the Notice of Project — whichever is later.

OHS regulation 20.2(3) requires that a copy of the Notice of Project is posted at the worksite for the duration of the project.

Worksite details

Worksite Location

	City	Location	Planned start date	Duration
1	Kelowna	Feathertop Wy, Kootenay Boundary, BC V0E 2G0, Canada Lot 72 49.722983,-118.919455	7/11/2023	24 Months

Owner or agent representative of this worksite:
WorkSafeBC Account Number: 913145
Wiker Developments, Inc.
3337 Turnbull Rd
West Kelowna, British Columbia
Canada, V4T 1W3

Project information

Project:
Project cost greater than $100,000
Designed by a professional engineer
Work in an excavation over 1.2 m (4 ft) deep
Building more than 2 storeys or 6 m (20 ft) high

Person responsible for co-ordinating health and safety activities:
Conrad Wiker

Person in charge of the project:
Conrad Wiker
General Contractor
250.878.9090
conradwiker@gmail.com

Prime contractor:
Wiker Developments, Inc.
3337 Turnbull Rd
West Kelowna, British Columbia
Canada, V4T 1W3

Prime contractor designated in writing: Yes

WORK SAFE BC

Notice of Project: 970378

Scope of work

General construction:
Residential - single family

Total number of floors (below and above ground):
3

Total floor area:
3500 sq feet

Site preparation:
Ground preparation

Other:
Single Family Residential Custom Home

Electrical declaration:
The project will use GFCI protection of installed receptacles in accordance with the requirements of the BC electrical code.
Where GFCI protection indicated above is not intended to be provided, the electrical contractor(s) will make application(s) to the applicable electrical authority for variance(s) to the BC Electrical Code requirements for the referenced GFCI protection based on a declaration by the prime contractor that an assured grounding program is implemented at the work site. Where the variance(s) is granted, it is the responsibility of the prime contractor to ensure that the assured grounding program at the site is used in accordance with WorkSafeBC published guidelines and practices set out in OHS Guideline 19.15(1) Ground fault circuit interrupters and other acceptable means.

Other information

Submitted by:
Conrad Wiker
250.878.9090
conradwiker@gmail.com

Limitations
Neither the issuance of a Notice of Project number, nor the absence of follow-up action by WorkSafeBC indicates acceptance or approval of the information provided. If you have any safety concerns regarding this project, contact the person in charge of this project or WorkSafeBC prevention information line at 604.276.3100 or 1.888.621.7233.

Significant changes
If the information on the Notice of Project significantly changes, the new information must be submitted to WorkSafeBC as soon as possible and posted at the worksite.

To update the information, provide WorkSafeBC with the Notice of Project number, the worksite address, and a summary of the changes you want to make by either:

Email: prevnop@worksafebc.com
Fax: 604.276.3247

BRITISH COLUMBIA BUILDING CODE 2018

Valley Geo # 60234-02

Permit to Practice **#1003937**

SCHEDULE B

Forming Part of Subsection 2.2.7., Division C of the British Columbia Building Code

Building Permit Number
(for *authority having jurisdiction's* use)

ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW

Notes: (i) This letter must be submitted prior to the commencement of construction activities of the components identified below. A separate letter must be submitted by each *registered professional of record.*
(ii) This letter is endorsed by: Architectural Institute of BC, Association of Professional Engineers and Geoscientists of the Province of BC, Building Officials' Association of BC, and Union of BC Municipalities.
(iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The *authority having jurisdiction*

Regional District of Kootenay Boundary

Name of Jurisdiction (Print)

Re: Single Family Residence

Name of Project (Print)

615 Feathertop Way

Address of Project (Print)

Lot 72

The undersigned hereby gives assurance that the design of the

(Initial those of the items listed below that apply to this *registered professional of record.* All the disciplines will not necessarily be employed on every project.)

_____ **ARCHITECTURAL**
_____ **STRUCTURAL**
_____ **MECHANICAL**
_____ **PLUMBING**
_____ **FIRE SUPPRESSION SYSTEMS**
_____ **ELECTRICAL**
LB **GEOTECHNICAL — temporary**
LB **GEOTECHNICAL — permanent**

MAY 24 2022
PROFESSIONAL PROVINCE OF L. R. BROWN # 49864 BRITISH COLUMBIA ENGINEER

(Professional's Seal and Signature)

May 20, 2022

Date

components of the plans and supporting documents prepared by this *registered professional of record* in support of the application for the *building* permit as outlined below substantially comply with the British Columbia Building Code and other applicable enactments respecting safety except for construction safety aspects.

The undersigned hereby undertakes to be responsible for *field reviews* of the above referenced components during construction, as indicated on the "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2018

Schedule B - *Continued*

Valley Geo # 60234-02

Building Permit Number
(for authority having jurisdiction's use)

615 Feathertop Way
Project Address

Geotechnical
Discipline

The undersigned also undertakes to notify the *authority having jurisdiction* in writing as soon as possible if the undersigned's contract for *field review* is terminated at any time during construction.

I certify that I am a *registered professional* as defined in the British Columbia Building Code.

Logan Brown
Registered Professional of Record's Name (Print)

1770 Baron Road
Address (Print)

Kelowna BC, V1X 7G9
Address (Print) (continued)

250-801-1134
Phone Number

MAY 24 2022
PROFESSIONAL
PROVINCE OF
L. R. BROWN
49664
BRITISH COLUMBIA
ENGINEER

(Professional's Seal and Signature)

May 20, 2022
Date

(If the *Registered Professional of Record* is a member of a firm, complete the following.)

I am a member of the firm Valley Geotechnical Kelowna Ltd **Permit to Practice Number: 1003937**
and I sign this letter on behalf of the firm. (Print name of firm)

Note: The above letter must be signed by a *registered professional of record,* who is a *registered professional.* The British Columbia Building Code defines a *registered professional* to mean

(a) a person who is registered or licensed to practise as an architect under the Architects Act, or
(b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2018

Schedule B - *Continued*

Valley Geo # 60234-02

Building Permit Number
(for authority having jurisdiction's use)

615 Feathertop Way
Project Address

Geotechnical
Discipline

SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

_____ **ARCHITECTURAL**

1.1 Fire resisting assemblies
1.2 *Fire separations* and their continuity
1.3 *Closures*, including tightness and operation
1.4 Egress systems, including *access to exit* within *suites* and *floor areas*
1.5 Performance and physical safety features (guardrails, handrails, etc.)
1.6 Structural capacity of architectural components, including anchorage and seismic restraint
1.7 Sound control
1.8 Landscaping, screening and site grading
1.9 Provisions for firefighting access
1.10 *Access* requirements for *persons with disabilities*
1.11 Elevating devices
1.12 Functional testing of architecturally related fire emergency systems and devices
1.13 Development Permit and conditions therein
1.14 Interior signage, including acceptable materials, dimensions and locations
1.15 Review of all applicable shop drawings
1.16 Interior and exterior finishes
1.17 Dampproofing and/or waterproofing of walls and slabs below *grade*
1.18 Roofing and flashings
1.19 Wall cladding systems
1.20 Condensation control and cavity ventilation
1.21 Exterior glazing
1.22 Integration of building envelope components
1.23 Environmental separation requirements (Part 5)
1.24 Building envelope, Part 10 – ASHRAE, NECB or Energy Step Code requirements
1.25 Building envelope testing, confirmation or both as per Part 10 requirements

MAY 24 2022
PROFESSIONAL PROVINCE OF L. R. BROWN # 49864 BRITISH COLUMBIA ENGINEER

(Professional's Seal and Signature)

May 20, 2022
Date

_____ **STRUCTURAL**

2.1 Structural capacity of structural components of the *building*, including anchorage and seismic restraint
2.2 Structural aspects of *deep foundations*
2.3 Review of all applicable shop drawings
2.4 Structural aspects of unbonded post-tensioned concrete design and construction

_____ **MECHANICAL**

3.1 HVAC systems and devices, including high *building* requirements where applicable
3.2 *Fire dampers* at required *fire separations*
3.3 Continuity of *fire separations* at HVAC penetrations
3.4 Functional testing of mechanically related fire emergency systems and devices
3.5 Maintenance manuals for mechanical systems
3.6 Structural capacity of mechanical components, including anchorage and seismic restraint
3.7 Review of all applicable shop drawings
3.8 Mechanical systems, Part 10 – ASHRAE, NECB or Energy Step Code requirements
3.9 Mechanical systems, testing, confirmation or both as per Part 10 requirements

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2018

Schedule B - *Continued*

Valley Geo # 60234-02

Building Permit Number
(for authority having jurisdiction's use)

615 Feathertop Way
Project Address

Geotechnical
Discipline

PLUMBING

4.1 Roof *drainage systems*
4.2 Site and foundation *drainage systems*
4.3 *Plumbing systems* and devices
4.4 Continuity of *fire separations* at plumbing penetrations
4.5 Functional testing of plumbing related fire emergency systems and devices
4.6 Maintenance manuals for *plumbing systems*
4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
4.8 Review of all applicable shop drawings
4.9 Plumbing systems, Part 10 – ASHRAE, NECB or Energy Step Code requirements
4.10 Plumbing systems, testing, confirmation or both as per Part 10 requirements

FIRE SUPPRESSION SYSTEMS

5.1 Suppression system classification for type of *occupancy*
5.2 Design coverage, including concealed or special areas
5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
5.4 Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping devices where necessary
5.5 Qualification of welder, quality of welds and material
5.6 Review of all applicable shop drawings
5.7 Acceptance testing for "Contractor's Material and Test Certificate" as per NFPA Standards
5.8 Maintenance program and manual for suppression systems
5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
5.10 For partial systems — confirm sprinklers are installed in all areas where required
5.11 Fire Department connections and hydrant locations
5.12 Fire hose standpipes
5.13 Freeze protection measures for fire suppression systems
5.14 Functional testing of fire suppression systems and devices

ELECTRICAL

6.1 Electrical systems and devices, including high building requirements where applicable
6.2 Continuity of *fire separations* at electrical penetrations
6.3 Functional testing of electrical related fire emergency systems and devices
6.4 Electrical systems and devices maintenance manuals
6.5 Structural capacity of electrical components, including anchorage and seismic restraint
6.6 Clearances from *buildings* of all electrical utility equipment
6.7 Fire protection of wiring for emergency systems
6.8 Review of all applicable shop drawings
6.9 Electrical systems, Part 10 – ASHRAE, NECB or Energy Step Code requirements
6.10 Electrical systems, testing, confirmation or both as per Part 10 requirements

LB **GEOTECHNICAL — Temporary**

7.1 Excavation
7.2 Shoring
~~7.3 Underpinning~~ LB
7.4 Temporary construction dewatering

LB **GEOTECHNICAL — Permanent**

8.1 Bearing capacity of the *soil*
~~*8.2 Geotechnical aspects of deep foundations*~~ LB
8.3 Compaction of engineered fill
8.4 Structural considerations of *soil*, including slope stability and seismic loading
8.5 Backfill
~~8.6 Permanent dewatering~~ LB
~~8.7 Permanent underpinning~~ LB

MAY 24 2022
PROFESSIONAL
PROVINCE OF
L. R. BROWN
49864
BRITISH COLUMBIA
ENGINEER

(Professional's Seal and Signature)

May 20, 2022
Date

CRP's Initials

BFL CANADA

200 - 1177 West Hastings Street Vancouver, BC V6E 2K3
T. (604) 669-9600 | 1 (866) 669-9602 | F. (604) 683-9316

CERTIFICATE OF INSURANCE NO. 19

THIS IS TO CERTIFY TO: Whom It May Concern

that the following described policy(ies) or cover note(s) in force at this date have been effected to cover as shown below:

NAMED INSURED: VALLEY GEOTECHNICAL KELOWNA LTD.

ADDRESS: 210-347 Leon Ave,
Kelowna, BC V1Y 8C7

Description of operations and/or activities and/or locations and/or vehicles to which this certificate applies:

Engineering Firm

TYPE	INSURER	POLICY NO.	POLICY PERIOD from (mm/dd/yyyy) to (mm/dd/yyyy)	LIMIT OF INSURANCE	
Professional Liability Insurance	Certain Underwriters as arranged through Victor Insurance Manager Inc.	ENG577467	08/03/2021 to 08/03/2022	$2,000,000 $2,000,000	Each and Every Claim Aggregate Limit

Additional Information:

For the purposes of the Insurance Companies Act (Canada), this document was issued in the course of Lloyd's Underwriters' insurance business in Canada.

This certificate is issued as a matter of information only and is subject to all the limitations, exclusions and conditions of the above-listed policies as they now exist or may hereafter be endorsed.

Should one of the above-noted policies be cancelled before the expiry date shown, notice of cancellation will be delivered in accordance with the policy provisions.

Limits shown above may be reduced by Claims or Expenses paid.

THIS POLICY CONTAINS A CLAUSE(S) WHICH MAY LIMIT THE AMOUNT PAYABLE.

Every action or proceeding against an Insurer for the recovery of insurance money payable under the contract is absolutely barred unless commenced within the time set out in the Insurance Act.

BFL CANADA Insurance Services Inc.

Signed in Vancouver this 27th day of July 2021

Jeff McLellan, Authorized Representative

ONSTRUCTION NOTES

FOLLOWING ARE TO BE INCLUDED WITH, AND BECOME PART OF THE ATTACHED WORKING DRAWINGS
WORK IS TO CONFORM TO THE LATEST EDITION OF THE B.C. BUILDING CODE OR LOCAL BUILDING
ES AND BYLAWS THAT MAY TAKE PRECEDENCE.

LE EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE WORKING DRAWINGS, WE
NOT ELIMINATE ENTIRELY THE POSSIBILITY OF HUMAN ERROR. IT IS THEREFORE IMPERATIVE THAT
H SUB-CONTRACTOR CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON
WORKING DRAWINGS AND ASSUME FULL RESPONSIBILITY FOR SAME.

TTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL
IFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL REQUEST
IFICATION IN CASE OF ERRORS OR DISCREPANCIES. FAILURE TO OBTAIN SUCH CLARIFICATION
DERS THE SUB-CONTRACTOR RESPONSIBLE.

BAL AND/OR WRITTEN AGREEMENTS BETWEEN THE OWNER AND CONTRACTORS SHALL GOVERN OVER
DRAWINGS.

SUB-CONTRACTOR SHALL INSTALL ALL MATERIALS, EQUIPMENT, COMPONENTS, ETC. IN ACCORDANCE
H THE MANUFACTURER'S INSTRUCTIONS AND ACCEPTED METHODS OF GOOD BUILDING PRACTICE.
DESIGNER SHALL NOT BE RESPONSIBLE FOR SITE CONDITIONS SUCH AS SOIL BEARING CAPACITY,
THS OF FROST LINES OR WATER TABLES, OR BURIED STRUCTURES, ETC.

DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DEPARTURE FROM DRAWINGS AND SPECIFICATIONS
HORIZED BY ANY OFFICIAL DURING THE COURSE OF CONSTRUCTION.

NCRETE
neral: All concrete to be minimum 3000 P.S.I. (25 MPA) strength at 28 days unless otherwise specified.
all: Grades shown are arbitrary. Owner or builder to step concrete walls to suit grade and adjust thickness of walls to
orm to the current B.C. Building Code.
otings: Concrete footings must be placed on undisturbed or compacted soil at an elevation below the frost line. Any
s over 5,000 lbs to be reviewed by a Structural Engineer.
etaining Walls: Backfill shall not be placed against basement walls until
ncrete or masonry has reached its specified 28-day strength.
d, the structural floor framing (including plywood subfloor required to stabilize the walls is complete and fully nailed and
ored.
nforcement shall be placed according to good building practice.
AMING
shall be the responsibility of the owner or builder to determine the snow load in the area in which the building is being
and to make adjustments to the size of the structural members to compensate for additional loading, to the
faction of local building authorities.
e design of members used for structural purposes has been based on No. 3 or better Douglas fir as shown in the
t recent edition of the B.C. Building Code. The use of different species or wood must conform to the B.C. Building Code.
gineered wood beams have been designed using the manufacturer's specifications but sizes and loads must be
ed by the manufacturer or a Structural Engineer prior to construction.
ll lintels to be 2x10 unless otherwise noted. All load bearing beams and lintels shall have 3" minimum bearing.
eams over 8'-0" to be Engineered.
uss and floor system layout to be verified by the truss manufacturer before starting construction.
l concrete to wood contacts shall be with an approved sill gasket or preserved wood foundation materials.
ash over all exterior openings H) Floor joists shall be doubled

SHEET INDEX

1 COVER
2 SITE & FOUNDATION PLAN
3 LOWER & MAIN FLOOR PLAN
4 UPPER FLOOR PLAN & SCHEDULES
5 REAR & RIGHT ELEVATIONS
6 FRONT & LEFT ELEVATIONS
7 SECTIONS A-A' & B-B'
8 SECTIONS C-C'
9 ROOF PLANS
10 3DS
1 LOWER STRUCTURAL PLANS
2 MAINFLOOR STRUCTURAL PLANS

GRADING NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES
2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.

ZONING

R3 - CHALET RESIDENTIAL ZONE 3

SETBACKS

FRONT = 4M (14'-9")
REAR = 0M (0'-0")
SIDES = 3M(9'-10")

HEIGHTS

MAXIMUM BUILDING HEIGHT = 12M (39'-5')

COVERAGE

SITE AREA 3,397 SQFT
MAXIMUM COVERAGE BUILDINGS AND STRUCTURES 50% - 1,698 SQFT
PROPOSED COVERAGE BUILDINGS AND STRUCTURES 21% - 1,389 QFT

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

Schematic Sheet Index

Date: Feb 17th, 2023.	Drawn by CRM
Revised:	Notes:
Jun 2nd 2023.	PERMIT PLANS R-3

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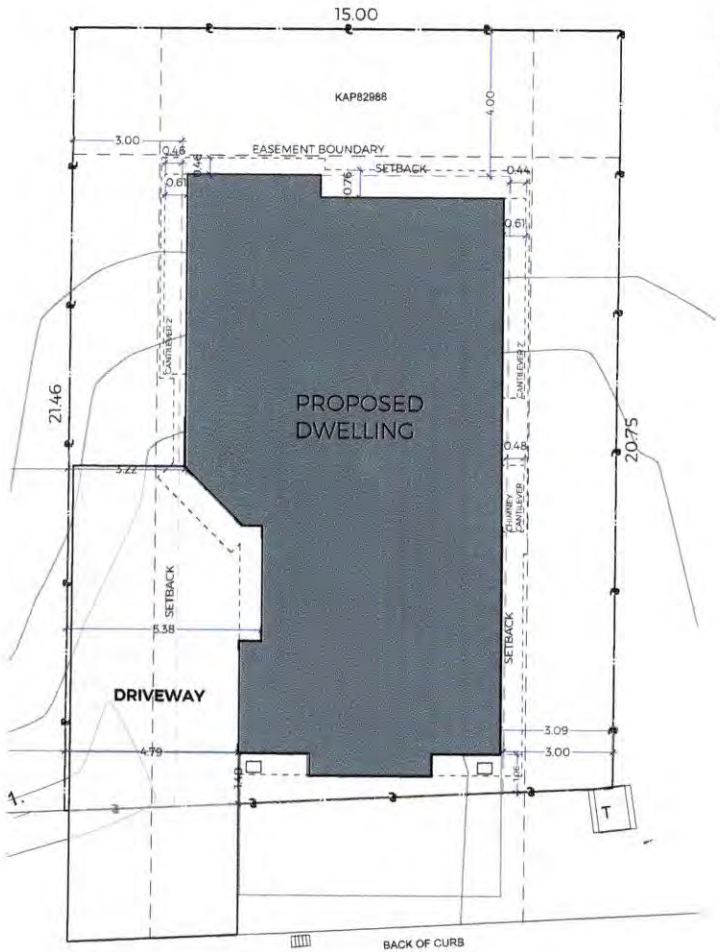
FAR Calculation	
Site Area	**3,398.67**
FAR 0.8	2,718.93
Floor | Description	SQFT
Main - Living Area	1,074.00
Main - Deck	257
Main - Balcony	10.8
Sub	1,341.80
Upper - Living Area	1,289.00
Upper - Deck	84
Sub	1,373.00
Total FAR	**2,714.80**
UNDERGROUND PARKING	
Garage	486
Lower Floor	848
Sub- Total	1,334.00
Total All	4,048.80

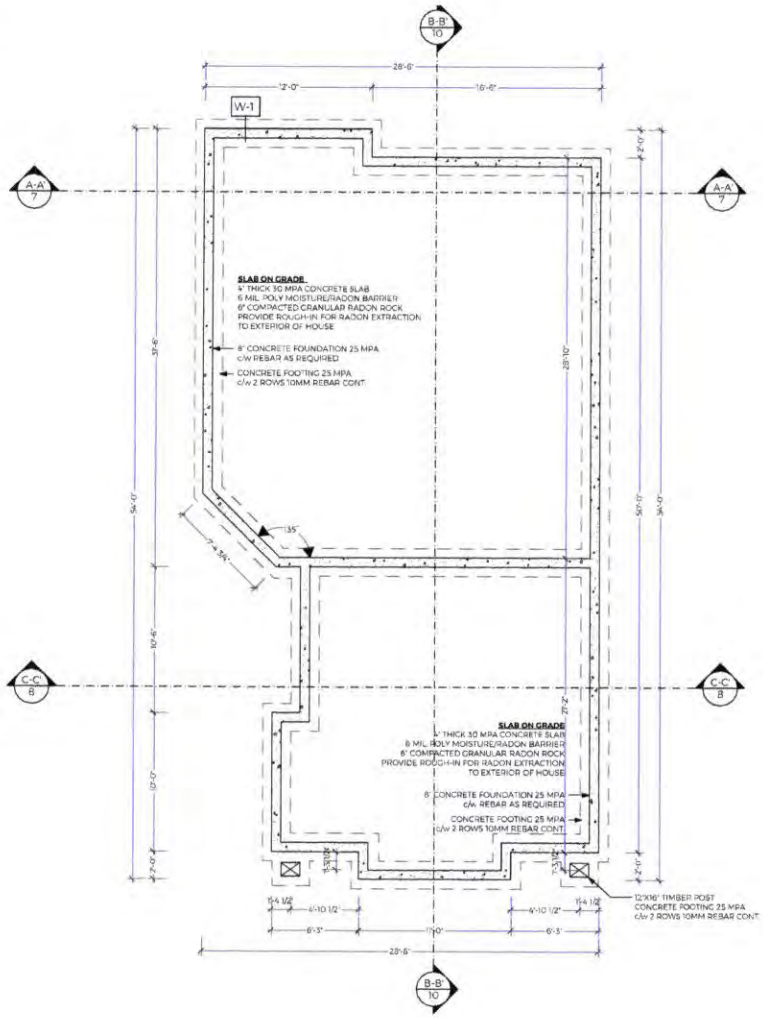


FEATHERTOP WAY

COMMON PROPERTY ACCESS ROUTE

STRATA PLAN KAS3134

1/2 SITE PLAN
SCALE: 1" = 5'



2/2 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

N

Latitude 49.722860
Longitude -118.921340

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Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

SITE PLAN, FOUNDATION PLAN, 230531 FAR Calculation

Date: Feb 17th, 2023	Drawn by CRM
Revised:	Notes:
Jun 21st 2023	PERMIT PLANS R 3

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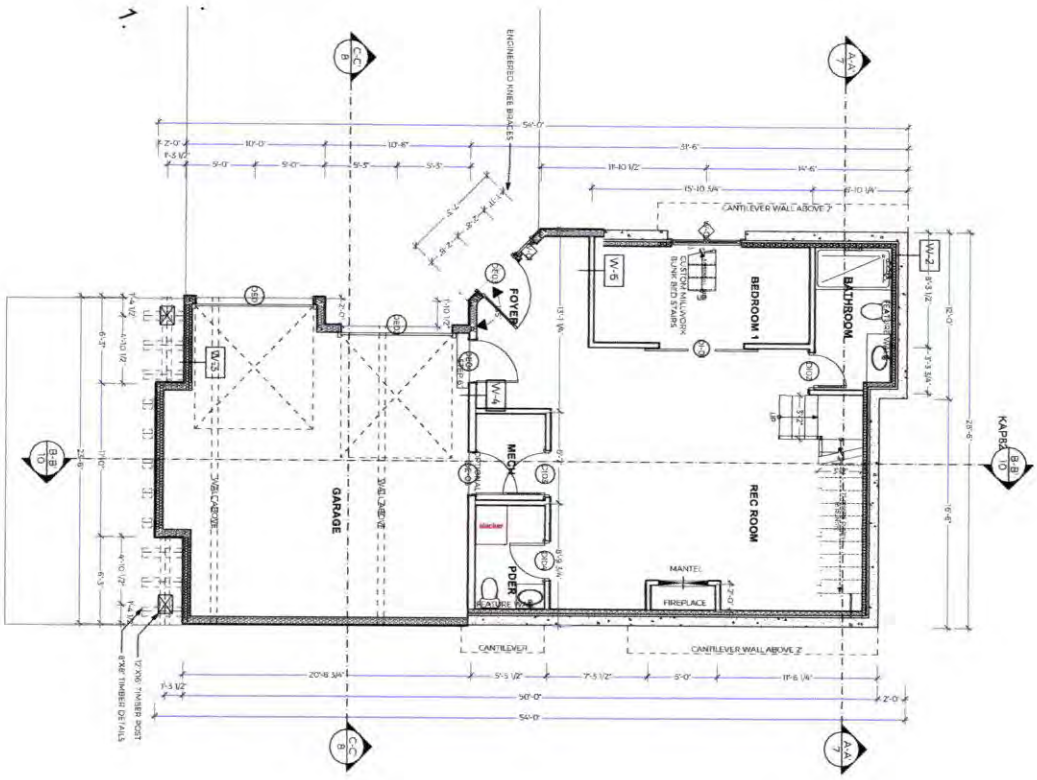
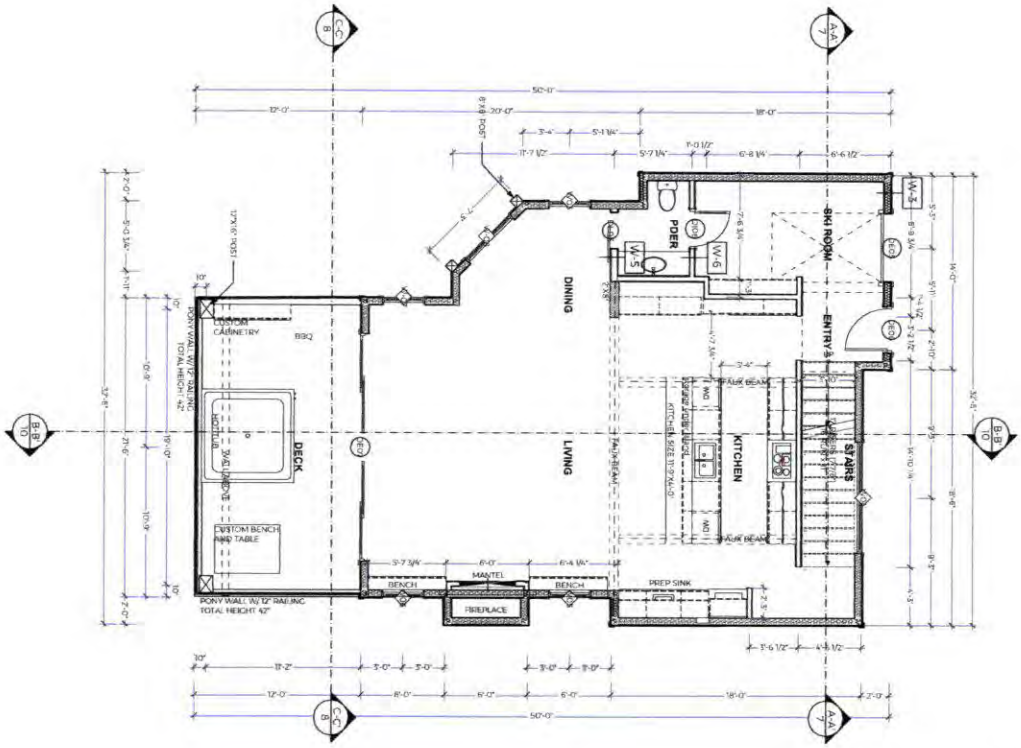


1/3 LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



2/3 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Date Feb 17th, 2023	Drawn by CRM
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LOWER FLOOR PLAN, MAIN FLOOR PLAN

BABICH
Lot 72 Feathertop Way Big White
BC

Latitude 49.722860
Longitude -118.921340

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

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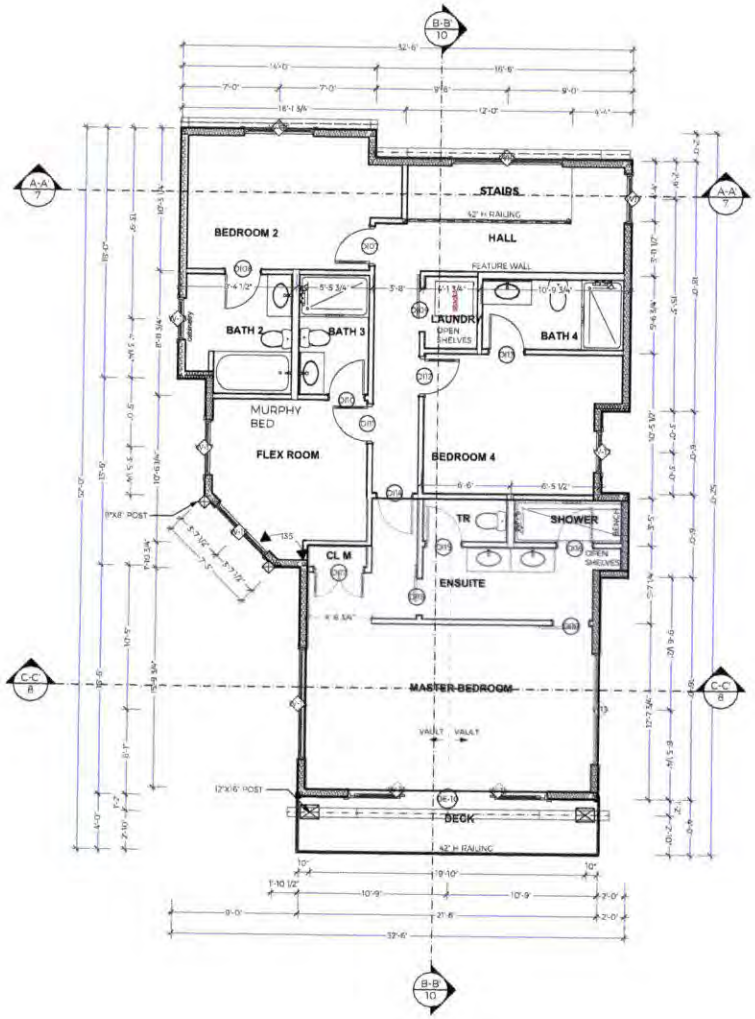

1/4 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE						
ID	LEVEL	ROOM	QTY	WxH SIZE	OPERATION	ECRESS
W03	FF MAIN FLOOR	DINING	1	3'-0"×6'-6"	Fixed	
W04	FF MAIN FLOOR	STAIRS	1	8'-0"×4'-6"	Fixed	
W05	FF MAIN FLOOR	LIVING	1	3'-0"×6'-6"	Fixed	
W06	FF MAIN FLOOR	LIVING	1	3'-0"×6'-6"	Fixed	
W10	FF UPPER FLOOR	HALL	1	8'-0"×4'-6"	Fixed	
W11	FF UPPER FLOOR	HALL	1	3'-6"×4'-0"	Fixed	
W13	FF UPPER FLOOR	MASTER BEDROOM	1	8'-0"×2'-0"	Fixed	
W-01	FF LOWER FLOOR	FOYER	1	1'-6"×8'-0"	Fixed	
W-02	FF LOWER FLOOR	BEDROOM 1	1	5'-0"×2'-0"	Casement	
W-07	FF MAIN FLOOR		1	3'-0"×6'-6"	Casement	
W-...	FF MAIN FLOOR	DINING	1	4'-6"×6'-6"	Casement	
W-...	FF UPPER FLOOR	BEDROOM 2	1	5'-0"×4'-6"	Casement	
W-12	FF UPPER FLOOR	BEDROOM 4	1	3'-0"×4'-6"	Casement	
W-14	FF UPPER FLOOR	DECK	2	7'-0"×5'-0"	Fixed	
W-15	FF UPPER FLOOR	MASTER BEDROOM	1	8'-0"×2'-0"	Fixed	
W-16	FF UPPER FLOOR	FLEX ROOM	1	5'-0"×8'-0"	Fixed	
W-17	FF UPPER FLOOR	FLEX ROOM	1	4'-0"×4'-6"	Casement	

EXTERIOR DOOR SCHEDULE						
ID	LEVEL	ROOM	QTY	WxH	TYPE	ORIENTATION
DE01	FF LOWER FLOOR	GARAGE	1	8'-6"×9'-0"	Overhead	R
DE02	FF LOWER FLOOR	GARAGE	1	8'-0"×9'-0"	Overhead	R
DE03	FF LOWER FLOOR	FOYER	1	3'-6"×8'-0"	Hinged	R
DE04	FF LOWER FLOOR	FOYER	1	3'-0"×8'-0"	Hinged	R
DE05	FF MAIN FLOOR		1	5'-0"×8'-0"	Overhead	
DE07	FF MAIN FLOOR	LIVING	1	16'-0"×8'-...	Patio Slider	
DE-03	FF LOWER FLOOR	MECH	1	3'-0"×8'-0"	Hinged	R
DE-10	FF UPPER FLOOR	DECK	1	14'-0"×8'-0"	Patio Slider	
			8			

INTERIOR DOOR SCHEDULE						
ID	LEVEL	ROOM	QTY	SIZE WXH	TYPE	Orientati...
DI02	FF LOWER FLOOR	BATHROOM	1	2'-4"×8'-0"	Hinged	R
DI03	FF LOWER FLOOR	MECH	1	3'-0"×8'-0"	Hinged	L
DI04	FF LOWER FLOOR	PDER	1	2'-6"×8'-0"	Hinged	R
DI06	FF MAIN FLOOR	SKI ROOM	1	2'-6"×6'-8"	Hinged	L
DI07	FF UPPER FLOOR	BEDROOM 2	1	2'-6"×8'-0"	Hinged	L
DI08	FF UPPER FLOOR	BEDROOM 2	1	2'-6"×6'-8"	Hinged	L
DI10	FF UPPER FLOOR	BATH 3	1	2'-6"×6'-8"	Hinged	L
DI11	FF UPPER FLOOR	FLEX ROOM	1	2'-6"×8'-0"	Hinged	R
DI12	FF UPPER FLOOR	BEDROOM 4	1	2'-6"×8'-0"	Hinged	L
DI13	FF UPPER FLOOR	BATH 4	1	2'-6"×6'-8"	Hinged	L
DI14	FF UPPER FLOOR	HALL	1	2'-6"×8'-0"	Hinged	R
DI15	FF UPPER FLOOR	ENSUITE	1	2'-6"×8'-0"	Hinged	L
DI16	FF UPPER FLOOR	ENSUITE	1	2'-6"×6'-8"	Hinged	L
DI17	FF UPPER FLOOR	CL M	1	3'-6"×8'-0"	Hinged	R
DI18	FF UPPER FLOOR	MASTER BEDROOM	1	2'-6"×8'-0"	Barn	R
DI19	FF UPPER FLOOR	MASTER BEDROOM	1	2'-6"×8'-0"	Barn	R
DI-01	FF LOWER FLOOR	REC ROOM	1	6'-0"×8'-0"	Barn	
DI-05	FF MAIN FLOOR	PDER	1	2'-6"×8'-0"	Barn	L

N

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

UPPER FLOOR PLAN, AREAS SCHEDULE, EXTERIOR DOOR SCHEDULE, WINDOW SCHEDULE, INTERIOR DOOR SCHEDULE

Drawn by CRM
Date Feb 17th, 2023
Revised: Jun 21st 2023 PERMIT PLANS R-3
Notes:

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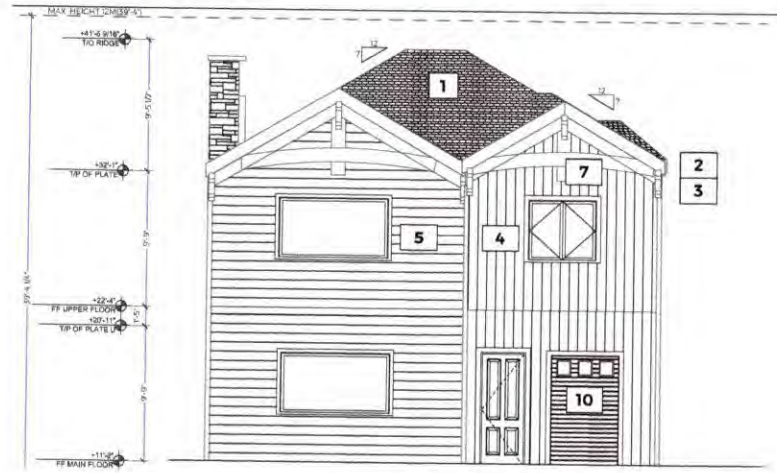
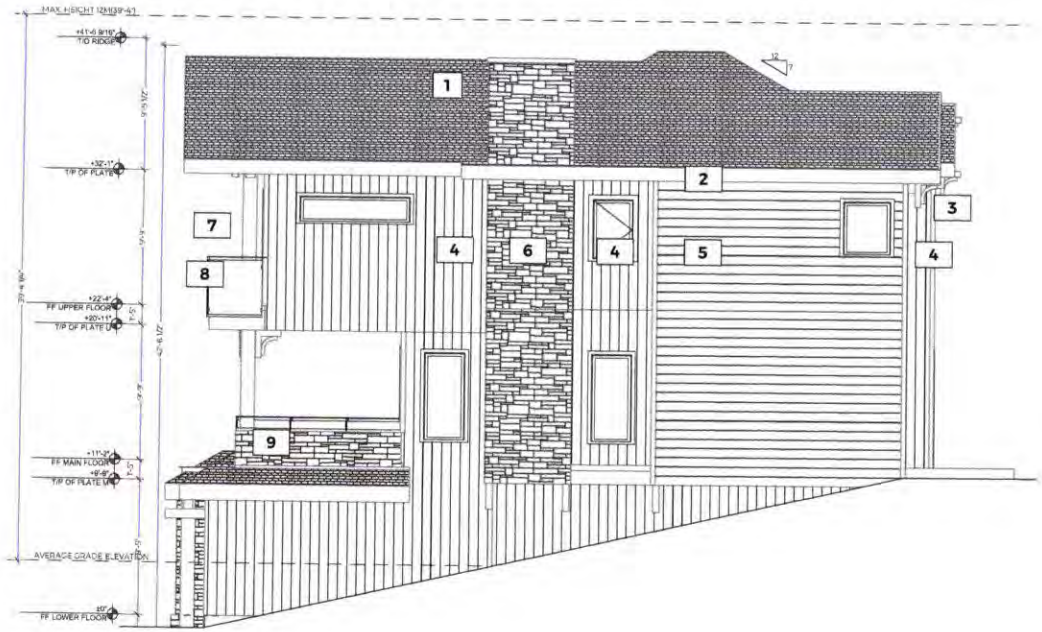


1/5 **REAR ELEVATION**
SCALE: 1/4" = 1'-0"



2/5 **RIGHT ELEVATION**
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1- ROOFING - ASPHALT SHINGLES - CAMBRIDGE - DUAL BLACK
2- FASCIA 12" & WINDOW TRIM - CEDAR - BLACK
3- SOFFIT - WOOD TONE - 1"X6" T&G - ENGLISH PORTER
4- SIDING- WOOD LOOK - 1"X6" T&G - ENGLISH PORTER - VERTICAL
5- SIDING- WOOD LOOK - LAP SIDING - DARK BROWN - HORIZONTAL
6- STONE - PANGEA - 3 COURSE ASHLER - SIENNA
7- POST/BEAMS & TIMBER DETAILS - MID STAIN
8- EXTERIOR RAILING - GLASS PANELS W/ BLACK POSTS & TOP
9- PONY WALL W/RAILING - PANGEA STONE W/ 12" H GLASS PANELS W/ BLACK POSTS & TOP
10 - GARAGE DOOR - BLACK
11 -GARAGE DOOR - CLOPAY - CANYON RIDGE WSIGNE 13 W/ REC 13 WINDOWS

BUILDING HEIGHT (12.95m) 42'-6 1/4"

BABICH - LOT 72					
SPATIAL SEPARATION CALCULATION					
Elevation	Wall Area m2	Limiting Distance for Calc (m)	Actual Limiting Distance (m)	Max Allowable Glazing %	Proposed Glazing %
Front - South					
Wall 1	110.00	0	0.53	0%	0%
Wall 2	110.00	4	5.32	31.9%	10%
Wall 3	110.00	2	2.28	18.2%	18%
Left - West					
Wall 1	147.00	4	4.63	24%	0%
Wall 2	147.00	4	5.23	24%	0%
Wall 3	147.00	2	3.07	16%	7%
Wall 4	147.00	2	3.07	16%	2%
Wall 5	147.00	2	2.42	16%	5%
Rear-North					
Wall 1	73.00	4	4	36%	2%
Wall 2	73.00	4	4.61	36%	5%
Right - East					
Wall 1	112.00	2	3.06	16%	7%
BC Building Code 9.10.14.4 Openings in Exposing Building Face					

(7) Where the building is sprinklered, the maximum aggregate area of unprotected openings shall be not more than twice the area determined according to Sentence (1), provided all rooms, including closets and bathrooms, that are adjacent to the exposing building face and that have unprotected openings are sprinklered, notwithstanding any exemptions in the

AVERAGE GRADE ELEVATION CALCULATION

LOWEST ELEVATION 110.75
HIGHEST ELEVATION 115
DIFFERENCE= 4.25 / 2= 2.25
AVERAGE ELEVATION = 113
MAXIMUM HEIGHT ELEVATION = 125

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

REAR ELEVATION, RIGHT ELEVATION, 230428 Babich UPO Calculation - Copy

Drawn by CRM
Date: Feb 17th, 2023.
Revised: Notes:
Jun 21st 2023 PERMIT PLANS R-3

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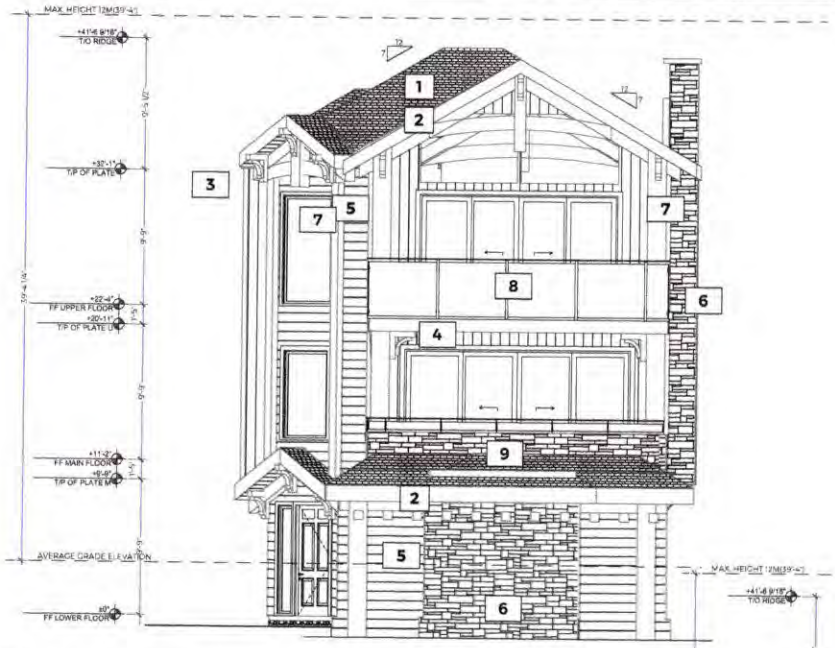
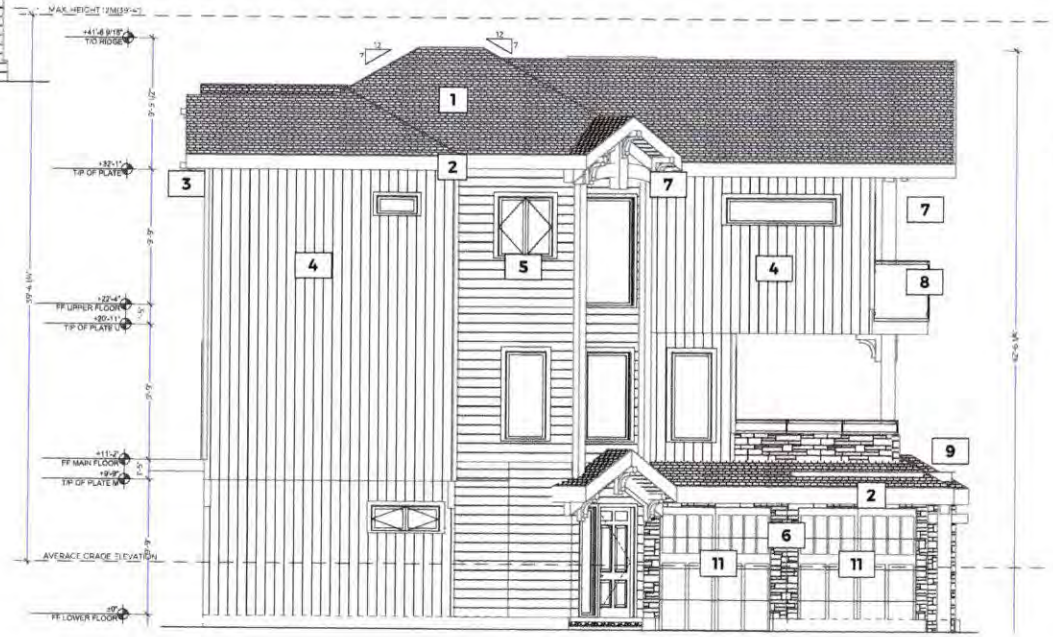


1/6 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2/6 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1- ROOFING - ASPHALT SHINGLES - CAMBRIDGE - DUAL BLACK
2- FASCIA 12" & WINDOW TRIM - CEDAR - BLACK
3- SOFFIT - WOOD TONE - 1"X6" T&G - ENGLISH PORTER
4- SIDING- WOOD LOOK - 1"X6" T&G - ENGLISH PORTER - VERTICAL
5- SIDING- WOOD LOOK - LAP SIDING - DARK BROWN - HORIZONTAL
6- STONE - PANGEA - 3 COURSE ASHLER - SIENNA
7- POST/BEAMS & TIMBER DETAILS - MID STAIN
8- EXTERIOR RAILING - GLASS PANELS W/ BLACK POSTS & TOP
9- PONY WALL W/RAILING - PANGEA STONE W/ 12" H GLASS PANELS W/ BLACK POSTS & TOP
10 - GARAGE DOOR - BLACK
11 -GARAGE DOOR - CLOPAY - CANYON RIDGE WSIGNE 13 W/ REC 13 WINDOWS

BUILDING HEIGHT (12.95m) 42'-6 1/4"

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
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LOT 72 PLAN KAS3134 DL 4222
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FRONT ELEVATION, LEFT ELEVATION

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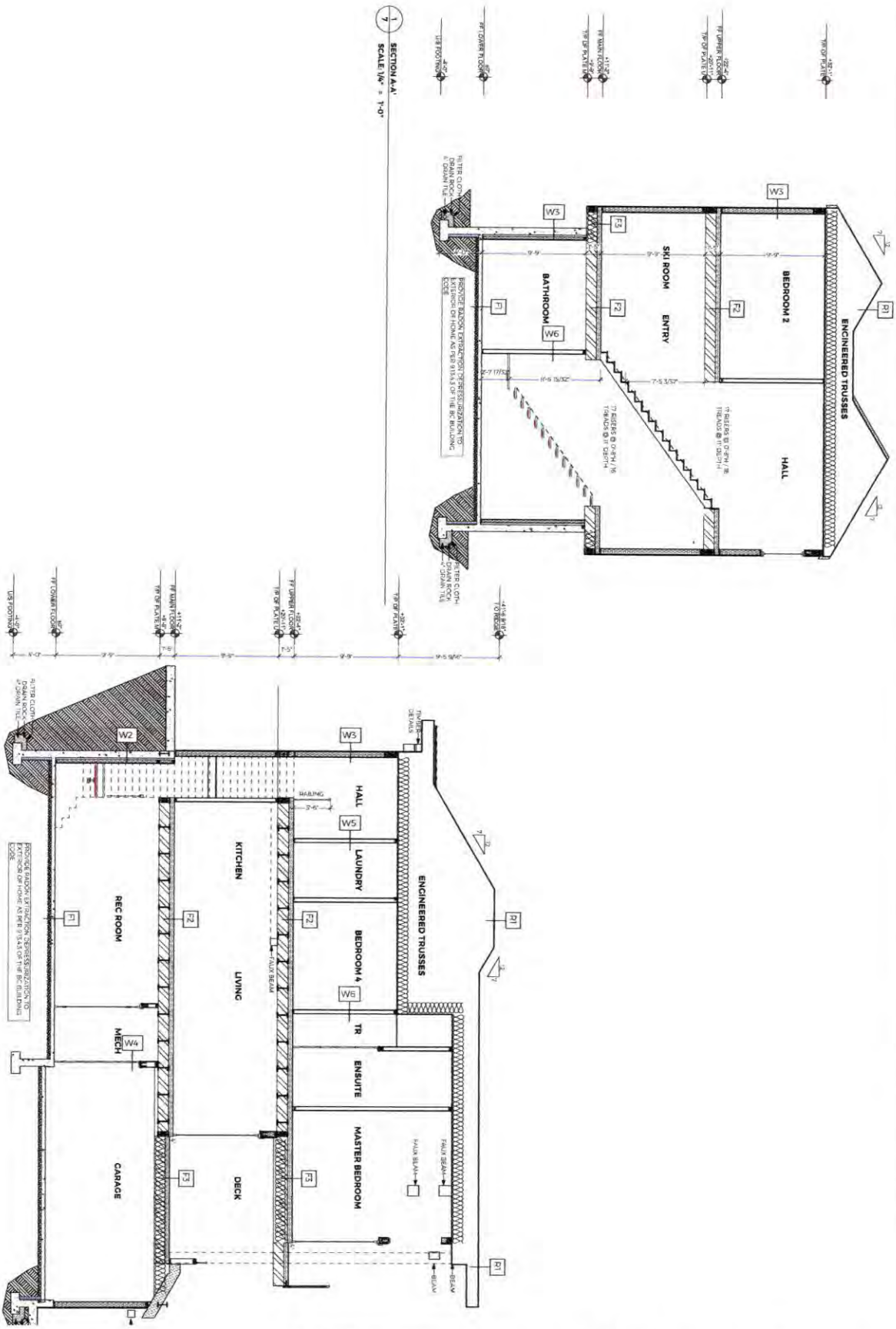

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Date Feb 17th, 2023.	Drawn by CRM
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Jun 21st 2023	PERMIT PLANS R-3

SECTION A-A'
SECTION B-B'

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Lot 72 Feathertop Way Big White
BC

Latitude 49.722860
Longitude -118.921340

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

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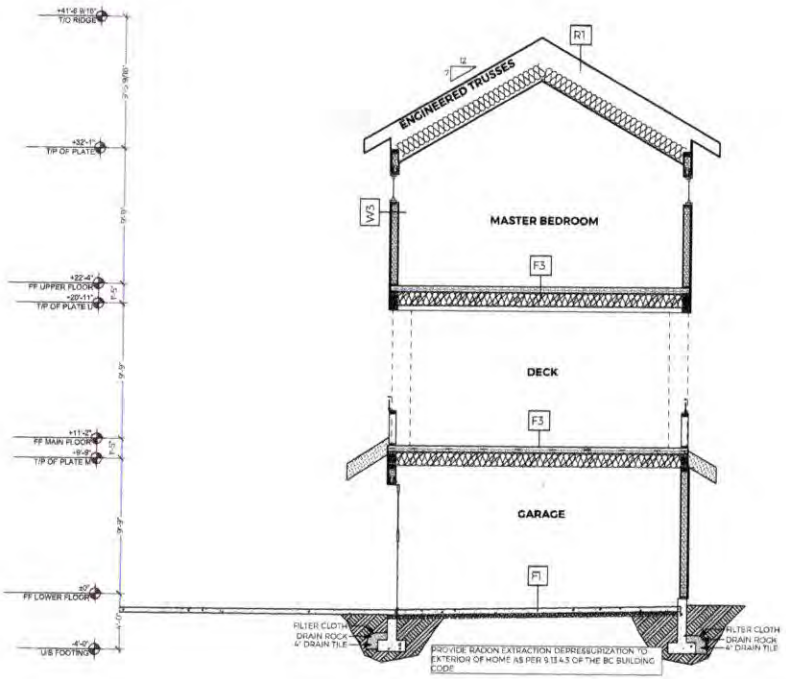

1/8 SECTION C-C'
SCALE: 1/4" = 1'-0"

	CONSTRUCTION ASSEMBLIES	
	ROOF	COMPOSITION
R-1	ASPHALT SHINGLES	
		ASPHALT SHINGLES
		TYVEK - BUILDING PAPER
		1/2" PLYWOOD, STD OR OSB SHEATHING
		ENG. TRUSSES R50 BLOWN IN INSULATION AS PER MANUFACTURER SPECS
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		1/2" GYPSUM BOARD
R-2	ASPHALT SHINGLES	
		ASPHALT SHINGLES
		TYVEK - BUILDING PAPER
		1/2" PLYWOOD, STD OR OSB SHEATHING
		ENG. TRUSSES AS PER MANUFACTURER SPECS
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		WOOD SOFFIT
	WALLS	COMPOSITION
W1	8" CONCRETE - FROST WALL	
		DAMP PROOFING
		8" CONCRETE WALL
		3.1" R20 INSULATION
W2	2"X14" FOUNDATION FURRED WALL	
		DAMP PROOFING
		8" CONCRETE WALL
		2" AIR GAP
		2"X4" FRAMING FILLED W/ R18 BATT @ 16 O.C
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		1/2" GYPSUM BOARD
W3	2"X6" GARAGE - HOUSE	
		1/2" GYPSUM BOARD
		7/16" OSB SHEATHING
		2"X6" FRAMING FILLED W/ R24 BATT @ 16 O.C
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		1/2" GYPSUM BOARD
W4	2"X6" GARAGE - EXT	
		FINISH MATERIAL
		TYVEK - BUILDING PAPER
		7/16" OSB SHEATHING
		2"X6" FRAMING FILLED W/ R24 BATT @ 16 O.C
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		1/2" GYPSUM BOARD
W5	2X6	
		1/2" GYPSUM BOARD
		2"X6" FRAMING @ 16" O.C
		1/2" GYPSUM BOARD
W6	2X4	
		1/2" GYPSUM BOARD
		2"X4" FRAMING @ 16" O.C
		1/2" GYPSUM BOARD
	FLOORS	COMPOSITION
F-1	BASEMENT SLAB	INTERIOR
	IN-FLOOR HEATING	FLOORING FINISH
		4" CONCRETE SLAB (REBAR TBC PER SPECS)
		6 MIL. POLY
		6" THICK COMPACTED RADON ROCK
F-2	Q DECK W/ STEEL STRUCTURE	INTERIOR
		5" CONCRETE - Q DECK
		STEEL BEAMS AND JOISTS PER ENGINEERING SPECS
		1/2" GYPSUM BOARD
F-3	Q DECK W/ STEEL STRUCTURE	EXTERIOR
	(cold area under)	5" CONCRETE - Q DECK
		STEEL BEAMS AND JOISTS PER ENGINEERING SPECS W/ R28 SPRAY FOAM INSULATION
		1/2" GYPSUM BOARD
F-4	GARAGE SLAB	INTERIOR
		4" CONCRETE SLAB (REBAR TBC PER SPECS)
		6 MIL. POLYETHYLENE VAPOUR BARRIER
		6" THICK COMPACTED RADON ROCK
F-5	EXTERIOR CONCRETE	EXTERIOR
		4" CONCRETE SLAB (REBAR TBC PER SPECS)
		6" CRUSHED ROCK

Latitude 49.722860
Longitude -118.321340

BABICH
Lot 72, Featherstop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

SECTION C-C', Lot 72
Construction Assemblies

Date: Feb 17th, 2023.	Drawn by CRM
Revised: Jun 27th 2023.	Notes: PERMIT PLANS R-3

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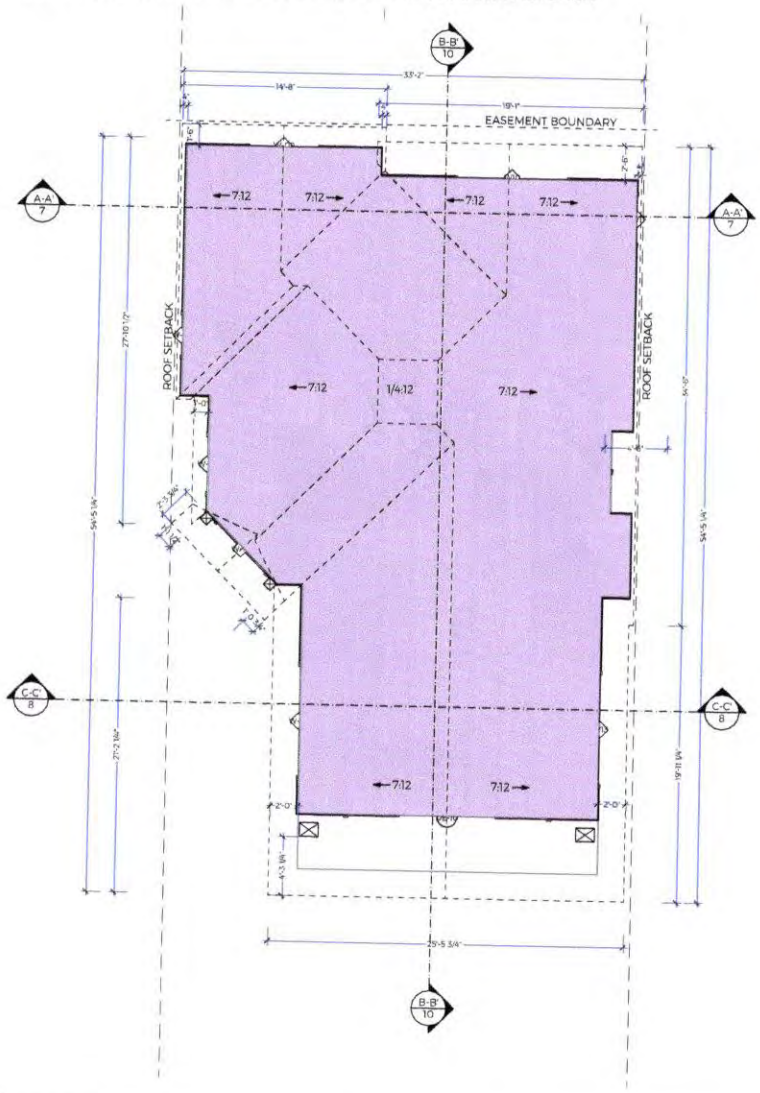
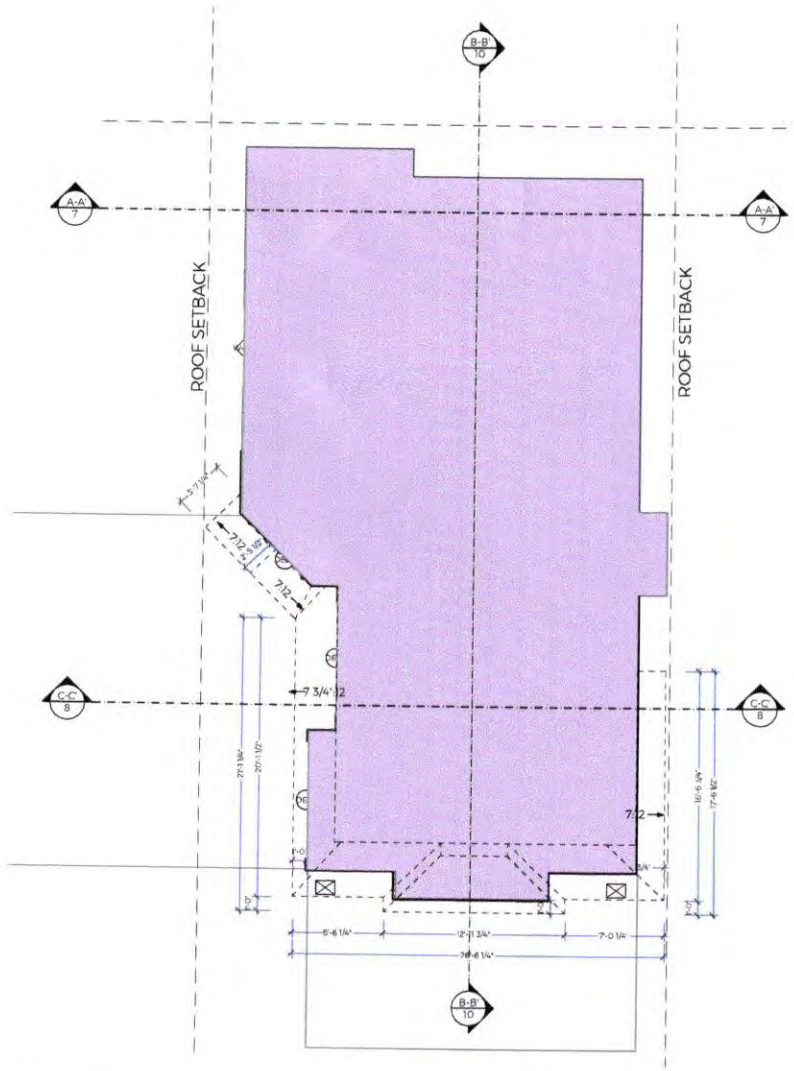
NOTE:
- MASTER BEDROOM AND ENSUITE VAULTED CEILING
-ROOF TRUSSES DEPTH TBD DETERMINED BY TRUSS MANUFACTURER



1/9 ROOF PLAN
SCALE: 1/4" = 1'-0"



2/9 LOWER ROOF PLAN
SCALE: 1/4" = 1'-0"

N

Latitude 49.722860
Longitude -118.921340

BABICH
Lot 72 Feathertop Way Big White
BC

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

ROOF PLAN, LOWER ROOF PLAN

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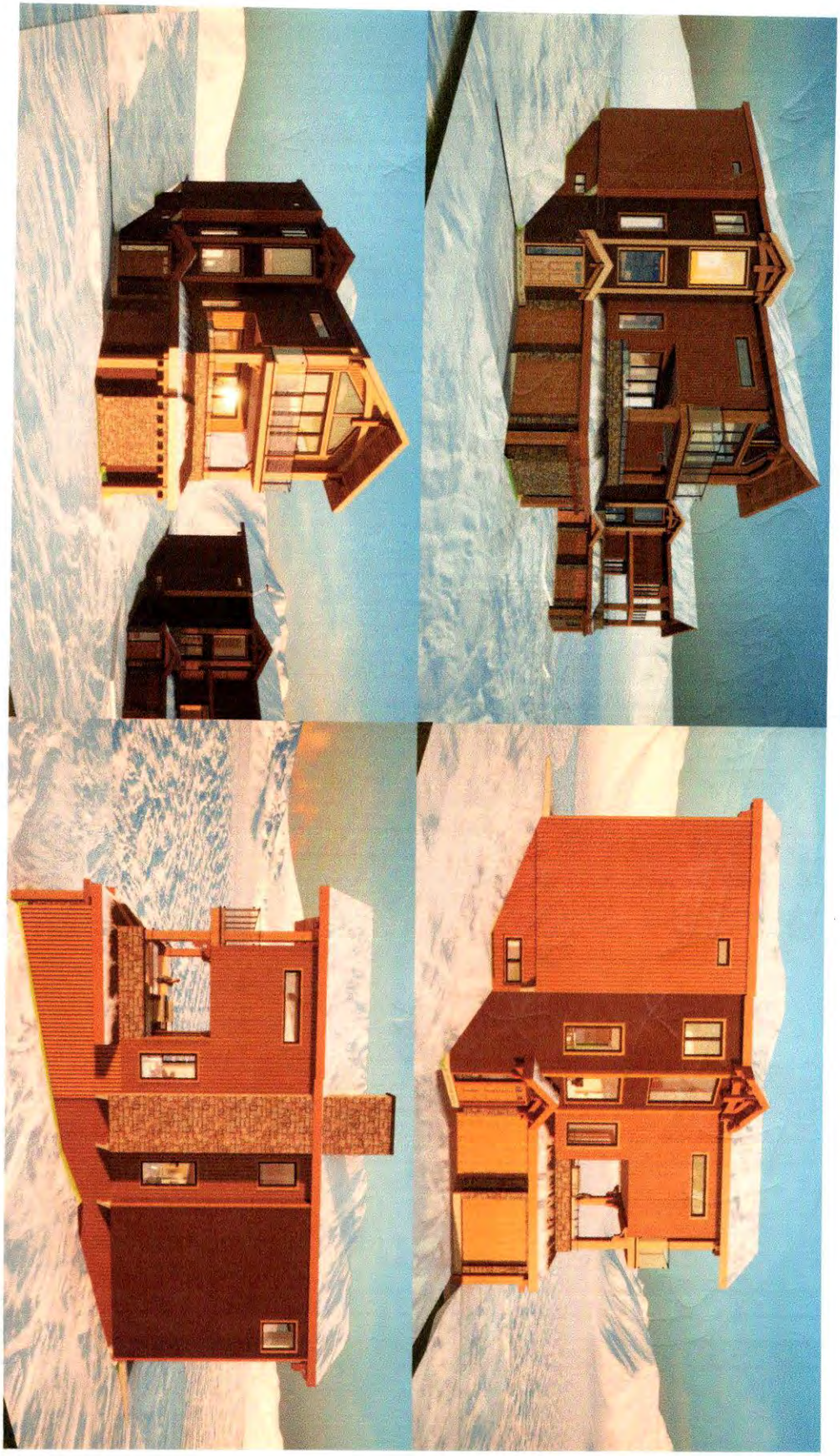

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250-540-3844
coral@kerhdesigns.ca

Date Feb 17th, 2023.	Drawn by CRM
Revised:	Notes:
Jun 21st,2023.	PERMIT PLANS R-3

BABICH
Lot 72 Feathertop Way Big White
BC

Latitude 49.722860
Longitude -118.921340

LOT 72 PLAN KAS3134 DL 4222
| PID 026-906-457

28 of 13

Regional District of Kootenay Boundary

Regional District of Kootenay Boundary
Building Height Verification Form

Where the Zoning Bylaw indicates that the height of proposed buildings is to be measured from "average grade", defined as "the level of ground in existence prior to construction or grading, averaged at the perimeter of the proposed exterior foundation of the proposed building" and:

- ❑ The proposed building height is within one metre of the maximum height permitted under the zoning bylaw;
- ❑ The building is in excess of two storeys;
- ❑ A height variance has been approved; or
- ❑ In the opinion of the Building Inspector, the elevation of plans submitted do not accurately reflect the natural grade of a sloped lot.

a British Columbia Land Surveyor must survey the site prior to grading of the building area and submit to the Building Inspector a site plan which shows the average grade and the elevations at the perimeter of the foundation that were used to establish average grade.

Elevations must be surveyed again upon completion of framing and the British Columbia Land Surveyor must submit a Height Survey Verification Form certifying that the building is below the maximum height permitted.

2140 Central Ave Box 1965 Grand Forks, British Columbia Canada V0H 1H0
toll-free: 1 877 520-7352 • tel: 250 442-2708 • fax: 250 442-2688
email: building-gf@rdkb.com • web: www.rdkb.com

Regional District of Kootenay Boundary

Regional District of Kootenay Boundary

HEIGHT SURVEY VERIFICATION FORM

(to be filled out by surveyor)

I, Corey M. Doherty, British Columbia Land Surveyor field surveyed
(name)
the average grade (as defined in the Zoning Bylaw) at 615 Feathertop Way
(site address)
on November 30, 2021.
(date of first survey)

On February 24, 2026, upon completion of the framing for the new
(date of second survey)
building, I revisited the site and surveyed the height of said building. The result of this second survey showed that the highest point of the framing as measured from "average grade" is 11.17 metres.
(building height)

Surveyor's signature and seal

Corey M. Doherty, BCLS, ALS, P.Eng
Printed name

Vector Geomatics Land Surveying Ltd.
Company

111-810 Clement Ave, Kelowna, BC
Address

250.868.0172
Phone

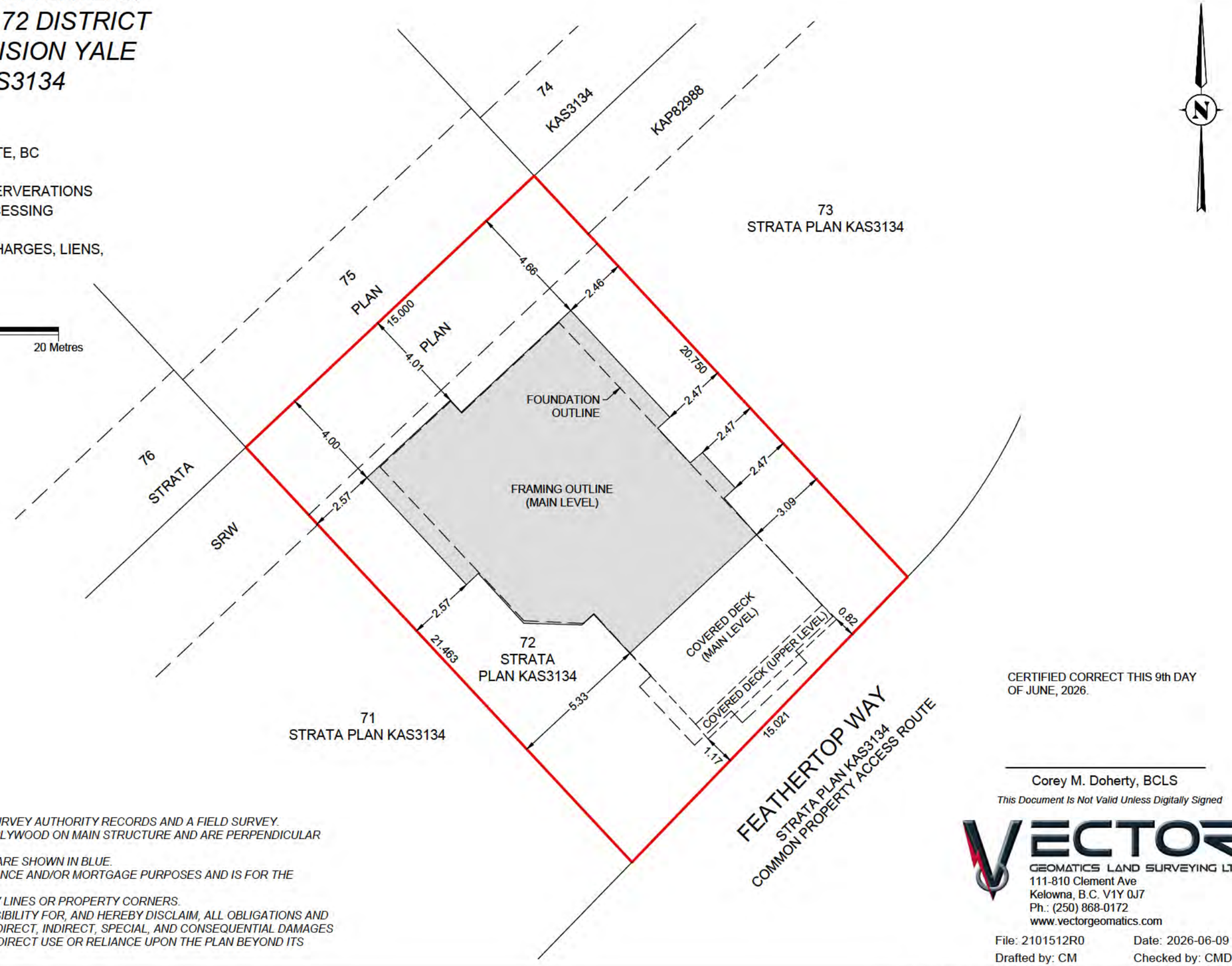
BC LAND SURVEYOR'S CERTIFICATE OF LOCATION ON STRATA LOT 72 DISTRICT LOT 4222 SIMILKAMEEN DIVISION YALE DISTRICT STRATA PLAN KAS3134

CLIENT: WIKER DEVELOPMENTS INC.
PID: 026-906-457
CIVIC ADDRESS: 615 FEATHERTOP WAY, BIG WHITE, BC

VERTICAL DATUM: CGVD28 (DERIVED FROM OBSERVERATIONS PROCESSED USING THE CSRS-PPP ONLINE PROCESSING PROVIDED BY NATURAL RESOURCES CANADA).
REFER TO THE CURRENT STATE OF TITLE FOR CHARGES, LIENS, AND INTERESTS AFFECTING THIS LAND.

SCALE 1:200

0 2.5 5 10 15 20 Metres



CERTIFIED CORRECT THIS 9th DAY OF JUNE, 2026.

Corey M. Doherty, BCLS

This Document Is Not Valid Unless Digitally Signed

NOTES:

- *THIS PLAN HAS BEEN PREPARED BASED ON LAND TITLE & SURVEY AUTHORITY RECORDS AND A FIELD SURVEY.*
- *OFFSET DISTANCES ARE MEASURED TO THE EXTERIOR OF PLYWOOD ON MAIN STRUCTURE AND ARE PERPENDICULAR TO PROPERTY LINES, UNLESS OTHERWISE NOTED.*
- *VISIBLE ENCROACHMENTS FROM OR ONTO THE PROPERTY ARE SHOWN IN BLUE.*
- *THIS PLAN WAS PREPARED FOR MUNICIPAL BYLAW COMPLIANCE AND/OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE CLIENT.*
- *THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.*
- *VECTOR GEOMATICS AND SIGNATORY ACCEPT NO RESPONSIBILITY FOR, AND HEREBY DISCLAIM, ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.*

VECTOR GEOMATICS LAND SURVEYING LTD.
111-810 Clement Ave
Kelowna, B.C. V1Y 0J7
Ph.: (250) 868-0172
www.vectorgeomatics.com

File: 2101512R0 Date: 2026-06-09
Drafted by: CM Checked by: CMD

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REGIONAL DISTRICT OF KOOTENAY BOUNDARY
BUILDING INSPECTION REPORT

(Lot 72)

Time & Date Call Rec'd	PERMIT NO. 23-0283
Owner's Name Brandon Babich Holdings Ltd.	
Address or Legal Description 615 Feathertop Way	
Inspection Requested Rough-In - Plumbing	Page 1 of 1

☒ Construction appears to conform reasonably with examined plans and specifications

☐ Construction appears acceptable subject to correcting items as noted (see below)

☐ Construction NOT acceptable due to deficiencies (see below)

☐ **Reinspection required**

☐ Submit Engineers Report for _____

Notes

DWV test on → Passed
PEX test on → Passed
Layout acceptable
*Use pipe protection where required
* Label radon pipe
OK to continue

Next Req'd Insp. Insulation

Date of Inspection May 28/26 Time 10:30 am/pm Building Official [signature]

Neither the granting of a building permit nor the approval of the relevant drawings and specifications nor inspections made by the authority having jurisdiction shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in full accordance with the requirements of the British Columbia Building Code.

This Report ☐ Placed on site or ☒ Received by Conrad

Gmail

Conrad Wiker <conradwiker@gmail.com>

615 Feathertop Way, Big White

Robert Silva <rsilva@rdkb.com> Tue, Jun 30, 2026 at 9:51 AM
To: Conrad Wiker <conradwiker@gmail.com>
Cc: RDKB Planners <planner@rdkb.com>

Good morning Conrad;

A review of the information submitted to the Regional District of Kootenay Boundary (RDKB) regarding encroachment into the setback areas of the above noted property has been completed. It has been determined that the work substantially complies with the zoning bylaw requirements of the RDKB. It was noted that the retaining wall will require a Development Variance Permit or modification to conform with the requirements of the Big White zoning bylaw (see appended information below).

However, the retaining wall attached to the house that is jutting out towards the property line is not noted on any construction plans or the Certificate of Location. To be compliant, a DVP for that section of wall will have to be received or it has to be cut down to 1.22m or less.

This email has been courtesy copied to the Planners of the RDKB if you have any questions related to the retaining wall and any potential Development Variance Permit.

Respectfully
Robert Silva, RBO

Regional District of Kootenay Boundary

Robert Silva, RBO | Building / Plumbing Official
2140 Central Avenue, P.O. Box 1965 Grand Forks, B.C. V0H 1H0
rsilva@rdkb.com

Regional District of Kootenay Boundary
Toll-free: 1.877.520.7352 | Main: 250.442.2708 | Fax 250.442.2688
rdkb.com

Gmail

Conrad Wiker <conradwiker@gmail.com>

615 Feathertop Way

Robert Silva <rsilva@rdkb.com> Wed, Jul 22, 2026 at 7:36 AM
To: "Conrad Wiker (Conrad Wiker)" <conradwiker@gmail.com>

Good morning Conrad;

Please see the excerpt below from Geoff Genge, Planner for the Regional District of Kootenay Boundary:

After review, it was determined that an error was made during the plan check review in 2024 and the building plans as reviewed were in violation of Section 303.1(b) of the Big White Zoning Bylaw (the dimensions and percentage of the cantilevered sections of the building are over the maximum allowable limit that can be exempted into the interior side yard setback).

We request that a Stop Work Order is placed upon the building and that the owner or agent either adjust the building to comply with the Zoning Bylaw or that a Development Variance Permit is submitted for the cantilevered sections of the building.

Robert, if you could send this to the applicant, that would be much appreciated. They can contact me for further details.

Please contact Geoff Genge for further information regarding the Stop Work Order.

Respectfully
Robert Silva, RBO

Regional District of Kootenay Boundary

Robert Silva, RBO | Building / Plumbing Official
2140 Central Avenue, P.O. Box 1965 Grand Forks, B.C. V0H 1H0
rsilva@rdkb.com

Regional District of Kootenay Boundary
Toll-free: 1.877.520.7352 | Main: 250.442.2708 | Fax 250.442.2688
rdkb.com

From: Conrad Wiker (Conrad Wiker) <conradwiker@gmail.com>
Sent: July 21, 2026 4:45 PM
To: Robert Silva <rsilva@rdkb.com>
Subject: 615 Feathertop Way

[Quoted text hidden]

Gmail

Conrad Wiker <conradwiker@gmail.com>

615 Feathertop Way

Conrad Wiker (Conrad Wiker) <conradwiker@gmail.com> Tue, Jul 21, 2026 at 4:45 PM
To: Robert Silva <rsilva@rdkb.com>

Subject: Request for Clarification Stop Work Order 615 Feathertop Way

Good afternoon Mr. Silva,

I am writing regarding the Stop Work Order posted at 615 Feathertop Way on July 21, 2026.

I was surprised to receive the order, as it appears to differ from your previous written correspondence regarding this property.

In your earlier email, you advised that:

"It has been determined that the work substantially complies with the zoning bylaw requirements of the RDKB."

Your email further identified the retaining wall attached to the house as the outstanding zoning concern and stated that compliance could be achieved through either obtaining a Development Variance Permit or modifying that section of wall to a height of 1.22 metres or less.

The Stop Work Order, however, states only:

"Construction not in conformance with Zoning Bylaw."

To ensure I fully understand the basis for the order and can address the matter promptly, could you please clarify the following:

1. Is the Stop Work Order based solely on the retaining wall previously identified in your email, or are there additional zoning concerns that have now been identified?
2. If there are additional concerns, could you please specify each item and identify the applicable section(s) of the RDKB/Big White Zoning Bylaw that you believe are not being complied with?
3. If the Stop Work Order relates only to the retaining wall, does the RDKB consider the remainder of the construction to remain in substantial compliance with the zoning bylaw, as previously stated?
4. What specific steps are required for the Stop Work Order to be lifted?

My intention is to resolve any outstanding issues cooperatively and as quickly as possible. I would appreciate receiving the inspection report or any additional

documentation that formed the basis of the Stop Work Order so I can ensure the appropriate corrective action is taken.

Please also note that both I and my team are currently on a pre-arranged holiday until Friday. We will, of course, comply with the Stop Work Order while we are away. However, I remain available by email or telephone at any time should you wish to discuss the matter or require any additional information. Upon our return, I would like to address any outstanding concerns as quickly and efficiently as possible. Having clarification before then would be greatly appreciated so we can prepare an appropriate course of action.

Thank you for your time and assistance. I look forward to your response.

Respectfully,

Conrad Wiker
Wiker Developments, Inc.

Sent from my iPhone

Gmail

Conrad Wiker <conradwiker@gmail.com>

Stop Work Order

2 messages

Conrad Wiker <conradwiker@gmail.com> Mon, Jul 27, 2026 at 6:55 AM
To: Robert Silva <rsilva@rdkb.com>, Geoff Genge <ggenge@rdkb.com>

Hi Robert,

I am writing to confirm that I have spoken with Geoff regarding the Stop Work Order for Lot 72 at 615 Feathertop Way. I understand that the Stop Work Order will remain in place for at least this week.

During this period, we will need to attend the site strictly for the purpose of securing and closing up the building, protecting it from weather or damage, and receiving and securing previously scheduled incoming deliveries. No regular construction activity or major work will be performed, and no trades will be permitted to continue their scheduled work while the Stop Work Order remains in effect.

I have also posted the Stop Work Order notice prominently on the front door so that it is clearly visible to all trades and anyone entering the site. A trade attended the property over the weekend and was unaware of the Stop Work Order until I arrived and immediately stopped their activity.

The owners will also be attending the property to review the current issues, inspect the building, and evaluate the situation. Their attendance will not involve construction work.

We will continue to respect the Stop Work Order. Any activity on site will be limited to securing and protecting the property, dealing with scheduled deliveries, and ensuring that no unauthorized work takes place.

Please let me know immediately if you have any concerns with these limited site activities.

Thank you,

Conrad Wiker
Wiker Developments, Inc.

Conrad Wiker
Wiker Developments, Inc.
PH: 1(250) 878-9090 | ConradWiker@gmail.com
"People, Product, Price."

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Robert Silva <rsilva@rdkb.com> Mon, Jul 27, 2026 at 7:42 AM
To: Conrad Wiker <conradwiker@gmail.com>, Geoff Genge <ggenge@rdkb.com>

Good morning Conrad;

Your proposal is acceptable.

Respectfully
Robert Silva, RBO

Regional District of
Kootenay Boundary

Robert Silva, RBO | Building / Plumbing Official
2140 Central Avenue, P O Bo 1965 Grand Forks, B C V0H 1H0
rsilva@rdkb com

Regional District of Kootenay Boundary
Toll free 1 877 520 7352 | Main 250 442 2708 | Fa 250 442 2688
rdkb com

From: Conrad Wiker <conradwiker@gmail.com>
Sent: July 27, 2026 6:55 AM
To: Robert Silva <rsilva@rdkb.com>; Geoff Genge <ggenge@rdkb.com>
Subject: Stop Work Order

[Quoted te t hidden]

Gmail

Conrad Wiker <conradwiker@gmail.com>

Update Lot 72 Requested

2 messages

Conrad Wiker (Conrad Wiker) <conradwiker@gmail.com> Fri, Jul 24, 2026 at 1:37 PM
To: Geoff Genge <ggenge@rdkb.com>

Hi Geoff,

I hope you're doing well.

I am just following up to see if there has been any progress or update regarding the Development Variance Application for Lot 72, 615 Feathertop Way.

As you know, the Stop Work Order has brought the project to a complete standstill, and we are anxious to move forward as soon as possible. I would appreciate any update you can provide regarding the status of the application, your review, and the discussion with Donna concerning the removal of the Stop Work Order while the variance is being processed.

If there is any additional information, documentation, or clarification required from me to assist with the review, please let me know and I will provide it immediately.

I appreciate your time and the efforts you have made to help work through this matter. I look forward to hearing from you at your earliest convenience.

Thank you,

Conrad Wiker
Wiker Developments, Inc.

Sent from my iPhone

Geoff Genge <ggenge@rdkb.com> Fri, Jul 24, 2026 at 5:00 PM
To: "Conrad Wiker (Conrad Wiker)" <conradwiker@gmail.com>

Hi Conrad,

Thank you for your patience.

I talked to Donna and we cannot waive the application fee or rescind the Stop Work Order temporarily.

After review of the submitted material, I have the following requests:

- Update the provided elevation drawings to include the square footage and percentage of each storey of the building as stated in the zoning bylaw.
- Confirm the attached building plans from 2023 are still correct and can be added to the material for this application.
- A written narrative explaining the situation (similar to your emails).
- A signature from the owner on the last page of the application.

I am prioritizing this application and will add it to the Big White APC agenda as a late item if you can send me these items by 2pm on Monday. That way I can send letters and gather APC comments to give to Donna so she can make a final decision by August 7.

Please let me know if you have any further questions.

Regards,

Regional District of Kootenay Boundary

Geoffrey Genge | Planner (he/him)
ggenge@rdkb com | T 250 368 0228

Regional District of Kootenay Boundary
Toll free 1 800 355 7352
Main 250 368 9148
rdkb com

From: Conrad Wiker (Conrad Wiker) <conradwiker@gmail.com>
Sent: Friday, July 24, 2026 13:37
To: Geoff Genge <ggenge@rdkb.com>
Subject: Update Lot 72 Requested
[Quoted te t hidden]

---

2 attachments

Construction Drawings pgs. 6-10.pdf
6089K

Construction Drawings pgs. 1-5.pdf
6847K

Gmail

Conrad Wiker <conradwiker@gmail.com>

Request for Variance and Follow Up Discussion

4 messages

Conrad Wiker <conradwiker@gmail.com>
To: Geoff Genge <ggenge@rdkb.com>

Hi Geoff,

Further to our discussion and the variance request for Lot 72 at 615 Feathertop Way, please see the revised elevation calculations provided by KERH Designs.

These calculations exclude the chimney bump-out:

- **Left/West elevation:** 1,335 sq. ft. total wall area, with 407 sq. ft. of bump-outs — **30%**
- **Right/East elevation:** 1,592 sq. ft. total wall area, with 407 sq. ft. of bump-outs — **26%**

The stair location on the left elevation has also been adjusted slightly to bring that elevation to 30%. It had previously exceeded the 30% limit by approximately 0.7%.

We are also requesting that the chimney projection not be included in the cantilever or bump-out area calculation. Our understanding is that chimneys are addressed as a separate type of per therefore be considered independently from the cantilevered building sections addressed under Section 303.1(b).

The attached elevation images identify the total wall areas in red and the individual bump-out areas in blue. Some of the images show the chimney area for reference; however, the percentag

I have also included the completed Development Variance Permit application, as discussed. Please review the application and confirm that I have not missed anything. I had to complete it wh morning's deadline, so I would appreciate you letting me know promptly if any corrections or additional information are required.

I used my electronic signature on the application. I understand that you also already have the owners' authorization appointing me as their agent on file. I am hoping we can follow through ha

Please confirm that the chimney will be excluded from the bump-out calculation and that the revised drawings, calculations and application contain everything required to proceed with the var

Please also let me know how your discussion with Donna goes regarding the removal of the Stop Work Order. Given that the variance application has now been submitted as requested, we a work may resume without further delay.

Thank you again for your assistance in helping us resolve this promptly.

Regards,

Conrad Wiker
Wiker Developments, Inc.

Conrad Wiker
Wiker Developments, Inc.
PH: 1(250) 878-9090 | ConradWiker@gmail.com
"People, Product, Price."

Lot 72 Elevation Areas

Elevation	Total Wall sqft	Bump out sqft	%
Left - West	1335	407	30%
Right - East	1592	407	26%

Images (with the chimney bump out area) included, red is the total wall and blue is the individual bump out area.
We moved the stairs a bit on the left elevation to achieve the 30%, it was off by 0.7%

9
8
7
+42'-0 9/16"
7 T/O RIDGE
+32'-7"
/P OF PLATE
+22'-8"
PER FLOOR
+21'-3"
OF PLATE U
+11'-4"
MAIN FLOOR
+9'-11"
OF PLATE M
±0"
WER FLOOR
-4'-0"
VS FOOTING
9'-5 1/2"
9'-11"
9'-11"
9'-11"
1'-5"
1'-5"
41'-9 3/4"
4'-0"
2'-0"
2'-0"
12
1,335 sq ft
138 sq ft
407 sq

Coral Rosario,
PRINCIPAL · KERH DESIGNS INC.
M. Arch · Intern Architect AIBC · LEED® AP BD+C · WELL AP™ · PMP®
250.540.3844
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201–460 Doyle Ave, Kelowna BC

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Geoff Genge <ggenge@rdkb.com> Thu, Jul 23, 2026 at 1:22 PM
To: Conrad Wiker <conradwiker@gmail.com>

Hi Conrad,

I can confirm receipt of the application material. Donna is out again today but hopefully she will be in tomorrow. I will talk to her as soon as I can and get back to you with an update.

Thanks,

Geoffrey Genge | Planner (he/him)
ggenge@rdkb.com | T: 250.368.0228

Regional District of Kootenay Boundary
Toll-free: 1.800.355.7352
Main: 250.368.9148
rdkb.com

From: Conrad Wiker <conradwiker@gmail.com>
Sent: July 23, 2026 08:11
To: Geoff Genge <ggenge@rdkb.com>
Subject: Request for Variance and Follow Up Discussion

[Quoted text hidden]

Conrad Wiker (Conrad Wiker) <conradwiker@gmail.com> Thu, Jul 23, 2026 at 1:56 PM
To: Geoff Genge <ggenge@rdkb.com>

Thanks. Appreciate ya getting back to me. Do you have everything you need and is application all correct ?
Sent from my iPhone

On Jul 23, 2026, at 5:52 PM, Geoff Genge <ggenge@rdkb.com> wrote:

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[Quoted text hidden]
[Quoted text hidden]
[Quoted text hidden]
<image.png>
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<image.png>

Coral Rosario,
PRINCIPAL · KERH DESIGNS INC.
M. Arch · Intern Architect AIBC · LEED® AP BD+C · WELL AP™ · PMP®
250.540.3844
coral@kerhdesigns.com
kerhdesigns.com
201–460 Doyle Ave, Kelowna BC

[Quoted text hidden]

Geoff Genge <ggenge@rdkb.com> Thu, Jul 23, 2026 at 1:59 PM
To: "Conrad Wiker (Conrad Wiker)" <conradwiker@gmail.com>

Yes, I will give you a more in depth email by end of day tomorrow.

Geoffrey Genge | Planner (he/him)
ggenge@rdkb.com | T: 250.368.0228

Regional District of Kootenay Boundary
Toll-free: 1.800.355.7352
Main: 250.368.9148
rdkb.com

From: Conrad Wiker (Conrad Wiker) <conradwiker@gmail.com>
Sent: July 23, 2026 13:56
To: Geoff Genge <ggenge@rdkb.com>
Subject: Re: Request for Variance and Follow Up Discussion

[Quoted text hidden]

NovaWrap
Tuck
ipg intertape polymer group
Premium Building Wrap
Enveloppe de bâtiment haut de gamme
CCMC
EVALUATION
13292-R
13329-R
ES
ESR-2235
SUPERSEAL

RADON
RADON

Tuck
NovaWrap™
Premium Building Wrap
Enveloppe de bâtiment haut de gamme
ipg intertape polymer group®
CCMC
EVALUATION
ÉVALUATION
13292-R
13329-R
ESR-2235
INTERTAPE POLYMER INC.
TRURO, NOVA SCOTIA, CANADA
TESTING STANDARDS/NORMES D'ESSAIS : ICC-ES AC 38, CAN/CSGB

Tuck
NovaWrap
Premium Building Wrap
Enveloppe de bâtiment haut de gamme
intertape polymer group
INTERTAPE POLYMER INC.
RONA
Surround CA

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

Regional District of
Kootenay Boundary
202-843 Rossland Avenue
Trail, BC V1R 4S8

Phone: **250-368-9148 1-800-355-7352**

Permit No.: **832-25V**
File No.: **2025-002**
BW-4222-07500.910
Address: **560 Feathertop Way, Big White**
Issued to: **Taupe Holdings Inc.***
* (Owner as defined in the *C munity Charter*, hereinafter ref o as the Permittee)

DEVELOPMENT VARIANCE PERM

1. This Development Variance Permit is issued subject t compliance with all of th ylaws of the Regional District of Kootenay Boundary (R KB) applicable thereto, exc t as specifically varied by this permit.

2. No variances to any RDKB bylaw m y be construed granted as a result of the Development Variance Permit app va process unle specifically identified in this Permit.

3. This Permit applies to d only to thos lands w the RD described below, and any and all building struct s and o er de opm t ther on **Strata Lot 62, Plan KAS3134, D trict Lot 4 2, SDYD T gether Wit An Interest In the Common Property I Proportion to nit Entitle ent of the Strata Lot As Shown On Form V** as shown outlin d in red on e attached **S hedule 1**, forming part of this Permit, referred to h reafter as t "lan

   If the structi permitted by thi rmit is not commenced within two years of the date of the is ance o is Permit, this Permit shall lapse.

   This Perm shall n have the effect of varying the use or density of land as specified in the applica e Zonin Bylaw of the RDKB, nor a flood plain specification under Section 524 (3) of e *Local Government Act*.

6. Notwith nding the provisions of Section 403A.6(e) – "Setbacks" in the Chalet Residential 3 (R Zone of Big White Zoning Bylaw No. 1166, 2001;
   a. The minimum setback from the interior side parcel line for a building or structure shall be decreased from 3.00 metres to 2.33 metres, a variance of 0.67 metres, to the outermost projection of the building; and
   b. This variance shall only apply to the single family dwelling, as built, in substantial compliance with the plans **as shown in Schedule 2**.

7. The variances in Section 6 in no way relieves the owner or occupier of the responsibility of adhering to all other legislation which may apply to the land.

8. The land shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached hereto which shall form a part hereof.

DRAFT

9. This Permit prevails over the provisions of the bylaw in the event of conflict.
10. This Permit is not a Building Permit.

APPLICATION APPROVED by a designated officer of the Regional District of Kootenay Boundary this ____ day of February, 2025.

Donna Dean, Designated er of the Regional District of Koote y Bou ary

Permit issued this _____ day of February, 2025

DRAFT

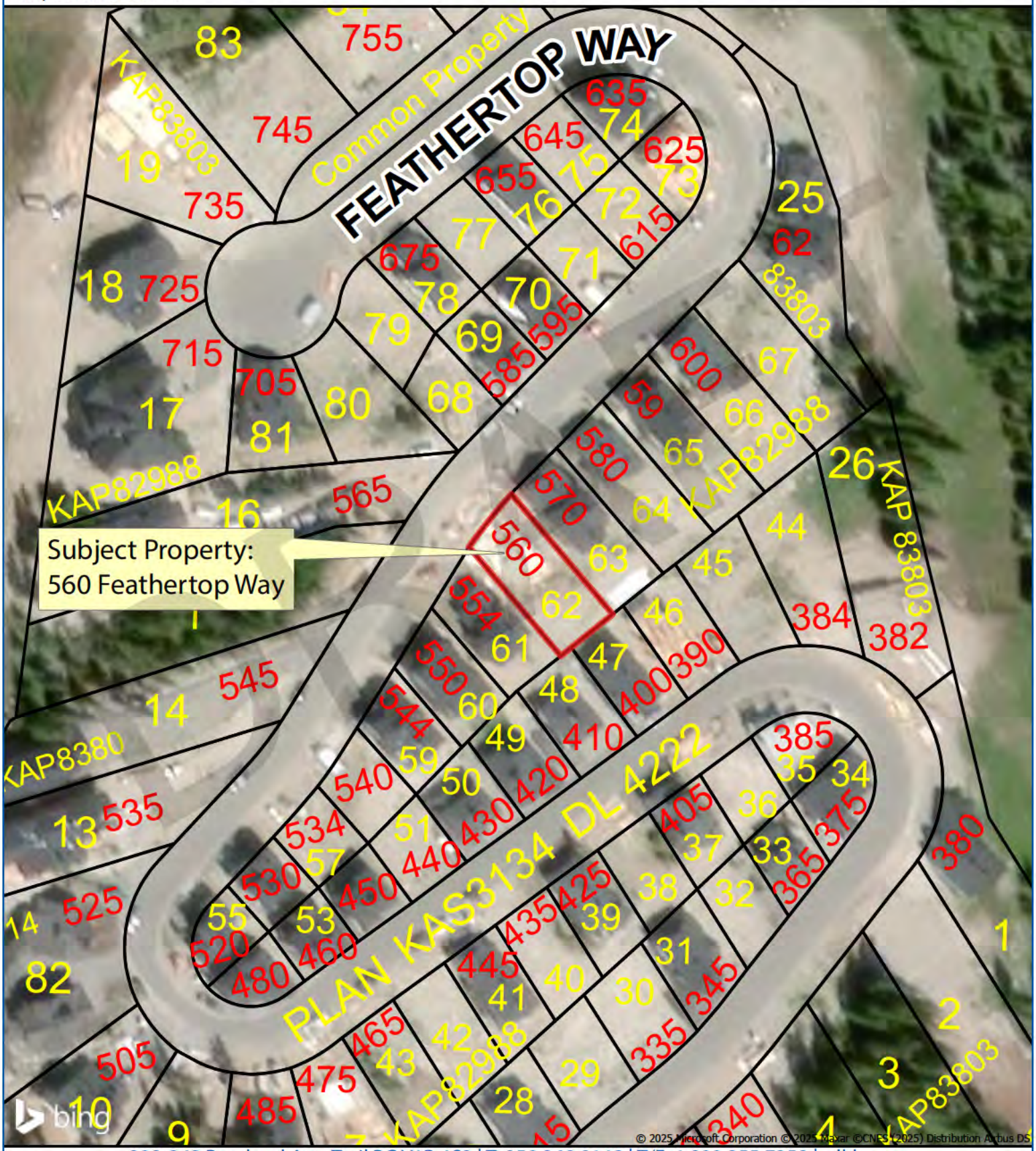
Regional District of Kootenay Boundary

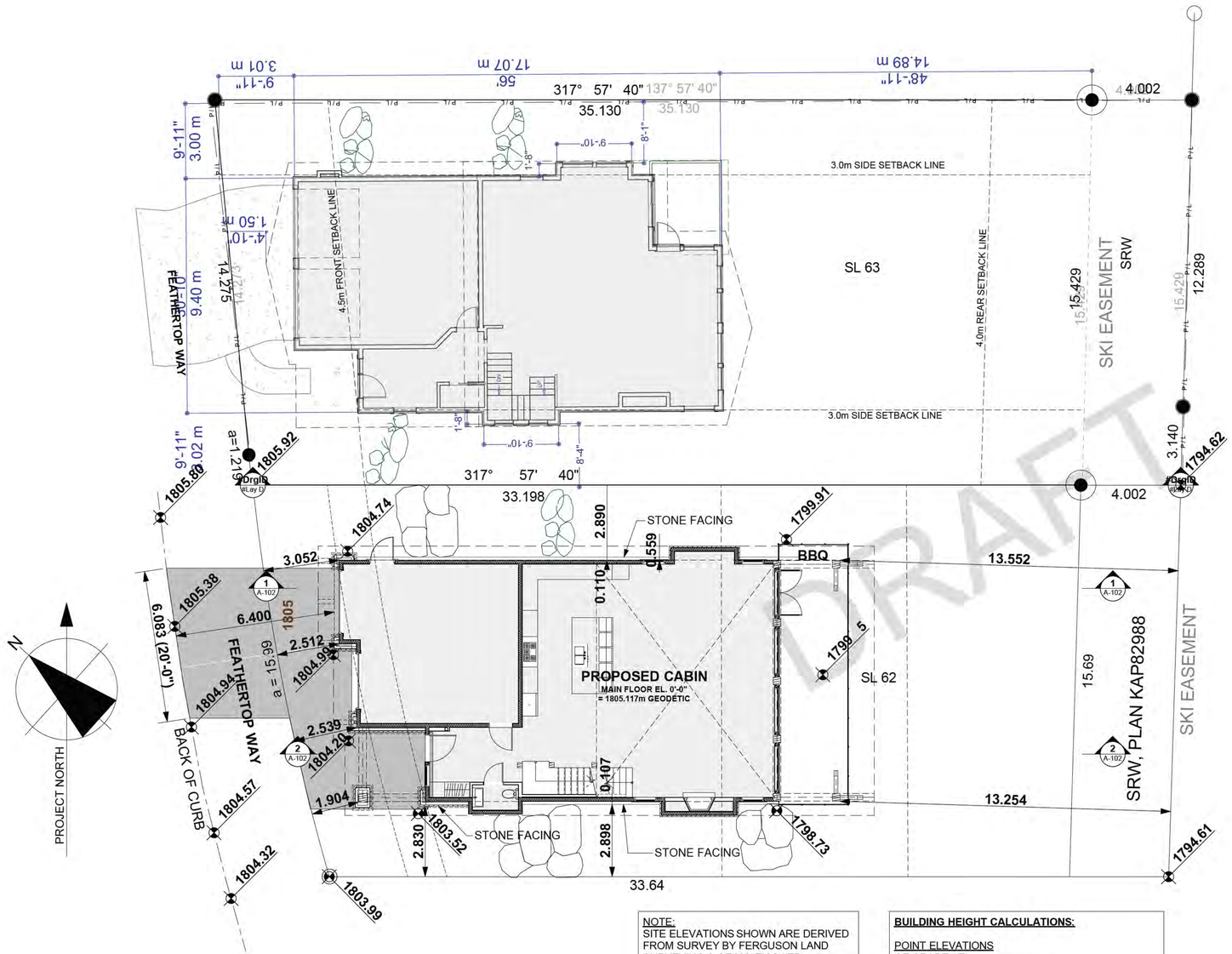
Map Date: 2025-01-28

Schedule 1 - DVP #832-25V

Strata Lot 62,
Plan KAS3134, DL 4222,
SDYD

0 10 20 30 40
Metres
1:1,200





NOTE:
SITE ELEVATIONS SHOWN ARE DERIVED FROM SURVEY BY FERGUSON LAND SURVEYING & GEOMATICS LTD., DATED SEPTEMBER 14, 2022.

BUILDING HEIGHT CALCULATIONS:

POINT ELEVATIONS
OF GRADE AT
BUILDING PERIMETER: 1804.74
1799.91
1799.65
1798.73
1803.52
1804.20
1804.99
12615.74

AVERAGE GRADE = 12615.74 / 7 POINTS = **1802.25m**
TOP OF ROOF EL. = 1814.233m (SEE SITE SECTION)
BUILING HEIGHT = 1802.233 - 1802.25 = **11.983m**

STRATA LOT 62 FEATHERTOP WAY, BIG WHITE, BC

LEGAL DESCRIPTION: SL 62, DISTRICT LOT 4222,,
S.D.Y.D., STRATA PLAN KAS3398

ZONING: R3 - CHALET RESIDENTIAL 3

SITE DETAILS:

LOT AREA:	558.362 m²	418m² MIN.
LOT FRONTAGE:	15.990 m	8.0m MIN.
FLOOR AREA RATIO:	0.61	0.8 MAX.
FOOTPRINT AREA OF DWELLING (INCL. DECK):	186.795 m²	

SITE COVERAGE (%):

DWELLING:	33.454 %	50% MAX.

DWELLING DETAILS:

MAIN + UPPER FLOOR AREA:	185.044 m²	
GARAGE AREA:	45.792 m²	
BASEMENT AREA:	114.587 m²	
BONUS RM. AREA:	40.924 m²	
HEIGHT OF BUILDING:	11.98 m	12m MAX.

SETBACKS (IN METRES):

FRONT:	1.904 m	0m MIN.
NORTH SIDE:	3.000 m	3.0m MIN.
SOUTH SIDE:	3.007 m	3.0m MIN.
REAR:	13.254 m	4.0m MIN.
NUMBER OF PARKING STALLS (IN GARAGE):	2	2 MIN.
PARKING SPACE DIMENSIONS:	2.5 X	5.5m MIN.

WESTERKAMP DESIGN INC.
4020 JUNE SPRINGS RD
KELOWNA, B.C. V1W - 4E2
(250) 878-7846
e-mail: felix@fwd-inc.com

CONSULTANTS

ISSUED FOR BUILDING PERMIT

Gray Ski Chalet

560 FEATHERTOP WAY
BIG WHITE, BC

MARK	DATE	DESCRIPTION
3.	DEC.19, 2024	SITE PLAN - STONE FACING DIMENSIONS
2.	FEB.15, 2023	RE-ISSUED FOR B.P.
1.	JAN.12, 2023	ISSUED FOR B.P.

DATE: 12/19/2024
MODEL FILE:
DRAWN BY:
CHK'D BY:
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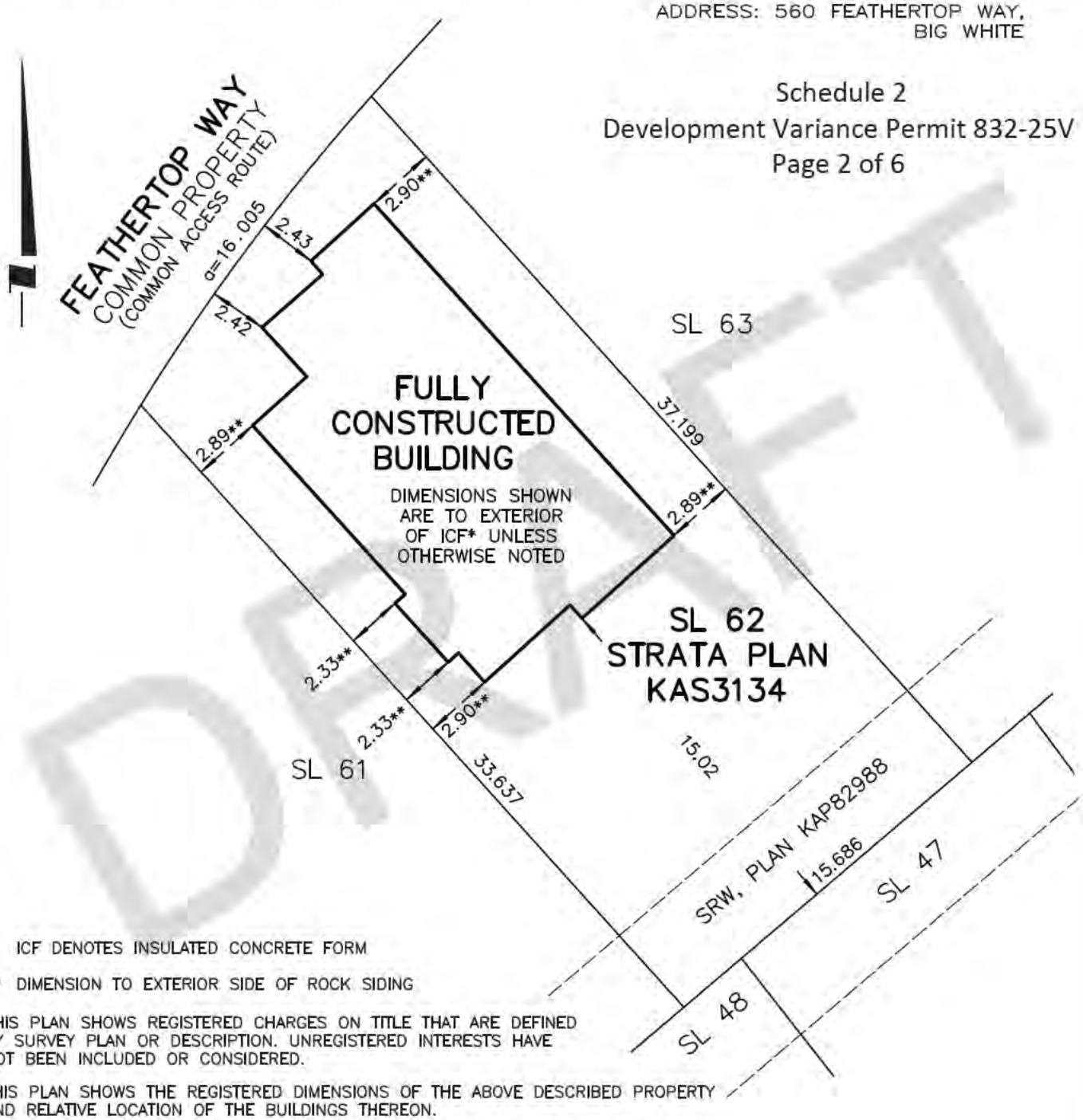
SHEET TITLE
SITE PLAN

A-101
SHEET 3

SKETCH PLAN SHOWING ICF AND ROCK SIDING ONLY ON FULLY CONSTRUCTED BUILDING FOR VARIANCE PURPOSES ONLY ON SL 62 DISTRICT LOT 4222 SDYD STRATA PLAN KAS3134

PID: 026-906-350
ADDRESS: 560 FEATHERTOP WAY, BIG WHITE

Schedule 2
Development Variance Permit 832-25V
Page 2 of 6



* ICF DENOTES INSULATED CONCRETE FORM

** DIMENSION TO EXTERIOR SIDE OF ROCK SIDING

THIS PLAN SHOWS REGISTERED CHARGES ON TITLE THAT ARE DEFINED BY SURVEY PLAN OR DESCRIPTION. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

THIS PLAN SHOWS THE REGISTERED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY AND RELATIVE LOCATION OF THE BUILDINGS THEREON.

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR FOR VARIANCE PURPOSES ONLY AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: Riverview Construction Ltd.	DATE: JUNE 30, 2023	
SCALE: 1:250 METRES	FILE: 23155	DRAWN BY: RD

Ferguson Land Surveying & Geomatics Ltd.
BC AND CANADA LAND SURVEYORS 404-1630 PANDOSY STREET, KELOWNA, BC
PHONE: (250) 763-3115 FAX: (250) 763-0321
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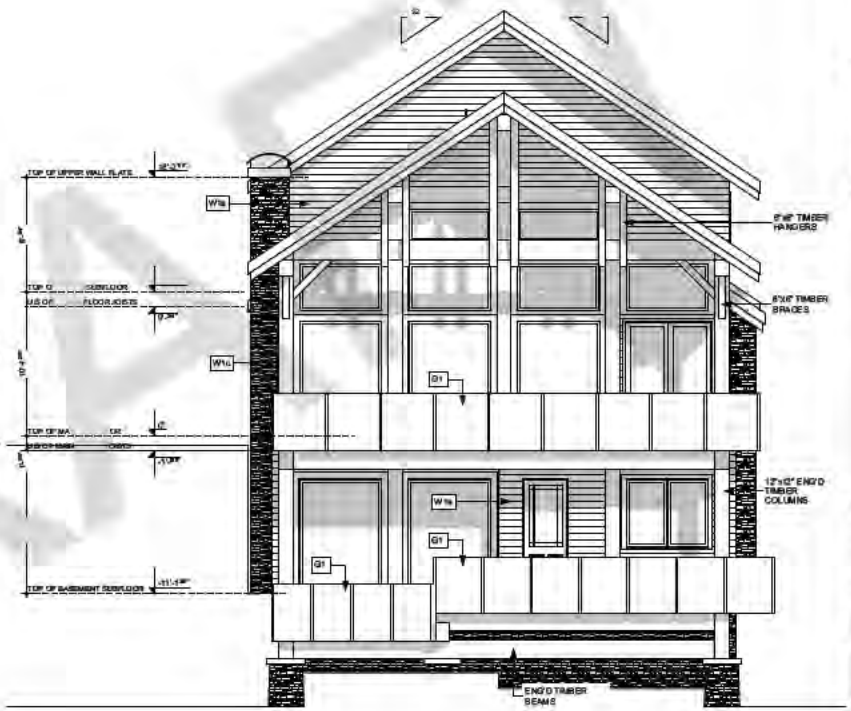
DRAFT

FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



REAR (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

DRAFT

WESTERKAMP DESIGN INC.
1587 SUTHERLAND AVENUE
KELOWNA, B.C. V1Y 5Y7
(250) 878 7949
e-mail: bauhaus1@shaw.ca
web: www.bauhausdesigns.com

CONSULTANTS

ISSUED FOR BUILDING PERMIT

Gray Ski Chalet

560 FEATHERTOP WAY
BIG WHITE, BC

MARK	DATE	DESCRIPTION
2.	FEB.15 2023	RE-ISSUED FOR B.P.
1.	JAN 12 2023	ISSUED FOR B.P.

DATE: 4/21/2023
MODEL FILE:
DRAWN BY:
CHK'D BY:
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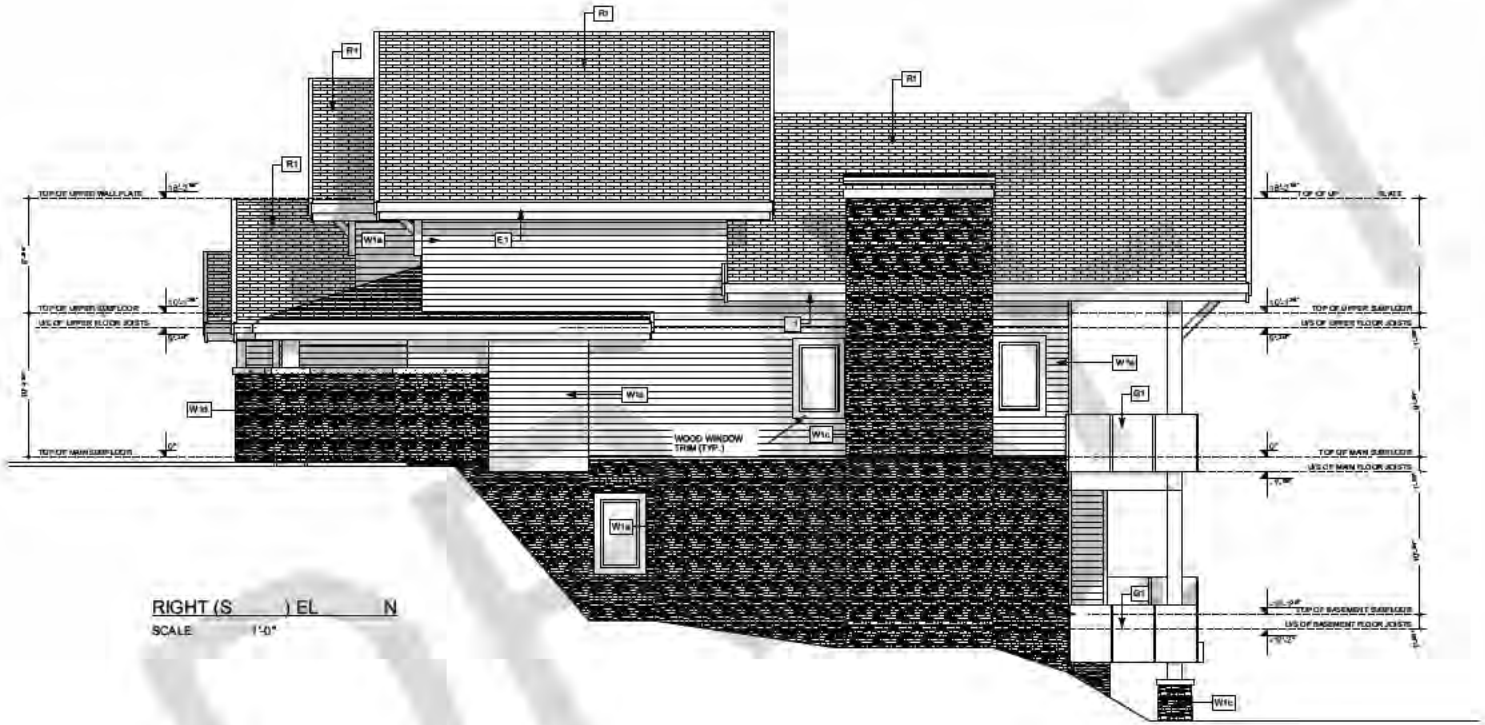
SHEET TITLE
ELEVATIONS - 1

A-301
SHEET 13



RIGHT (S) EL N
SCALE 1'-0"

DRAFT

WESTERKAMP DESIGN INC.
1567 SUTHERLAND AVENUE
KELOWNA, B.C. V1Y 5V7
(250) 878 7949

CONSULTANTS

ISSUED FOR BUILDING PERMIT

Gray Ski Chalet

560 FEATHERTOP WAY
BIG WHITE, BC

MARK	DATE	DESCRIPTION
2.	FEB.15 2023	RE-ISSUED FOR B.P.
1.	JAN.12 2023	ISSUED FOR B.P.

DATE: 4/21/2023
MODEL FILE:
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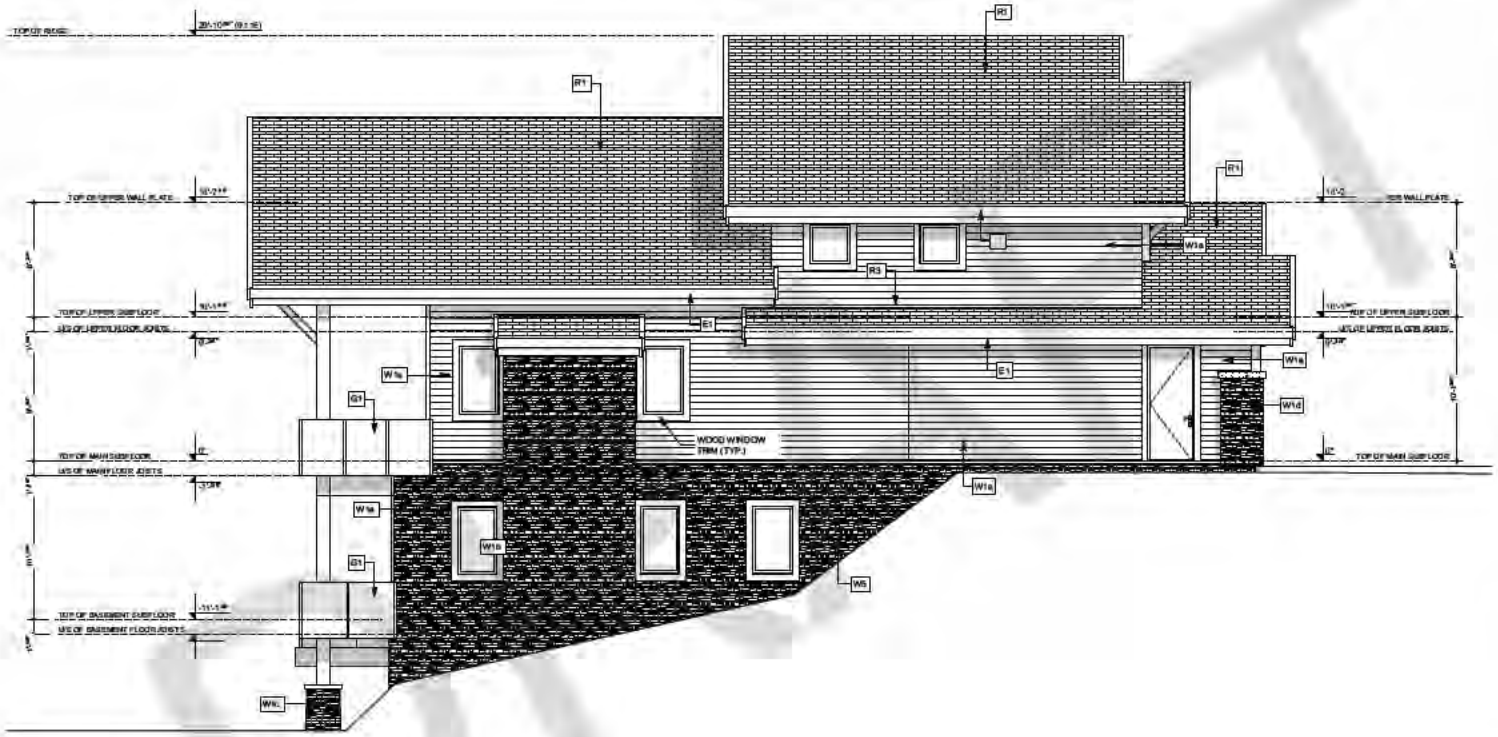
SHEET TITLE
ELEVATIONS - 2

A-302
SHEET 1#



LEFT (NORTH) ELEVA
SCALE: 1/4" = 1'-0"

WESTERKAMP DESIGN INC.
1567 SUTHERLAND AVENUE
KELOWNA, B.C. V1Y 5V7
(250) 878 7949

CONSULTANTS:

ISSUED FOR BUILDING PERMIT

Gray Ski Chalet

560 FEATHERTOP WAY
BIG WHITE, BC

MARK	DATE	DESCRIPTION
2.	FEB.15 2023	RE-ISSUED FOR B.P.
1.	JAN.12 2023	ISSUED FOR B.P.

DATE: 4/21/2023
MODEL FILE:
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SHEET TITLE
ELEVATIONS - 3

A-303
SHEET 15

South side (right of house looking from road) of house

North side (left of house looking from road) of house

DRAFT