



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

**Monday, February 5, 2024 — 5:00 pm**

### **AGENDA**

**Big White Fire Hall and via tele-conference 1-877-385-4099**

**Participant Access Code: 8340018#**

No new business was received. Therefore, the meeting is cancelled unless contacted by the Chair.

---

**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)**

**4. Draft Minutes**

The minutes of the January 2, 2024, Electoral Area E/ West Boundary – Big White Advisory Planning Commission meeting are attached.

**5. Delegations**

**6. Updates to Applications and Referrals**

**7. New Business**

**8. For Information**

**9. For Discussion**

**10. Adjournment**



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

Tuesday, January 2, 2024  
Big White Community School  
In person and via tele-conference

**Present:**

Rachelle Marcinkoski, Chair  
Mike Figurski, Vice-Chair (arrived 1747)  
John LeBrun, Secretary  
Paul Sulyma  
Carla Berrie

Director Sharen Gibbs

**Absent:** Anna Byrne

**RDKB Staff Present:** Donna Dean  
JoAnn Peachy

**Guest(s) Present:** David and Lisa McFarlane owners  
Lot1, Bullet Creek Cabins.  
Conrad Wiker, Agent for Lot 1, Bullet Creek Cabins.  
Ross Derrik owner Globe Restaurant.

---

**1. Call to Order**

The meeting was called to order at 1709.

**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**

**Recommendation:** That the January 2, 2024, Electoral Area E/ West Boundary – Big White Advisory Planning Commission agenda be adopted as presented. **CARRIED**

### 4. **Adoption of Draft Minutes**

**Recommendation:** That the October 3, 2023, Electoral E/ West Boundary – Big White Advisory Planning Commission Minutes be adopted as presented. **CARRIED**

### 5. **Delegations** See guests above.

### 6. **Old Business and Updates to Applications & Referrals**

### 7. **New Business**

#### **A. 0882453 BC LTD. (Conrad Wilker-Agent)**

RE: Development Variance Permit

RDKB File: BW-4202-07909.188/2023-078

#### **Discussion/Observations:**

1. The discussion was started with a presentation from the agent with input from the owners. They outlined that they had followed all requirements from the RDKB and were well on the way to complete the project when a stop work order was put on the property on or about May of 2023. The owners stated they have been working on the project since the project was approved in 2009. They stated they have spent a lot of money on lawyers, engineers and building costs and for the variance not to be approved a lot of money and time would be wasted.
2. The discussion from the APC started with the question of why the APC was asked to review this application. The application presented to the APC has many unanswered questions that some of the committee felt would require the input from lawyers, engineers and research from the RDKB Planning Department. The RDKB sent it back to the APC for comment because they had supported the request in the past. With that said the application was considered.
3. It was stated from the RDKB that the application was not in accordance with the approved site plan, was in a different location and built not in accordance with the approved building plan as

submitted in 2021.

4. There were letters of support from Fortis and Big White Utilities with conditions. There was no indication in the paperwork that those conditions would be met.
5. There was a letter of support from the Strata as there were a couple of letters of non-support from owners within the strata. Their concern was that there were liability issues with the build if it was approved. The Strata council did not indicate that they were aware of liability issues before recommending their support.
6. The report would indicate that no inspection of the property was conducted until the project was issued a stop work order.
7. The committee then discussed a number of issues concerning dates and what was done when. Without factual data from the RDKB about when or if inspections were done it was hard to determine exactly what happened when.

The Chair called for a vote on the application for a variance.

The vote was: 2 voted in favor of the variance.

3 voted against approval.

The chair then asked each member for their reason for vote.

After each member responded the Chair asked for another vote.

The vote was: 2 voted in favor of the variance

1 voted in favor with comment.

1 abstained.

1 voted against.

### **Recommendation:**

It was moved, seconded, and resolved that the APC recommends to the Regional District that the Development Variance Permit

Be supported with comment.

**CARRIED**

**B. Big White Ski Resort-Globe Restaurant**

RE: LCRB Referral

RDKB File: BW-4109s-07444.450/2023-106

**Discussion/Observations:** Ross Dereck provided comments about the need for this application. The committee had no questions about the application.

**Recommendations:**

Be supported without comment

**CARRIED**

**C. Happy Valley Day Lodge-Altitunes**

RE: Special Events License

RDKB File: BW-4220-10293.275/2023-111

**Discussion/Observations:** The application was similar to the request last year with increase in drink costs. The committee thought the event last year was well received and well run.

**Recommendations:**

Be supported with comment

**CARRIED**

**D. Big White Ski Resort**

Re: Crown Grant Application

RDKB File: BW-2713-Ridge Base/2023-114

**Discussion/Observation:** None

**Recommendation:**

Be supported without comment

**CARRIED**

**8. For Information**

A. 2024 Planning and Development Application Process and Meeting Schedule.

1. Sharen will discuss with the RDKB to change the location and day of the meeting back to the Firehall on Monday with next month's meeting. The

meeting will be held on the following Tuesday if the Monday is a holiday.  
Zoom would be available for all meetings.

2. APC Guide attached. No input.
3. A new alternate director has been appointed for Area E and he is Grant Harfman who will be taking his oath of office this month.

**9. Election of Chair, Vice-Chair and Secretary.**

Chair: Cala Berrie

Vice-Chair: Mike Figurski

Secretary: John LeBrun

There were no other nominations all 3 nominations were elected by acclamation to respective positions.

**10. For Discussion**

Rachelle Marcinkoski announced that she would have to resign from the committee effective immediately. Sharen and the committee members thanked her for her time on the committee.

**11. Adjournment**

**MOVED AND SECONDED** that the meeting be adjourned at 1826.