

From: [Bill](#)
To: [Development Services](#)
Subject: Development Variance Permit No. 1485
Date: Wednesday, November 6, 2024 5:12:30 PM

To whom it may concern.

In reference to the subject, I am writing to provide my comments regarding this variance.

We have owned a residence at Powder King for 30 years and experienced many parking issues first hand. Residents and their guests bring multiple vehicles and/or cargo trailers requiring 2 to 2.5 spaces. Heavy snowfall reduces the parking space forcing overflow into the roadway.

A simple solution is to reduce the building size to meet the available land size.

Bill Andreiuk

██████████ Snowline Road

Powder-king

Regional District Fraser- Fort George, B.C.

Sent from my iPad

From: [Jamie Safton](#)
To: [Development Services](#)
Subject: Development Variance Permit no. 1485
Date: Monday, November 11, 2024 8:28:53 AM

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

You don't often get email from [REDACTED] [learn why this is important](#)

I am writing in regards to the proposal by Clarke and Young Developments Ltd. to vary Section 83.0 (2) of Zoning Bylaw No. 2892, 2014

I own a cabin in the strata complex which abuts the east border of the proposed development lot. Our cabin was built in 2006 and I live there full time during the winter season. I am writing to express my grave concern at the developers request to reduce the number of parking stalls for the new proposed development.

As with most resorts, the Christmas, New Years, Easter holidays, and most long weekends are a popular time at the mountain. I have watched and noticed over the years as development increases, that parking has become problematic for all areas within the larger Powder King development plan. There has been a significant number of newly constructed cabins, as well as the condo complexes across from the proposed development property. This has resulted in a large number of new owners, friends, and renters visiting the mountain. Most, if not all of these properties have barely sufficient off road parking for the weekends, and busy holidays.

This parking problem is further compounded by the fact that Powder King has become a snowmobile destination for a lot of the owners, friends and family of owners, as well as renters, and on many occasions, a significant number of day trip sled riders. On busy weekends and holidays there are many additional vehicles as well as trucks with large sled trailers attached. These can be found parked in every available nook and cranny, of which there are very few left. There is simply no more space in the entire development area to park. The Resorts parking lots, for day trip riders, are often full to capacity with the excess vehicles parking along the access roads and in snow dump areas.

I think to reduce, in any amount, the parking requirements for this new development would lead to serious complications for all owners everywhere within the larger Powder King subdivision. With the current lack of space for parking, allowing this development to proceed without adequate parking spaces will subject all current owners and future investors to severe challenges. I can see these particular parking challenges as being incredibly difficult if not impossible to mitigate in the future. I implore all of us to thoughtfully consider the "carrying capacity" of this magical mountain resort, and to work together as a community to honour both the mountain environment and the people that enjoy, respect and care for it.

Jamie Safton
[REDACTED] Snowline Road
Powder King Mountain Resort
[REDACTED]

Daniel Burke

From: Danny Sorensen [REDACTED]
Sent: November 13, 2024 10:14 AM
To: Development Services
Subject: Parking

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

You don't often get email from [REDACTED] [Learn why this is important](#)

Parking

Development Variance Permit No. 1485

To whom it may concern:

As a residential property owner on Northern Lights Way, I have some concerns over the proposed parking arrangements for the Multi-Family Condo (15 Units).

22 parking spots for 15 units maybe enough for on-site parking but there needs to be an off-site designated parking for the overflow. Powder King residents come with trailers full of snowmobiles and/or at least another vehicle, this is the norm. I can't see a two bedroom condo being any different.

Living at PK you realize how important it is to manage snow. Having a separate location for the residence to park their big vehicles will keep the roads open. We need to keep the road free for the Regional District's snow removal equipment to do their job.

Your sincerely,
Lois Gayle Sorensen

Sent from my iPhone

Daniel Burke

From: Joel McLay [REDACTED]
Sent: November 13, 2024 9:53 AM
To: Development Services
Subject: Development Variance Permit No. 1485

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Justin

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

You don't often get email from [REDACTED] [Learn why this is important](#)

I am concerned with the reduction in parking spaces for the development at powder king. As these will likely be used as recreation properties, the parking will be exceeded most weekends during the winter months. The condo's across the road typically have 2-3 cars per unit on weekends in the winter. In addition to vehicles, trailers and snowmobile parking will add to the congestion. Due to high snowfall, there is no parking available outside of designated off street parking as it will interfere with snow plowing. When parking capacity is exceeded, where will users park? I strongly believe adequate parking needs to be designed into the plan, and likely additional area is required for busy weekends, guests, and off road vehicles.

Joel McLay

Justin Kim

From: Justin Mattioli [REDACTED]
Sent: Thursday, November 14, 2024 9:50 PM
To: Development Services
Subject: Response for Development Variance Permit No.1485

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Justin

[You don't often get email from [REDACTED]. Learn why this is important at [Hi](https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fprotect.checkpoint.com%2Fv2%2Fr03%2F__http%3A%2F%2Faka.ms%2FLearnAboutSenderIdentification___.YzFjOnJkZmZnOmM6bzo4ZDhIZDI1Mjg3M2VmNGQyYWI1ZjJhOWZjYzk4ODI5Yzo3OjhiZmU6MTc1NDY4NDBiYzZiZmE4NDI1OTg0NGUzYzZjNzgxNTRmZGEzY2VmNDdlMmJhNWE4NGM1Y2JiN2EwZWZkMDZkNjpwOIQ6Tg&data=05%7C02%7Cdevelopmentsservices%40rdffg.bc.ca%7C36d2f7c298e64987c2be08dd05396bec%7C6d67e4d7d4a44bdf92e2d67d9eaaaf5%7C0%7C0%7C638672466367738328%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIiIsIkFOljoibWVpbCIsIlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=VCyhDQ3pqFrkyZxnP6%2FJSWYwGODMF%2B5jne08uFoQhro%3D&reserved=0]</p></div><div data-bbox=)

As the immediate neighbouring property ([REDACTED]) a couple quick concerns in regards to the plan.

1) As an avid Powder King lover, and recognizing the majority of the community and those looking to rent or purchase a unit here will likely have vehicle and trailer per house which takes up 2 spaces per vehicle. There is also guests/family members that will require to drive up separately / share the need for additional parking spaces per unit. Currently the multi unit across the road already parks along Northern Lights Way which can impeded the highway snow plows that use the loop to turn around. Powderking is not a place with abundant parking due to its consistent snow fall and changing weather conditions. My concern is that any less than 2.5 spaces per unit would be an unfair mistake to those patrons who arrive late, not understanding the parking situation and cause congestion to the highway snow plows. Even at 2.5 spaces per unit, I would suggest designated parking spaces be mandated within the strata bylaw.

2) There is an existing surface drainage swale along the south property line (adjacent to lot 23) that should remain as is to keep the natural water shedding.

Proposal: Development Variance Permit No.1485 is proposed to vary Section 83.0 (2) of Zoning Bylaw No. 2892, 2014, by reducing the parking requirements of a Residential-Multiple Family use to 1.5 spaces per dwelling unit. The legal description of the property is Lot 1 District Lot 5717 Cariboo District Plan EPP91486. The property is located on Northern Lights Way – Powder King.

Sincerely
Justin Mattioli

From: [Ralph Hemmerich](#)
To: [Development Services](#)
Subject: Development Variance Permit 1485
Date: Wednesday, November 13, 2024 10:14:17 AM

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

You don't often get email from [REDACTED]. [Learn why this is important](#)

Re: Clarke and Young Developments Ltd
Lot 1 District Lot 5717 Cariboo District Plan EPP91486

Good morning

As a resident of the Powder King community, I/we fully support the proposed Variance Permit 1485. The development will be a great asset to the Powder King Ski Resort.

Regards
Ralph Hemmerich

[REDACTED]