



## ELECTORAL AREA E/ WEST BOUNDARY – BIG WHITE ADVISORY PLANNING COMMISSION

**Tuesday, July 2, 2024 – 5:00 pm**

**AMENDED AGENDA**

**Via Teams:**

[Join the meeting now](#)

Meeting ID: 266 297 757 359

Passcode: tBQY9F

Or call in [+1 647-794-5571](tel:+16477945571), [161975255#](tel:+161975255)

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**1. Call to Order**

**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. Consideration of the Agenda (additions/deletions)**

**July 2, 2024**

**Recommendation:** That the July 2, 2024 Electoral Area E/ West Boundary-Big White Advisory Planning Commission agenda be approved.

**4. Draft Minutes**

**June 3, 2024**

Recommendation: That the minutes of the June 3, 2024 Electoral Area E/ West Boundary – Big White Advisory Planning Commission meeting be adopted.

**5. Delegations**

**6. Updates to Applications and Referrals**

**7. New Business**

**A. 0980131 BC Ltd.**

Re: Development Permit

RDKB File: BW-4247-07914.105 – 2024-030 (Lot 5)

**B. 0980131 BC Ltd.**

Re: Development Permit

RDKB File: BW-4247-07914.107 – 2024-031 (Lot 7)

**C. Acorn Alpine Resorts**

Re: Development Permit

RDKB File: BW-4258 – 2024-049

**D. Wilson, Jennifer and Joshua**

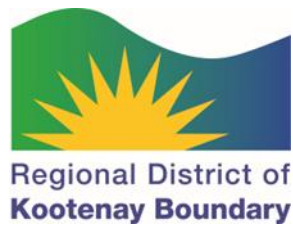
Re: Development Permit

RDKB File: BW-4222-07500.820 – 2024-055

**8. For Information**

**9. For Discussion**

**10. Adjournment**



**Electoral Area E/ West Boundary – Big White  
Advisory Planning Commission  
MINUTES**

Monday, June 3, 2024  
In person and via teams

**Present:**

Carla Berrie, Chair  
Mike Figurski, Vice-Chair  
John LeBrun, Secretary  
Anna Byrne  
Director Sharen Gibbs

**Absent:**

Paul Sulyma

**RDKB Staff Present:** Donna Dean, RDKB Director of Planning

**Guest(s) Present:** Gordon Roberson

**1. Call to Order**

The meeting was called to order at 1705.

**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**

**Recommendation:** That the June 3, 2024 Electoral Area E/ West Boundary – Big White Advisory Planning Commission agenda be adopted as presented.

**CARRIED**

**4. Adoption of Minutes**

**Recommendation:** That the May 6, 2024 Electoral E/ West Boundary – Big White Advisory Planning Commission discussion be adopted as presented with the following addition. Also in attendance was Cameron Lusztig, Acting Director of Big White Utilities. from Big White Utilities.

**CARRIED**

**5. Delegations**

**6. Updates to Applications and Referrals**

**7. New Business**

**A. 0980131 BC LTD.**

RE: Development Variance Permit

RDKB File: BW-4247-07914.101-2024-028 (Lot 1}.

**Discussion/Observations:**

1. As a condition of approval all construction material be required to be removed from the site or chipped and that none on the residue to be allowed to be burned on site.

**Recommendation:**

It was moved, seconded and resolved that the APC recommends to the Regional District that RDKB File, BW-4247-07914.101-2024-028 Lot (1) be

Supported with the above comment.

**B. 0980131 BC LTD**

RE: Development Permit

RDKB File: BW-4247-07014.103-2024-029 (Lot 3)

**Discussion/Observation:**

1. As a condition of approval all construction material be required to be removed from the site or chipped and that none on the residue to be allowed to be burned on site.

**Recommendation:**

It was moved, seconded and resolved that the APC recommends to the Regional District that RDKB File, BW-4247-07014.103-2024-029 {Lot #3) be

Supported with the above comment

**8. For Information**

- A.** APC Indemnity- email from Director Sharen Gibbs. -2024-05-01. A full outline and description of the coverage is available on the RDKB web site. Bottom line is that the APC is covered under the Indemnity.

**9. Discussion**

- A.** The APC is asking if someone from the RDKB can provide information as to the penalty for burning construction waste at Big White.

**10. Adjournment**

**MOVED** that the meeting be adjourned at 1715.



## Electoral Area E/ West Boundary-Big White Advisory Planning Commission (APC) Staff Report

|              |                                                                |                |                               |
|--------------|----------------------------------------------------------------|----------------|-------------------------------|
| <b>RE:</b>   | Development Permit – 0980131 BC Ltd. (804-24D)                 |                |                               |
| <b>Date:</b> | July 1, 2024                                                   | <b>File #:</b> | 2024-030<br>BW-4247-07914.105 |
| <b>To:</b>   | Members of the Electoral Area E/ West Boundary - Big White APC |                |                               |
| <b>From:</b> | Geoffrey Genge, Planner                                        |                |                               |

### Issue Introduction

We received an application for an Alpine Environmentally Sensitive Landscape Reclamation development permit from Bruce Clark on behalf of 0980131 BC Ltd. at an unaddressed Strata Lot, Big White Mountain in Electoral Area E/ West Boundary (*see Attachments*).

| Property Information             |                                                                                                   |
|----------------------------------|---------------------------------------------------------------------------------------------------|
| <b>Owner(s):</b>                 | 0980131 B.C. Ltd.                                                                                 |
| <b>Agent:</b>                    | Bruce Clarke                                                                                      |
| <b>Location:</b>                 | No Address (Strata Road Access from Snow Pines Way)                                               |
| <b>Electoral Area:</b>           | Electoral Area E/ West Boundary                                                                   |
| <b>Legal Description(s):</b>     | Strata Lot 5, Plan EPS7328, District Lot 4247, SDYD, Together With An Interest In Common Property |
| <b>Area:</b>                     | 373.8m <sup>2</sup> (0.09ac)                                                                      |
| <b>Current Use(s):</b>           | Vacant                                                                                            |
| Land Use Bylaws                  |                                                                                                   |
| <b>OCP No. 1125:</b>             | Medium Density Residential                                                                        |
| <b>DP Area:</b>                  | Commercial & Multiple Family / Alpine Environmentally Sensitive Landscape Reclamation             |
| <b>Zoning No. 1166:</b>          | Chalet Residential 3 (R3)                                                                         |
| Other                            |                                                                                                   |
| <b>ALR:</b>                      | Outside ALR                                                                                       |
| <b>Waterfront/Floodplain:</b>    | N/A                                                                                               |
| <b>Water Service Area:</b>       | Big White Utilities                                                                               |
| <b>Sewer Service Area:</b>       | Big White Utilities                                                                               |
| <b>Planning Agreement Areas:</b> | N/A                                                                                               |

## **History / Background Information**

The subject property is located approximately 1.8km west of the Happy Valley Day Lodge in Big White. 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. The parcel is steeply sloped from the strata road down to the rear of the parcel. The parcel is currently vacant (*See Attachment #2-Subject Property Map*).

To the north lies High Forest Court, and further, vacant lots that are a part of the phased strata plan for this development. To the south lies Big White Road. To the west lies a vacant lot to be used for future residential use. To the east lies undeveloped strata common property (*See Attachment #1-Site Location Map*).

The Alpine Environmentally Sensitive Landscape Reclamation development permit area was designated for the protection of the natural environment, its ecosystems and biological diversity. While the subject property is located in the Commercial and Multiple Family Development Permit Area, it is exempt from requiring that permit as it does not include a commercial development or a multi-family dwelling.

## **Proposal**

The applicant is requesting an Alpine Environmentally Sensitive Landscape Reclamation development permit, which is required prior to construction of the proposed single detached dwelling.

In support of the application, the applicant has provided a site plan, landscape plan and building elevations (*See Attachment #3- Applicant's Submission Package*).

## **Implications**

The submitted landscape plan shows the placement of vegetation, placement of gravel, and hard surfacing.

### *Plant selection*

The landscape plan includes trees and shrubs included in the list of approved vegetation as found in the "Guide for Development Permit Applications – Big White Ski Resort".

Along the front parcel line, western and eastern interior sides of the property, four (4) Kinnickinnick, eight (8) Mountain Alder, and four (4) Shrubby Cinquefoil are to be planted.

The applicant proposes Eco-Green Rapid Cover Reveg Mix for all disturbed and undisturbed areas between the house and the rear parcel line.

#### *Snow storage*

One snow storage area is included adjacent to the additional parking spot next to the western interior lot line.

#### *Wildfire mitigation*

The applicant has incorporated gravel ground cover on three sides of the house up to the landscape rock. A gravel driveway is proposed on the parcel. No bark mulch is proposed.

#### *Construction debris*

The applicant's narrative does not mention construction debris. It is noted that removing all construction debris from the site will be a condition of this Development Permit.

#### *Preliminary Plan for Single Detached Dwelling*

The applicant provided preliminary plans for the proposed single family dwelling, which appears to comply with all zoning regulations of the R3 zone including minimum parking requirements.

Approval of an Alpine Environmentally Sensitive Landscape Reclamation Development Permit does not include approval of building design, which must meet zoning and building regulations at building permit stage.

## **Attachments**

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

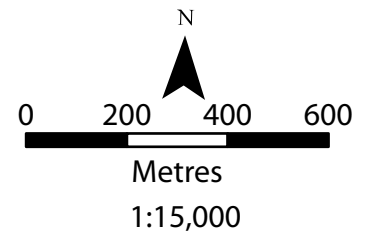


Regional District of  
Kootenay Boundary

Map Date: 2024-04-24

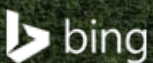
# Site Location Map

Strata Lot 5,  
Plan EPS7328, DL 4247,  
SDYD



Subject Property:  
Strata Lot 5

Big White



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202-843 Rossland Ave, Trail BC V1R 4S8 | T: 250.368.9148 | T/F: 1.800.355.7352 | [rdkb.com](http://rdkb.com)

Document Path: P:\PD\3200 Properties Titled\07 Area E (Big White)\BW-4247-07914.105-Lot 5\_HighForestCrt\2024-030 DP

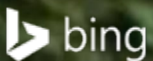
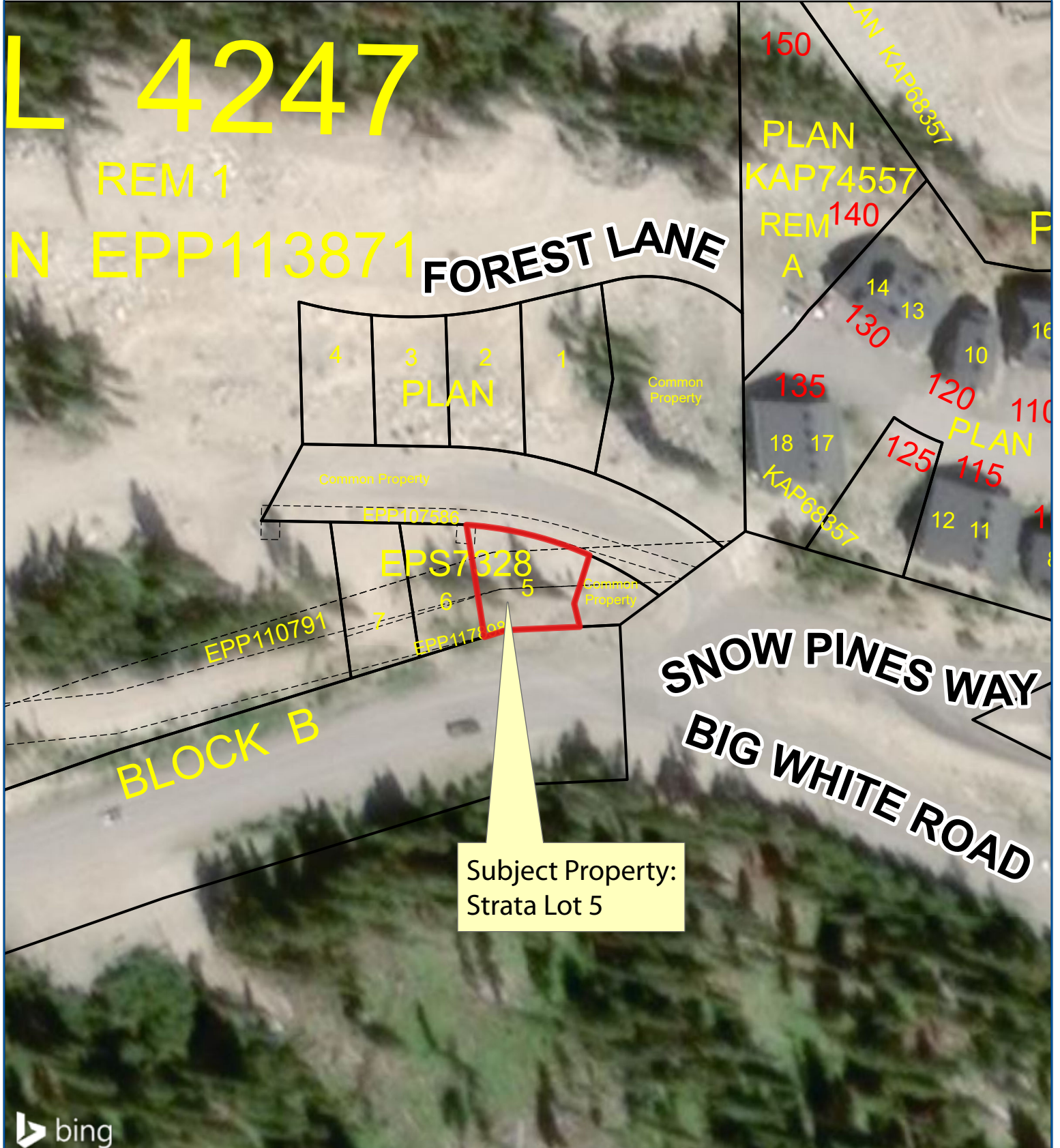
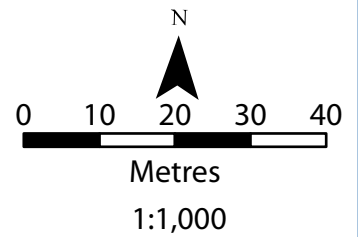


Regional District of  
Kootenay Boundary

Map Date: 2024-04-24

# Subject Property Map

Strata Lot 5,  
Plan EPS7328, DL 4247,  
SDYD



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## Proposal Description:

**Required Section:** the space below is provided to describe the proposed development. Additional pages may be attached.

With the recent approval of the Monashee Ridge Phase 1 subdivision, there are now seven titled lots that can be built on.

Strata lot 5 has services inside the lot line and is ready to be built upon, which we want to do this year.

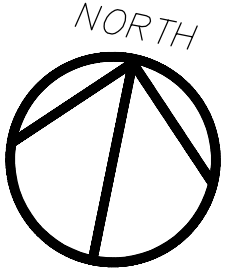
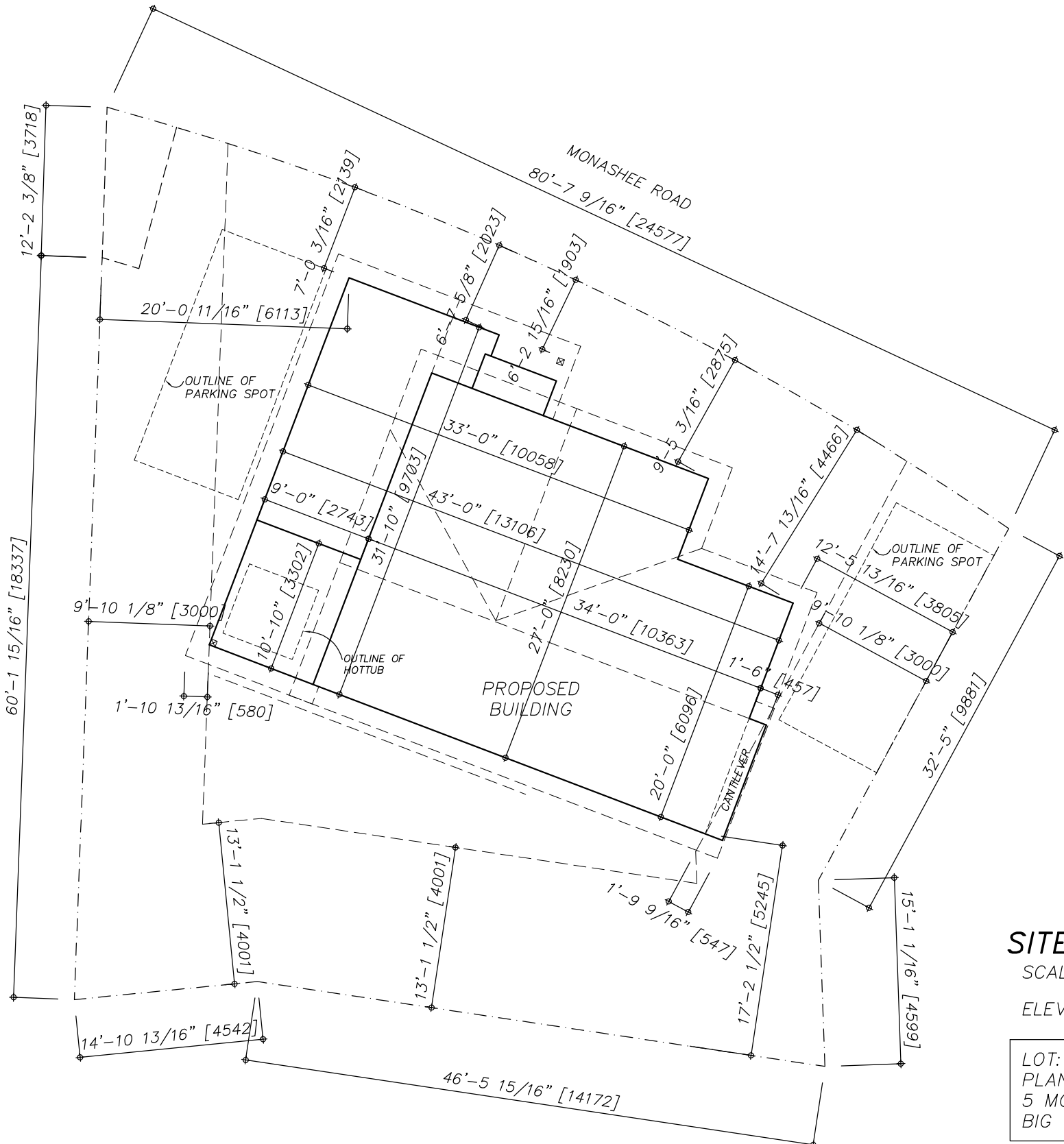
We have early-stage construction drawings ready for this property and will have issue-for-permit drawings ready within six weeks.

This lot will have a single-family dwelling built on it, as per our R-3 zoning.

NIKKI & NATHAN REITER  
5 MONASHEE ROAD  
BIG WHITE, SK

ENERGY EFFICIENCY COMPLIANCE:  
- T.B.D.

- GENERAL NOTES:
- CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE CONSTRUCTION. REPORT ALL DISCREPANCIES IMMEDIATELY. CONTRACTOR ACCEPTS FULL RESPONSIBILITIES OF ANY ERRORS AND EMISSIONS ONCE CONSTRUCTION HAS BEGUN.
  - ALL CONSTRUCTION TO MEET OR EXCEED CURRENT LOCAL AND NATIONAL BUILDING CODES.
  - ENGINEERED FLOOR AND ROOF SYSTEMS (INCLUDING SUPPORTING GIRDERS AND ENG. BEAMS) ARE TO BE DESIGNED BY SUPPLIER. ADDITIONAL ENGINEERING IS THE RESPONSIBILITY OF THE BUILDER.
  - MECHANICAL LAYOUT AND DESIGN TO BE DONE BY MECHANICAL CONTRACTOR.
  - MECHANICAL VENTILATION AND MAKE UP AIR REQUIREMENTS TO CONFORM TO CURRENT LOCAL AND NATIONAL BUILDING CODES.
  - ALL DOOR & WINDOW ROUGH OPENING DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR WITH SUPPLIERS WINDOW SHOP DRAWINGS.
  - ALL LINTELS TO BE 2-2x10 SPF U.N.O. ANY LINTELS GREATER THAN 6'-0" TO BE SIZED BY SUPPLIER. ALL OVERHEAD DOOR LINTELS TO BE SIZED BY SUPPLIER.
  - ALL LUMBER TO BE SPF #2 OR BETTER.
  - ALL LUMBER WITHIN 8" OF GRADE TO BE PRESSURE TREATED CONFORMING TO CSA 080.15.
  - ALL POLYETHYLENE MATERIALS TO BE 51.34 CGSB APPROVED.
  - TOTAL NUMBER OF PLY'S IN A BUILT-UP COLUMN IS TO MATCH OR EXCEED THE NUMBER OF PLY'S IN THE BUILT-UP BEAM/ LINTEL IT IS SUPPORTING.
  - METAL FLASHING TO BE PROVIDED OVER ALL EXTERIOR WINDOWS/DOORS.
  - SECURE EXTERIOR DOOR UNTIL COMPLETION OF DECK (WHERE APPLICABLE).
  - ACTUAL DIMENSIONS OF INTERIOR ROOM SIZES MAY VARY FROM PLAN WITH FINAL CONSTRUCTION.
  - GALVANIZED OR STAINLESS STEEL FASTENERS MUST BE USED WITH PRESSURE TREATED MATERIALS.
  - HARD-WIRE AND INTERCONNECT ALL SMOKE DETECTORS.
  - EXACT INSTALLATION OF HEAT, ELECTRICAL OUTLETS, AND ELECTRICAL PANEL LOCATION IS THE RESPONSIBILITY OF INSTALLING CONTRACTOR. LOCATIONS ARE TO BE CONFIRMED WITH OWNER.
  - ATTIC ACCESS AS PER NBC 9.19.2.

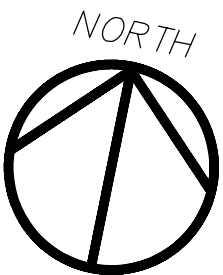
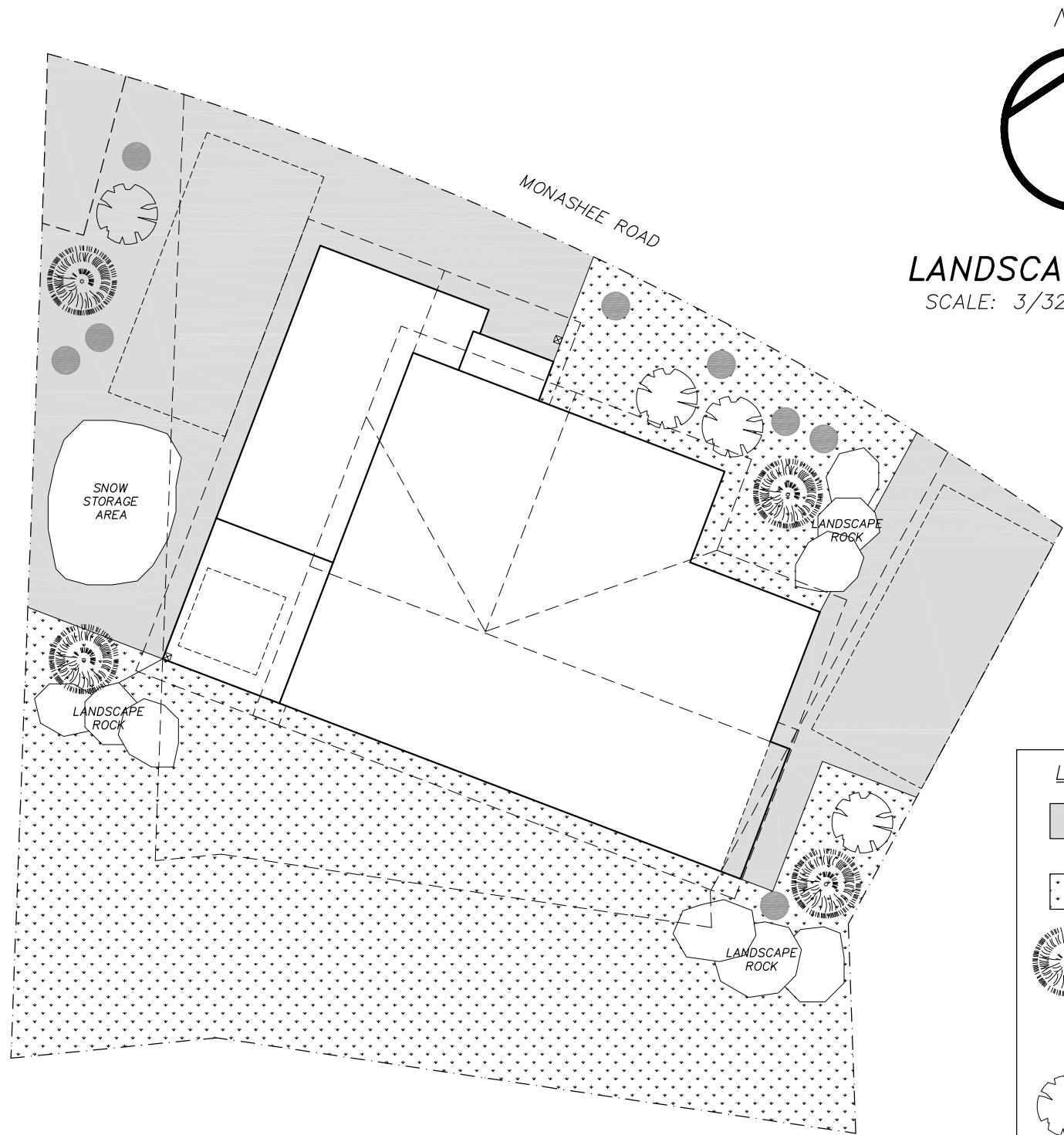


SITE PLAN  
SCALE: 3/32" = 1'-0"  
ELEVATIONS BY SURVEYOR

LOT: SL 5  
PLAN: EPP113871  
5 MONASHEE RIDGE  
BIG WHITE, BC

PRELIMINARY  
NOT FOR CONSTRUCTION

|                                                                      |                                                                  |
|----------------------------------------------------------------------|------------------------------------------------------------------|
| Rustee DESIGN                                                        |                                                                  |
| DRAWN FOR:<br>NIKKI & NATHAN REITER                                  |                                                                  |
| CIVIC ADDRESS:<br>5 MONASHEE ROAD<br>BIG WHITE, BC                   |                                                                  |
| MODEL:<br>CUSTOM CABIN                                               |                                                                  |
| RD JOB #:<br>MR - SL5                                                | SHEET:<br>A01                                                    |
| DRAWN BY: MANDIE SCRIVENS<br>613-206-3623<br>mandie@rusteedesign.com |                                                                  |
| DATE<br>05/14/24<br>05/23/24                                         | REVISIONS:<br>PRELIMINARY DRAFT<br>ISSUED FOR DEVELOPMENT PERMIT |



**LANDSCAPE PLAN**  
SCALE: 3/32" = 1'-0"

LEGEND:

-  GRAVEL GROUND COVER, AVERAGE 2" DEPTH
-  ECO-GREEN RAPID COVER REVEG MIX
-  SHRUBBY CINQUEFOIL (90cm HEIGHT)
-  MOUNTAIN ALDER (3m HEIGHT)
-  KINNICKINNICK (5-10cm HEIGHT)

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**Rustee  
DESIGN**

DRAWN FOR:  
NIKKI & NATHAN  
REITER

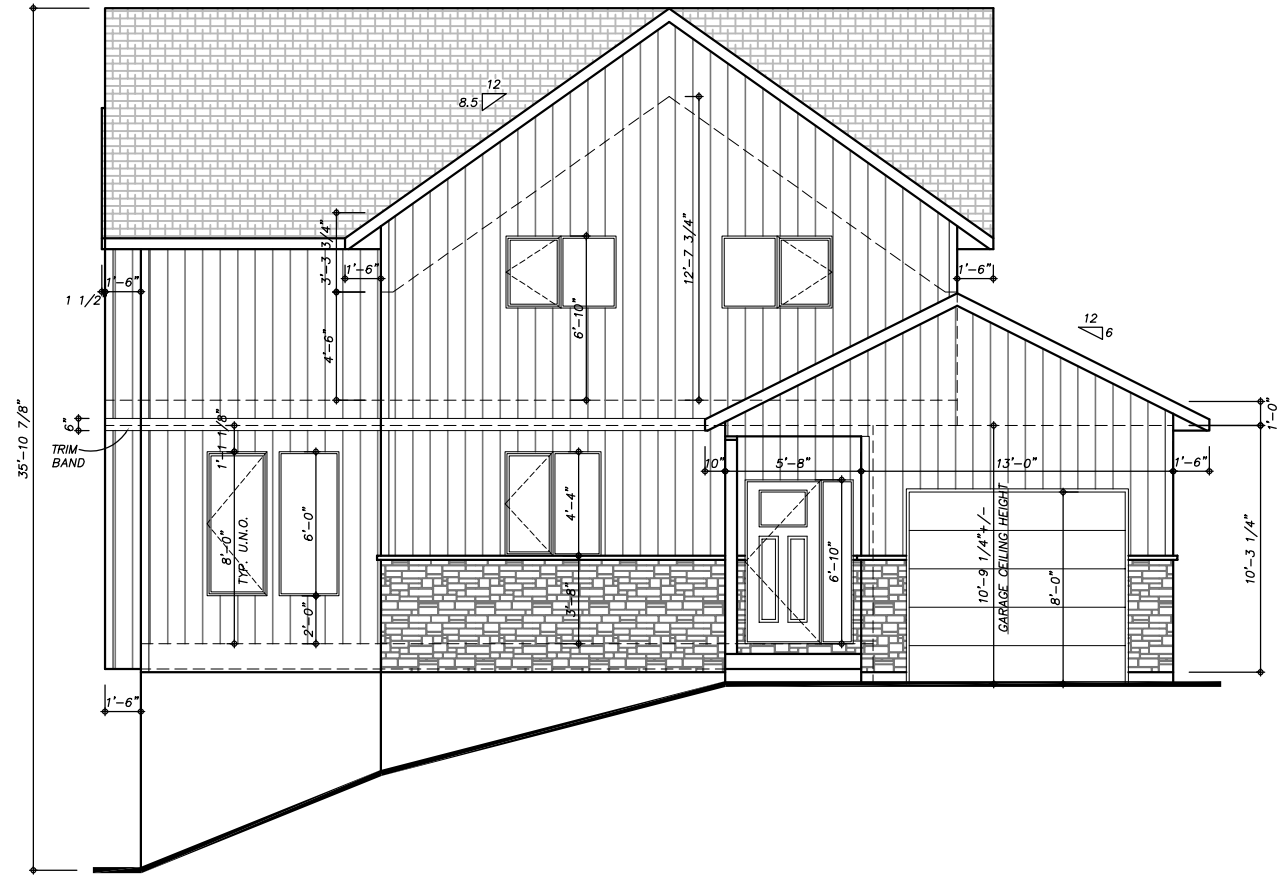
CIVIC ADDRESS:  
5 MONASHEE ROAD  
BIG WHITE, BC

MODEL:  
CUSTOM CABIN

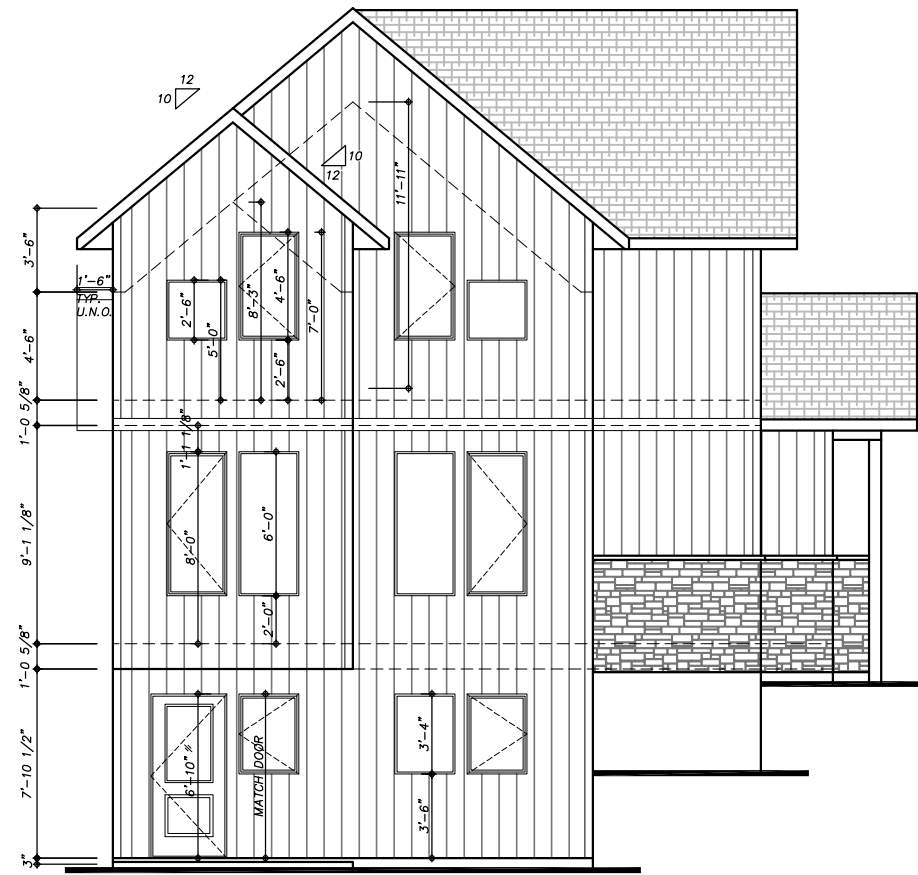
|                       |                      |
|-----------------------|----------------------|
| RD JOB #:<br>MR - SL5 | SHEET:<br><b>A02</b> |
|-----------------------|----------------------|

DRAWN BY: MANDIE SCRIVENS  
613-206-3623  
mandie@rusteedesign.com

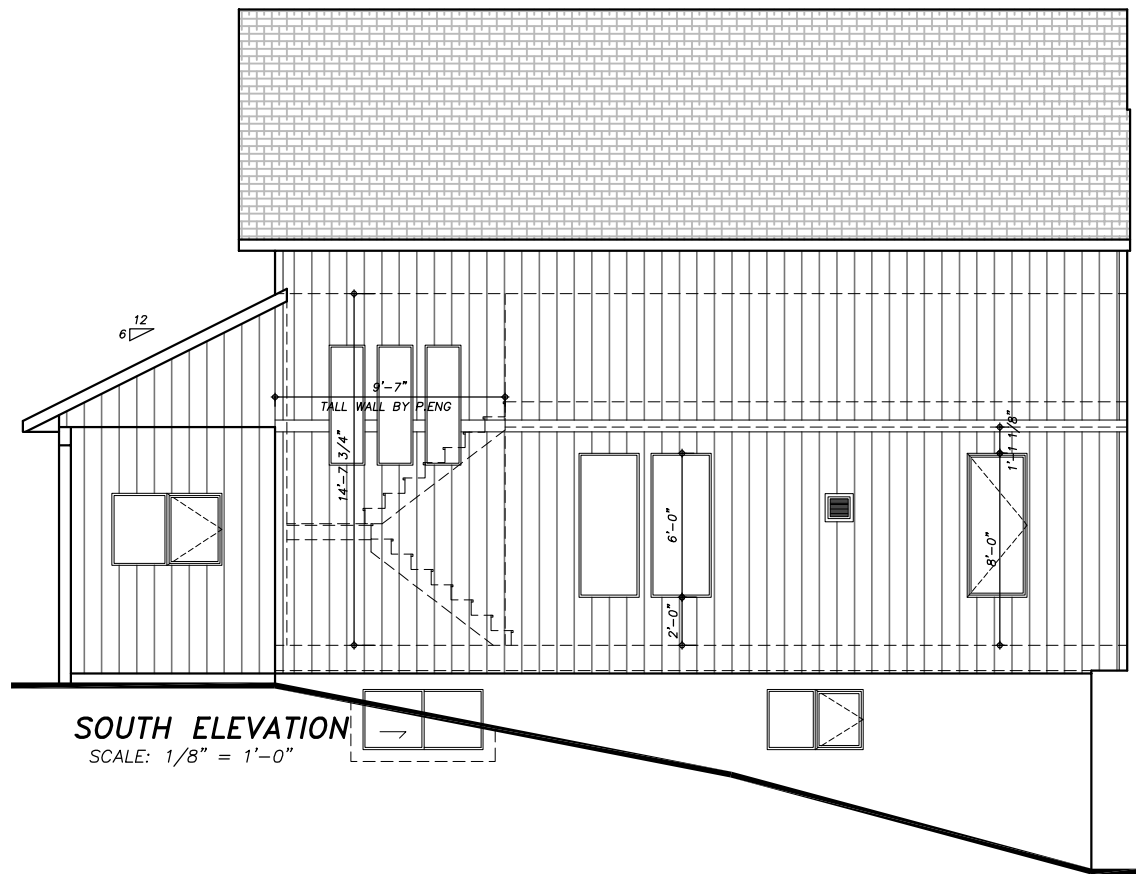
|                                     |                                                                         |
|-------------------------------------|-------------------------------------------------------------------------|
| DATE<br>05/14/24<br>05/23/24<br>--- | REVISIONS:<br>PRELIMINARY DRAFT<br>ISSUED FOR DEVELOPMENT PERMIT<br>--- |
|-------------------------------------|-------------------------------------------------------------------------|



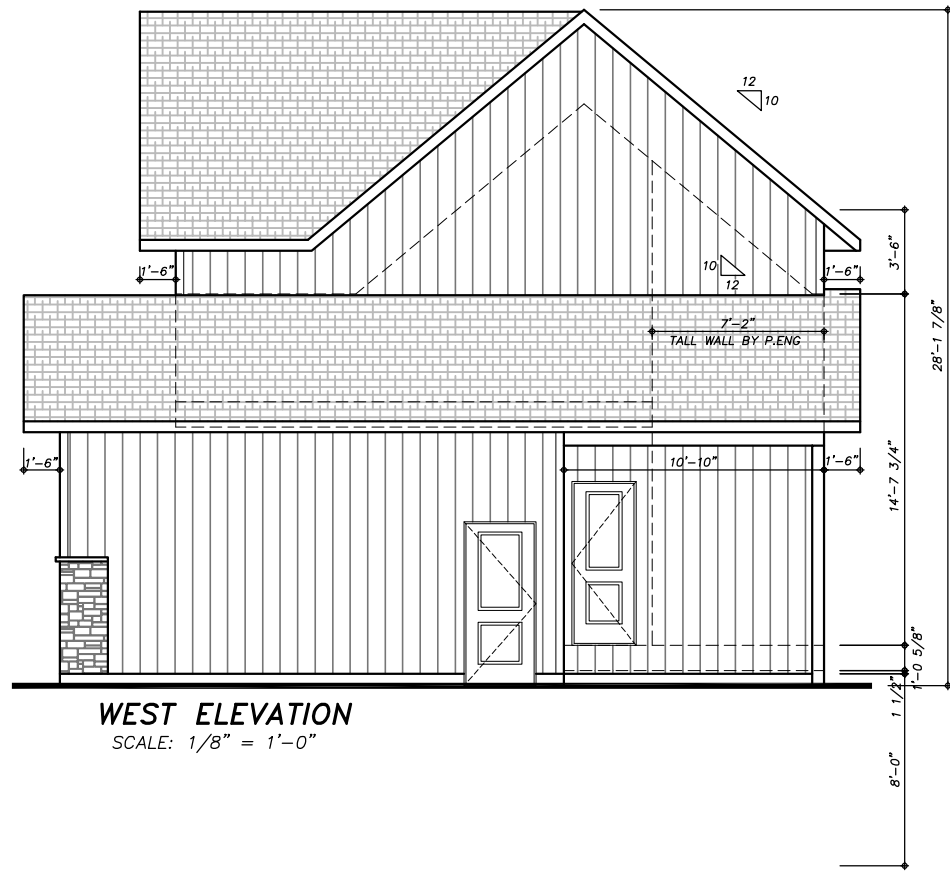
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**Rustee  
DESIGN**

DRAWN FOR:  
**NIKKI & NATHAN  
REITER**

CIVIC ADDRESS:  
**5 MONASHEE ROAD  
BIG WHITE, BC**

MODEL:  
**CUSTOM CABIN**

RD JOB #:  
**MR - SL5**

SHEET:  
**A03**

DRAWN BY: MANDIE SCRIVENS  
613-206-3623  
mandie@rusteedesign.com

DATE: 05/14/24  
05/23/24

REVISIONS:  
PRELIMINARY DRAFT  
ISSUED FOR DEVELOPMENT PERMIT





Regional District of  
Kootenay Boundary

## Electoral Area E/ West Boundary-Big White Advisory Planning Commission (APC) Staff Report

|              |                                                                |                |                               |
|--------------|----------------------------------------------------------------|----------------|-------------------------------|
| <b>RE:</b>   | Development Permit – 0980131 BC Ltd. (805-24D)                 |                |                               |
| <b>Date:</b> | July 1, 2024                                                   | <b>File #:</b> | 2024-031<br>BW-4247-07914.107 |
| <b>To:</b>   | Members of the Electoral Area E/ West Boundary - Big White APC |                |                               |
| <b>From:</b> | Geoffrey Genge, Planner                                        |                |                               |

### Issue Introduction

We received an application for an Alpine Environmentally Sensitive Landscape Reclamation development permit from Bruce Clark on behalf of 0980131 BC Ltd. at an unaddressed Strata Lot in Electoral Area E/ West Boundary - Big White (*see Attachments*).

| Property Information             |                                                                                                   |
|----------------------------------|---------------------------------------------------------------------------------------------------|
| <b>Owner(s):</b>                 | 0980131 B.C. Ltd.                                                                                 |
| <b>Agent:</b>                    | Bruce Clarke                                                                                      |
| <b>Location:</b>                 | No Address (Strata Road Access from Snow Pines Way)                                               |
| <b>Electoral Area:</b>           | Electoral Area E/ West Boundary                                                                   |
| <b>Legal Description(s):</b>     | Strata Lot 7, Plan EPS7328, District Lot 4247, SDYD, Together With An Interest In Common Property |
| <b>Area:</b>                     | 382.7m <sup>2</sup> (0.09ac)                                                                      |
| <b>Current Use(s):</b>           | Vacant                                                                                            |
| Land Use Bylaws                  |                                                                                                   |
| <b>OCP No. 1125:</b>             | Medium Density Residential                                                                        |
| <b>DP Area:</b>                  | Commercial & Multiple Family / Alpine Environmentally Sensitive Landscape Reclamation             |
| <b>Zoning No. 1166:</b>          | Chalet Residential 3 (R3)                                                                         |
| Other                            |                                                                                                   |
| <b>ALR:</b>                      | Outside ALR                                                                                       |
| <b>Waterfront/Floodplain:</b>    | N/A                                                                                               |
| <b>Water Service Area:</b>       | Big White Utilities                                                                               |
| <b>Sewer Service Area:</b>       | Big White Utilities                                                                               |
| <b>Planning Agreement Areas:</b> | N/A                                                                                               |

## **History / Background Information**

The subject property is located approximately 1.8km west of the Happy Valley Day Lodge in Big White. 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. The parcel is steeply sloped from the strata road down to the rear of the parcel. The parcel is currently vacant (*See Attachment #2-Subject Property Map*).

To the north lies High Forest Court, and further, vacant lots that are a part of the phased strata plan for this development. To the south lies Big White Road. To the west lies a remainder lot to be used for future residential use. To the east lies an undeveloped parcel zoned for residential use (*See Attachment #1-Site Location Map*).

The Alpine Environmentally Sensitive Landscape Reclamation development permit area was designated for the protection of the natural environment, its ecosystems and biological diversity. While the subject property is located in the Commercial and Multiple Family Development Permit Area, it is exempt from requiring that permit as it does not include a commercial development or a multi-family dwelling.

## **Proposal**

The applicant is requesting an Alpine Environmentally Sensitive Landscape Reclamation development permit, which is required prior to construction of the proposed single detached dwelling.

In support of the application, the applicant has provided a site plan, landscape plan and building elevations (*See Attachment #3- Applicant's Submission Package*).

## **Implications**

The submitted landscape plan shows the placement of vegetation, placement of gravel, and hard surfacing.

### *Plant selection*

The landscape plan includes trees and shrubs included in the list of approved vegetation as found in the "Guide for Development Permit Applications – Big White Ski Resort".

Along the front parcel line, western and eastern interior sides of the property, ten (10) Fern-leaf Yarrow (*Achillea Filipendulina*), eight (8) Arctic Lupin (*Lupinus Arcticus*), and nine (9) Shrubby Cinquefoil (*Potentilla Fruticosa*) are to be planted.

The applicant proposes Hydroseed Mix for all disturbed and undisturbed areas between the house and the rear parcel line.

#### *Snow storage*

One snow storage area is included adjacent to the driveway next to the eastern interior lot line.

#### *Wildfire mitigation*

The applicant has incorporated gravel ground cover on three sides of the house in between the landscape rock. No bark mulch is proposed.

#### *Construction debris*

The applicant's narrative does not mention construction debris. It is noted that removing all construction debris from the site will be a condition of this Development Permit.

#### *Preliminary Plan for Single Detached Dwelling*

The applicant provided preliminary plans for the proposed single family dwelling, which appears to comply with all zoning regulations of the R3 zone including minimum parking requirements.

Approval of an Alpine Environmentally Sensitive Landscape Reclamation Development Permit does not include approval of building design, which must meet zoning and building regulations at building permit stage.

## **Attachments**

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

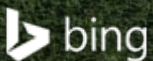
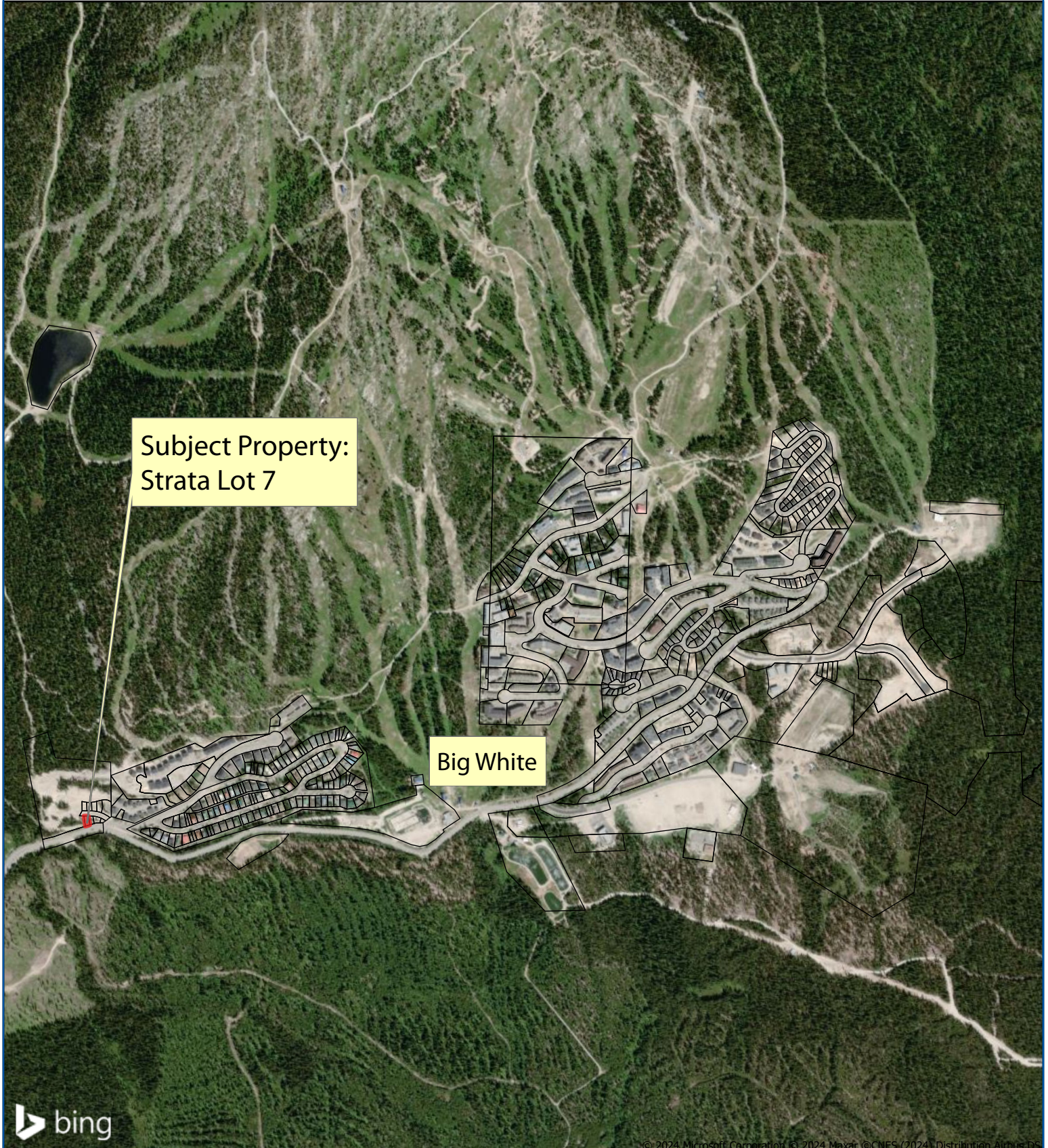
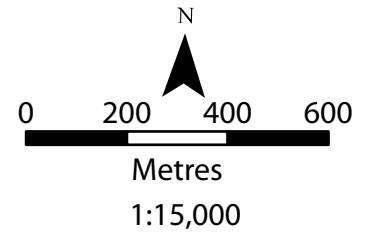


Regional District of  
Kootenay Boundary

Map Date: 2024-04-24

# Site Location Map

Strata Lot 7,  
Plan EPS7328, DL 4247,  
SDYD



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Document Path: P:\PD\3200 Properties Titled\07 Area E (Big White)\BW-4247-07914.107-Lot 7\_HighForestCrt\2024-031 DP

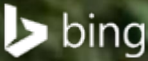
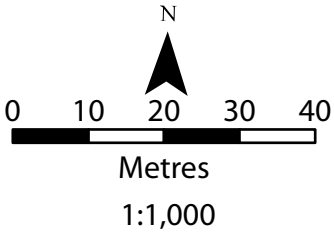


Regional District of  
Kootenay Boundary

Map Date: 2024-04-24

# Subject Property Map

Strata Lot 7,  
Plan EPS7328, DL 4247,  
SDYD



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## Proposal Description:

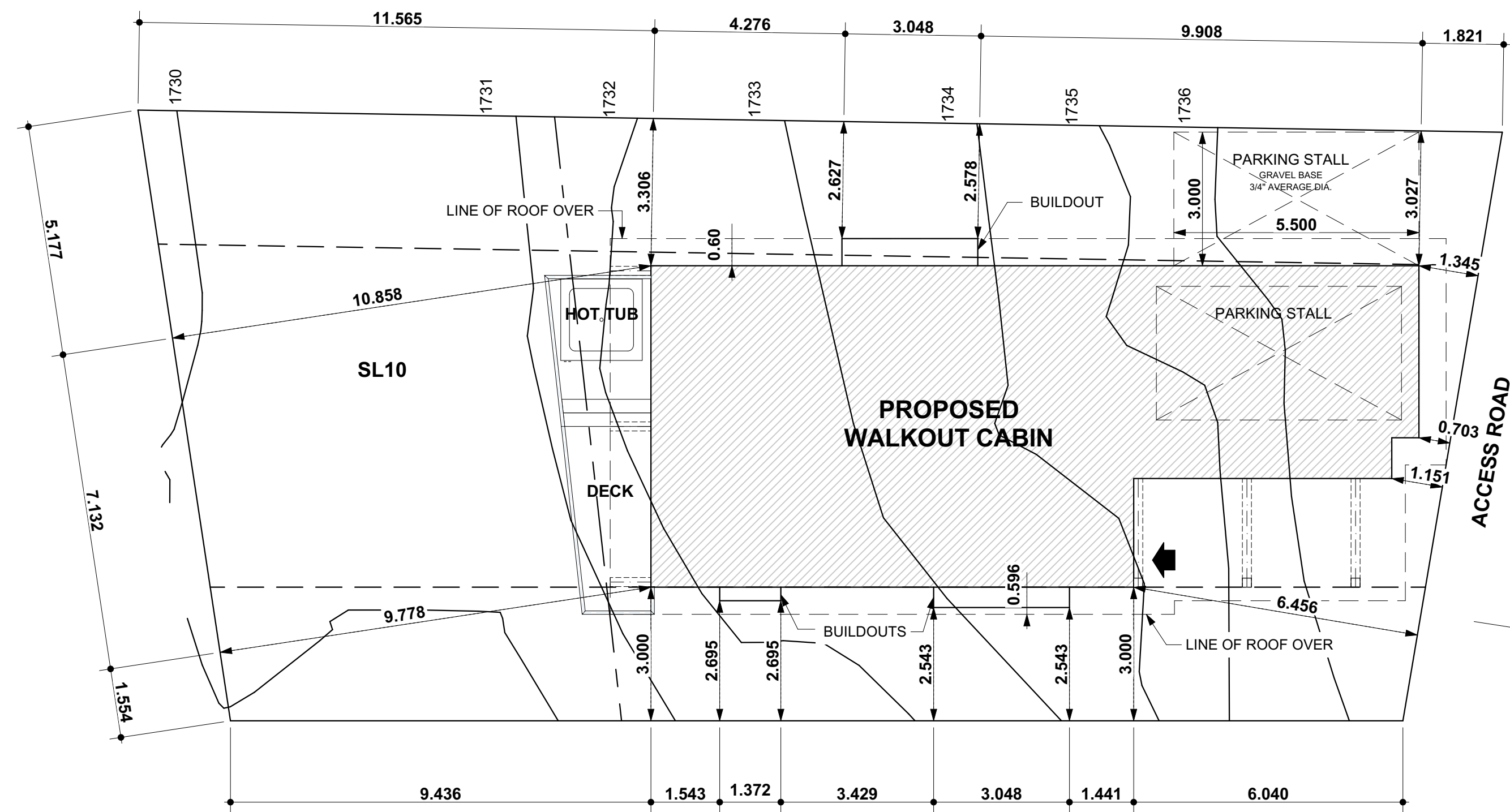
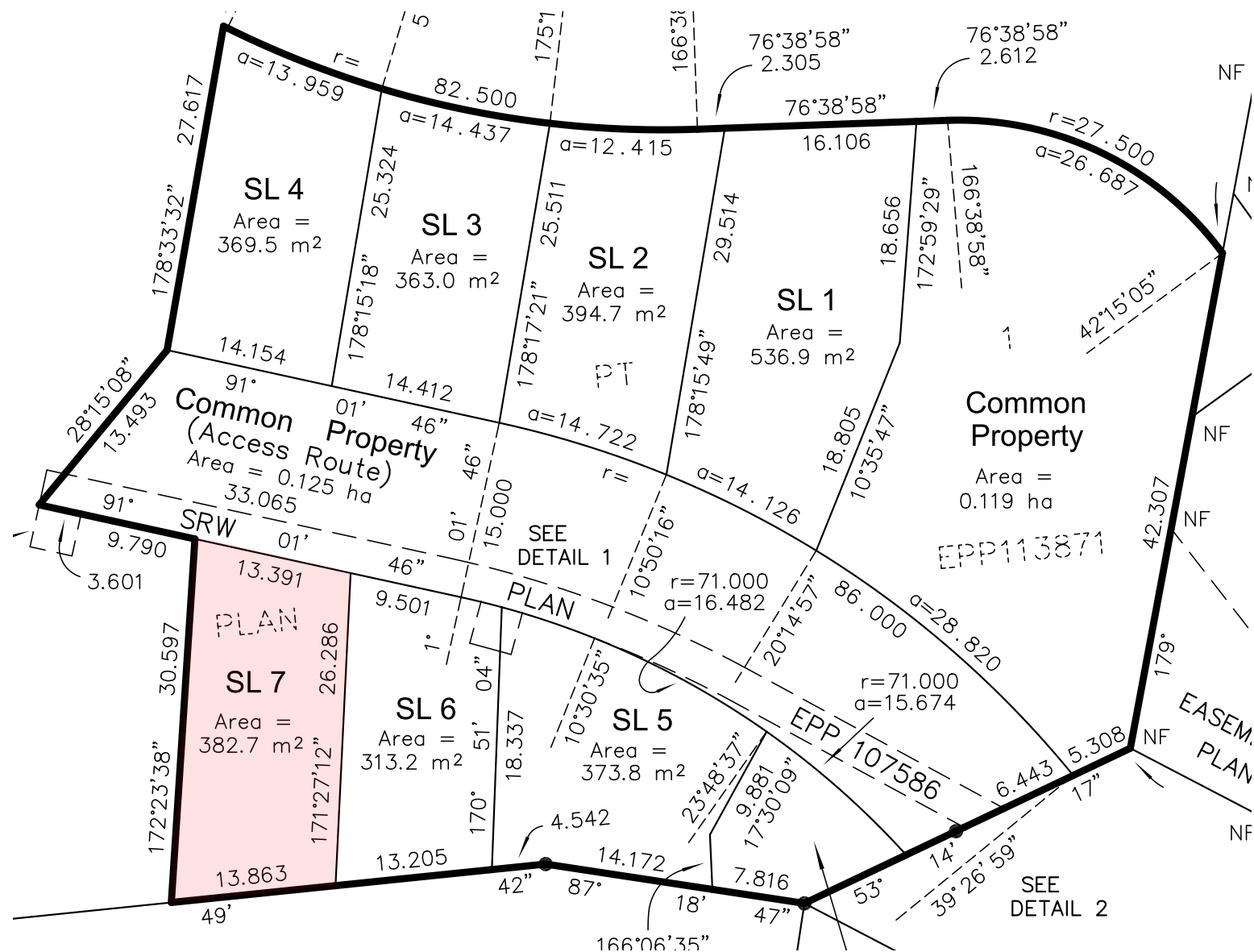
**Required Section:** the space below is provided to describe the proposed development. Additional pages may be attached.

With the recent approval of the Monashee Ridge Phase 1 subdivision, there are now seven titled lots that can be built on.

Strata lot 7 has services inside the lot line and is ready to be built upon, which we want to do this year.

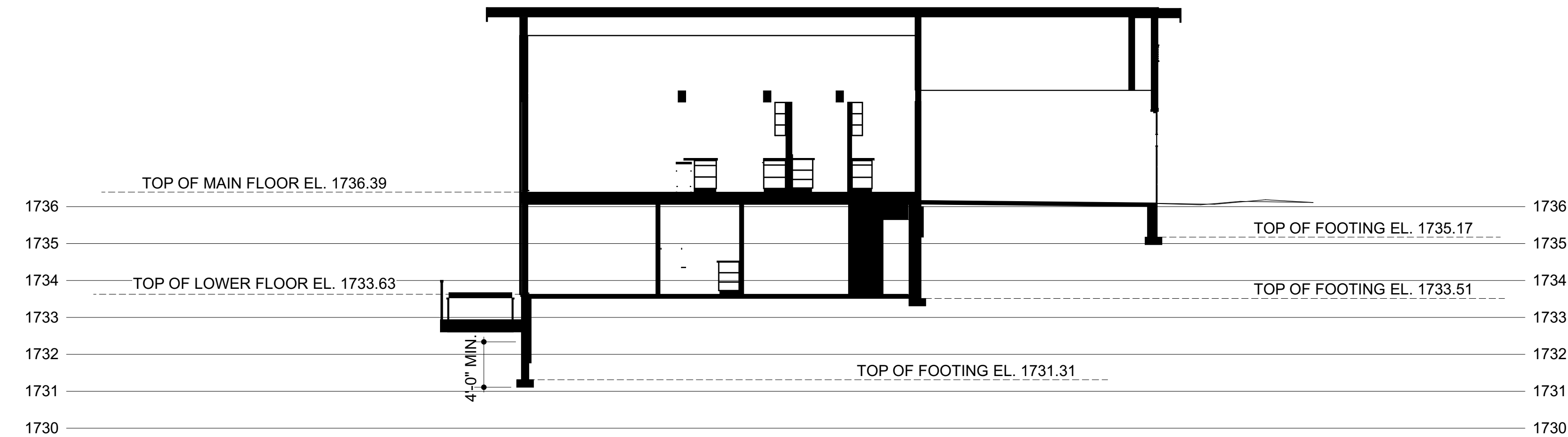
We have issue-for-permit construction drawings ready for this property, which were prepared by Westerkamp Design Inc back in early 2021 when we thought our subdivision approval was imminent. In turn, you will notice the attached site plan and building plans are from that timeframe.

This lot will have a single-family dwelling built on it, as per our R-3 zoning.



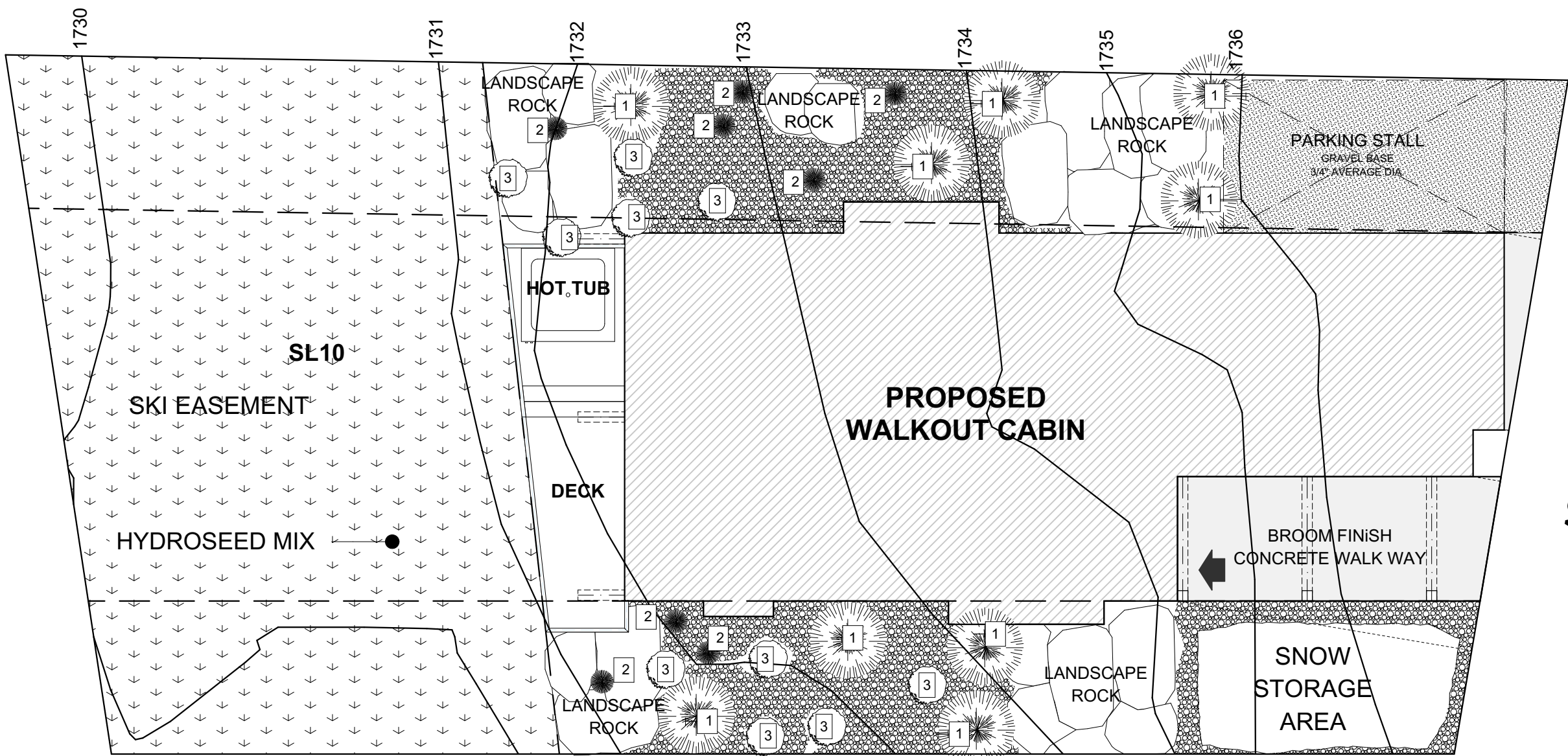
SITE PLAN

SCALE: 1/8" = 1'-0"



SITE SECTION

SCALE: 1/8" = 1'-0"



LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

- LEGEND:
- GRAVEL GROUND COVER, AVERAGE 2"
  - 1 ● POTENTILLA FRUTICOSA  
3 - 5' SPREAD - CLIMATE ZONE CATEGORY 4-8
  - 2 ● LUPINUS ARCTICUS  
2 - 4' TALL - CLIMATE ZONE CATEGORY 3-8
  - 3 ● ACHILLEA FILIPENDULINA 'GOLD PLATE'  
4' TALL - CLIMATE ZONE CATEGORY 3-10

STRATA LOT 10 MONASHEE RIDGE  
BIG WHITE, BC

ZONING: R3 - CHALET RESIDENTIAL 3

SITE DETAILS:

|                   |                        |                        |
|-------------------|------------------------|------------------------|
| LOT AREA:         | 383.074 m <sup>2</sup> | 418m <sup>2</sup> MIN. |
| LOT FRONTAGE:     | 13.397 m               | 13.0m MIN.             |
| FLOOR AREA RATIO: | 0.406                  | 0.8 MAX.               |

FOOTPRINT AREA OF DWELLING: 108.152 m<sup>2</sup>

SITE COVERAGE (%):

|           |          |          |
|-----------|----------|----------|
| DWELLING: | 28.233 % | 50% MAX. |
|-----------|----------|----------|

DWELLING DETAILS:

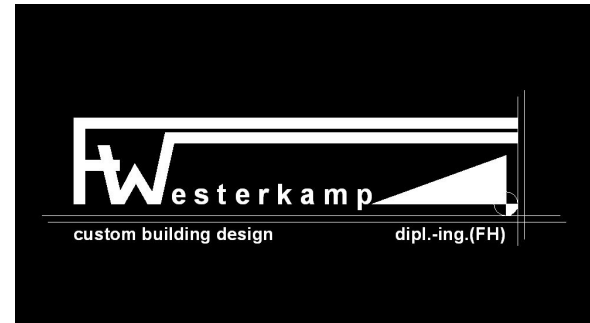
TOTAL FLOOR AREA: 155.483 m<sup>2</sup>

HEIGHT OF BUILDING: 11.396 m 12m MAX.

SETBACKS (IN METRES):

|                |          |           |
|----------------|----------|-----------|
| NORTH (FRONT): | 0.092 m  | 0m MIN.   |
| EAST SIDE:     | 3.000 m  | 3.0m MIN. |
| WEST SIDE:     | 3.017 m  | 3.0m MIN. |
| SOUTH (REAR):  | 10.390 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.

1587 SUTHERLAND AVENUE  
KELOWNA, B.C. V1Y - 5Y7  
(250) 878-7846

e-mail: bauhaus1@shaw.ca  
web: www.fwd-inc.com

CONSULTANTS

ISSUED FOR  
PERMITS

MONASHEE RIDGE  
SL - 7  
BIG WHITE, B.C.

WALK-OUT  
CABIN

|      |              |                    |
|------|--------------|--------------------|
| 1.   | OCT. 2, 2020 | ISSUED FOR PERMITS |
| MARK | DATE         | DESCRIPTION        |

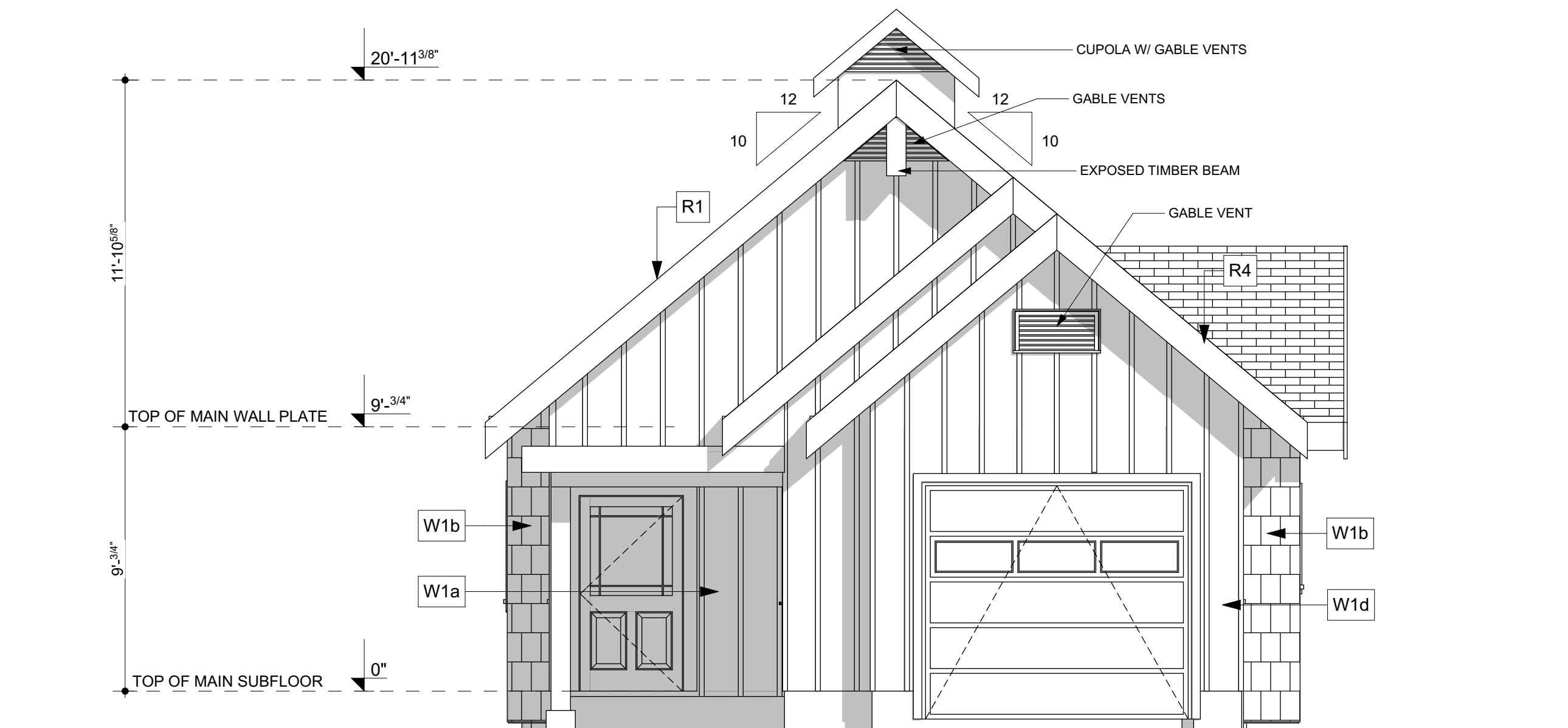
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|-------------|-----------|
| DATE:       | 5/22/2024 |
| MODEL FILE: |           |
| DRAWN BY:   |           |
| CHK'D BY:   |           |
| COPYRIGHT   |           |

SHEET TITLE

SITE PLAN, LANDSCAPE  
PLAN & SITE SECTION

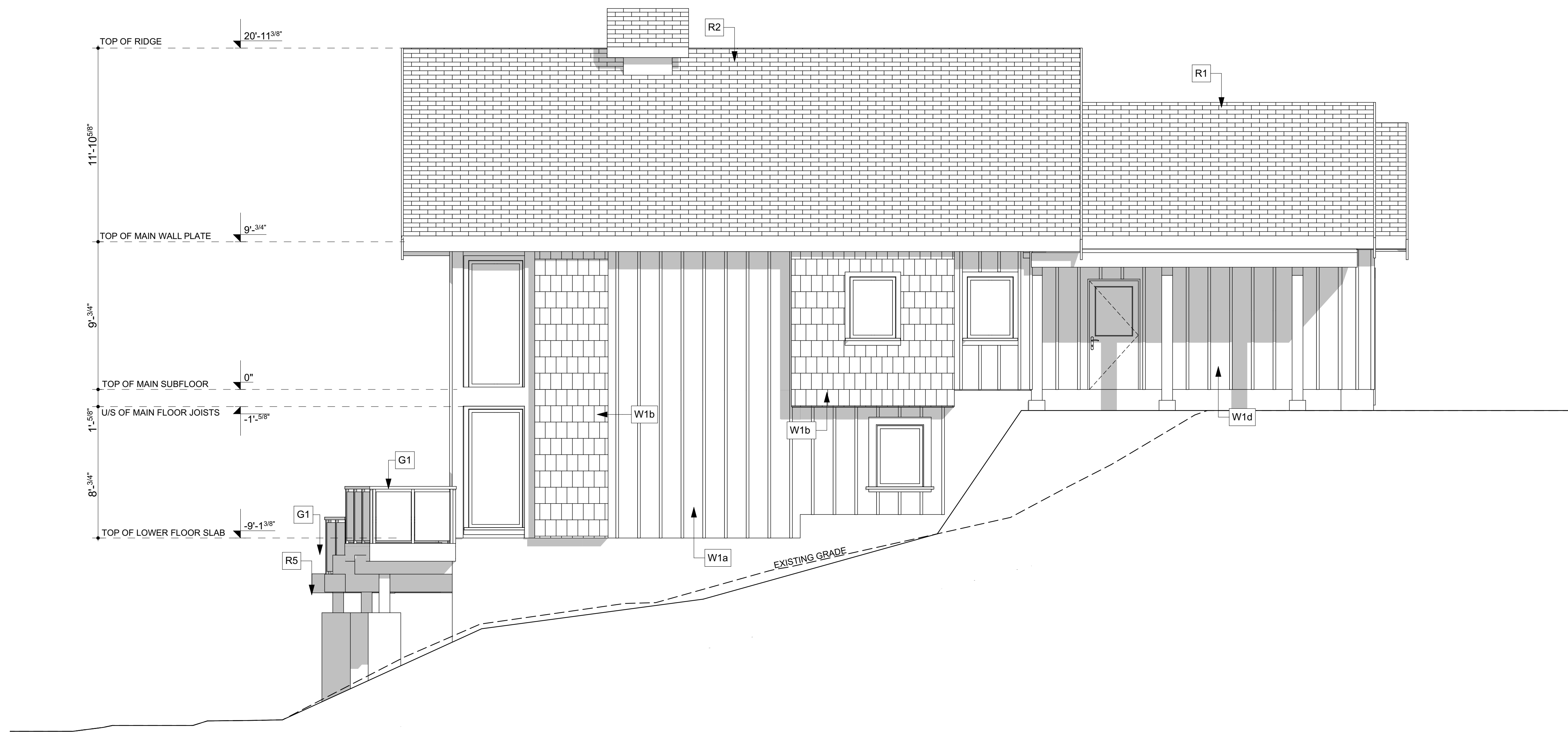
A-101

SHEET 3



**NORTH (FRONT) ELEVATION**

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



**EAST (LEFT) ELEVATION**

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



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web: [www.fwd-inc.com](http://www.fwd-inc.com)

CONSULTANTS

ISSUED FOR  
PERMITS

MONASHEE RIDGE  
SL - 7  
BIG WHITE, B.C.

WALK-OUT  
CABIN

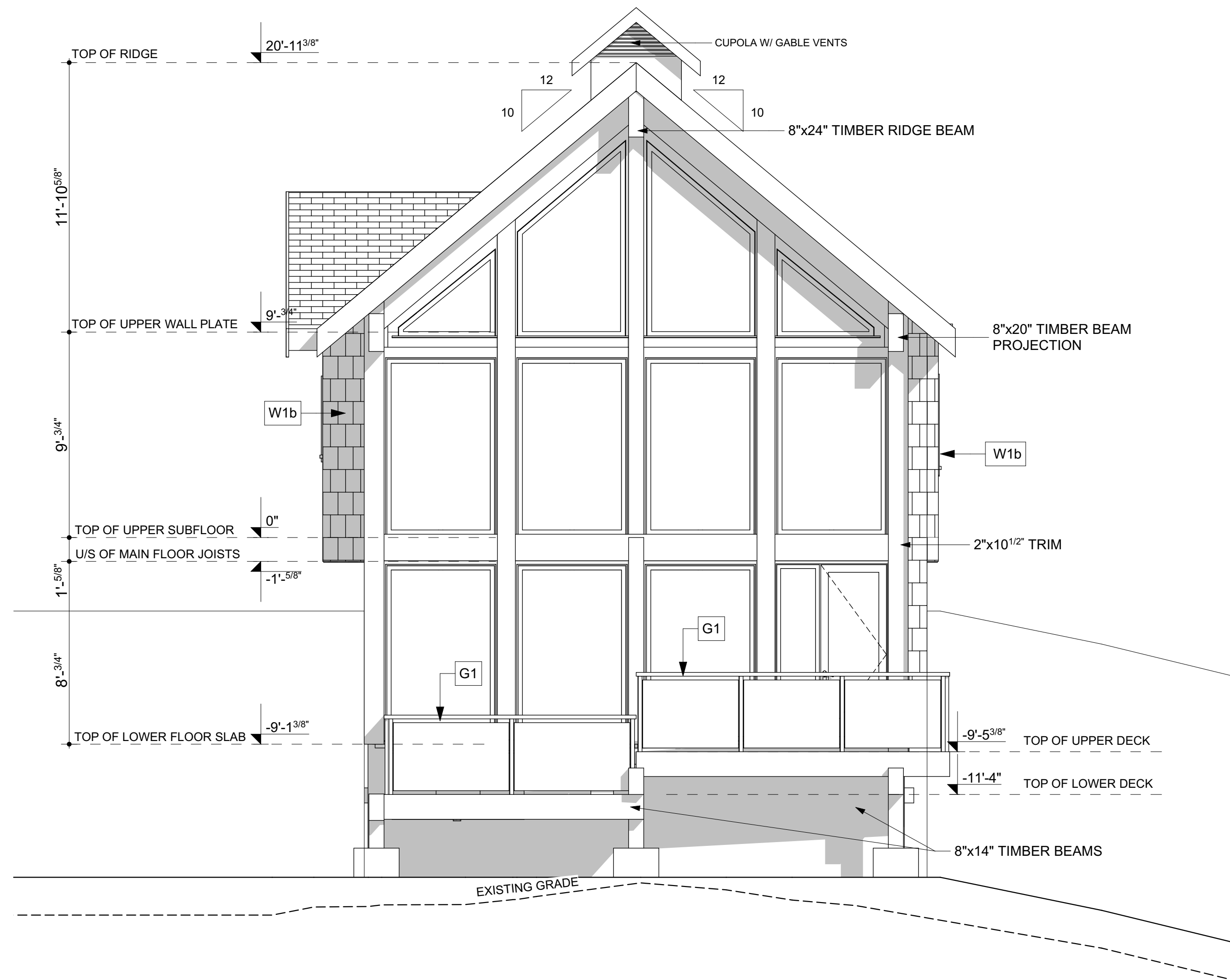
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| 1.   | OCT. 2, 2020 | ISSUED FOR PERMITS |
| MARK | DATE         | DESCRIPTION        |

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|-------------|-----------|
| DATE:       | 5/22/2024 |
| MODEL FILE: |           |
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| CHK'D BY:   |           |
| COPYRIGHT   |           |

SHEET TITLE

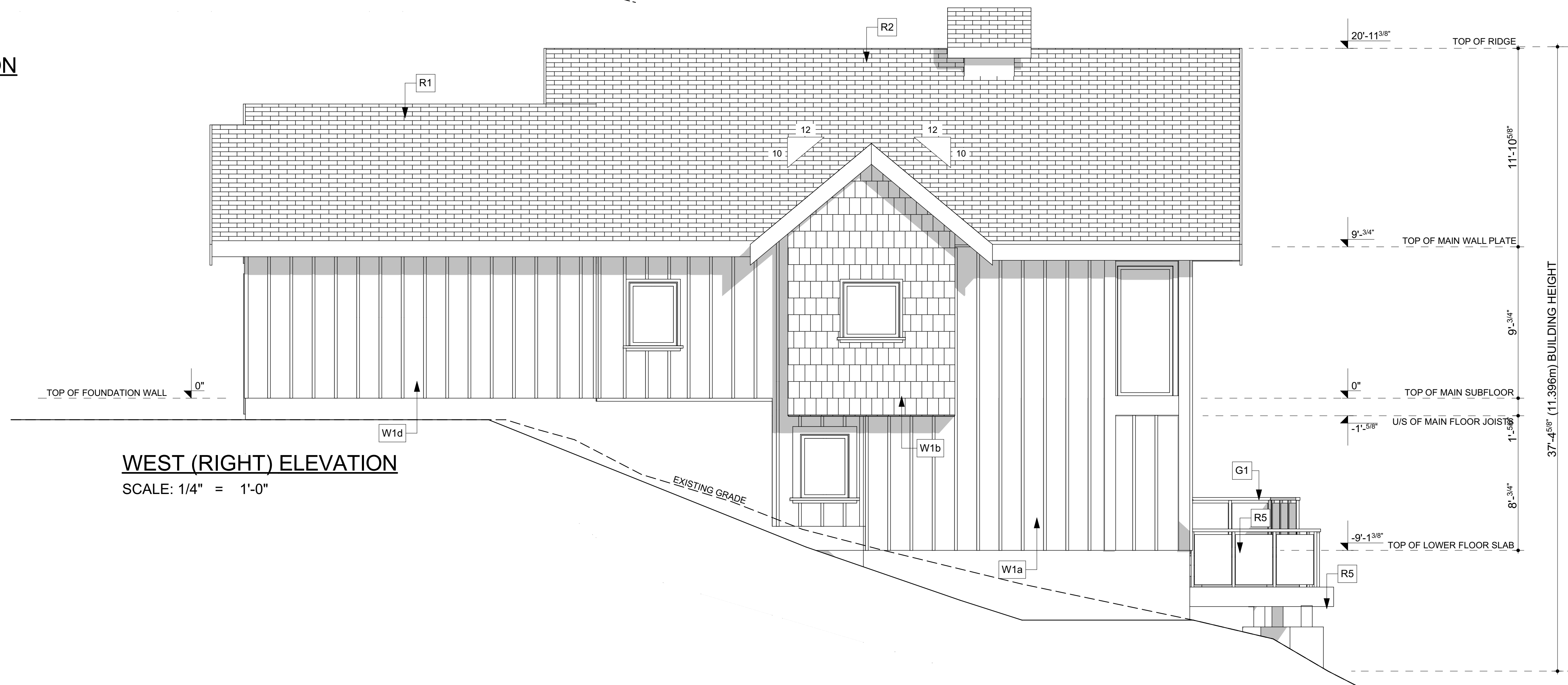
ELEVATIONS - 1

A-301



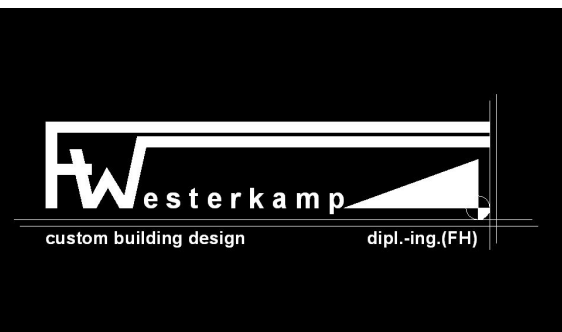
**SOUTH (REAR) ELEVATION**

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



**WEST (RIGHT) ELEVATION**

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



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web: www.fwd-inc.com

CONSULTANTS

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PERMITS

MONASHEE RIDGE  
SL - 7  
BIG WHITE, B.C.

WALK-OUT  
CABIN

| 1.   | OCT. 2, 2020 | ISSUED FOR PERMITS |
|------|--------------|--------------------|
| MARK | DATE         | DESCRIPTION        |

|             |           |
|-------------|-----------|
| DATE:       | 5/22/2024 |
| MODEL FILE: |           |
| DRAWN BY:   |           |
| CHK'D BY:   |           |
| COPYRIGHT   |           |

SHEET TITLE

ELEVATIONS - 2

A-302

SHEET 11



WESTERKAMP DESIGN INC.  
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web: www.fwd-inc.com

CONSULTANTS

ISSUED FOR  
PERMITS

MONASHEE RIDGE  
SL - 7  
BIG WHITE, B.C.

WALK-OUT  
CABIN

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| MARK | DATE         | DESCRIPTION        |

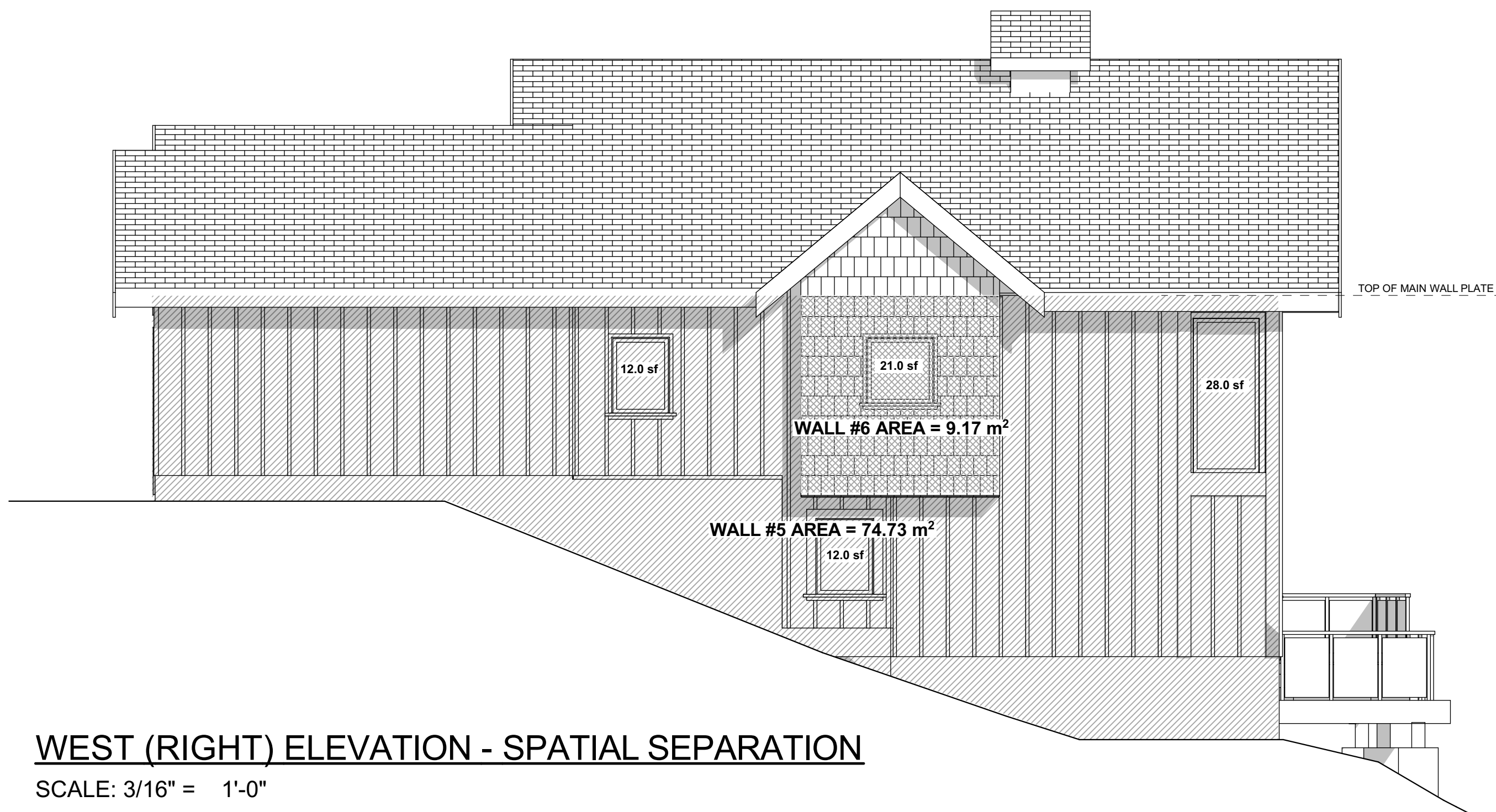
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|-------------|-----------|
| DATE:       | 5/22/2024 |
| MODEL FILE: |           |
| DRAWN BY:   |           |
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SHEET TITLE

SPATIAL SEPARATION  
DATA

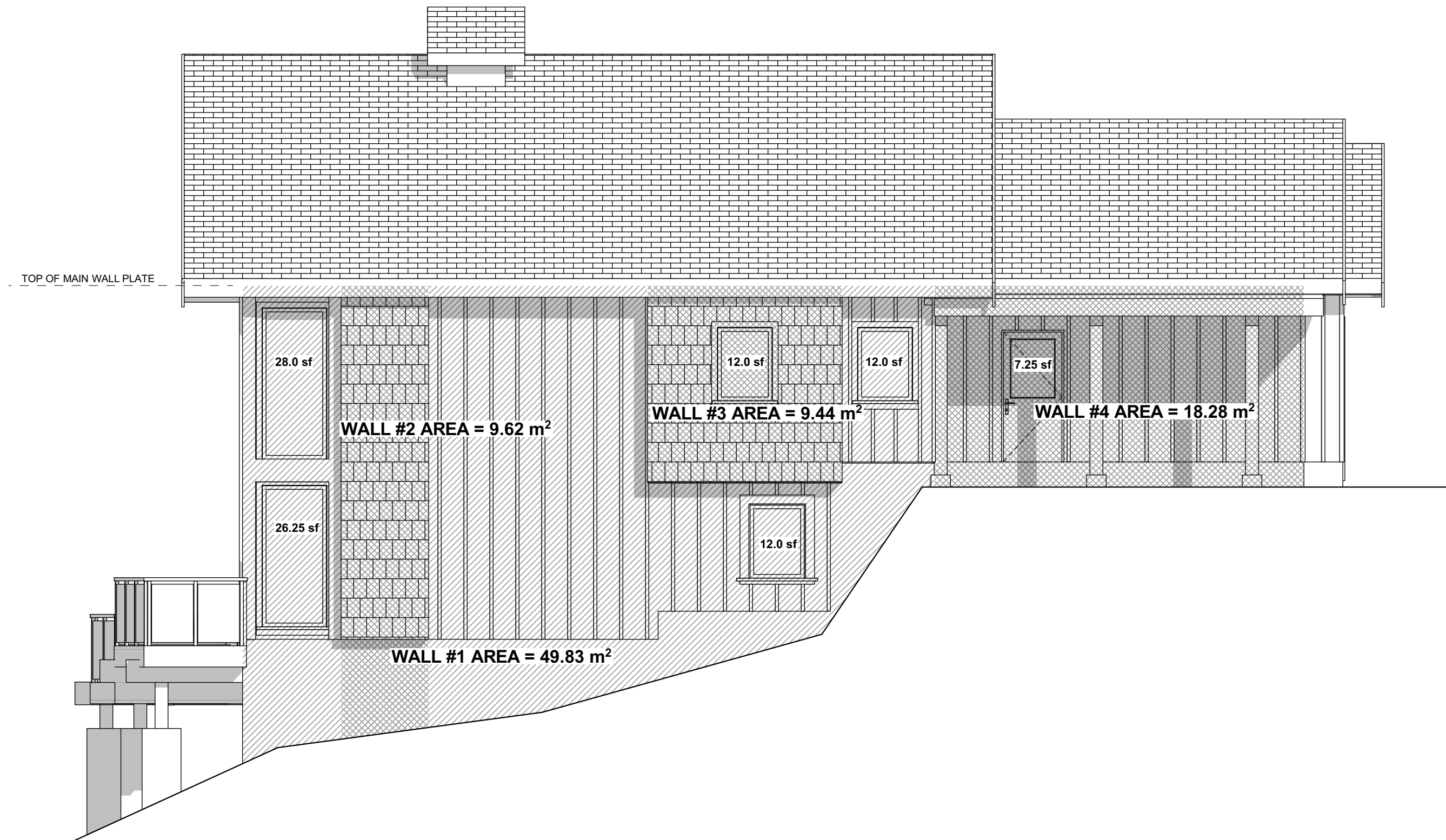
A-303

SHEET 12



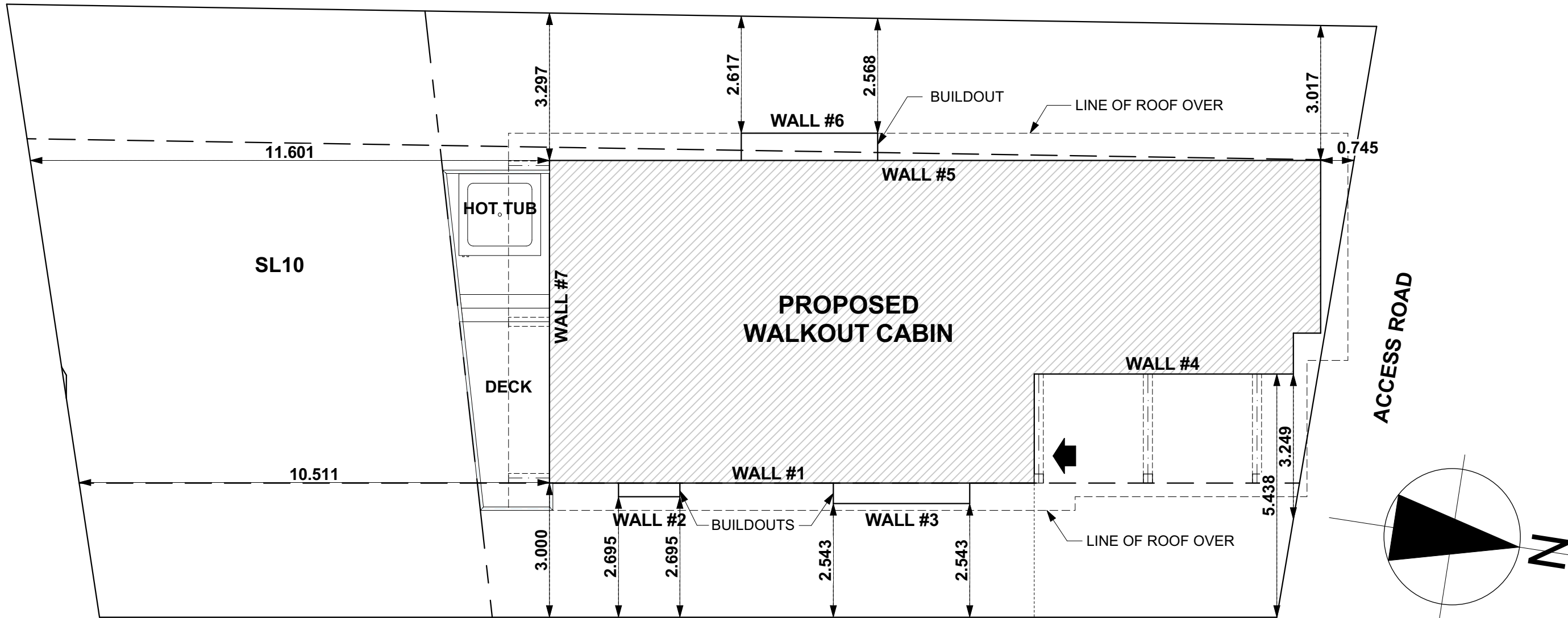
WEST (RIGHT) ELEVATION - SPATIAL SEPARATION

SCALE: 3/16" = 1'-0"



EAST (LEFT) ELEVATION - SPATIAL SEPARATION

SCALE: 3/16" = 1'-0"



SPATIAL SEPARATION SITE PLAN

SCALE: 1/8" = 1'-0"

SPATIAL SEPARATION DATA

EAST ELEVATION - WALL #1:

|                                     |                         |
|-------------------------------------|-------------------------|
| Total Exposing Building Face Area = | 87.17 m²                |
| Wall Portion Area =                 | 49.83 m²                |
| Limiting Distance =                 | 3.00 m                  |
| Max. % Allowable =                  | 14.91 %                 |
| Max. Opening Area Allowable =       | 0.149 x 49.83 = 7.43 m² |
| Proposed Opening Area =             | 7.27 m²                 |

EAST ELEVATION - WALL #2:

|                                     |                        |
|-------------------------------------|------------------------|
| Total Exposing Building Face Area = | 87.17 m²               |
| Wall Portion Area =                 | 9.62 m²                |
| Limiting Distance =                 | 2.70 m                 |
| Max. % Allowable =                  | 13.19 %                |
| Max. Opening Area Allowable =       | 0.132 x 9.62 = 1.27 m² |
| Proposed Opening Area =             | 0.00 m²                |

EAST ELEVATION - WALL #3:

|                                     |                        |
|-------------------------------------|------------------------|
| Total Exposing Building Face Area = | 87.17 m²               |
| Wall Portion Area =                 | 9.44 m²                |
| Limiting Distance =                 | 2.54 m                 |
| Max. % Allowable =                  | 12.33 %                |
| Max. Opening Area Allowable =       | 0.123 x 9.44 = 1.16 m² |
| Proposed Opening Area =             | 1.11 m²                |

EAST ELEVATION - WALL #4:

|                                     |                         |
|-------------------------------------|-------------------------|
| Total Exposing Building Face Area = | 87.17 m²                |
| Wall Portion Area =                 | 18.28 m²                |
| Limiting Distance =                 | 5.44 m                  |
| Max. % Allowable =                  | 34.47 %                 |
| Max. Opening Area Allowable =       | 0.345 x 18.28 = 6.30 m² |
| Proposed Opening Area =             | 0.67 m²                 |

WEST ELEVATION - WALL #5:

|                                     |                          |
|-------------------------------------|--------------------------|
| Total Exposing Building Face Area = | 83.90 m²                 |
| Wall Portion Area =                 | 74.73 m²                 |
| Limiting Distance =                 | 3.02 m                   |
| Max. % Allowable =                  | 15.37 %                  |
| Max. Opening Area Allowable =       | 0.154 x 74.73 = 11.49 m² |
| Proposed Opening Area =             | 4.83 m²                  |

WEST ELEVATION - WALL #6:

|                                     |                        |
|-------------------------------------|------------------------|
| Total Exposing Building Face Area = | 83.90 m²               |
| Wall Portion Area =                 | 9.17 m²                |
| Limiting Distance =                 | 2.57 m                 |
| Max. % Allowable =                  | 12.70 %                |
| Max. Opening Area Allowable =       | 0.127 x 9.17 = 1.16 m² |
| Proposed Opening Area =             | 1.14 m²                |

SOUTH ELEVATION - WALL #7:

|                                     |                          |
|-------------------------------------|--------------------------|
| Total Exposing Building Face Area = | 66.20 m²                 |
| Wall Portion Area =                 | 66.20 m²                 |
| Limiting Distance =                 | 10.51 m                  |
| Max. % Allowable =                  | 89.39 %                  |
| Max. Opening Area Allowable =       | 0.894 x 66.20 = 59.17 m² |
| Proposed Opening Area =             | 37.84 m²                 |



Regional District of  
Kootenay Boundary

## Electoral Area E/ West Boundary-Big White Advisory Planning Commission (APC) Staff Report

|              |                                                                |                |                     |
|--------------|----------------------------------------------------------------|----------------|---------------------|
| <b>RE:</b>   | Development Permit – Acorn Alpine Resorts (Permit 812-24D)     |                |                     |
| <b>Date:</b> | July 1, 2024                                                   | <b>File #:</b> | 2024-049<br>BW-4258 |
| <b>To:</b>   | Members of the Electoral Area E/ West Boundary - Big White APC |                |                     |
| <b>From:</b> | JoAnn Peachey, Current Planning Supervisor                     |                |                     |

### Issue Introduction

We received an application for an Alpine Environmentally Sensitive Landscape Reclamation development permit from Ron Hickey of Acorn Alpine Resorts for an unaddressed parcel on Black Forest Road, Big White Mountain, in Electoral Area E/ West Boundary (*see Attachments*).

| Property Information             |                                                                                                |
|----------------------------------|------------------------------------------------------------------------------------------------|
| <b>Owner(s):</b>                 | Acorn Alpine Resorts GP Ltd.                                                                   |
| <b>Agent:</b>                    | Ron Hickey                                                                                     |
| <b>Location:</b>                 | No Address (Black Forest Way)<br>Big White Mountain                                            |
| <b>Electoral Area:</b>           | Electoral Area E/ West Boundary                                                                |
| <b>Legal Description(s):</b>     | District Lot 4258, SDYD, As Shown<br>On Plan EPP72662, Except Plans<br>EPP129995 and EPP130784 |
| <b>Area:</b>                     | 4.1ha (10.13ac)                                                                                |
| <b>Current Use(s):</b>           | Vacant                                                                                         |
| Land Use Bylaws                  |                                                                                                |
| <b>OCP No. 1125:</b>             | Medium Density Residential                                                                     |
| <b>DP Area:</b>                  | Alpine Environmentally Sensitive/<br>Commercial and Multiple Family                            |
| <b>Zoning No. 1166:</b>          | Chalet Residential 3 (R3)                                                                      |
| Other                            |                                                                                                |
| <b>ALR:</b>                      | Outside ALR                                                                                    |
| <b>Waterfront/Floodplain:</b>    | Not Mapped                                                                                     |
| <b>Water Service Area:</b>       | Big White Utilities                                                                            |
| <b>Sewer Service Area:</b>       | Big White Utilities                                                                            |
| <b>Planning Agreement Areas:</b> | N/A                                                                                            |

## History / Background Information

The subject property is located approximately 225m southwest of the Black Forest parking area and east/southeast of Black Forest Road at Big White Mountain 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.

The subject parcel is vacant. The subject property has been recently bisected by a newly dedicated road right of way named Creekside Trail (See *Attachment #2-Subject Property Map*).

The subject parcel is surrounded by vacant Crown land to the northeast, south, and southwest. There are plans to extend the new road, Creekside Trail, to provide access to surveyed Crown land to the east which is currently in the process of subdivision. To the west/ northwest, lies Black Forest Way, and further, vacant land currently being subdivided to create single family parcels (See *Attachment #1-Site Location Map*).

The subject parcel was previously split-designated as Medium Density Residential and Recreational Resource in the Big White OCP, and split-zoned Chalet Residential 3 and Recreational Resource 1. An OCP amendment and rezoning application was referred to the Big White APC on January 3, 2023; however, a meeting was not held as there was no quorum.

The amending bylaws were adopted on March 29, 2023, changing the OCP designation and zoning so that the entire parcel is designated as Medium Density Residential and zoned Chalet Residential 3. The amending zoning bylaw also included a site-specific permission for secondary suites as a permitted use, as regulated and defined in the amending bylaw. It also allowed for specific circumstances to allow subdivision for two-family dwelling parcels before construction.

The subject parcel has an active subdivision application with the Ministry of Transportation and Infrastructure (MOTI) for twenty-seven (27) single family and two-family dwelling parcels in the first stage, and a remainder parcel. The Big White APC was referred this subdivision to consider parkland dedication or cash-in-lieu of parkland at the August 1, 2023 meeting and supported with comments.

The Alpine Environmentally Sensitive Landscape Reclamation development permit area was designated for the protection of the natural environment, its ecosystems and biological diversity and establishment of objectives to promote water conservation. While the subject property is located in the Commercial and Multiple Family Development Permit Area, it is exempt from requiring that permit as it does not include a commercial development or a multi-family dwelling.

## **Proposal**

The applicant is requesting an Alpine Environmentally Sensitive Landscape Reclamation development permit, which is required prior to issuance of a building permit for the proposed single family dwellings and two-family dwellings.

In support of the application, the applicant has provided a landscape plan and rationale letter (*See Attachment #3-Applicant's Submission Package*).

## **Implications**

The submitted landscape plan shows the placement of vegetation, placement of crushed rock, and hard surfacing, along with snow storage areas.

### *Plant selection*

The landscape plan includes trees, shrubs and ground cover included in the list of approved vegetation as found in the "Guide for Development Permit Applications – Big White Ski Resort".

Along the front of the parcels, there are seventeen (17) Larch trees. Each front yard also includes groupings of Arctic Lupine and Yarrow, along with feature rocks amongst crushed rock.

Along the interior sides of each building, there are groupings of Arctic Lupine and Yarrow surrounded by an Alpine Grass Seed Mix and Gravel Blend.

The applicant proposes an Alpine Grass Seed Mix for all areas between the rear of each building and each rear parcel line.

### *Snow storage*

Snow storage areas which are free of vegetation are included along both sides of each driveway.

### *Wildfire mitigation*

The applicant has incorporated crushed rock along the front of the parcels, as well as a gravel mix along the building sides. An asphalt driveway is proposed for each dwelling unit. No bark mulch is proposed.

### *Construction debris*

The applicant's narrative does not mention construction debris. It is noted that removing all construction debris from the site will be a condition of this Development Permit.

### *Preliminary Plan for Dwellings*

The applicant has not provided preliminary building elevations or floor plans for the proposed single family dwellings and two-family dwellings.

Approval of an Alpine Environmentally Sensitive Landscape Reclamation Development Permit does not include approval of building design, which must meet zoning and building regulations at building permit stage.

## **Attachments**

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

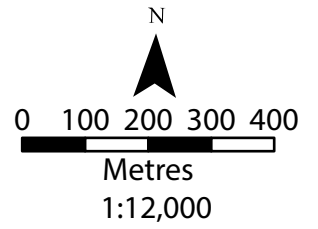


Regional District of  
Kootenay Boundary

Map Date: 2024-06-19

# Site Location Map

Plan EPP72662, DL 4258,  
SDYD



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Document Path: P:\PD\3200 Properties Titled\07 Area E (Big White)\BW-4258 Black Forest\2024-049 DP Application\Mapping\2024-06-19\_SubjectPropertyMap\_BW-4258.aprx

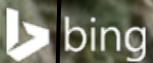
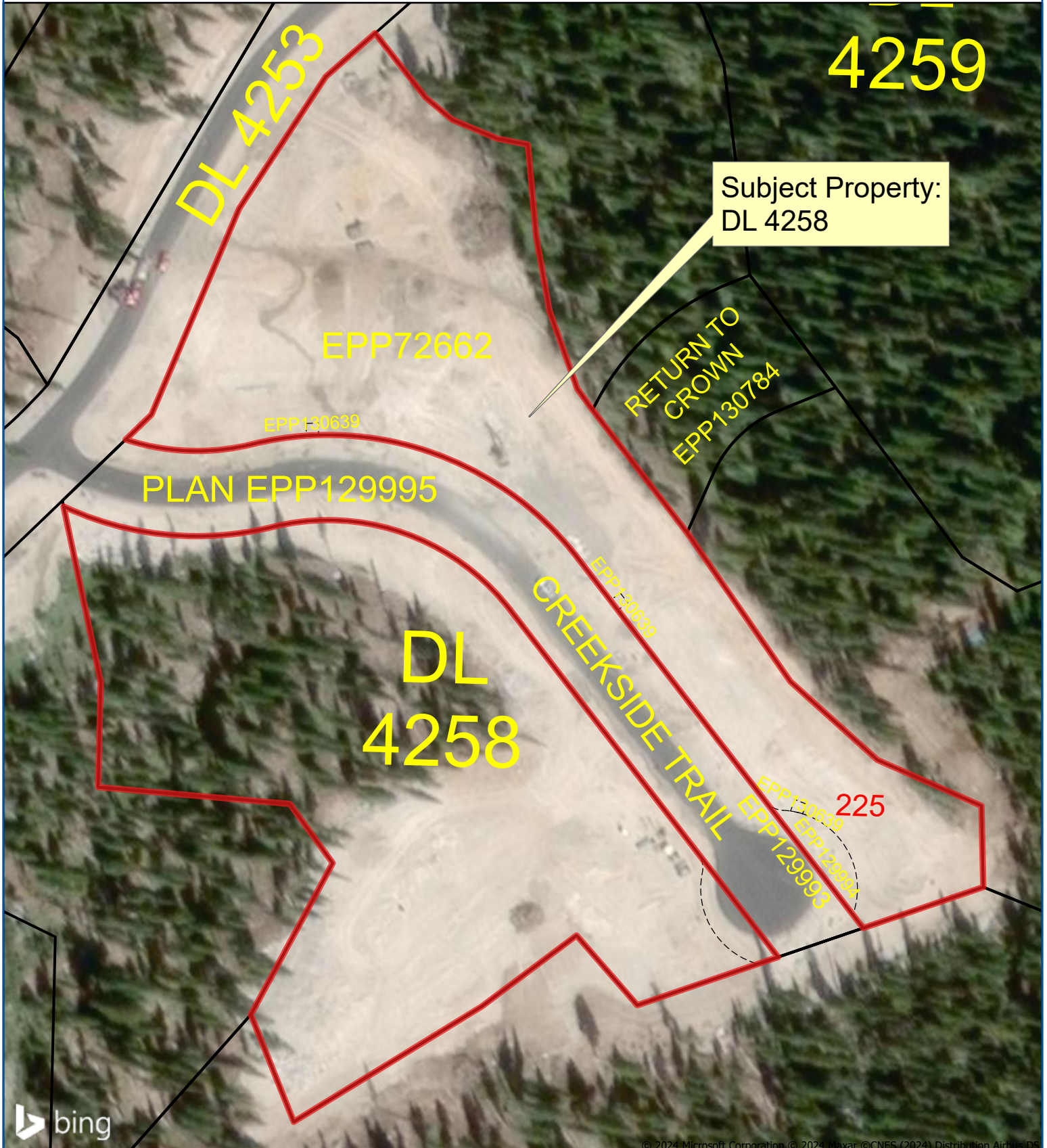
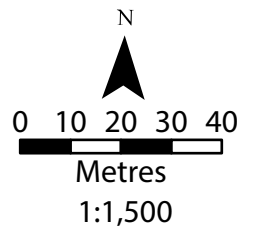


Regional District of  
Kootenay Boundary

Map Date: 2024-06-19

# Subject Property Map

Plan EPP72662, DL 4258,  
SDYD



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Document Path: P:\PD\3200 Properties Titled\07 Area E (Big White)\BW-4258 Black Forest\2024-049 DP Application\Mapping\2024-06-19\_SubjectPropertyMap\_BW-4258.aprx

Acorn Alpine Limited Partnership  
PO Box 2010  
Kelowna BC, V1X 4K5

June 3, 2024

RDKB Planning and Development Department  
Main Office: 843 Rossland Avenue, Trail, BC V1R 4S8  
Sub-Office: 2140 Central Avenue, PO Box 1965, Grand Forks, BC V0H 1H0

VIA email: [plandept@rdkb.com](mailto:plandept@rdkb.com)

To Whom It May Concern:

We are reaching out to elaborate on the planned development of a residential property within The Glades at Big White. This correspondence is meant to explain various elements of the project, encompassing the landscaping approach, maintenance requirements, considerations regarding topsoil, drainage specifications, and selection of vegetation.

The landscaping is focused on sustainability, fire risk mitigation, and the selection of flora that is inherently suited to the area's alpine climate. Accordingly ensuring resilience and low maintenance, predominantly involving hand watering during the vegetation's establishment phase, transitioning to merely the annual removal of deceased plant matter.

Owing to the inherent slope of the terrain, the project will not require the installation of any supplementary drainage systems. In instances requiring additional topsoil, it will be imported to provide adequate support for the plant life.

Our plant selection process incorporates extensive seeding of native grasses and wildflowers to augment the site's aesthetic appeal and biodiversity, while being tailored to accommodate the region's short growing period. Front yards will consist of gravelled areas, large feature rocks, native shrubs, wildflowers, and one feature tree (larch). The side yards of the property will be finished with native topsoil with seeds from the natural environment along with gravel to allow for snow management. The rear yard areas and ski easement will be seeded and kept devoid of any large vegetation.

We value your consideration of these comprehensive plans and are committed to ensuring that the development proceeds in an ecologically sensitive and thoroughly considered manner. Should you have any questions or need further details, please feel free to contact us.

Regards,

A handwritten signature in black ink, appearing to read 'RH' or 'Ron Hickey', written in a cursive style.

Ron Hickey  
Construction Manager

[illegible]

## GENERAL CONDITIONS

Check and verify all critical details and dimensions prior to the start of construction and contact this office if any clarification is required. Written dimensions always take precedence over scaled dimensions. This drawing must be read in conjunction with all drawings & spec's issued for this project. Contractor is responsible to notify designer about conflicting design instructions.

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SITE NORTH: PROJECT NORTH:



## REVISIONS:

| DATE       | ISSUED FOR    |
|------------|---------------|
| 2028/05/29 | CLIENT REVIEW |
| 2028/06/01 | REVISED       |
|            |               |
|            |               |
|            |               |
|            |               |

PROJECT TITLE:  
**THE GLADES**

# 23-12

BIG WHITE, BC

SHEET TITLE:  
**LANDSCAPE MASTER  
PLAN**

SCALE: AS NOTED

DRAWING NUMBER:

# A1.0





# Electoral Area E/ West Boundary-Big White Advisory Planning Commission (APC) Staff Report

|              |                                                                |                |                               |
|--------------|----------------------------------------------------------------|----------------|-------------------------------|
| <b>RE:</b>   | Development Permit – Wilson (Permit 811-24D)                   |                |                               |
| <b>Date:</b> | July 1, 2024                                                   | <b>File #:</b> | 2024-055<br>BW-4222-07500.820 |
| <b>To:</b>   | Members of the Electoral Area E/ West Boundary - Big White APC |                |                               |
| <b>From:</b> | Jordan Hallam, Planner                                         |                |                               |

## Issue Introduction

We received an application for an Alpine Environmentally Sensitive Landscape Reclamation development permit from Weninger Construction & Design Ltd. on behalf of Jennifer Wilson and Joshua Wilson for an unaddressed Strata Lot on Feathertop Way, Big White Mountain in Electoral Area E/ West Boundary (*see Attachments*).

| Property Information             |                                                                                                    |
|----------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Owner(s):</b>                 | Jennifer Wilson & Joshua Wilson                                                                    |
| <b>Agent:</b>                    | Weninger Construction & Design                                                                     |
| <b>Location:</b>                 | No Address (Strata Road Access from Feathertop Way)                                                |
| <b>Electoral Area:</b>           | Electoral Area E/ West Boundary                                                                    |
| <b>Legal Description(s):</b>     | Strata Lot 44, Plan KAS3134, District Lot 4222, SDYD, Together With An Interest In Common Property |
| <b>Area:</b>                     | 0.074ha (0.183ac)                                                                                  |
| <b>Current Use(s):</b>           | Vacant                                                                                             |
| Land Use Bylaws                  |                                                                                                    |
| <b>OCP No. 1125:</b>             | Medium Density Residential                                                                         |
| <b>DP Area:</b>                  | Alpine Environmentally Sensitive/ Commercial and Multiple Family                                   |
| <b>Zoning No. 1166:</b>          | Chalet Residential (R3)                                                                            |
| Other                            |                                                                                                    |
| <b>ALR:</b>                      | Outside ALR                                                                                        |
| <b>Waterfront/Floodplain:</b>    | N/A                                                                                                |
| <b>Water Service Area:</b>       | Big White Utilities                                                                                |
| <b>Sewer Service Area:</b>       | Big White Utilities                                                                                |
| <b>Planning Agreement Areas:</b> | N/A                                                                                                |

## History / Background Information

The subject property is located approximately 0.88km northeast of the Happy Valley Day Lodge at Big White Mountain 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 (R3) in Big White Zoning Bylaw No. 1166, 2001. The parcel is accessed from the strata road (Feathertop Way). The parcel is currently vacant (*See Attachment #2-Subject Property Map*).

To the north and east lies parcels used for residential purposes. To the south lies the strata road, Feathertop Way. To the west lies vacant privately-owned land (*See Attachment #1-Site Location Map*).

The Alpine Environmentally Sensitive Landscape Reclamation development permit area was designated for the protection of the natural environment, its ecosystems and biological diversity. While the subject property is in the Commercial and Multiple Family Development Permit Area, it is exempt from requiring that permit as it does not include a commercial development or a multi-family dwelling.

## Proposal

The applicant is requesting an Alpine Environmentally Sensitive Landscape Reclamation development permit, which is required prior to construction of the proposed single detached dwelling.

In support of the application, the applicant has provided a rationale letter, site plan, landscape plan and building elevations (*See Attachment #3-Applicant's Submission Package*).

## Implications

The submitted landscape plan shows the placement of vegetation, placement of gravel, and hard surfacing.

### *Plant selection*

The landscape plan includes trees and shrubs included in the list of approved vegetation as found in the "Guide for Development Permit Applications – Big White Ski Resort" or the "FireSmart BC Landscaping Guide".

A grass and wildflower mix is proposed along all four property lines. Along the eastern interior side of the property, four (4) Arctic Lupin, three (3) Yarrow, one (1) Shrubby Cinquefoil, and two (2) Kinnickinnick are to be planted. Along the west interior side of the property, three (3) Arctic Lupin, and two (2) Yarrow are to be planted.

The applicant proposes native grass and wildflower mix for all disturbed areas between the house and the rear parcel line, along with two (2) Yarrow, and two (2) Shrubby Cinquefoil are to be planted. Existing vegetation is to remain untouched wherever possible.

In addition to the plantings noted above, the applicant is proposing to plant three (3) Barberry along the eastern interior side of the property, as well as one (1) Barberry between the house and the rear parcel line. It is noted that Barberry is not listed in the "Guide for Development Permit Applications – Big White Ski Resort". However, Barberr is listed in the "FireSmart BC Landscaping Guide" as a low water use shrub.

### *Snow storage*

Two snow storage areas are included, one adjacent to the driveway and one at the end of the additional parking space next to the eastern interior lot line.

### *Wildfire mitigation*

The applicant has incorporated gravel ground cover on three sides of the house. Covered and uncovered concrete pads are proposed at the rear of the house. There are also two stacked rock retaining walls on the east and west side of the house. An asphalt driveway is proposed on the parcel as well as within the common property abutting Feathertop Way. No bark mulch is proposed.

### *Construction debris*

The applicant's narrative does not mention construction debris. It is noted that removing all construction debris from the site will be a condition of this Development Permit.

### *Preliminary Plan for Single Detached Dwelling*

The applicant provided preliminary plans for the proposed single family dwelling, which appears to comply with all zoning regulations of the R3 zone including minimum parking requirements.

Approval of an Alpine Environmentally Sensitive Landscape Reclamation Development Permit does not include approval of building design, which must meet zoning and building regulations at building permit stage.

## **Attachments**

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

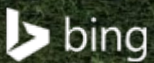
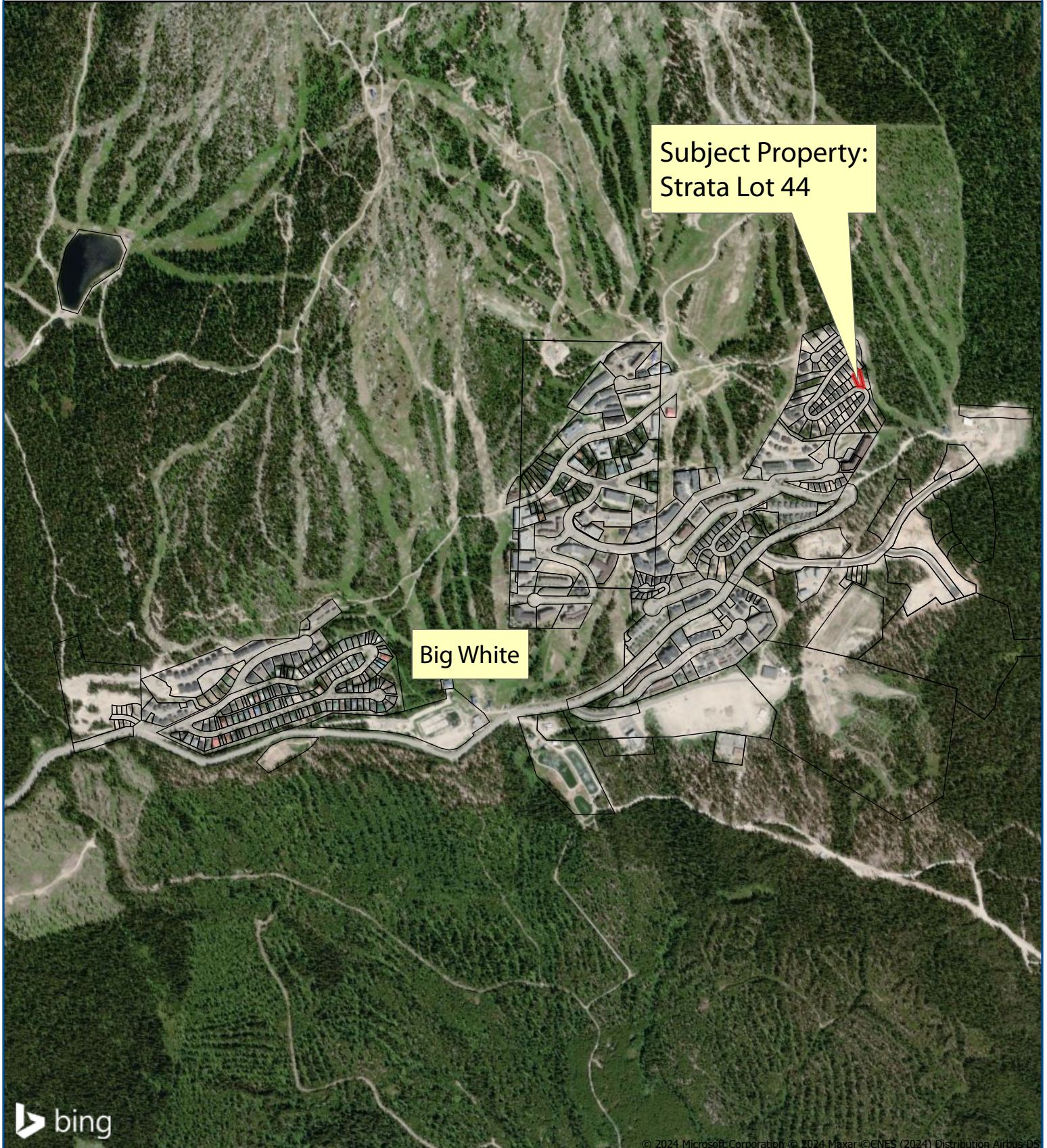
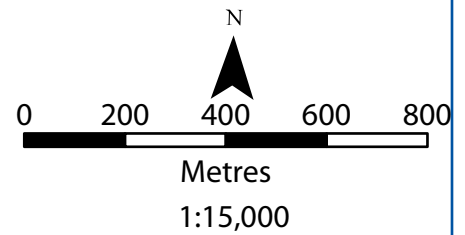


Regional District of  
Kootenay Boundary

Map Date: 2024-06-12

# Site Location Map

Strata Lot 44,  
Plan KAS3134, DL 4222,  
SDYD



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202-843 Rossland Ave, Trail BC V1R 4S8 | T: 250.368.9148 | T/F: 1.800.355.7352 | [rdkb.com](http://rdkb.com)

Document Path: P:\PD\3200 Properties Titled\07 Area E (Big White)\BW-4222-07500.820 Warren\2024-055 DP Application\Mapping\2024-06-12\_SubjectPropertyMaps\_BW-4222-07500.820.aprx

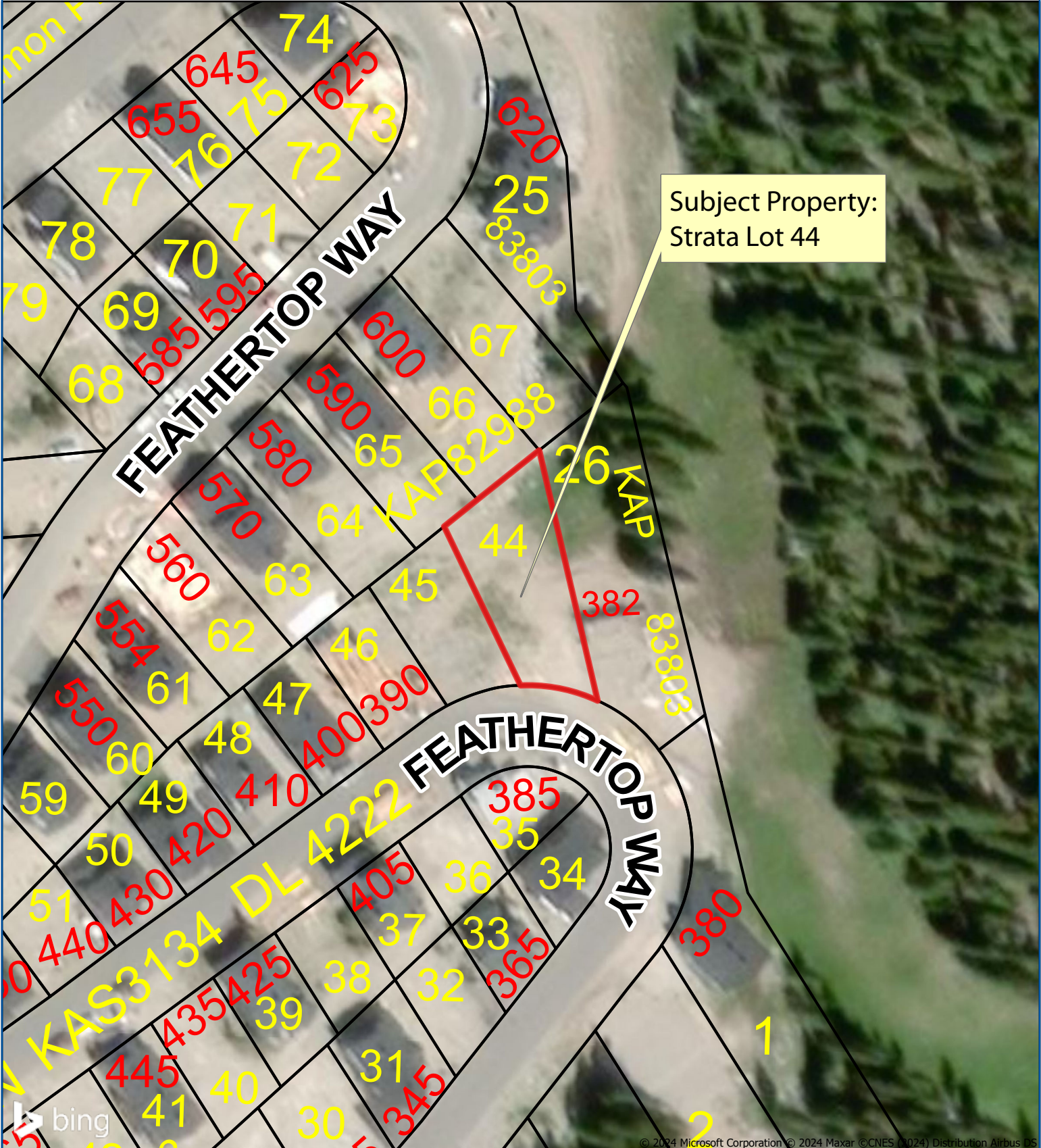
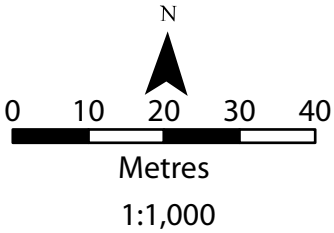


Regional District of  
Kootenay Boundary

Map Date: 2024-06-12

# Subject Property Map

Strata Lot 44,  
Plan KAS3134, DL 4222,  
SDYD





June 3 2024

RE: Development Application for Lot 44, Strata KAS 3134, DL 4222 SDYD

To Whom It May Concern,

The proposed dwelling is situated on an undeveloped parcel which was previously cleared of large vegetation, but has now self seeded with young native plants.

The proposed landscaping scheme focuses on sustainability, consideration of fire protection, and species selection to an alpine moderate to high altitude. The vegetation that will be planted on the site is exclusively composed of species that grow naturally in the area and are accustomed to high altitudes. Because of this, maintenance of this vegetation will only be required for the first few years until it is firmly established. The necessary maintenance is minimal and only includes watering by hand as necessary. This maintenance will be completed by the owner. After the vegetation has established on the site, no further watering will be required. A yearly clear out of dead plant material is recommended, the owners will complete this maintenance.

Every effort will be made to use the existing topsoil, however we have not yet determined if there is enough topsoil to suffice for our proposed vegetation. If more is required, then we will bring it in.

The building site will be kept as close to proposed build as possible, to preserve as many of the existing plants as possible. The upper end of the property will be left undisturbed wherever possible.

This site does have a drop to it, but because we are working with the natural incline there will be no drainage required. Stacked rock retaining walls will be installed as required and would be large stacked rocks, which we will stack to a maximum height of 4', staggered as required. Plants and grass/wildflower seeds on the sides of the building will also help to stabilize the slopes.

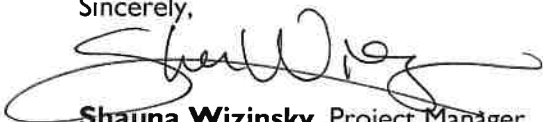
The selection of plants, as indicated on the enclosed plans, have been chosen to respect the short growing season. The landscaping design includes all disturbed areas. The landscaping scheme planting arrangement is finished by site coverage of topsoil as required and liberal seeding of native grass and wildflowers.

The designated snow storage areas are generally clear of plants that could be damaged and crushed by the weight of cleared snow.

The perimeter of the building will receive gravel to reduce mud, run-off, and splash back during the melt season.

Depending on the completion date of the landscaping and the weather, we expect that 2 growing seasons should be enough for the plants to become fully established.

Sincerely,

  
**Shauna Wizinsky**, Project Manager  
Weninger Construction & Design Ltd

DESIGN ~ CONSTRUCT ~ DEVELOP

info@weningerconstruction.com

(250)765-6898

Fax(250)765-6078

#10 - 220 Neave Road, Kelowna, BC V1V 2L9

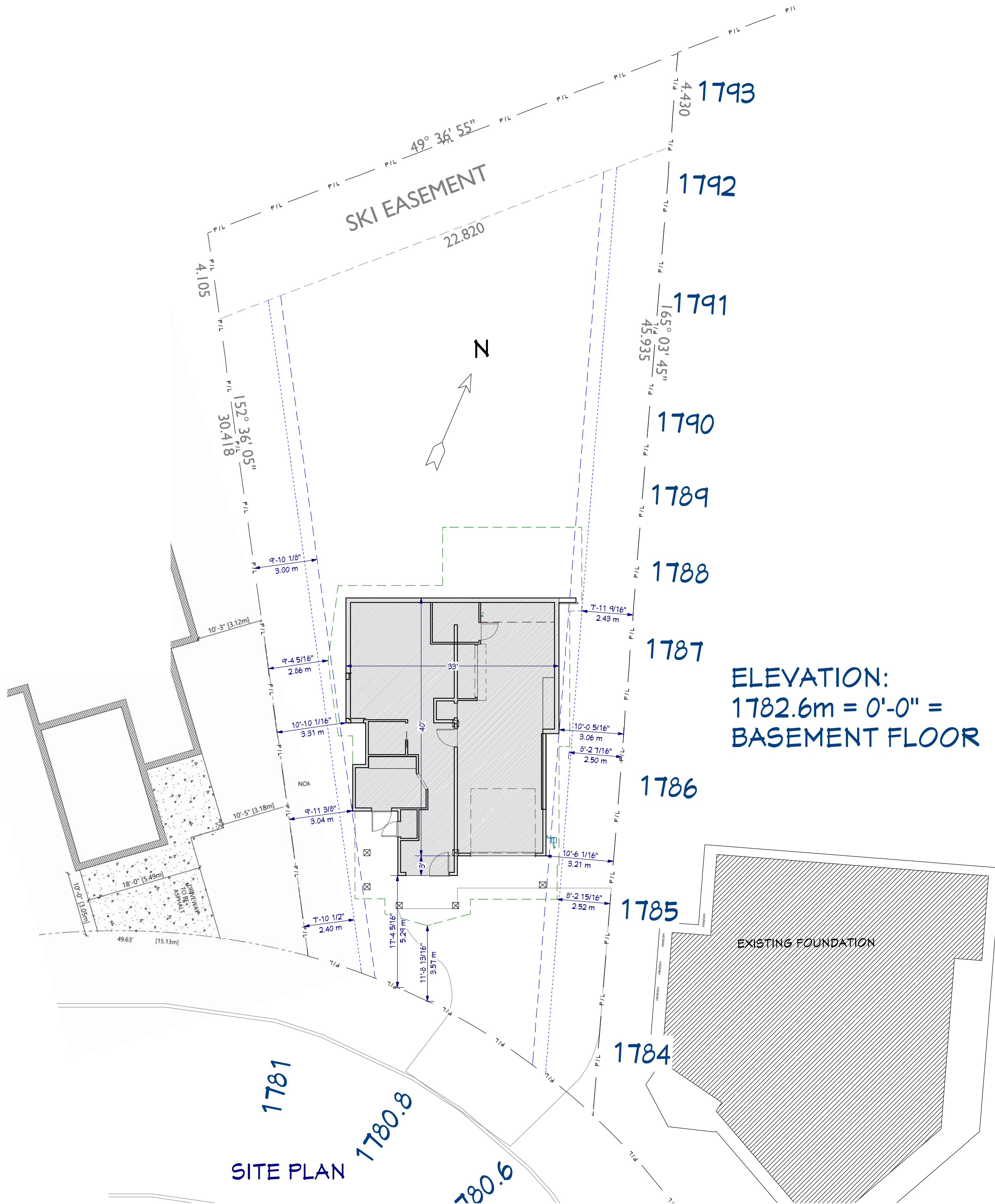


STREET VIEW



FRONT VIEW

| Layout Page Table |                                  |
|-------------------|----------------------------------|
| Number            | Title                            |
| 1                 | SITE PLAN                        |
| 2                 | FOUNDATION & FIRST FLOOR PLAN    |
| 3                 | SECOND FLOOR & THIRD FLOOR PLANS |
| 4                 | ROOF PLAN & RENDERINGS           |
| 5                 | ELEVATIONS                       |
| 6                 | CROSS SECTIONS & DETAILS         |
| 7                 | FRAMING PLANS & ASSEMBLIES       |
| 8                 | ELECTRICAL PLANS                 |
| 9                 | LANDSCAPING PLANS                |
| 10                | EXTERIOR FINISHES                |



**Total Interior Space:** 3,251 sq.ft.  
**Plus Garage:** 548 sq.ft.  
**Plus Exterior Covered Area:** 372 sq.ft.  
**Total** 4,171 sq.ft.

**First Floor** 755 sq.ft.  
Including Entry, Bootroom, Hall, Powder room,  
Family Room, and Utility Room  
Plus 548 sq.ft. Garage  
Plus 178 sq.ft. Exterior Covered Entry and stairs

**Second Floor** 1,262 sq.ft.  
Including 2 Master Suites, 2 Bedrooms, 3  
Bathrooms, Hall, and Laundry

**Third Floor** 1,234 sq.ft.  
Including 1 Master Suite, 1 Bathroom, Powder,  
Kitchen, Living Room, and Dining Room  
Plus 194 sq.ft. Covered Hot Tub Patio, and Deck

**FLOOR AREA RATIO** 0.406  
**Parcel Size:** 744.2 m2 or 8,010.5 sq.ft.

**Gross Floor Area Above Ground:** 3,251 sq.ft.  
First Floor: 755 sq.ft. above ground (1,303 sq.ft. total including garage)  
Second Floor: 1,262 sq.ft. above ground (1,262 sq.ft. total)  
Third Floor: 1,234 sq.ft. above ground (1,234 sq.ft. total)

**PARCEL COVERAGE** 15.32 %  
**Parcel Size:** 8,010.5 sq.ft.  
**Building Footprint:** 1,227 sq.ft.

| REVISION TABLE | REVISION BY  | DESCRIPTION    |
|----------------|--------------|----------------|
| NUMBER         | DATE         | FOR PERMITTING |
| 1              | JUNE 9 2024  | MMXVSLN        |
| 2              | JUNE 19 2024 | MMX / SYN      |
|                |              | DF Rev. 1      |

|                  |                                                                                                                            |
|------------------|----------------------------------------------------------------------------------------------------------------------------|
| PROJECT LOCATION | 384 FEATHERTOP WAY                                                                                                         |
| DRAWN BY         | Marlin Weninger                                                                                                            |
| CHECKED BY       | Shauna Weirnsky                                                                                                            |
| PROJECT LOCATION | Weninger Construction & Design Ltd.<br>#10-220 NEAVE RD.<br>Kelowna, BC V1V 2L9<br>Tel: (250) 765-6998 Fax: (250) 765-6078 |

|               |                   |
|---------------|-------------------|
| PROJECT TITLE | WILSON CHALET     |
| SHEET TITLE   | LOT 44 FEATHERTOP |
|               | SITE PLAN         |

|                       |                                         |
|-----------------------|-----------------------------------------|
| DRAWINGS PROVIDED BY: | WCD WENINGER CONSTRUCTION & DESIGN LTD. |
|                       | CORALIT DESIGN                          |

DATE:  
2024-06-19

SCALE:  
1" = 10' 0"

SHEET:  
1



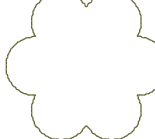
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4 REQ.



2 GALLON YARROW (ACHILLEA MILLEFOIUM)  
8 REQ.



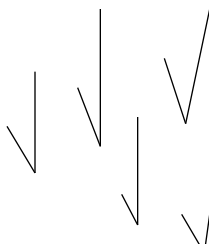
5 GALLON BARBERRY (BERBERIS RUBY CAROUSEL)  
4 REQ.



5 GALLON SHRUBBY CINQUEFOIL (POTENTILLA FRUTICOSA)  
3 REQ.



2 GALLON KINNICKINNICK (ARCTOSTAPHYLOS UVA-URSI)  
4 REQ.



DISTURBED SITE COVERED WITH NATIVE GRASS AND WILDFLOWER SEED MIX

Grass Seed Mix: West Coast Seeds  
Jade Princess Millet, Sheep Fescue, Orchard Grass, Cloud Grass

Wildflower Seed Mix: Bucknerfields  
California Poppy, Cosmos Sensation, Bachelor Button, Blue Flax, Clarkia, Sweet William, African Daisy, Black Eyed Susan, Blanket Flower, Sweet Alyssum, White Yarrow, Catch Fly, Red Corn Poppy, Shirley Poppy, Evening Primrose, Indian Blanket, Coreopsis, Fairy Cornflower, Shasta Daisy, Siberian Wallflower, Spired Snapdragon

LANDSCAPING SITE PLAN

| NUMBER | DATE         | REVISION TABLE | DESCRIPTION    |
|--------|--------------|----------------|----------------|
| 1      | JUNE 9 2024  | MMW/SLN        | FOR PERMITTING |
| 2      | JUNE 19 2024 | MMW / SWN      | DF Rev. 1      |

DRAWN BY:  
Marlin Weninger  
Shauna Mielinsky

PROJECT LOCATION:  
384 FEATHERTOP WAY  
Kelowna, BC V1V 2L9  
Tel: (250) 765-6998 Fax: (250) 765-6078

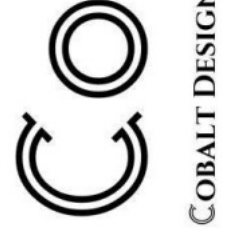
PROJECT TITLE:  
WILSON CHALET  
LOT 44 FEATHERTOP

SHEET TITLE:  
LANDSCAPING PLANS

DRAWINGS PROVIDED BY:



WENINGER CONSTRUCTION & DESIGN LTD.

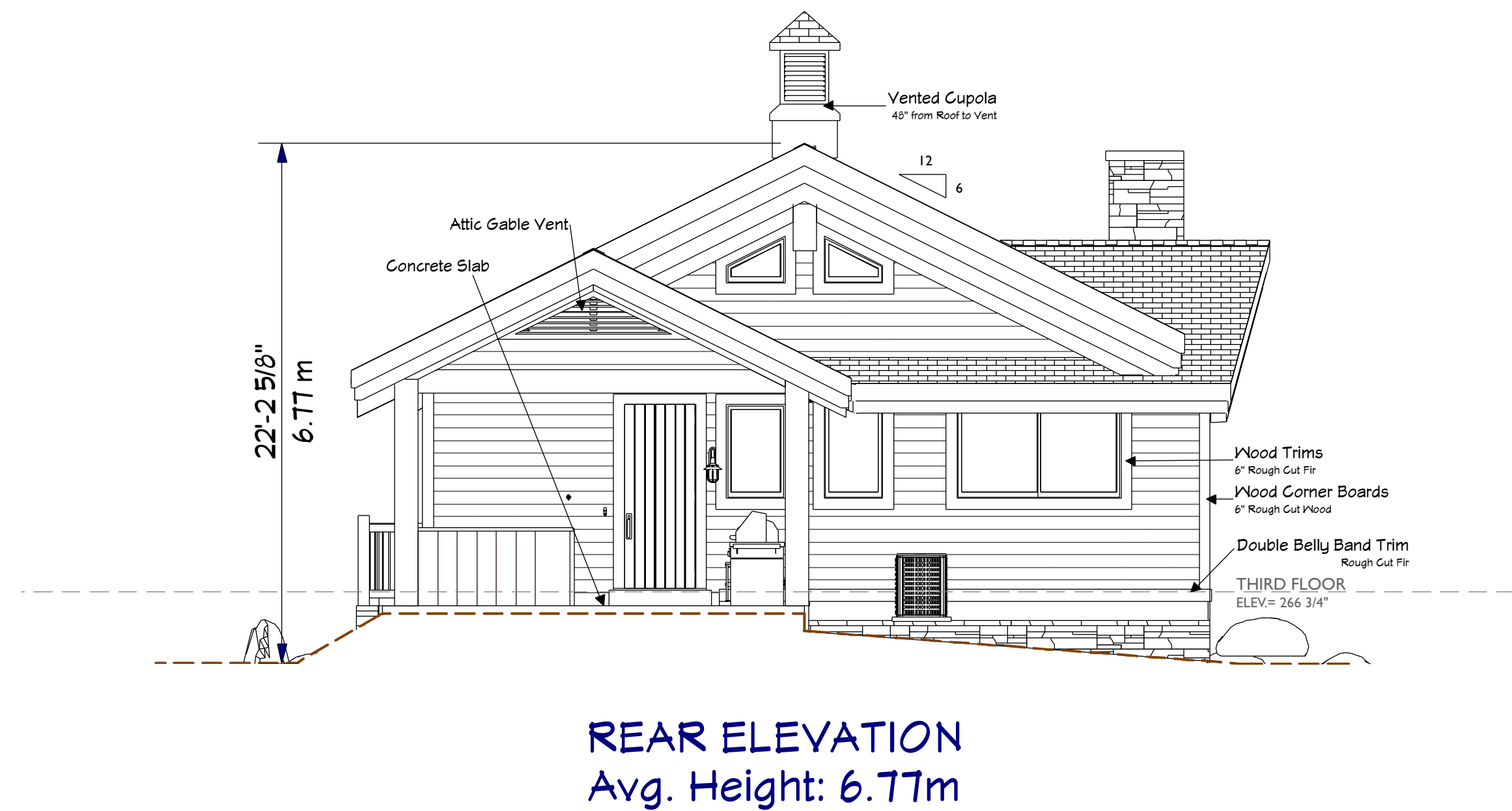
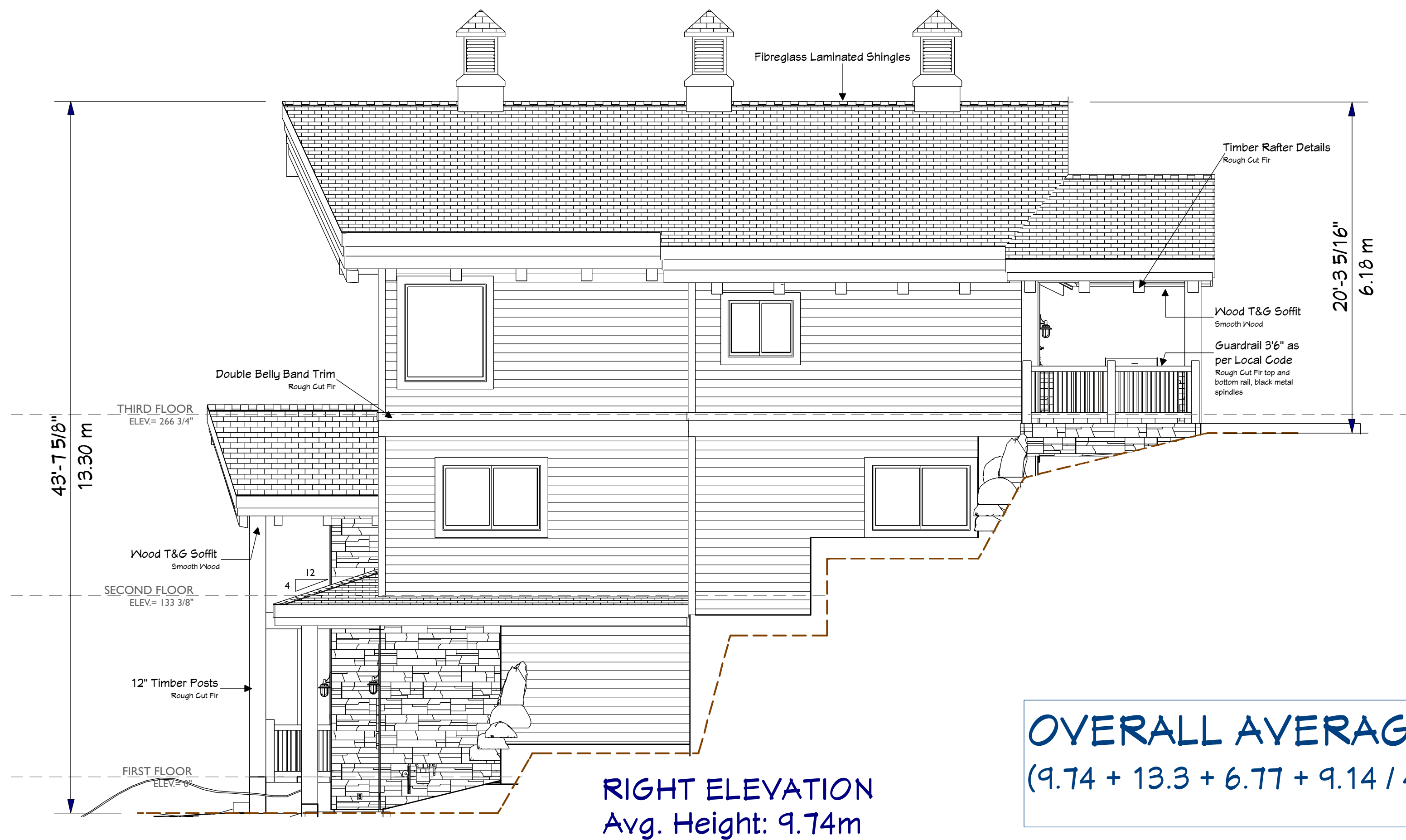


COBALT DESIGN

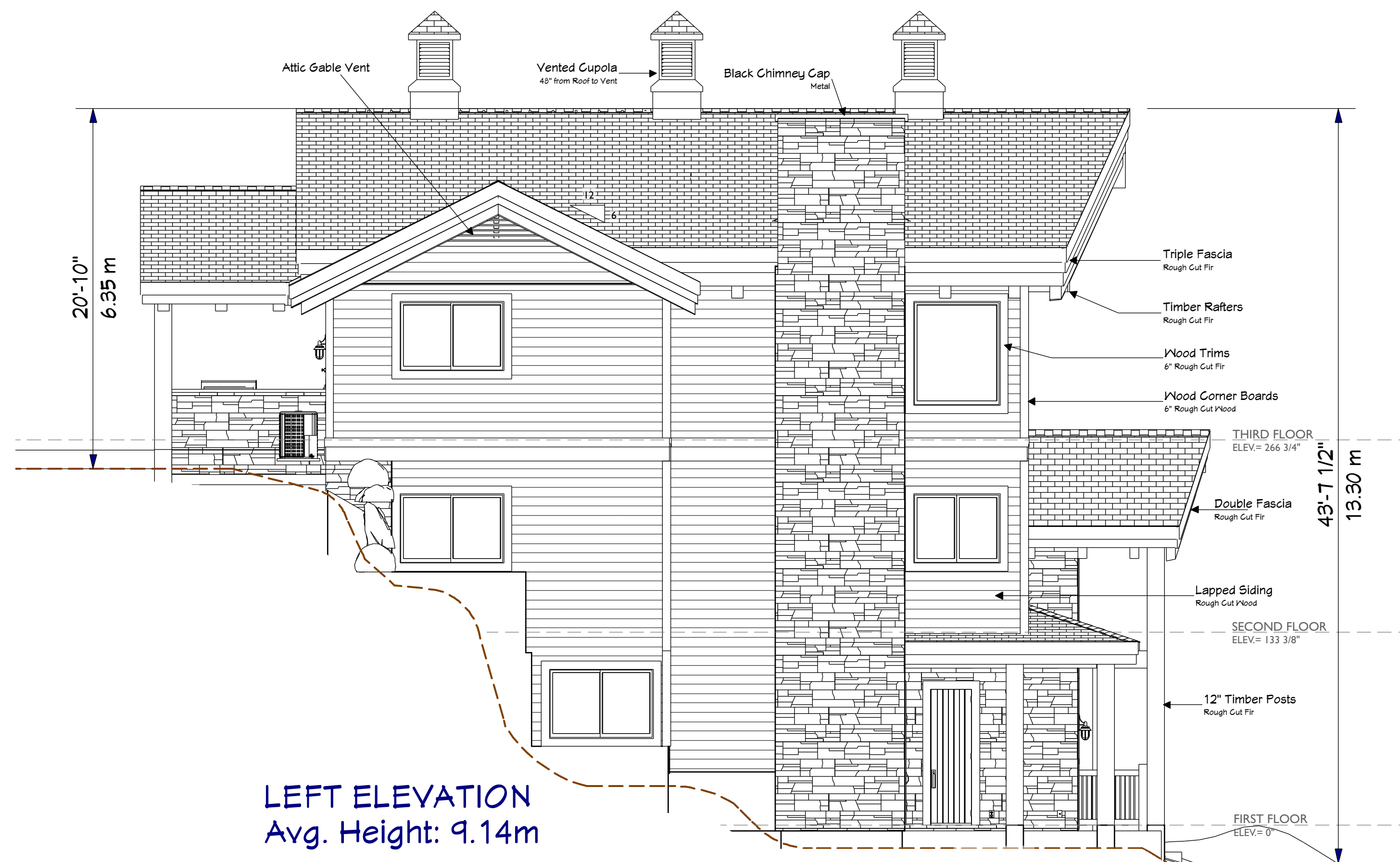
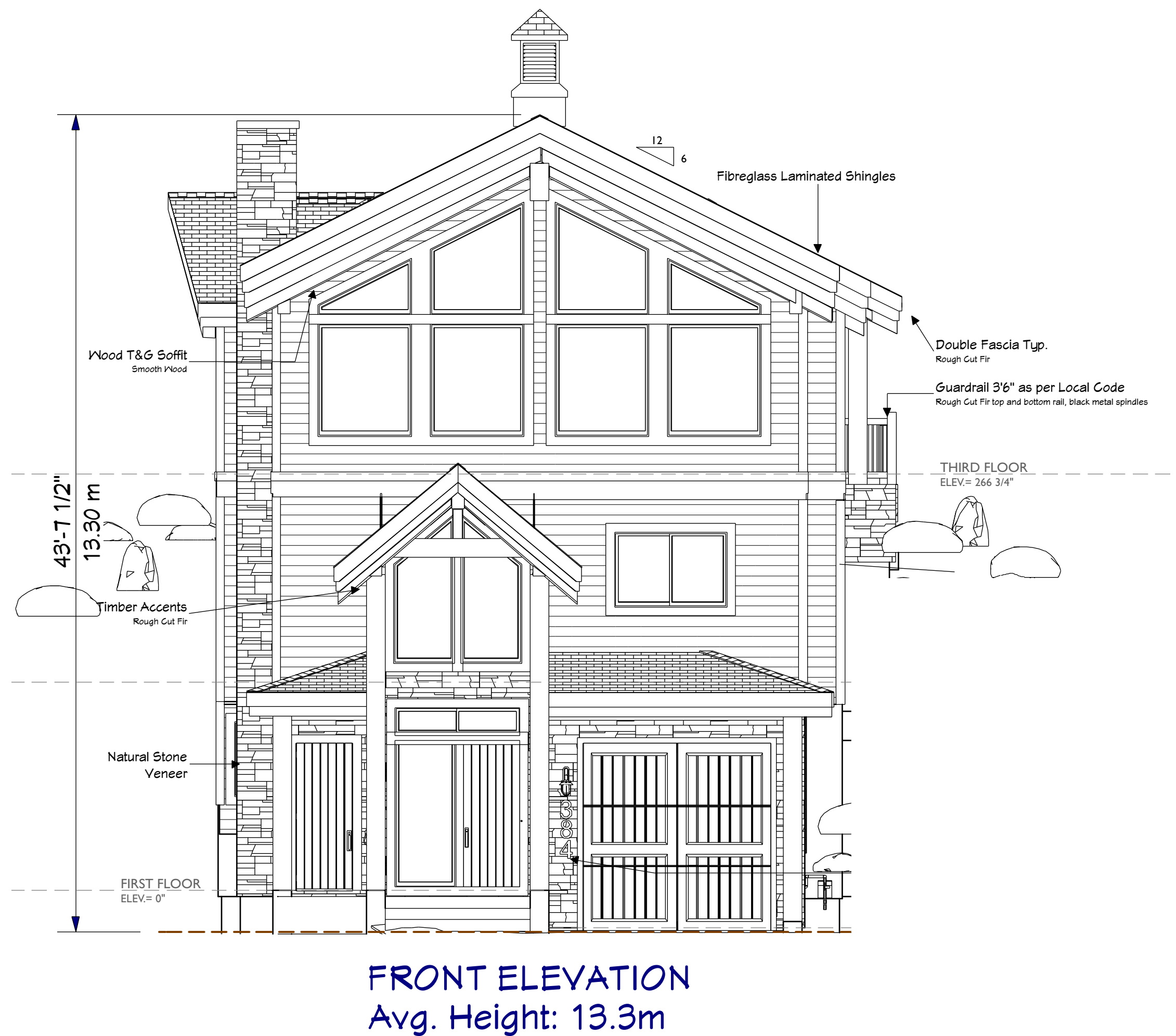
DATE:  
2024-06-19

SCALE:  
3/16" = 1'-0"

SHEET:  
9



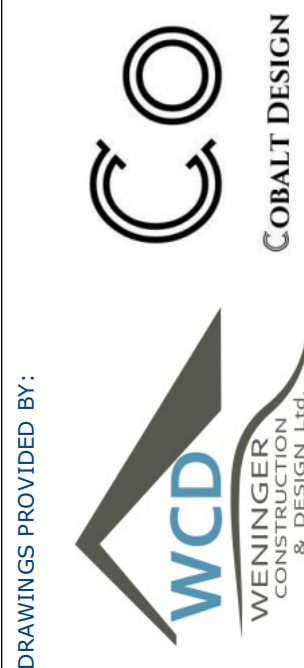
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(9.74 + 13.3 + 6.77 + 9.14 / 4)



| NUMBER | DATE         | REVISION  | DESCRIPTION    |
|--------|--------------|-----------|----------------|
| 1      | JUNE 9 2024  | MMW/SLN   | FOR PERMITTING |
| 2      | JUNE 19 2024 | MMW / SLN | DP Rev. 1      |

|                  |                                                                                 |
|------------------|---------------------------------------------------------------------------------|
| PROJECT LOCATION | 384 FEATHERTOP WAY                                                              |
| DRAWN BY         | Marlin Weninger<br>Shauna Mielinsky                                             |
| PROJECT          | Wilson Chalet                                                                   |
| DESIGNED BY      | Weninger Construction & Design Ltd.<br>#10-220 NEAVE RD,<br>Kelowna, BC V1Y 2L9 |
| DATE             | June 19 2024                                                                    |
| SCALE            | 3/16" = 1'-0"                                                                   |
| SHEET            | 5                                                                               |

WILSON CHALET  
LOT 44 FEATHERTOP  
ELEVATIONS



DATE:  
2024-06-19

SCALE:  
3/16" = 1'-0"

SHEET:  
5