



Regional District of
Kootenay Boundary

**Electoral Area E/West Boundary
(Big White)**

**Advisory Planning Commission
AGENDA**

NOTICE OF MEETING

Date: **Tuesday, September 7, 2021**
Time: **4:00 p.m.**

Due to COVID, your meeting will take place
via zoom:

<https://us06web.zoom.us/j/88166060975?pwd=cDhCTEhCWndvdjZQbG1PdVdlafFmdz09>

Meeting ID: 881 6606 0975
Passcode: 228395
1 778 907 2071

1. **CALL TO ORDER**
2. **LAND ACKNOWLEDGEMENT**

We acknowledge and appreciate that the land on which we gather is the converging, traditional and unceded territory of the Syilx, Secwepemc, Sinixt and Ktunaxa Peoples as well as the Metis Peoples whose footsteps have also marked these lands.

3. **ADOPTION OF AGENDA**

Recommendation: That the September 6, 2021 Electoral Area E/West Boundary (Big White) Advisory Planning Commission Agenda be adopted.

4. **MINUTES**

Recommendation: That the July 6, 2021 Electoral Area E/West Boundary (Big White) Advisory Planning Commission Minutes be adopted.

5. **DELEGATIONS**

6. **UPDATES TO APPLICATIONS AND REFERRALS**

7. **NEW BUSINESS**

A. Jennifer and Braden Hall
RE: Development Permit
RDKB File: BW-4222-07500.640

B. Black Forest
RE: Crown Grants
RDKB File: Black Forest Crown Grants 2021

8. **FOR INFORMATION**
9. **FOR DISCUSSION**
10. **ADJOURNMENT**



Regional District of
Kootenay Boundary

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

ADVISORY PLANNING COMMISSION

MINUTES

Tuesday, July 6, 2021 via zoom.

PRESENT: John LeBrun, Paul Sulyma, Anastasia Byrne and Rachelle Hawk.

ABSENT: Peter Hutchinson and Mike Figurski

RDKB DIRECTOR: Vicki Gee

RDKB STAFF: None

GUESTS: Andy Hill, Feathertop Strata

1. CALL TO ORDER

The meeting was called to order at 1605.

Note: Paul Sulyma to chair this meeting.

2. ADOPTION OF AGENDA (Additions/Deletions)

Recommendation: That the July 6, 2021 Electoral Area E/West Boundary (Big White) Advisory Planning Commission Agenda be adopted.

Motion to adopt by John seconded by Ana.

ADOPTED

3. ADOPTION OF MINUTES

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

Motion to adopt by Ana seconded by John.

ADOPTED

4. DELEGATIONS. None

5. UPDATED APPLICATIONS AND REFERRALS.

1. The RDKB has issued a stop work order on lot 76; Feathertop Development.
2. The Development Permit Application from the prior month where APC expressed concern about pillars going right up to the Right of Way line with

the roof overhanging into RoW. Zoning doesn't prohibit this. It's up to Big White Ski Resort, as it's their RoW.

6. NEW BUSINESS

A. Michael and Rae Ann Thompson

RE: Development Permit

RDBK File: BW-4222-07499.016

Discussion/Observations:

1. There appears to be insufficient snow storage on the property.
2. The builder has pushed/piled rubble on the ski path to the south of the property.

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the Development Permit BW-4222-07499.016 be;

Approved with comments

Motion to adopt by John seconded by Ana.

ADOPTED

B. Mike and Deborah Cloutier

RE: Development Permit

RDKB File: BW-4222-07500.715

Discussion/Observation: None

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the Development Permit BW-4222-07500.715 be;

Approved without comment.

Motion to adopt by Ana seconded by John.

ADOPTED

7. FOR DISCUSSION None

8. FOR INFORMATION Vicki will forward to members a copy of the Provincial Forest Intention report.

9. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 1631.

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

RE:	Development Permit – Braden Hall and Jennifer Hall		
Date:	September 7, 2021	File #:	BW-4222-07500.640
To:	Members of the Electoral Area E/West Boundary-Big White APC		
From:	Donna Dean, Manager of Planning and Development		

Issue Introduction

We have received a development permit application for a proposed single family dwelling on Feathertop Way at Big White Resort (see Attachment 1 – Site Location Map). It is within both the Commercial and Multiple Family and Alpine Environmentally Sensitive Landscape Development Permit Areas.

Property Information	
Owners:	Braden Hall and Jennifer Hall
Location:	485 Feathertop Way
Electoral Area:	Electoral Area E/West Boundary
Legal Description:	Strata Lot 8, DL4222, SDYD, Strata Plan KAS3134
Area:	1185 m ² (0.294 acres)
Current Use:	Vacant
Land Use Bylaws	
OCP Bylaw No.: 1125	Medium Density Residential
Development Permit Area:	Commercial and Multiple Family (DP1) and Alpine Environmentally Sensitive Landscape Reclamation (DP2)
Zoning Bylaw No.: 1166	Chalet Residential 3 Zone
Other	
Watercourse/Floodplain	None mapped

History / Background Information

The proposed single family dwelling is on an undeveloped parcel in the Feathertop subdivision, which was created in 2008.

Proposal

The applicant is requesting an Alpine Environmentally Sensitive Landscape Development Permit in order to build a single family dwelling at 485 Feathertop Way (Strata Lot 8) (see

Attachment 3 – Applicant Submission). The proposal is exempt from the Commercial and Multiple Family (DP1) as it only contains one dwelling unit. The application states that the parcel has existing natural vegetation and existing trees.

Implications

The landscape plan includes the following components:

- Consideration of fire protection and species selection suited to an alpine moderate to high altitude;
- Low maintenance vegetation requirements with the exception of hand watering for the first few years until it is firmly established;
- Efforts will be made to use the existing topsoil, however more will be brought in if required;
- Site grading and fill will be required, and where necessary, rock retaining walls will be installed.
- Plants and grass/wildflower seeds on the sides of the building will help to stabilize slopes.
- Plantings will be kept out of the ski easement area, with the exception of seed spread onto the disturbed soil.
- 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; and
- Liberal seeding of native grass and wildflowers.

The siting, height, and parcel coverage of the proposed dwelling as presented in the Development Permit application appears to meet the zoning bylaw regulations of the 'Chalet Residential 3' (R3) Zone. The dimensions of the two-vehicle garage will be assessed at the building permit stage.

Attachments

1. Site Location Map
2. Subject Property Map
3. Applicant Submission

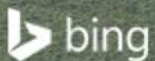
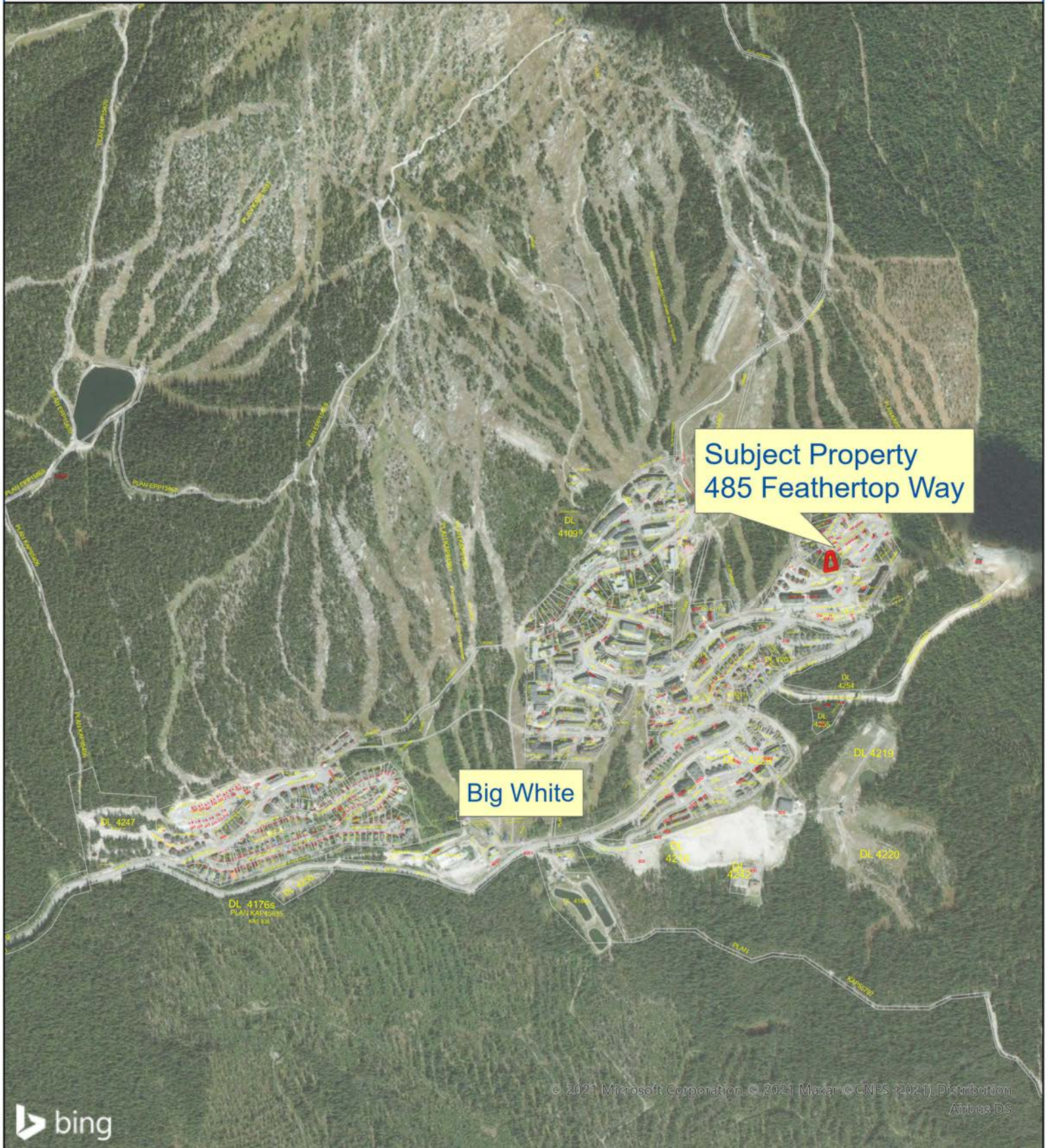
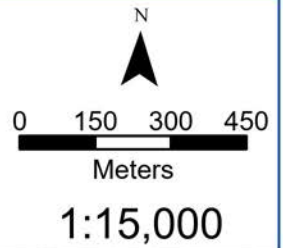


Regional District of
Kootenay Boundary

Date: 2021-08-16

Site Location Map

Strata Lot 8, Plan KAS3134,
District Lot 4222,
Similkameen Div of Yale Land District



© 2021 Microsoft Corporation © 2021 Maxar © CNES (2021) Distribution
Airbus-DS

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

Document Path: P:\PD\BW\BW-4222-07500.640_Hall\Mapping\2021-08-16_Mapping_BW-4222-07500.640_485Feathertop.aprx

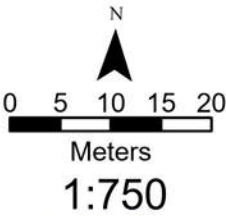


Regional District of
Kootenay Boundary

Date: 2021-08-16

Subject Property Map

Strata Lot 8, Plan KAS3134,
District Lot 4222,
Similkameen Div of Yale Land District





July 23, 2021

RE: Development Application for Lot 8, Strata KAS 3134, DL 4222 SDYD

To Whom It May Concern,

The proposed dwelling is situated on an undeveloped parcel with existing natural vegetation and existing trees.

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.

Every effort will be made to use the existing topsoil, however 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 trees and plants as possible. The lower end of the property is treed, and will be left undisturbed.

This site does have a drop to it, but because we are working with the natural incline there will be no drainage required. Site grading and fill will be required, where necessary, rock retaining walls would be installed. These would be made from large stacked rocks, which we will stack to a maximum height of 4', staggered as required. We anticipate a stacked rock wall will be required along the full side of the chalet on the left, and that one will be required on the right.

The stepped foundation will allow for variation in grading on site, and help manage/prevent sharp drops in grade. 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. Plantings will be kept out of the ski easement area, with the exception of seed spread onto the disturbed soil

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.

DESIGN ~ CONSTRUCT ~ DEVELOP

info@weningerconstruction.com

(250)765-6898

Fax(250)765-6078

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



The landscaping scheme planting arrangement is finished by site coverage of topsoil as required and liberal seeding of native grass and wildflowers.

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. A yearly clear out of dead plant material is recommended, the owners will complete this maintenance.

Sincerely,

A handwritten signature in black ink, appearing to read "Shauna Wizinsky", is written over a large, stylized, loopy flourish.

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



Layout Page Table	
Number	Title
1	SITE PLAN
2	FOUNDATION PLAN & LOWER FLOOR PLAN
3	MAIN & TOP FLOOR PLAN
4	FRAMING & ROOF PLAN
5	ELEVATIONS 1 OF 2
6	ELEVATIONS 2 OF 2
7	CROSS SECTIONS
8	DETAILS & ASSEMBLIES
9	ELECTRICAL PLANS
10	REFLECTIVE CEILING PLANS 1 of 2
11	REFLECTIVE CEILING PLANS 2 of 2
12	LANDSCAPING PLAN
13	EXTERIOR FINISHES

Total Interior Space: 3,966 sq.ft.

Garage: 523 sq.ft.
Exterior Covered Area: 927 sq.ft.

Exterior Covered Area: 927 sq.ft.

Lower Floor 1,468sq.ft.

Including Bootroom, 2 Bedrooms, 2 Bathrooms, and Family Room.

Plus covered Hot Tub patio.

Middle Floor 1,453 sq.ft.

Including Entry, Powder Room, Hall, Kitchen, Dining, Living Room, Sitting Area, and Storage/Utility.

Plus 2 car garage, Covered Entry, and 2 Covered Balconies.

Top Floor 1,045 sq.ft.

Including 2 Master Bedrooms, 2 Master Bathrooms, Hall, and Laundry.

FLOOR AREA RATIO 0.336

Parcel Size: 1,185 m2 or 12,758 sq.ft.

Above Ground Gross Floor Area: 4,289 sq.ft.

Lower Floor: 1,268 sq. ft. (1,468 total, with 200 underground)

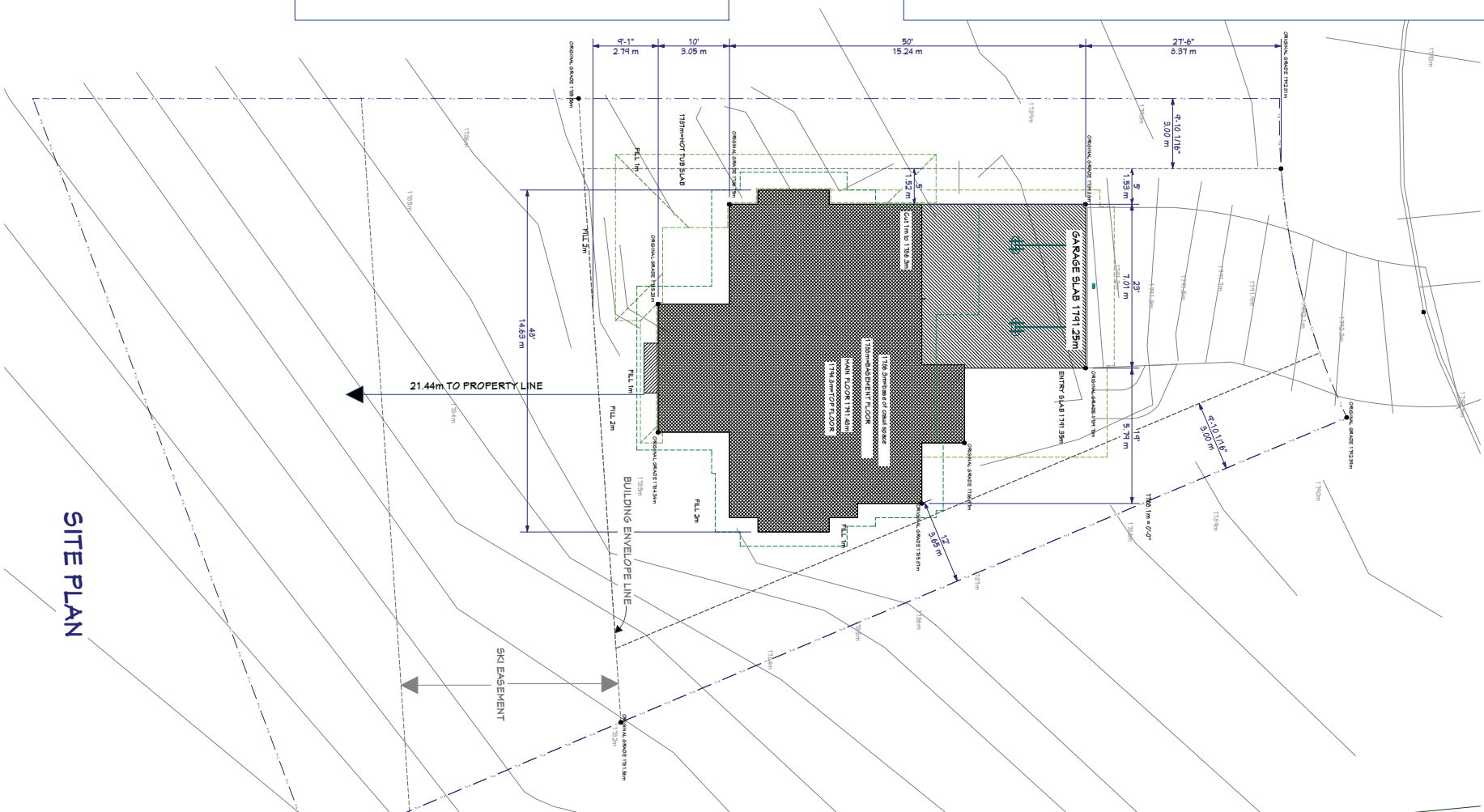
Main Floor: 1,976 sq.ft. (including garage)

Upper Floor: 1,045 sq.ft.

PARCEL COVERAGE 15.6%

Parcel Size: 1,185 m2 or 12,758 sq.ft.

Building Footprint: 1,996 sq.ft.

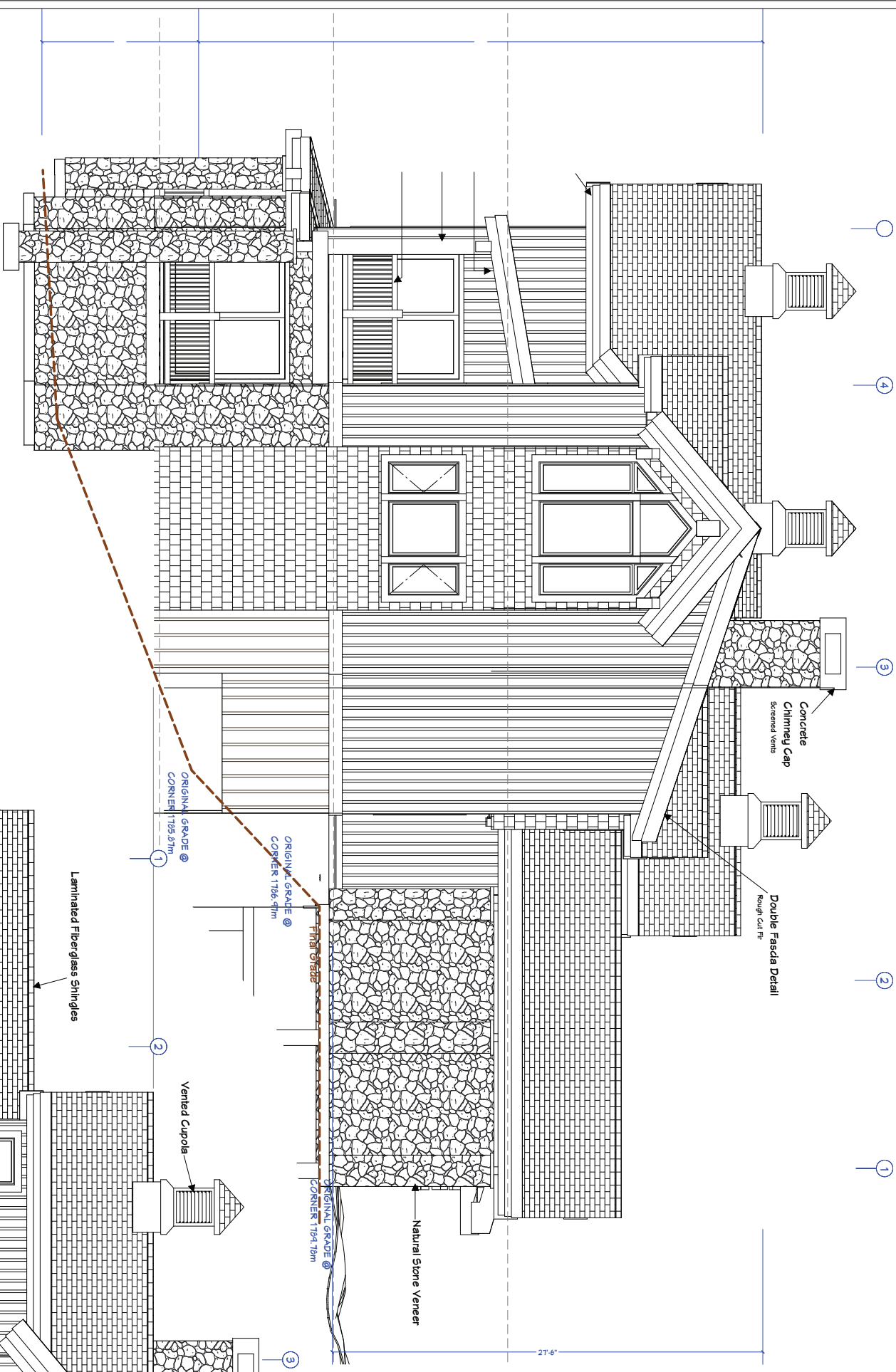


		REVISION TABLE	
NUMBER	DATE	REVISED BY	DESCRIPTION
1	July 9 2021	MW&SW	Final Draft
2	July 15 2021	MW & SW	Issued for Permitting
3	July 23 2021	SW	Design Rev. 1
4	Aug 3 2021	MW	Rev. at Survey

DRAWN BY Marlin Weninger Shauna Wlitzinsky	PROJECT LOCATION 485 FEATHERTOP WAY
Weninger Construction & Design Ltd. #10-220 NEAVE RD. Kelowna, BC V1V 2L9 Tel: (250) 765-6898 Fax: (250) 765-6078	

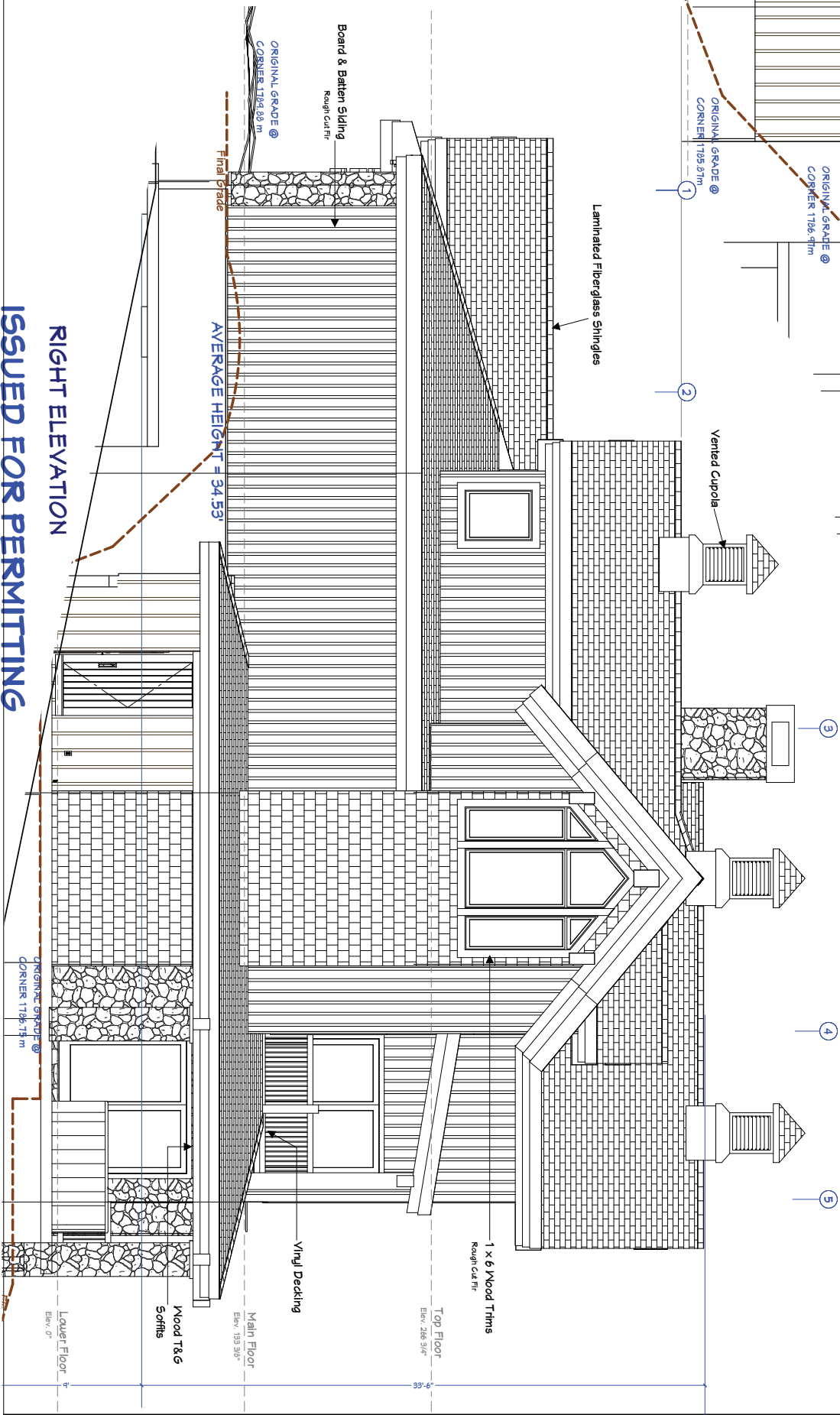
PROJECT TITLE	HALL LOT 8 FEATHERTOP
SHEET TITLE	SITE PLAN

DATE: 2021-08-05	DRAWINGS PROVIDED BY:  WENINGER CONSTRUCTION & DESIGN LTD.	 COBALT DESIGN
SCALE: 1/4" = 1' 0"		
SHEET: 1		



LEFT ELEVATION

OVERALL BUILDING AVERAGE HEIGHT:
 $43.84' + 36.63' + 42.07' + 34.53' / 4 = 39.27'$
or 11.97m



RIGHT ELEVATION

ISSUED FOR PERMITTING

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	July 9 2021	MX&SW	Final Draft
2	July 15 2021	MX & SW	Issued for Permitting
3	July 23 2021	SW	Design Rev. 1
4	Aug 3 2021	MX	Rev. at Survey

DRAWN BY

Marlin Weninger
Shauna Wlitzinsky

PROJECT LOCATION

#85 FEATHERTOP WAY

Weninger Construction & Design Ltd.
#10-220 NEAVE RD.
Kelowna, BC V1V 2L9
Tel: (250) 765-6890 Fax: (250) 765-6078

PROJECT TITLE

HALL
LOT 8 FEATHERTOP

SHEET TITLE

ELEVATIONS 2 OF 2

DRAWINGS PROVIDED BY:

WCD

WENINGER CONSTRUCTION & DESIGN LTD.

Co

COBALT DESIGN

DATE:

2021-08-05

SCALE:






1/4" = 10"

SHEET:

6

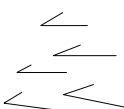


PLANTING LIST

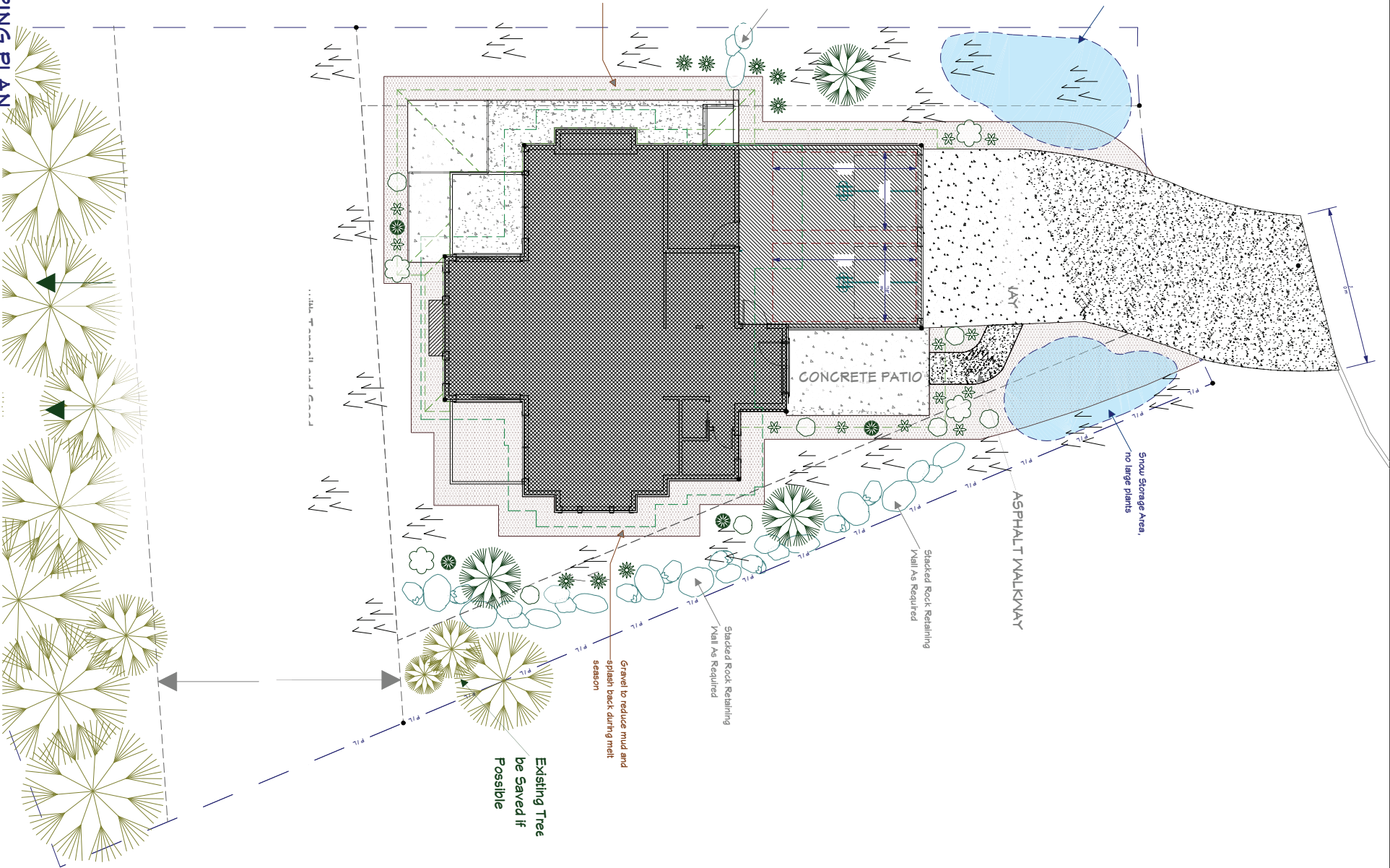
-  2 GALLON ARCTIC LUPIN (LUPINUS ARCTICUS)
12 REQ.
-  2 GALLON KARL FORESTER FEATHER REED
8 REQ.
-  5 GALLON BARBERY (BERBERIS RUBY CAROUSEL)
1 REQ.
-  5 GALLON SHRUBBY CINQUEFOIL (POTENTILLA FRUTICOSA)
4 REQ.
-  2 GALLON KINNICKINICK (ARCTOSTAPHYLOS UVA-URSI)
4 REQ.



DISTURBED SITE COVERED WITH NATIVE GRASS AND WILDFLOWER SEED MIX



Grass Seed Mix: West Coast Seeds
Jade Phloxes, Violet, Sheep Fescue, Orchard Grass, Clover Grass
Wildflower Seed Mix: Buckwheat
California Poppy, Crown Serration, Bachelor Button, Blue Flax, Clarkia, Sweet William, African Daisy, Black Eyed Susan, Black-eyed Susan, Sweet Alyssum, Yellow Yarrow, Garden Phlox, Red Corn Poppy, Shirley Poppy, Evening Primrose, Indian Blanket, Coreopsis, Fairy Cornflower, Shasta Daisy, Steeplebush, Spotted Shinerpoppy



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	July 9 2021	MX&SW	Final Draft
2	July 15 2021	MX & SW	Issued for Permitting
3	July 23 2021	SW	Design Rev. 1
4	Aug 3 2021	MX	Rev. at Survey

DRAWN BY Marlin Weninger Shauna Wlitzinsky	PROJECT LOCATION #85 FEATHERTOP WAY
Weninger Construction & Design Ltd. #10-220 NEAVE RD. Kelowna, BC V1V 2L9 Tel: (250) 765-6090 Fax: (250) 765-6070	

PROJECT TITLE HALL LOT 8 FEATHERTOP	SHEET TITLE LANDSCAPING PLAN
--	------------------------------------

DRAWINGS PROVIDED BY:	
	

DATE: 2021-08-05	SCALE: 1/8" = 10'	SHEET: 12
---------------------	----------------------	--------------

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

RE:	Mountain Resorts Branch (FLNRORD) – Crown Grant – Brent Harley and Associates		
Date:	September 7, 2021	File #:	BW-Black Forest Crown Grants 2021
To:	Members of the Electoral Area E/West Boundary-Big White APC		
From:	Liz Moore, Senior Planner		

Issue Introduction

We have received a referral from the Mountain Resorts Branch of the Ministry of Forests, Land and Natural Resource Operations and Rural Development (MFLNRORD) regarding a Crown Grant application in Electoral Area E/West Boundary at Big White (see attachments).

Property Information	
Owner(s):	Big White Ski Resort Ltd.
Agent:	Brent Harley and Associates
Location:	Black Forest Way
Electoral Area:	Electoral Area E/West Boundary-Big White
Legal Description(s):	DL 4257 SDYD and containing 1.03ha, more or less; DL 4258 SDYD and containing 4.41ha, more or less; DL 4259 SDYD and containing 3.0ha, more or less; DL 4260, SDYD and containing 0.608ha, more or less; and Unsurveyed Crown land adjacent to DL 4258, SDYD and containing 24.47 ha, more or less
Area:	9.048 ha (four surveyed DLs totaled) and 24.47 ha unsurveyed.
Current Use(s):	Vacant
Land Use Bylaws	
OCP Bylaw No: 1125	Medium Density Residential; Village Core; Black Forest Future Growth Area; Recreational Resources.
DP Area:	Commercial and Multi-Family DP1; Alpine Environmentally Sensitive DP2
Zoning Bylaw No: 1166	Chalet Residential 3; Medium Density Residential 4; Village Core 6; Recreational Resource 1.

History / Background Information

The subject lands are comprised of two areas, identified in the Crown grant application as Phase 2 and Phase 3 of the Black Forest Neighbourhood Development. For background information, Phase 1 of this neighbourhood development was part of a previous Crown grant application in 2017 that included DLs 4253, 4254 and 4255, consisting of 1.87ha for employee housing and multi-family dwellings and 3.73ha for the development of Black Forest Way, for a total area of 5.6ha.

Phase 2 consists of DL 4257, DL 4258, DL 4259 and DL 4260. These surveyed district lots are located along Black Forest Way, extending towards the Black Forest Day Lodge (see attachments). The lands are largely designated for "Medium Density Residential" land use, with a small area, comprised of proposed DL 4260, designated as Village Core in the Electoral Area E/Big White Official Community Plan Bylaw No. 1125 (OCP). The lands are zoned a mix of Chalet Residential 3, and Residential 6A.

Phase 3 consists of 24.47 ha of unsurveyed Crown land. This area is designated as Black Forest Future Growth Area in the OCP and is zoned Recreational Resource 1.

RDKB has recently received two zoning amendment applications for district lots along Black Forest Way, including DL 4259. This amendment is proposing to change the portion of DL4259 that is Medium Density Residential 4 (R4) to Chalet Residential 3 (R3). The other amendment application is for DL 4270, located on the south east corner of the intersection of Big White Road and Black Forest Way, which is outside the scope of these Crown grant requests. The amendments will be presented in separate staff reports in October.

Proposal

The referral is for two Crown grants to permit the continued expansion of development along Black Forest Way into Phase 2 and Phase 3. Both areas are in the Resort's Controlled Recreation Area (CRA) and are mostly comprised of areas identified as Area D Proposed Base Area Development in the 1999 Master Plan.

The application area for Phase 2 is 9.048 ha, with 1.0 ha to be used for road right of way and the remaining area is proposed to be used for medium to high-density single-family and multi-family housing.

The application area for Phase 3 is 24.47 ha, with 2.22 ha to be used for public road development and the remaining area to be developed with 220 single family units.

Implications

Phase 2

Applications of this nature typically require additional applications at the local and provincial government levels. The lands in Phase 2 were already part of a comprehensive planning process when the Black Forest Secondary Plan was developed. As such, this proposed Crown grant would not require any further applications to meet RDKB's bylaws.

This phase proposes to add 530 bed units as listed below:

Parcel #	Area (Ha)	Zone	Unit Type	# of Units	# of Bed Unit
DL4257	1.04	R3	Single Family	10	60
DL4258	3.55	R3	Single Family	35	210
DL4259	3.02	R3	Single Family	30	180
DL4260	0.52	VC6	High Density Multi-Family	20	80
Total				95	530

These figures were provided by the applicant and appear to be based on the assumption that the portion of DL4259 that is currently zoned R4 will be successfully re-zoned, as they only show R3 in their table. This amendment application has yet to be considered and approved by RDKB's Board of Directors.

Chalet Residential 3 (R3) Zone has a minimum parcel size of 418m² for parcels with single family dwellings. The number of units shown by the applicant is approximately half the single family units that could be permitted in the area with each lot being a little over 1000m². Past experiences with developers at Big White has shown that developments will be built to the maximum allowable density.

Two family dwellings are also permitted in the R3 Zone with a minimum parcel size of 510m². This could allow for further densification of this area.

Phase 3

Phase 3 would be comprised of 6 district lots that are as of yet un-surveyed. Five of these district lots are proposed for single family residential development and the sixth will be road right-of-way. The proposed zoning for the residential DLs is Chalet Residential 3 (R3).

The lands in Phase 3 are not included in the Black Forest Secondary Plan. These lands would require a re-designation in the OCP and a re-zoning in order to permit the proposed development. Under Section 3.3 *Long Term Future Growth Areas Objectives* of Big White's OCP, a secondary planning exercise is

required, *"to establish appropriate land uses within the future growth areas."* This could take the form of an amendment to the Black Forest Secondary Plan as suggested by the applicant. This amendment can be part of the OCP amendment processes.

A secondary planning exercise would include the following information, as outlined in Section 3.3 of the OCP:

- (a) a map of the subject lands (scale about 1:2500) showing topographic contours at a two metre interval, linked to geodetic datum where practical;*
- (b) a map (scale about 1:2500) showing the size of all proposed parcels and other dispositions;*
- (c) a map of slope classes (30%; >30%)(scale 1:2500);*
- (d) geotechnical information assessing the suitability of the proposed lots for specific uses, considering water seepage, runoff, soils, bedrock and slope;*
- (e) intermittent and permanent watercourses and how these will be protected;*
- (f) the location of hazardous lands or environmentally sensitive areas which are unsuitable for development;*
- (g) the location of landscape disturbances, including cut and fill areas;*
- (h) general landscaping guidelines including information on reclamation;*
- (i) a servicing and utility plan for the subject lands, including information on overall sewer and water capacities;*
- (j) the location and characteristics of the proposed right-of-way for each public road and utility;*
- (k) how surface runoff and other drainage requirements will be managed;*
- (l) the location of alpine and nordic ski trails, pedestrian and bus access;*
- (m) the provision of lands for public and institutional uses;*
- (n) objectives and guidelines for development permits;*
- (o) a road traffic impact assessment; and*
- (p) such other information as the Regional District may consider necessary*

The lands identified in Phase 3 would also need to be added to two Development Permit Areas: Commercial and Multiple Family Development Permit Area; and the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area.

Some of the proposed area in Phase 3 extends beyond the outline shown in the 1999 Master Plan as Area D Proposed Base Area Development. The outline for this development area is shown in the reviewed Big White Master Plan submitted for approval in 2020 and is currently being reviewed by the Province.

This phase proposes to add 1,320 bed units as listed below:

Parcel #	Area (Ha)	Zone	Unit Type	# of Units	# of Bed Unit
Unsurveyed #1	1.44	R3	Single Family	14	84
Unsurveyed #2	5.62	R3	Single Family	56	336
Unsurveyed #3	1.05	R3	Single Family	10	60
Unsurveyed #4	8.01	R3	Single Family	80	480
Unsurveyed #5	6.04	R3	Single Family	60	360
Total				220	1,320

As discussed above, the R3 Zone has a minimum parcel size of 418m² for parcels with single family dwellings. Again, the number of single family units shown by the applicant is approximately half the units that could be permitted with each lot being a little over 1000m². This could allow for a greater level of density.

Access

Black Forest Way would provide the main access to much of Phase 2. Phase 3 is proposed to be accessed by a road right-of-way dedication that would stem off of Black Forest Way and run through DL4258.

The Ministry of Transportation and Infrastructure (MOTI) has accepted Big White's proposed design for the Black Forest road and will take possession following construction.

Access via ski trail easements are proposed in both phases including a skier overpass over Black Forest Way, which is proposed to be a part of MOTI's inventory, with a permit for maintenance and operation being issued to Big White.

Referrals

The application has been forwarded to the Big White Fire Department and RDKB's Environmental Services for comment.

Attachments

Referral Material - Applicant Submission



July 26, 2021

Files: 3413315 & 3413316

Donna Dean
Manager of Planning and Development
Kootenay-Boundary Regional District
202 - 843 Rossland Ave.
Trail, BC V1R 4S8
Via Email: ddean@rdkb.com

Re: Applications for Two Crown Grants within the Black Forest Development Area of Big White Ski Resort

The Mountain Resorts Branch of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRORD) has received two Crown Grant applications for residential development at Big White Ski Resort (BWSR). Both applications are in the southeast portion of Big White's base area and will comprise Phase 2 and Phase 3 of development in the Black Forest neighbourhood.

Black Forest Development Phase 2 – File 3413315

The Phase 2 Crown Grant application is for four previously surveyed District Lots for residential development, which were originally offered to BWSR in September 2009 as part of a Crown Grant package including DLs 4253 through 4260 for the purpose of employee housing, single and multi-family dwellings and road development. However, due to market conditions, BWSR did not accept this offer.

In 2017 a Crown grant was offered to BWSR over DL 4253 (road development), DL 4254 and DL 4255. In 2020 a Crown grant was offered for DL 4256, which was needed for cul-de-sac development to satisfy the Ministry of Transportation and Infrastructure's (MOTI) requirements and issue road dedication for Black Forest Road. Given the current high demand for real-estate, Big White feels that market conditions are favourable for new development and has decided to proceed with an application for the remaining four parcels as described below:

- **District Lot 4257, Similkameen Division Yale District (SDYD) and containing 1.03 hectares**
- **District Lot 4258, SDYD and containing 4.41 hectares**
- **District Lot 4259, SDYD and containing 3.00 hectares**
- **District Lot 4260, SDYD and containing 0.608 hectares**

The total application area is 9.048 ha, of which approximately 1.0 ha will be dedicated as road right of way. The development concept for the remainder is for 75 single family units and 20 multi-family units, for a total of 530 bed units.

Because these parcels were previously offered, the Provincial Forest has already been deleted and the surveyed areas do not encroach on the adjacent Tree Farm Licence held by Interfor (TFL 8).

Black Forest Development Phase 3 – File 3413316

The Phase 3 Crown Grant application is over an area which has not been previously applied for, as described below:

- **All that Unsurveyed Crown Land adjacent to District Lot 4258, Similkameen Division Yale District and containing 24.47 hectares, more or less**

The development concept allocates approximately 2.22 ha for public road, while the remainder is to be developed with 220 single family units, comprising 1,320 bed units. It is noted that most of this application area overlaps with TFL 8; Mountain Resorts Branch will engage with other MFLNRORD agencies (Forest Tenures Branch and the Kootenay Boundary Region) and Interfor to resolve this conflict. A small area will also require removal from the Provincial Forest.

General Considerations

Services for Phase 2 and Phase 3 of the Black Forest Development, including sewer, water, gas, and power, will be provided through connections to the existing underground utilities. BWSR has performed a review of their water supply and sewer capacity and has verified that the increased demands generated by the proposed development can be met.

The application areas are within the Big White Controlled Recreation Area and the resort is currently operating under an approved Master Plan (1999) and Master Development Agreement with the Province. Both Crown grant applications are consistent with the Master Plan.

If approved, these applications will involve the sale of Crown Land as fee simple, which would include the value of the timber within the application areas.

Regional District of Kootenay Boundary (RDKB) Considerations: Zoning

When the Phase 2 application was originally applied for, BWSR submitted the Black Forest Secondary Plan that laid out the vision for the area to the RDKB. The RDKB approved the plan, and subsequently the Big White Official Community plan was amended and the lands were rezoned to R3 (chalet residential), R4 (medium density residential) and VC6 (village core). Rezoning is not anticipated to be required for the proposed development.

The Phase 3 application area is within an area currently zoned as REC1-recreational resource. If approved, this Crown Grant application will be subject to rezoning.

Ministry of Transportation and Infrastructure (MoTI) Considerations: Big White Road and Black Forest Road

Access to the proposed development will be via Black Forest Road from Big White Road. As of June 11, 2021, MoTI accepted Big White's proposed design for Black Forest Road; following construction, MoTI will take possession. MoTI has also accepted the design for a skier overpass over Black Forest Road, which will be accepted into MoTI's inventory and a permit will be issued to Big White for overpass maintenance and operation.

Highlights of the Phase 2 Crown Grant:

- 9.048 ha of surveyed Crown land
- Zoning:
 - R3 (Chalet Residential)
 - DL 4257
 - DL 4258
 - Most of DL 4259
 - R4 (Medium Density Residential)
 - Remainder of DL 4259
 - VC6 (Village Core)
 - DL 4260

Highlights of the Phase 3 Crown Grant:

- 24.47 ha, more or less, of unsurveyed Crown land
- Currently zoned REC1 (Recreational Resource)

Resources:

1. Crown Grant application packages (including maps, attached)
2. Geomarks:
 - a. File 3413315 (Development Phase 2):
<https://apps.gov.bc.ca/pub/geomark/geomarks/gm-83A35A454C5540ECA13A15A09D87D7A9>
 - b. File 3413316 (Development Phase 3):
<https://apps.gov.bc.ca/pub/geomark/geomarks/gm-7E277250399C4D789CD317B0F8E2E3A6>
3. Big White Master Plan: <https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/resort-development/proposed-approved-resort-master-plans/list-of-approved-plans/big-white>

Request for Comments:

The Mountain Resorts Branch is requesting that you review the Crown Grant application. We ask that you identify whether or not there are any impacts to your legislated responsibility and

provide us with your comments by **August 30, 2021**. If this timeline poses a challenge, please let me know as soon as you can.

We look forward to working with you and your team in review of this Crown Grant application. If you have questions or require more information please contact me at 250-312-6659, Amber.McAfee@gov.bc.ca, or Tori Meeks, Senior Manager, Major Projects at 250-371-3943, Tori.Meeks@gov.bc.ca.

Sincerely,

A handwritten signature in blue ink that reads "Amber McAfee". The signature is written in a cursive, flowing style.

Amber McAfee, Licenced Land Officer
Mountain Resorts Branch

cc. Paul Plocktis, Vice President Real Estate & Development, Big White, via Email: pplocktis@bigwhite.com.

Brent Harley, President, Brent Harley and Associates, via Email: brent@brentharley.com

Tori Meeks, Senior Manager Major Projects, Mountain Resorts Branch, via email: Tori.Meeks@gov.bc.ca



June 16, 2021

Tori Meeks
Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Mountain Resorts Branch
#510, 175 2nd Avenue
Kamloops, BC
V2C 5W1

Sent Via: Tori.Meeks@gov.bc.ca

Re: Black Forest Crown Grant – Phase 2

Dear Tori,

Acting as the agents for Big White Ski Resort, Brent Harley and Associates Inc. is pleased to present a Crown grant application for four District Lots in the Black Forest Neighbourhood.

The requested Crown grant lands comprise Phase Two of the Black Forest Neighbourhood development. The lands have a development area of 9.13 ha, of which 7.61 ha will consist of single-family housing, 0.52 ha will contain medium to high-density single-family and multi-family housing, and 1.00 ha will be dedicated road Right of Way. The development is focused on addressing the growing popularity of the Black Forest Chair and maintaining balance with the additional on-mountain capacity of the approved Backcountry Chair and Black Forest Connector. With reference to your correspondence (May 20, 2021) Big White would like to pursue issuance of Crown grant lands to an entity jointly owned by Big White and we will look for your guidance on this matter.

I have attached a description of the proposed land use, the associated plans, and related spatial files. We have also made formal application through FrontCounter BC.

Please let us know if you need any additional information.

Sincerely,
BHA

Brent Harley, B.E.S., B.L.A., M.B.A, MBCSLA.
President

Cc: Paul Plocktis, VP Real Estate and Development, Big White Ski Resort

Black Forest at Big White

CROWN GRANT APPLICATION – Black Forest Phase 2

June 16, 2021

1. OVERVIEW OF PROPOSED DEVELOPMENT

As part of its continuing effort to create a vibrant community with a residential offering in balance with its on-mountain capacity, Big White Ski Resort (Big White) wishes to purchase four parcels of land within the Black Forest neighbourhood (Figure 1 – Appendix). They are: D.L. 4257, D.L. 4258, D.L. 4259, and D.L. 4260 (Figure 2 – Appendix). The purchase of these parcels represents the second stage of the development of the Black Forest neighbourhood.

The requested lands lie within the Resort's Controlled Recreation Area (CRA) and are within Area D Proposed Base Area Development within the approved 1999 Master Plan (Figure 3 – Appendix). The development concept is also consistent with the 2020 Master Plan, which was submitted in November 2020 and is currently undergoing Provincial review (Figure 4 – Appendix).

This new residential development will supply the Big White recreational real estate market with high-quality, ski to/ski from accommodation and respond to the increasing popularity of the Black Forest ski terrain.

1.1 Local Planning and Bylaws

The proposed development concept aligns with the existing local planning and bylaws of the Regional District of the Kootenay Boundary (RDKB). In 2004, Big White submitted the Black Forest Secondary Plan to the RDKB that laid out the vision for this neighbourhood at the time. The Secondary Plan was approved, the Big White Official Community Plan was amended (Figure 5a), and the subject lands were rezoned to R3 - Chalet Residential 3, R4 - Medium Density Residential 4, and VC6 - Village Core 6 (Figure 5b).

The District Lots that are currently within the Black Forest Secondary Plan would require Commercial & Multi-Family (DP1) / Alpine Environmentally Sensitive Landscape Reclamation (DP2) Development Permits.

2. SUBJECT CROWN LANDS AND ACCESS

The subject Crown lands are located within the south eastern portion the Big White OCP boundary on gently sloping lands between Big White Road and the CRA boundary. The main public road (Black Forest Road, DL 4253) already exists as a gravel road accessing the Black Forest Base Area with its Day Lodge and parking lot.

As part of ongoing work to develop the Black Forest Neighbourhood, Big White secured a road dedication from the Ministry of Transportation and Infrastructure (MOTI) for Black Forest Road that extends from the intersection with Big White Road to DL 4260. Big White will complete the construction of this road as part of Phase 2, at which time MOTI will begin the process to take possession of Black Forest Road.

3. DEVELOPMENT DESCRIPTION AND CONCEPT

The development concept includes 4 parcels for accommodation that would include 20 medium- to high-density units, and 75 single-family houses. Collectively, the proposed accommodation would amount to 530 bed units. In addition, three areas within these Parcels would be dedicated as Road Right-of-Ways. The proposed development concept is delineated in Figure 2 and detailed in Table 1.

Table 1: Black Forest Neighbourhood - Development by Parcel

Parcel #	Area (Ha)	Zoning	Unit Type	# of Units	# of Bed Units
Proposed (Phase 2)					
DL4257	1.04	R3	Single Family	10	60
DL4258	3.55	R3	Single Family	35	210
DL4259	3.02	R3	Single Family	30	180
DL4260	0.52	VC6	High Density Multi-family	20	80
Road ROW (DL 4258)	0.65	Unzoned	Road	-	-
Road ROW (DL 4258)	0.26	Unzoned	Road	-	-
Road ROW (DL 4260)	0.09	Unzoned	Road	-	-
Total	9.13			95	530

At present, Big White has 6,796 built bed units and 3,737 committed bed units for a total of 10,533 bed units, including those approved as part of Phase 1 of the Black Forest neighbourhood. This leaves 3,267 bed units to be developed from the 13,800 bed units included in the approved 1999 Big White Master Plan. With the addition of Phase 2 of the Black Forest neighbourhood, the bed units at Big White would increase to 6,796 built bed units and 4,267 committed bed units for a total of 11,063, leaving 2,737 bed units remaining to be developed under the 1999 Master Plan.

4. SERVICING

The surveyed District Lots in the Black Forest neighbourhood will be serviced with water, gas, sewer, and power lines from an underground utilities Right-of-Way (ROW) within DL 4253 (Black Forest Road). Currently, the utility ROW extends to the eastern boundary of DL 4255 (Phase 1) and would be extended along Black Forest Road to the Black Forest Day Lodge.

The sewer system in the Black Forest neighbourhood has the capacity to service the proposed bed units. The capacity of the sewer infrastructure in DL 4253 (Black Forest Road) is sufficient to service 4,500 guests, and Big White has developed plans to expand and upgrade its sewage treatment facility incrementally to meet demand generated by the proposed development.

Likewise, Big White's water supply (i.e. permitted use) is sufficient to meet the needs of 13,800 bed units, the number approved under the 1999 Master Plan. Based on the 2020 Water Master Plan (Agua Consulting Ltd.), at the existing 6,796 bed units average annual water demand at Big White is 250 ML, while Big White has the infrastructure and permits in place to utilize 567 ML of water per year (226% of existing). As noted in Sec. 3, with the addition of the proposed District Lots, total built and committed Bed Units at Big White would equal 12,383, well within the water capacity at Big White.

5. TIMELINES

The proposed development of Phase 2 of the Black Forest Neighbourhood would take place gradually over the short to moderate-term. Phase 2 would serve to maintain a balance between the base area accommodation on offer and the growing on-mountain capacity.

6. ENVIRONMENTAL IMPACT

The boundaries of the District Lots in Phase 2 of the Black Forest neighbourhood respect the Trapping Creek drainage area, sitting well beyond the 30 m riparian buffer from the Creek and all watercourses. An Environmental Review by Cascade Environmental Resource Group (Cascade) (2020) found that most of the tributaries of Trapping Creek within the CRA were ephemeral in nature, and that fish species were limited to lower elevations of the watershed, outside the CRA. The forests were identified as Mature (Balsam) Fir, part of the Engelmann Spruce – Subalpine Fir biogeoclimatic zone.

A Drainage System Plan was developed for Phases 1 and 2 of the Black Forest Neighbourhood by Agua Consulting Ltd. (Appendix). Further, Big White will follow the recommendations in Sec. 4 of the Cascade Environmental Assessment (2020) that relate to managing and mitigating impacts on the natural landscape.



7. Appendix – Figures & Tables

Figure 1. Black Forest Phase 2 Context Map..... Page 5

Figure 2. Black Forest Phase 2 Site Plan..... Page 6

Figure 3. Black Forest Existing Conditions..... Page 7

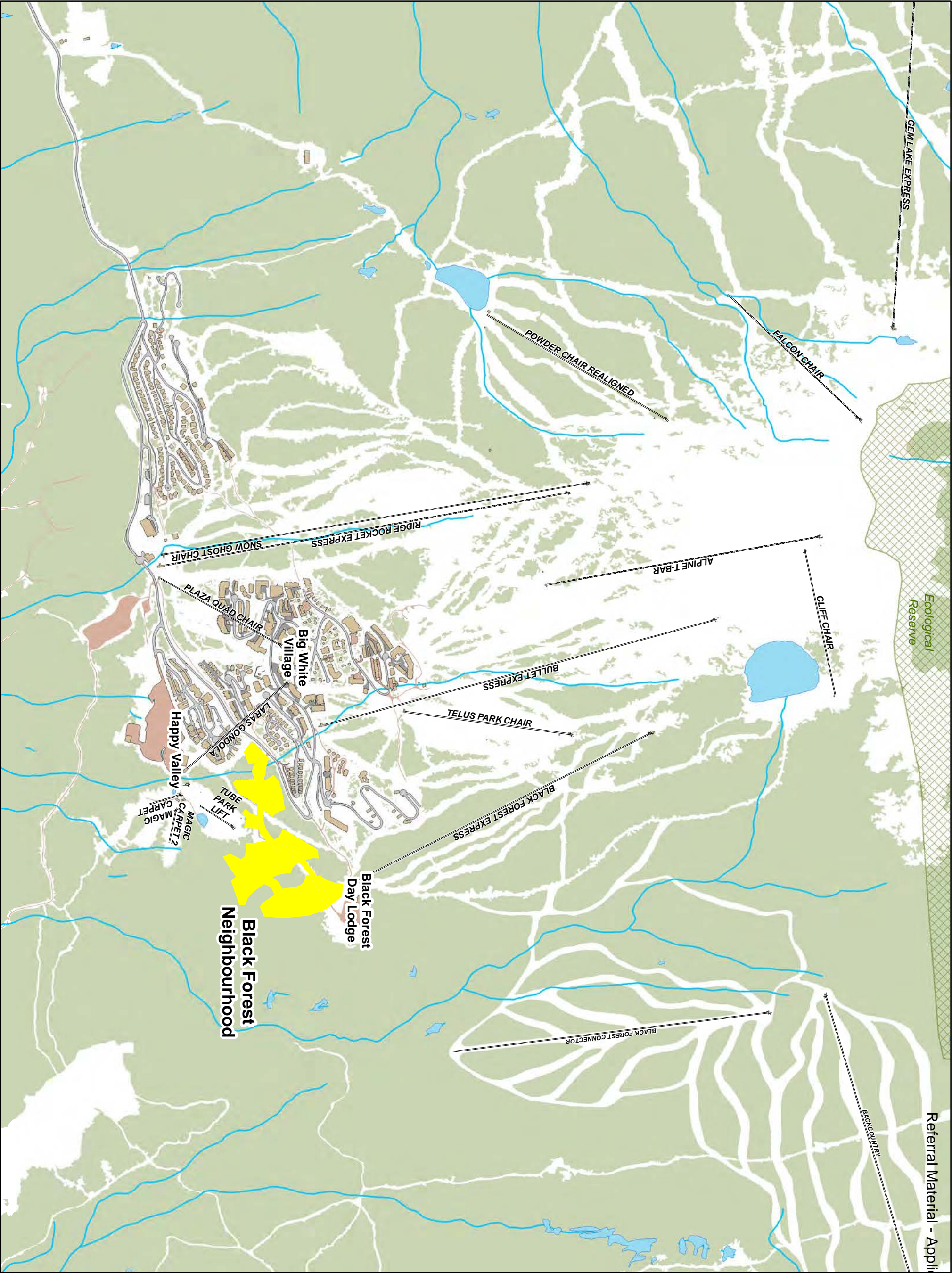
Figure 4. Black Forest – 2020 Master Plan..... Page 8

Figure 5a. Existing OCP Land Use Designations..... Page 9

Figure 5b. Existing Zoning Bylaw..... Page 10

.....

Agua Consulting Ltd. Black Forest Drainage System Plan..... Page 12



Referral Material - Applicant Submission



Big White Ski Resort

2021

- Legend**
- Black Forest
 - Neighbourhood - Phase 1 & 2
 - Existing & Committed Ski Lifts
 - Existing Buildings
 - Existing Roads
 - Streams
 - Existing Vegetation

Prepared for:



5315 Big White Road
Kelowna, BC
Canada, V1P 1P3
Tel: (250) 765-3101
email: bigwhite@bigwhite.com

Planning by:



4-1005 Alpha Lake Road
Whistler, B.C.
Canada, V8E 0H5
Tel: (604) 932-7002
email: bha@brentley.com



1:15,000 at 11"x17" NAD 83 UTM Zone 11N
0 150 300 450 600 Meters

Context Map
Black Forest
Neighbourhood

Figure 1



Big White Ski Resort

2021

Legend

- Black Forest - Phase 2 (Proposed)
- Black Forest - Phase 1 (Approved)
- Proposed Road ROW
- Existing Ski Lifts
- Existing Buildings
- Existing Roads
- Streams
- Existing Vegetation

Prepared for:

Big White Ski Resort
5315 Big White Road
Kelowna, BC
Canada, V1P 1P3
Tel: (250) 765-3101
email: bigwhite@bigwhite.com

Planning by:

BHA
4-1005 Alpha Lake Road
Whistler, B.C.
Canada, V8E 0H5
Tel: (604) 932-7002
email: bha@brentarley.com



1:2,500 at 11"x17" NAD 83 UTM Zone 11N

Site Plan
Black Forest
Phase 2

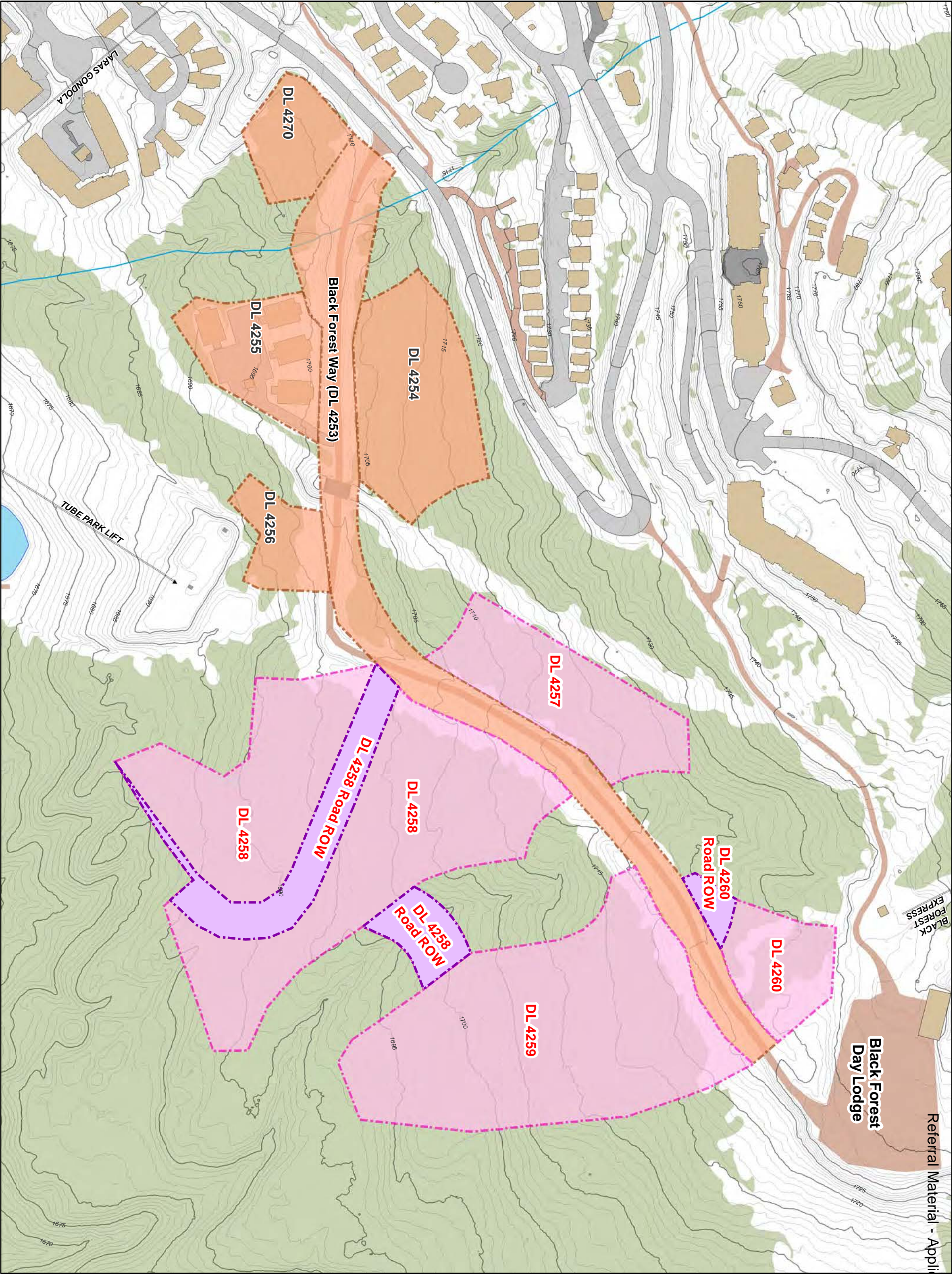


Figure 2



Big White Ski Resort

2021

Legend

- Black Forest - Phase 1 (Approved)
- Black Forest - Phase 2 (Proposed)
- Area D - Proposed Base Area Development
- Existing Ski Lifts
- Existing Buildings
- Existing Roads
- Streams
- Existing Vegetation

Prepared for:

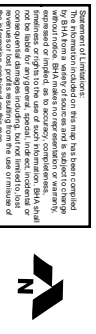


5315 Big White Road
Kelowna, BC
Canada, V1P 1P3
Tel: (250) 765-3101
email: bigwhite@bigwhite.com

Planning by:



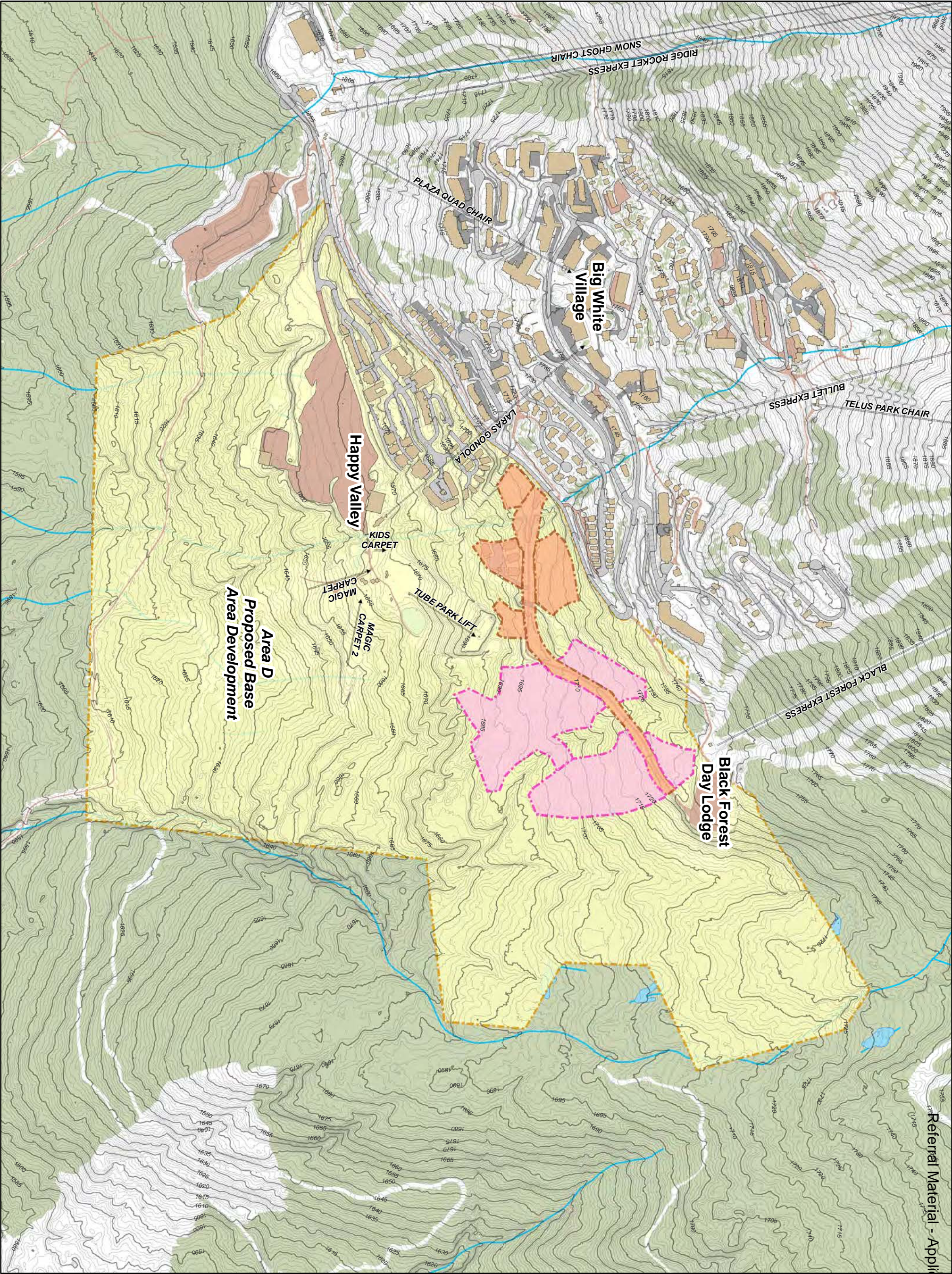
4-1005 Alpha Lake Road
Whistler, B.C.
Canada, V8E 0H5
Tel: (604) 932-7002
email: bha@brentarley.com



1:7,500 at 11"x17" NAD 83 UTM Zone 11N

Existing Conditions
Black Forest
Neighbourhood

Figure 3





Referral Material - Applicant Submission



Big White Ski Resort Master Plan

2021

Legend

- Black Forest - Phase 2 (Proposed)
- Black Forest - Phase 1 (Approved)
- Proposed Road
- Proposed ROW
- Future Parcels
- Existing Buildings
- Future Buildings
- Existing Ski Lifts
- Future Lifts
- Proposed Black Forest Phase 2 Roads
- Existing Roads
- Future Roads

Prepared for:



5315 Big White Road
Kelowna, BC
Canada, V1P 1P3
Tel: (250) 765-3101 Fax: (250) 491-6122
email: bigwhite@bigwhite.com

Planning by:



4-1005 Alpha Lake Road,
Whistler, B.C.
Canada, V8E 0H5
Tel: 604 932 7002
email: bha@bretharley.com

These information included on this map has been compiled from various sources and is not intended to be used for any purpose other than the one for which it was prepared. BHA is not responsible for any errors, omissions, or inaccuracies in this information. The user of this information is advised to verify the accuracy of the information with the appropriate authorities.



1:5,000
0 40 80 120 160
Meters

Black Forest Phase 2 Master Plan

Figure 4

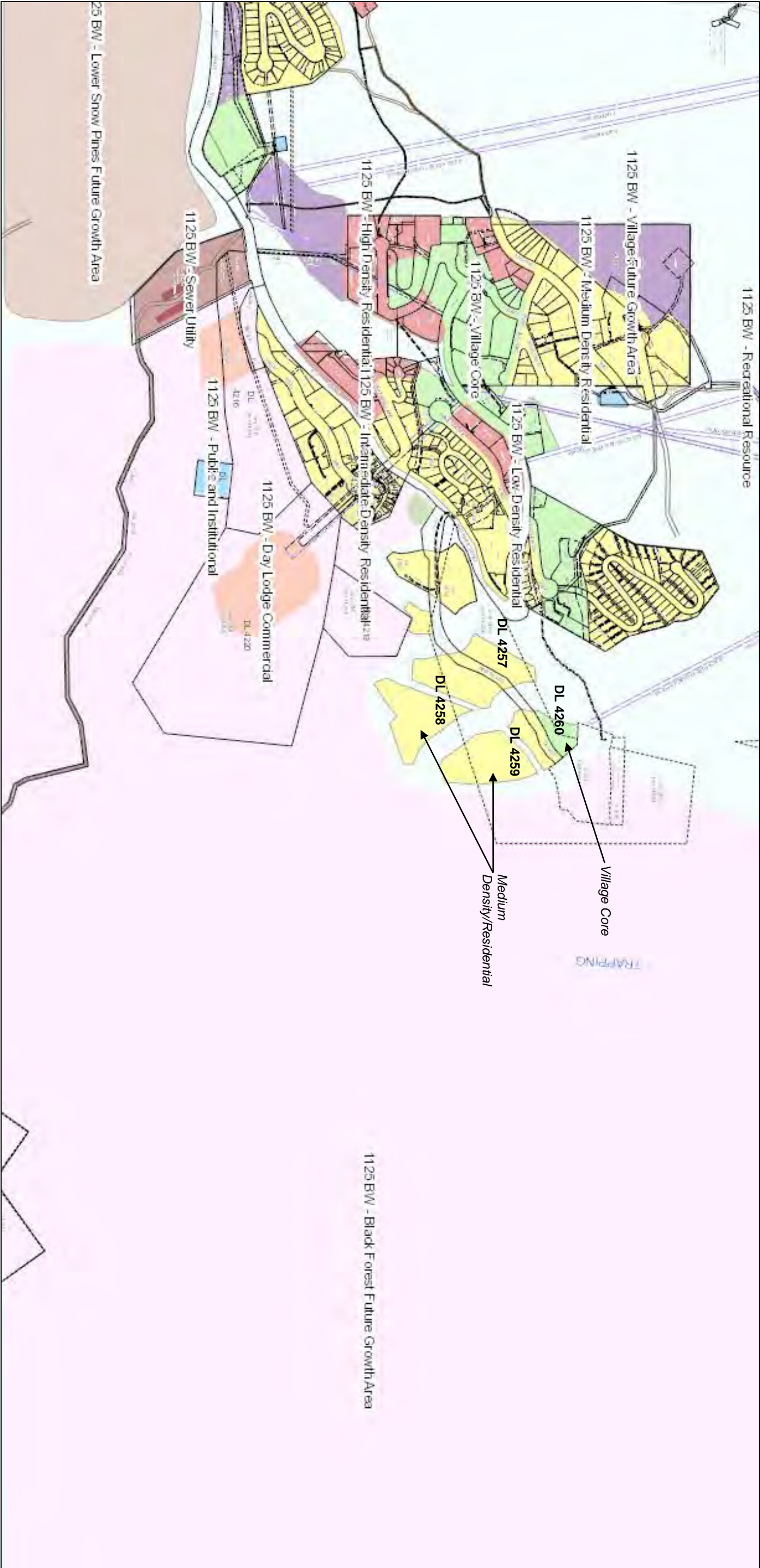


Figure 5a. Regional District of the Kootenay Boundary – Existing OCP Land Use Designations





Agua Consulting Inc.

"Engineered Water Solutions"

Agua file: 070-01

June 7, 2021

Big White Ski Resort Ltd.
PO Box 2434, Station R
Kelowna, BC
V1X 4K5

Attention: Mr. Paul Plocktis
Vice President of Real Estate

Dear Paul:

**RE: Black Forest Development - Secondary Plan
Drainage System Plan**

1.0 INTRODUCTION

This letter-report sets out our recommendations for the development of a storm drainage system for the Black Forest development area at Big White. The objective of this report is to estimate the stormwater runoff for the development area and roads and to provide size estimates for storm sewer sizing required to service the proposed development. The letter supersedes earlier versions of the Drainage System Plan developed by Agua Consulting Inc.

This report includes the following sections:

- 1.0 Introduction
- 2.0 Engineering Criteria
- 3.0 Drainage Analysis
- 4.0 Summary of Report

The proposed Black Forest development is to consist of 10 land parcels that will house 388 housing units which will contain 1892 bed units. The development elevation ranges from 1,683m to 1,717m and is located immediately south and below Big White Road just past the skier bridge.

The location of proposed development area is shown on Figure 1.1 on the following page. Table 1.1 accompanies Figure 1.1 and lists the development units, area, and number of bed units proposed per parcel.

The roads and site layout are based on development layout supplied by Brent Harley & Associates. Road design within the proposed development is now finalized, however the drainage from individual parcels will be refined as those parcels develop.

Future Phase 2 development for the Black Forest area was reviewed and is accommodated within this design to ensure that drainage plans for this phase can accommodate the future extensions to development.

Agua Consulting Inc. "Engineered Water Solutions"

- o 3660 Anderson Road, Kelowna, BC, V1X 7V8
- o Phone / Cell: 250.212.3266

Figure 1.1 - Black Forest Plan (Source: D.C Ponto design drawings)

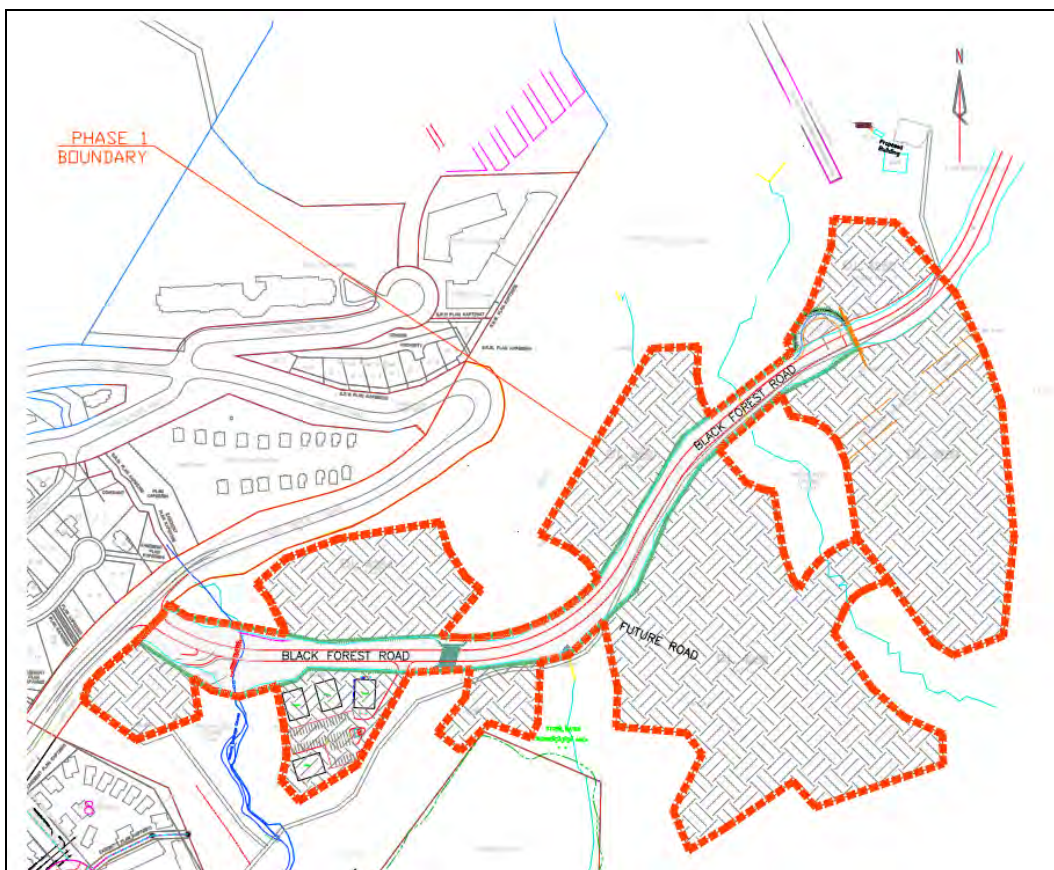


Table 1.1 - Development Parcels - (Source Brent Harley and Associates – Secondary Plan Table 4.1)

Parcel #	Area (ha)	Zoning	Unit Type	# of Units	# of Bed Units
DL 4260	0.608	VC6	High Density Multi-family	100	300
DL 4259	3.0	R4 & R3	Medium Density Multi-family and Single-family	109	514
DL 4258	4.41	R3	Single Family	54	324
DL 4256	0.355	R3	Single Family	6	36
DL 4255	0.69	R6A	Employee Housing Residential	36	176
DL 4254	1.18	R3	Medium Density Multi-family	48	352
DL 4257	1.03	R3	Single Family	17	102
DL 4253 Block A	2.43	Unzoned	Road	0	0
DL 4253 REM	1.33	Unzoned	Road	0	0
Unassigned	0.45	R6A*	Employee Housing Residential	18	88
TOTAL	15.453			388	1,892

*Application to amend R6A for Unassigned Land in process

2.0 DESIGN CRITERIA

Criteria for storm water infrastructure design are based on good engineering practices. A summary of the parameters used is as follows:

Minor return period storm frequency	1:5 year
Major return period storm frequency	1:100 year
Manning's Coefficient	n=0.013

The proposed development was divided into contributing areas as illustrated in Figure 3.1. All contributing areas are small enough to complete the runoff analysis using the Rational Method. Runoff coefficients were used based on the proposed density for each area. Runoff coefficients used are as follows:

Runoff coefficient for Single Family Units	0.50
Runoff coefficient for Attached Multi-family	0.70
Runoff coefficient for Detached Multi-family	0.60
Runoff coefficient for road and parking areas	0.80
Runoff coefficient for roadway only	0.95

Rainstorms Data

Rainfall data for the Big White area is limited in regards to instantaneous rainfall. Information from the Kelowna International Airport with a correction factor due to altitude difference was used for the Drainage Analysis. Precipitation intensity was increased by 30%.

Time of Concentration

Time of concentration for the 5-year event	10 min
Time of concentration for the 100-year event	5 min

Ministry of Transportation and Infrastructure Requirement (MoTi)

It is noted that the MoTi will not accept post-development stormwater runoff flows into the proposed Black Forest Road stormwater system. This criterion impacts on those properties above Black Forest Road that have natural drainage slope towards the roadway.

3.0 DRAINAGE ANALYSIS

The proposed development is located east of the Big White Village on land sloping to the southeast. Several minor water courses flow through the proposed development area. Runoff flows conveyed by the storm sewer will be discharged at these water bodies at several locations. Figure 3.1 shows the sub-catchment areas identified for the Black Forest development.

Figure 3.1 - Black Forest Sub-Catchment Area Identification



The areas in Figure 3.1 correspond to the parcel areas listed on Table 3.1 on the next page.

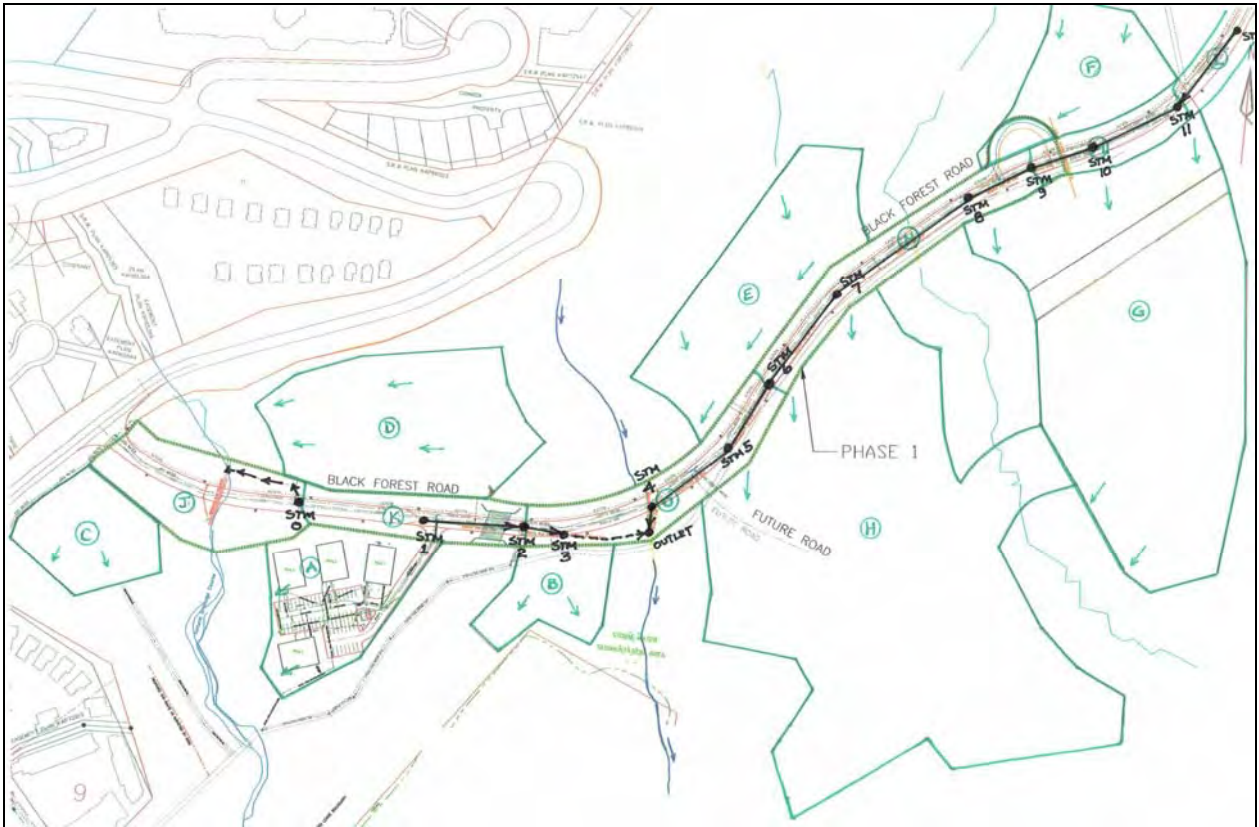
Table 3.1 - Black Forest Sub-Catchment Areas and Runoff for 1:5 year – 100 yr. Return

AREA ID	AREA (m ²)	Runoff Coeff	Discharge Node No.	1:5 Runoff Flow (L/s)	1:100 Runoff Flow (L/s)
Development Areas					
A	7190	0.7	1	86	211
B	3389	0.75	2	43	107
C	4380	0.5	3	37	92
D	12359	0.6	4	126	311
E	10212	0.6	5	104	257
F	6025	0.7	6	72	177
G	30612	0.5	7	260	643
H	42919	0.5	8	365	901
Roadway Areas					
J	2850	0.80	10	39	96
K	1950	0.80	11	27	66
L	1900	0.80	12	26	64
M	1900	0.80	13	26	64
N	3570	0.80	14	49	120
O	3420	0.80	15	47	115

Areas A-H are private subdivided lots that will discharge runoff to the natural drainage courses and not onto Black Forest Road. Areas J – O are road sections based on a 10-metre hard surface width plus the uphill side natural areas that will drain towards the road. The runoff amounts listed are those amounts for each area. Estimated runoff flows from a minor 1:5-year storm event and a major 1:100-year return period event is provided.

The proposed storm sewer system is illustrated in Figure 3.2. The runoff amounts for the roadways will be routed through the proposed storm sewer as set out in Table 3.2. The storm sewer pipe network has been revised to match the proposed design provided by D.C. Ponto and Associates.

Figure 3.2 - Black Forest Proposed Storm Sewer



The proposed storm sewer pipe network has been designed to convey the runoff generated by the 1:5-year return period storm event. The required pipe diameters and expected flows are listed in Table 3.2

Runoff generated by the 1:100-year storm event will be conveyed by a combination of the storm sewer system and whatever that cannot handle, will be conveyed by the roadway within the curb limits following the same drainage pattern shown in Figure 3.2.

Table 3.2 - Storm Sewer Pipe Network 1:5-year Routing

STM MH ID		Elevation (m)		Length	Slope	Diameter	Manning	Pipe Cap.	Max Flow	Q / Qfull	Comments
Initial	Final	Initial	Final	(m)	(%)	(mm)	(n)	Full (L/s)	(L/s)	(%)	
0	Outfall			30	2.00%	250	0.013	84	39	46.4%	Discharge to Creek
1	2	1698.21	1697.11	60.1	1.83%	250	0.013	80	27	33.5%	
2	3	1697.11	1696.61	25.6	1.95%	250	0.013	83	49	59.0%	
3	Outfall	1696.61	1696.22	25.1	1.56%	300	0.013	121	60	49.8%	Discharge to Creek
12	11	1727.45	1726.37	14.8	7.30%	250	0.013	161	26	16.2%	
11	10	1726.37	1724.03	58.24	4.02%	250	0.013	119	34	28.5%	
10	9	1724.03	1722.31	40.85	4.21%	250	0.013	122	43	35.2%	
9	8	1722.31	1720.1	39.29	5.62%	300	0.013	229	52	22.7%	
8	7	1720.1	1712.31	101.38	7.68%	300	0.013	268	68	25.4%	
7	6	1712.31	1706.71	69.88	8.01%	300	0.013	274	85	31.0%	
6	5	1706.71	1703.03	44.21	8.32%	375	0.013	506	101	20.0%	
5	4	1703.03	1699.39	56.21	6.48%	375	0.013	446	124	27.8%	
4	Outlet	1698	1697	10	10.00%	375	0.013	554	148	26.7%	Discharge to Creek

It is noted that with this estimate, only the natural undeveloped areas above the roadway are included in the area calculations. The parcel development is to deal with the post-development drainage for the individual parcels.

ACCOMMODATION FOR FUTURE DEVELOPMENT AREAS

Plans for Phase 2 of the Black Forest Development area were reviewed to determine whether or not the drainage works required changes to accommodation future works. Black Forest Road has an allowance for the extension of the road to the Black Forest Day Lodge. The length in this plan is sufficient to deal with the road extension to the day lodge.

The majority of the plan extension is for lands located to the south and east of this current development area. The road drainage for those areas will not flow to the current drainage system as it is located at a much lower elevation. The impacts of future development on this drainage system is limited only to the road extension to the day-lodge.

4.0 REPORT SUMMARY

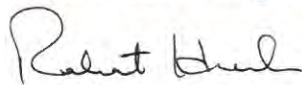
This section provides a summary of our report

- ☐ Black Forest development is located in an area that has several available discharge locations into water courses. Having the opportunity to discharge the runoff in several different locations reduces the pipe sizes required throughout the drainage pipe network and spreads the natural runoff over a greater area resulting in less concentrated discharges. The dispersion of the runoff flows to the natural water courses will result in lower peak flows, lower erosion potential, and less overall impact than having one discharge location.
- ☐ The proposed development area has been separated into several small sub-catchment areas. The analysis was carried out utilizing the Rational Method. Intensity-Duration-Frequency rainfall data from the Kelowna Airport was used with a 30% increase factor due to snowpack and rainfall intensities expected at the higher altitude.
- ☐ The storm sewer for the roadway follows the road layout and has been refined to match the design proposed by DC Ponto and Associates. The pipes are sized to convey the 1:5-year storm event plus a contingent amount as set out in Table 3.2.
- ☐ A portion of the higher 1:100-year runoff events will be conveyed in the piped system, with the remainder flowing on the road within the curbed areas or, where applicable, in the roadside ditches;
- ☐ As required by MoTi, there is no post-development drainage that will flow onto the road structure or through the road drainage system.
- ☐ A minimum pipe diameter of 250mm is proposed for this drainage plan.
- ☐ This drainage plan is based on the detailed profiles of the roads within the development as prepared by DC Ponto and Associates. As per Table 3.2, there is sufficient pipe capacity to carry the minor system design flows plus a contingent amount.
- ☐ The major storm event runoff will flow overland following the same route as the minor storm event. In places where the overland flow is not conveyed by a road, ditches are proposed to convey the design flow. Erosion protection of the swale must be considered during their design and reviewed at the time of construction for stability.

Please contact the undersigned if there are any questions regarding this report.

Yours truly,

Agua Consulting Inc.



Bob Hrasko, P.Eng.
Principal





June 16, 2021

Tori Meeks
Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Mountain Resorts Branch
#510, 175 2nd Avenue
Kamloops, BC
V2C 5W1

Sent Via: Tori.Meeks@gov.bc.ca

Re: Black Forest Crown Grant – Phase 3

Dear Tori,

Acting as the agents for Big White Ski Resort, Brent Harley and Associates Inc. is pleased to present a Crown grant application for five District Lots in the Black Forest Neighbourhood.

The requested Crown grant lands comprise Phase Three of the Black Forest Neighbourhood development. The lands have a development area of 24.38 ha, of which 22.16 ha will consist of single-family housing and 2.22 ha will be dedicated road Right of Way. The development is focused on addressing the growing popularity of the Black Forest Chair and maintaining balance with the additional on-mountain capacity of the approved Backcountry Chair and Black Forest Connector. With reference to your correspondence (May 20, 2021) Big White would like to pursue issuance of Crown grant lands to an entity jointly owned by Big White and we will look for your guidance on this matter.

I have attached a description of the proposed land use, the associated plans, and related spatial files. We have also made formal application through FrontCounter BC.

Please let us know if you need any additional information.

Sincerely,
BHA

Brent Harley, B.E.S., B.L.A., M.B.A, MBCSLA.
President

Cc: Paul Plocktis, VP Real Estate and Development, Big White Ski Resort

Black Forest at Big White

CROWN GRANT APPLICATION – Black Forest Phase 3

June 16, 2021

1. OVERVIEW OF PROPOSED DEVELOPMENT

As part of its continuing effort to create a vibrant community with a residential offering in balance with its on-mountain capacity, Big White Ski Resort (Big White) wishes to purchase six unsurveyed parcels within the Black Forest neighbourhood¹ (Figure 1 – Appendix). The proposed parcels extend to the southeast of existing Black Forest neighbourhood, connected via a proposed Right-of-Way in DL 4258 to Black Forest Road (Figure 2 – Appendix). The purchase of these parcels represents the third stage of the development of the Black Forest neighbourhood.

The requested lands lie within the Resort's Controlled Recreation Area (CRA) and are generally consistent with the extent of Area D Proposed Base Area Development within the approved 1999 Master Plan (Figure 3 – Appendix). The development concept is also consistent with the 2020 Master Plan, which was submitted in November 2020 and is currently undergoing Provincial review (Figure 4 – Appendix).

This new residential development will supply the Big White recreational real estate market with high-quality, ski to/ski from accommodation and respond to the increasing popularity of the Black Forest ski terrain.

1.1 Local Planning and Bylaws

The proposed development concept will require amendments to the Black Forest Secondary Plan and Big White Official Community Plan. In 2004, Big White submitted the Black Forest Secondary Plan to the Regional District of the Kootenay Boundary (RDKB) that laid out the vision for this neighbourhood at the time. The proposed single-family zoning for the new District Lots is consistent with the overarching intent of the Black Forest Secondary Plan and the OCP and Zoning designations of the surveyed District Lots that comprise Phase 1 and 2 of the Black Forest Neighbourhood (Figures 5a & 5b).

It anticipated that with the revision and expansion of the Secondary Plan would require the proposed District Lots to obtain Commercial & Multi-Family (DP1) / Alpine Environmentally Sensitive Landscape Reclamation (DP2) Development Permits from the RDKB prior to construction.

¹ Big White acknowledges the need for these parcels to be surveyed in order to complete the Crown grant process.

2. SUBJECT CROWN LANDS AND ACCESS

The subject Crown lands are located within the southeastern portion the Big White OCP boundary on gently sloping lands between Big White Road and the CRA boundary. The main public road (Black Forest Road, DL 4253) exists as a gravel road accessing the Black Forest Base Area. Access to the proposed parcels from Black Forest Road would be achieved through a road Right-of-Way dedication originating in DL 4258.

As part of ongoing work to develop the Black Forest Neighbourhood, Big White secured a road dedication from the Ministry of Transportation and Infrastructure (MOTI) for Black Forest Road that extends from the intersection with Big White Road to DL 4260. Big White will complete the construction of this road as part of Phase 2 of the Black Forest Neighbourhood, at which time MOTI will begin the process to take possession of Black Forest Road.

3. DEVELOPMENT DESCRIPTION AND CONCEPT

The development concept includes 5 parcels for accommodation that would include 220 single-family houses that would amount to 1,320 bed units. One parcel would be dedicated as a Road Right-of-Way. The proposed development concept is delineated in Figure 2 and detailed in Table 1.

Table 1: Black Forest Neighbourhood - Development by Parcel

Parcel	Area (Ha)	Zoning	Unit Type	# of Units	# of Bed Units
Proposed (Phase 3)					
Unsurveyed #1	1.44	R3	Single Family	14	84
Unsurveyed #2*	5.62	R3	Single Family	56	336
Unsurveyed #3	1.05	R3	Single Family	10	60
Unsurveyed #4	8.01	R3	Single Family	80	480
Unsurveyed #5	6.04	R3	Single Family	60	360
Road ROW	2.22	Unzoned	Road	-	-
Total	24.38			220	1,320

*Does not include 0.41 ha Ski Trail Easement (see Figure 2 and 4)

At present, Big White has 6,796 built bed units and 3,737 committed bed units for a total of 10,533 bed units, including those approved as part of Phase 1 of the Black Forest neighbourhood. This leaves 3,267 bed units to be developed from the 13,800 bed units included in the approved 1999 Big White Master Plan.

Big White has previously made application for an additional 530 bed units through the proposed Phase 2 development of the Black Forest neighbourhood. The review process for this application is ongoing but Big White is confident that it will proceed, amended as necessary to align with the All Season Resort Policy. Should Phase 2 of the Black Forest neighbourhood proceed as currently presented, the bed units at Big White would increase to 6,796 built bed units and 4,267 committed bed units, for a total of 11,063 bed units.

With the Phase 3 concept for the Black Forest neighbourhood, built bed units would remain at 6,796 and committed bed units would increase to 5,587 for a total of 12,383 bed units, with 1,417 bed units left to be developed under the 1999 Master Plan.

4. SERVICING

The Phase 3 District Lots in the Black Forest neighbourhood will be serviced with water, gas, and power lines from an underground utilities Right-of-Way (ROW) within DL 4253 (Black Forest Road). Currently, the utility ROW extends to the eastern boundary of DL 4255 (Phase 1) and would be extended along Black Forest Road to the Black Forest Day Lodge.

At this time, Big White is evaluating whether to connect the proposed District Lots to existing sewer lines in DL 4253 (Black Forest Road) or apply to have a new line installed that would connect the lowest point of DL 4258 to the Happy Valley main trunk line directly (crossing through DL 4219 and DL 4220). Waste material from the proposed District Lots could either be pumped up to existing infrastructure in DL 4253 or to the potential line at the bottom of DL 4258. Regardless, the system in the area has the capacity to meet the proposed bed units. The capacity of the sewer infrastructure in DL 4253 (Black Forest Road) is sufficient to service 4,500 guests, while sewer capacity from the main trunk line at Happy Valley to the treatment facility is sufficient to service 9,000 guests. Big White has already developed plans to expand and upgrade its sewage treatment facility incrementally to meet demand generated by the proposed development.

Likewise, Big White's water supply (i.e. permitted use) is sufficient to meet the needs of 13,800 bed units, the number approved under the 1999 Master Plan. Based on the 2020 Water Master Plan (Agua Consulting Ltd.), at the existing 6,796 bed units average annual water demand at Big White is 250 ML, while Big White has the infrastructure and permits in place to utilize 567 ML of water per year (226% of existing). As noted in Sec. 3, with the addition of the proposed District Lots, total built and committed Bed Units at Big White would equal 12,383, well within the water capacity at Big White.

5. TIMELINES

The proposed development of Phase 3 of the Black Forest Neighbourhood would take place gradually over the moderate-term and would be enabled by development of the Phase 2 concept, specifically the road dedication in DL 4258. Phase 3 would serve to maintain a balance between the base area accommodation on offer and the growing on-mountain capacity.

6. ENVIRONMENTAL IMPACT

The boundaries of the District Lots in Phase 3 of the Black Forest neighbourhood respect the Trapping Creek drainage area, sitting well beyond the 30 m riparian buffer from the Creek and all watercourses. An Environmental Review by Cascade Environmental Resource Group (Cascade) (2020) found that most of the tributaries of Trapping Creek within the CRA were ephemeral in nature, and that fish species were limited to lower elevations of the watershed, outside the CRA. The forests were identified as Mature (Balsam) Fir, part of the Engelmann Spruce – Subalpine Fir biogeoclimatic zone.

An updated Black Forest Drainage System Plan will be developed by Agua Consulting Ltd., building on the Plan already developed for Phase 1 and 2 in the Black Forest. Further, Big White will follow the recommendations in Sec. 4 of the Cascade Environmental Assessment (2020) that relate to managing and mitigating impacts on the natural landscape.



7. Appendix – Figures & Tables

Figure 1. Black Forest Phase 3 Context Map..... Page 6

Figure 2. Black Forest Phase 3 Site Plan..... Page 7

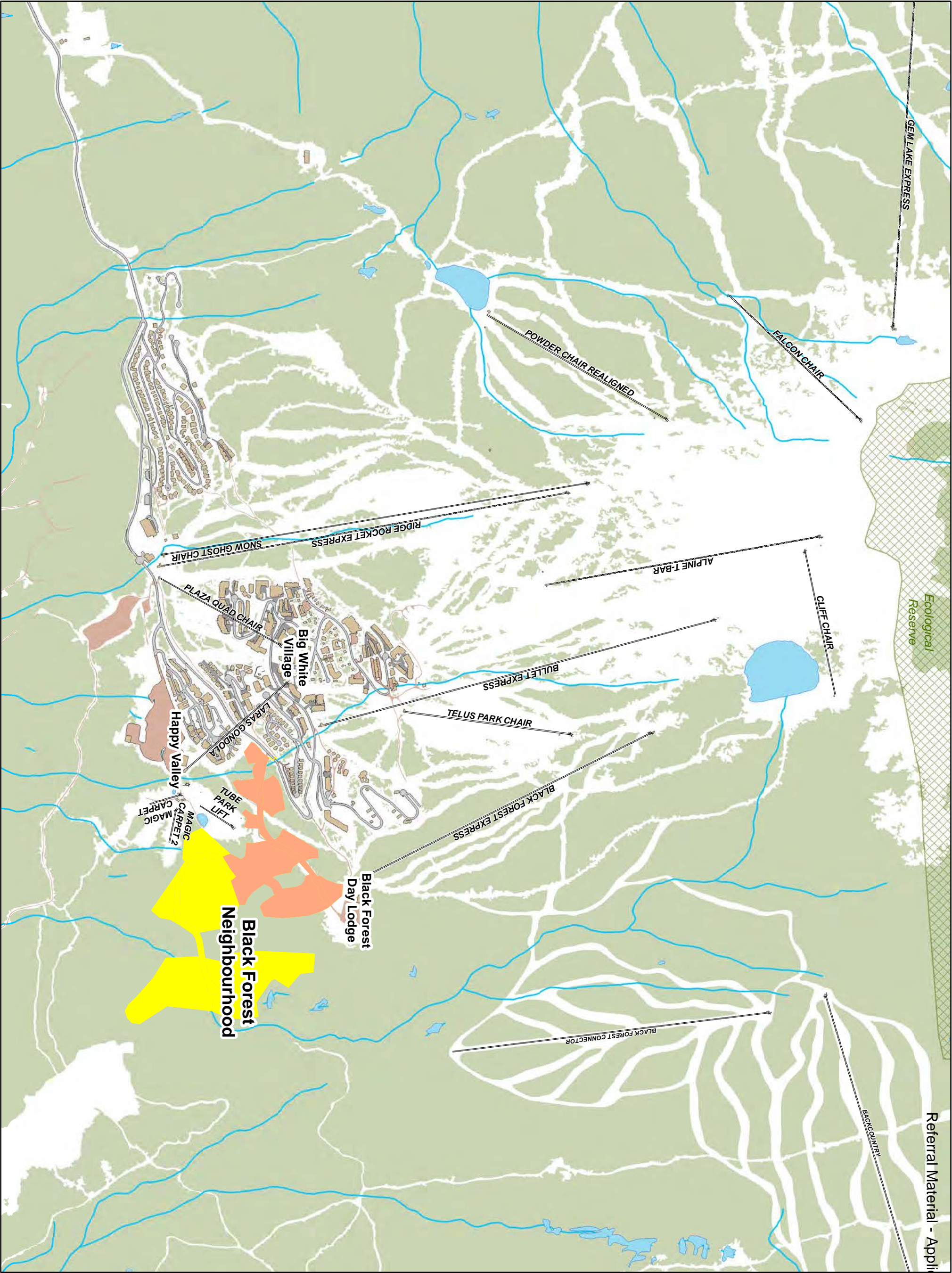
Figure 3. Black Forest Existing Conditions..... Page 8

Figure 4. Black Forest – 2020 Master Plan..... Page 9

Figure 5a. Existing OCP Land Use Designations..... Page 10

Figure 5b. Existing Zoning Bylaw..... Page 11

.....



Referral Material - Applicant Submission



Big White Ski Resort

2021

- Legend**
- Black Forest
 - Neighbourhood - Phase 1 & 2
 - Black Forest Neighbourhood - Phase 3
 - Existing & Committed Ski Lifts
 - Existing Buildings
 - Existing Roads
 - Streams
 - Existing Vegetation

Prepared for:



5315 Big White Road
Kelowna, BC
Canada, V1P 1P3
Tel: (250) 765-3101
email: bigwhite@bigwhite.com

Planning by:



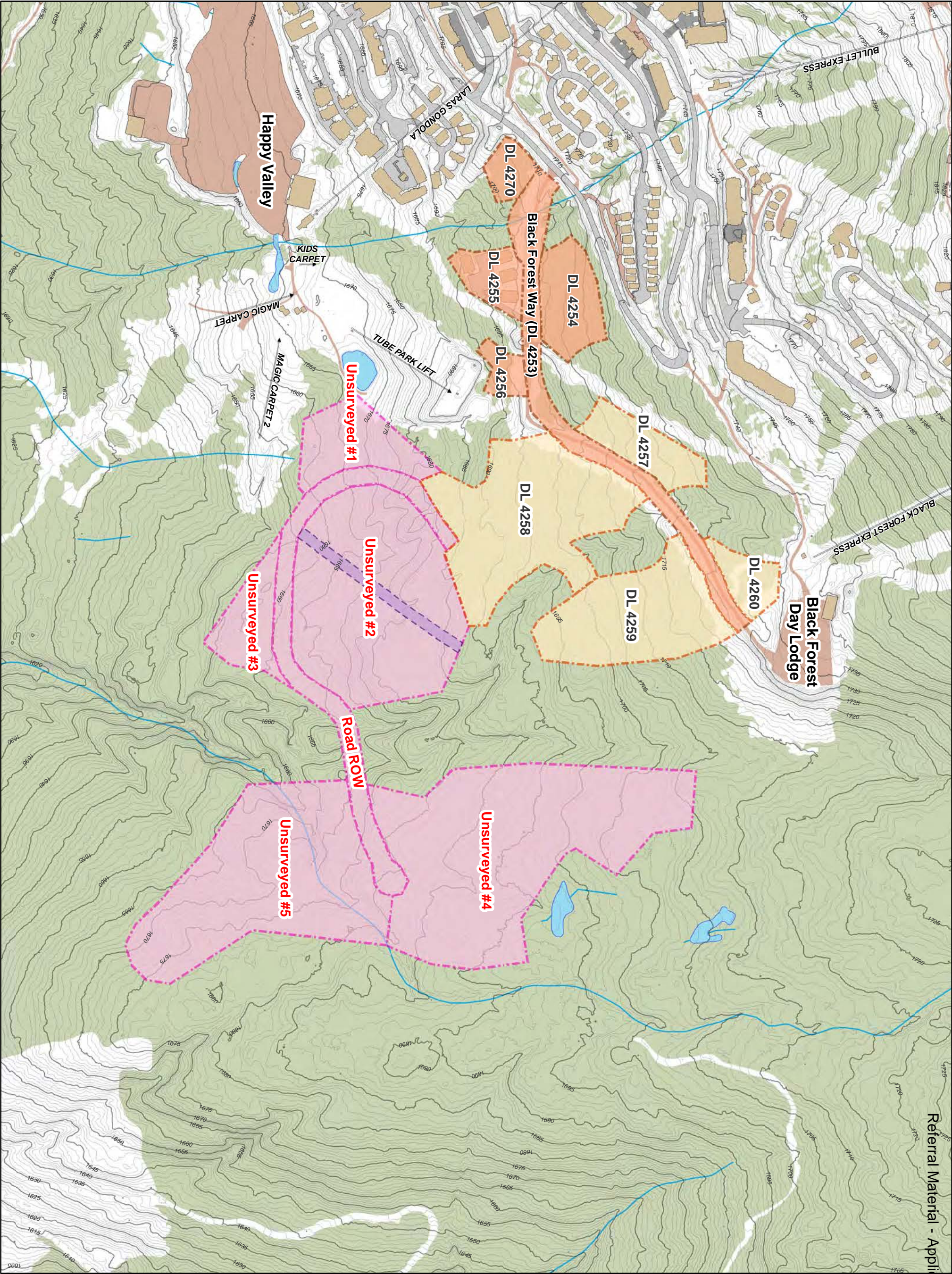
4-1005 Alpha Lake Road
Whistler, B.C.
Canada, V8E 0H5
Tel: (604) 932-7002
email: bha@brentarley.com



1:15,000 at 11"x17" NAD 83 UTM Zone 11N
0 150 300 450 600 Meters

Context Map
Black Forest
Phase 3

Figure 1



Referral Material - Applicant Submission



Big White Ski Resort

2021

Legend

- Black Forest - Phase 3 (Proposed)
- Black Forest - Phase 2 (Submitted)
- Black Forest - Phase 1 (Approved)
- Proposed Ski Trail Easement
- Existing Ski Lifts
- Existing Buildings
- Existing Roads
- Streams
- Existing Vegetation

Prepared for:



5315 Big White Road
Kelowna, BC
Canada, V1P 1P3
Tel: (250) 765-3101
email: bigwhite@bigwhite.com

Planning by:



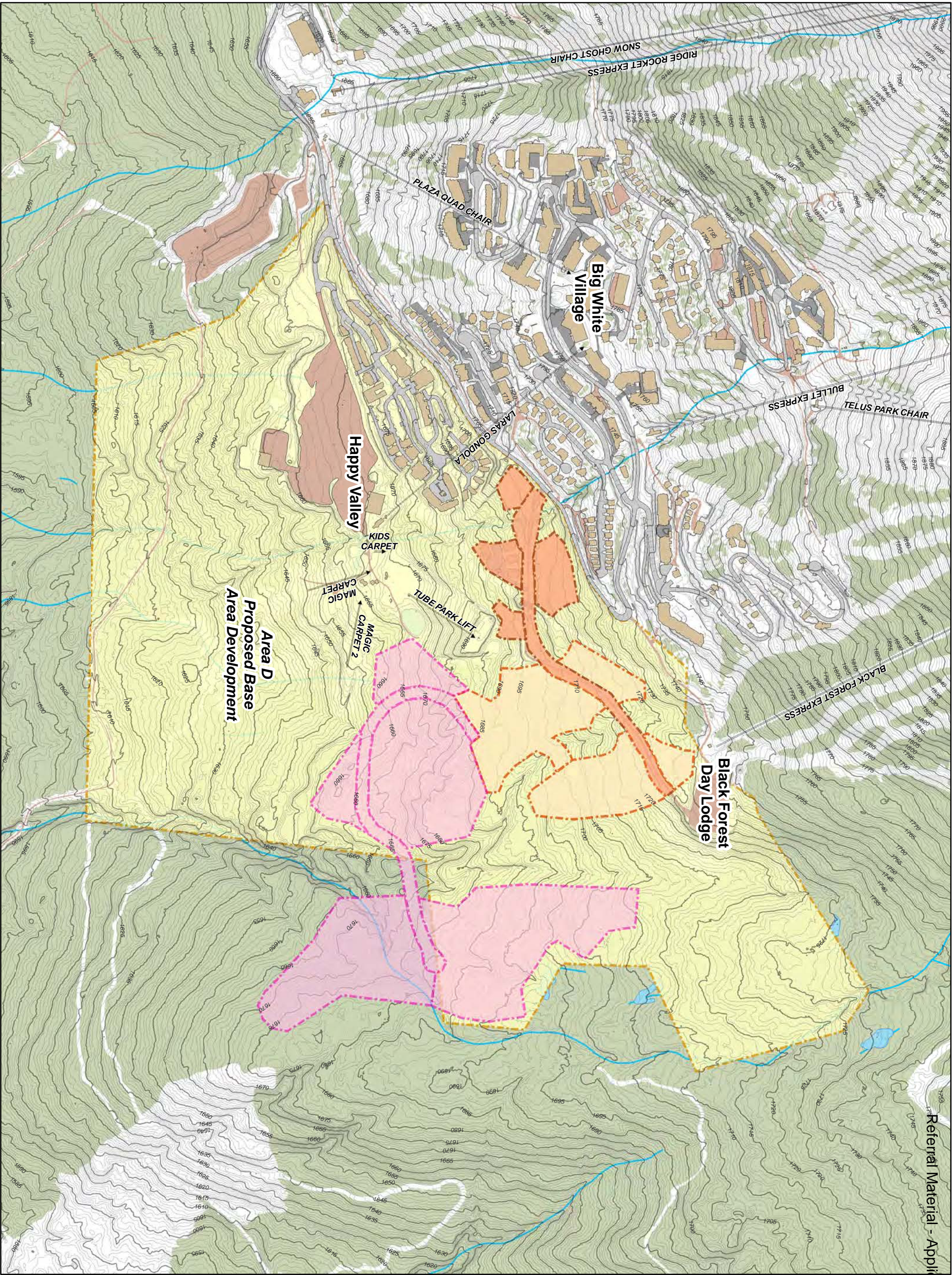
4-1005 Alpha Lake Road
Whistler, B.C.
Canada, V8E 0H5
Tel: (604) 932-7002
email: bha@brentley.com



1:5,000 at 11"x17" NAD 83 UTM Zone 11N
0 40 80 120 160 Meters

Site Plan
Black Forest
Phase 3

Figure 2



Referral Material - Applicant Submission



Big White Ski Resort

2021

Legend

Black Forest - Phase 3 (Proposed)

Black Forest - Phase 2 (Submitted)

Black Forest - Phase 1 (Approved)

Area D - Proposed Base Area Development

Existing Ski Lifts

Existing Buildings

Existing Roads

Streams

Existing Vegetation

Prepared for:



5315 Big White Road
Kelowna, BC
Canada, V1P 1P3
Tel: (250) 765-3101
email: bigwhite@bigwhite.com

Planning by:



4-1005 Alpha Lake Road
Whistler, B.C.
Canada, V8E 0H5
Tel: (604) 932-7002
email: bha@brentarley.com



1:7,500 at 11"x17" NAD 83 UTM Zone 11N













Existing Conditions
Black Forest
Phase 3

Figure 3

Big White Ski Resort Master Plan 2021

2021

Legend

- | | |
|---|---------------------------------------|
|  | Black Forest -
Phase 3 (Proposed) |
|  | Black Forest -
Phase 2 (Submitted) |
|  | Black Forest -
Phase 1 (Approved) |
|  | Proposed Ski Trail
Easement |
|  | Existing Buildings |
|  | Future Buildings |
|  | Existing Ski Lifts |
|  | Future Lifts |
|  | Existing Roads |
|  | Phase 2 Roads |
|  | Phase 3 Roads |
|  | Future Roads |

Prepared for:



3315 Big White Road
Kelowna, BC
Canada. V1P 1P3
Tel: (250) 765-3101 Fax: (250) 491-6122
Email: bigwhite@bigwhite.com

Planning by:



11005 Alpha Lake Road,
Whistler, B.C.
Canada. V8E 0H5
Tel: 604 932 7002
Email: bha@brentharley.com

A statement of limitations to the information contained on the map has been compiled. BHA, from a variety of sources and is subject to change without notice. BHA makes no representation or warranty, expressed or implied, as to accuracy, completeness, timeliness or rights to the use of such information. BHA shall not be liable for any general, special, indirect, incidental or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of information contained on the map.



Black Forest Phase 3 Master Plan

Figure 4



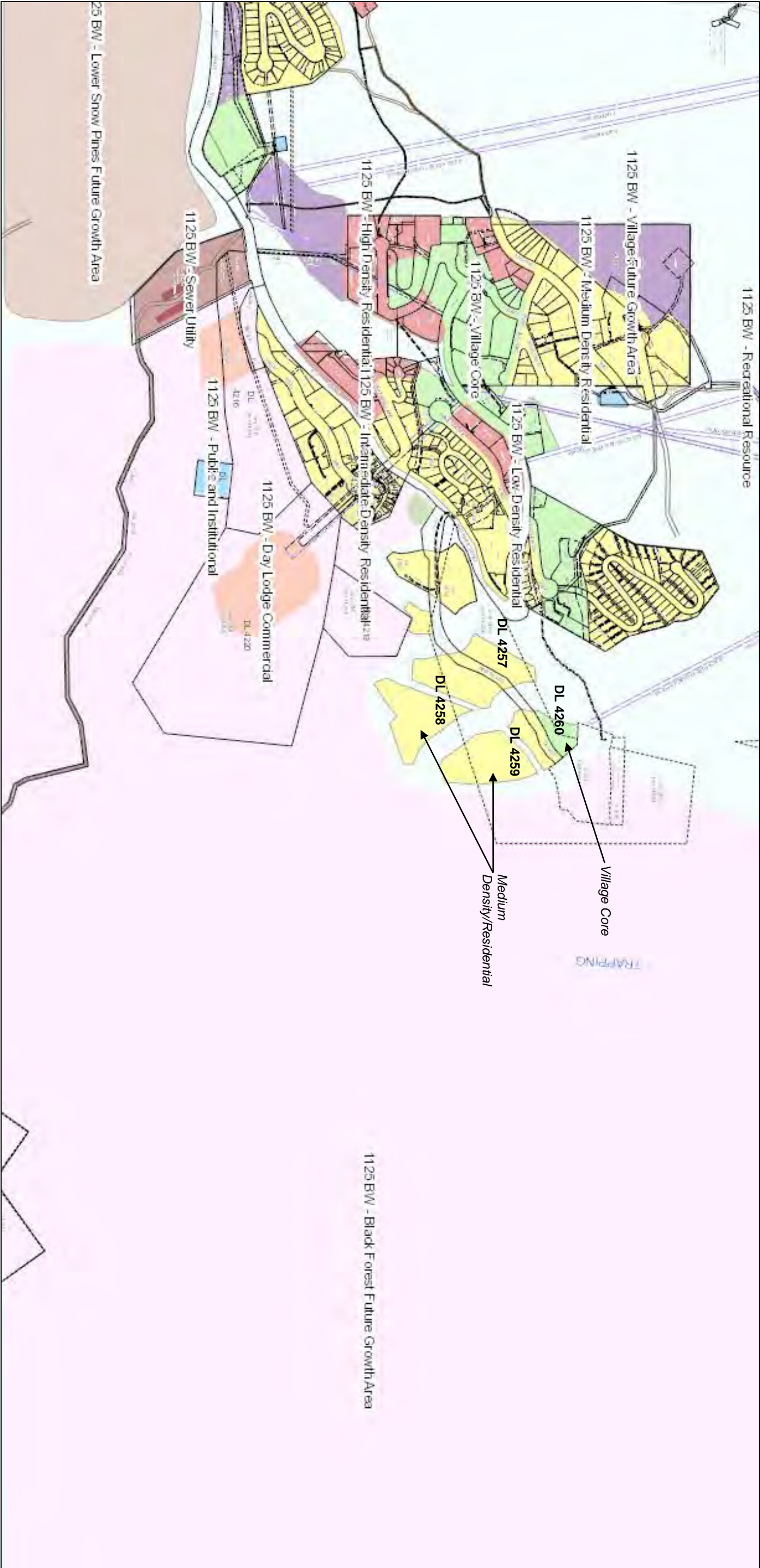


Figure 5a. Regional District of the Kootenay Boundary – Existing OCP Land Use Designations

