



**ELECTORAL AREA 'E'  
(BIG WHITE)**

**ADVISORY PLANNING COMMISSION**

**MINUTES**

Tuesday, February 7, 2017 at the Big White Ski Patrol Hut, commencing at 5:00 p.m.

**PRESENT:** Deb Hopkinson, Jude Brunt, Gerry Molyneaux, John Lebrun, Cat Schierer

**ABSENT:** Paul Sulyma

**RDKB DIRECTOR:** Vicki Gee, by telephone

**RDKB STAFF:**

**GUESTS:** Dennis Skuter applicant, by telephone re Strata Conversion

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**1. CALL TO ORDER**

The meeting was called to order at 4:08 p.m.

**2. ADOPTION OF AGENDA (Additions/Deletions)**

It was moved and seconded that the February 7, 2017 Electoral Area 'E' APC agenda be adopted, with the addition of LCB process to New Business

**3. ADOPTION OF MINUTES**

It was moved and seconded that the January 3, 2017 Electoral Area 'E' Big White Advisory Planning Commission minutes be adopted.

**4. DELEGATIONS**

**5. OLD BUSINESS**

Question from John Lebrun re: status of Sessions LCB application, Vicki Gee answered that it was not approved by the RDKB board.

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**6. NEW BUSINESS**

**A. Mountain Sky Properties (Stonegate Resort and Spa)**

**RE: Strata Conversion**

Lot A, DL 4109S & 4203, SDYD, Plan KAP 72031

RDKB File: BW-4109s-07909.051

Discussion/Observations:

Why is it necessary to have a strata conversion, what triggered it?

Answer from Mr. Skuter, it is a timing issue after Phase 1 and Phase 2 the economic climate caused the development to put Phase 3 on hold. So with the restart of Phase 3 it was necessary to come back to the strata process.

The APC supports the strata conversion.

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the subject referral be supported.

**B. BC Timber Sales**

**Re: Operating Plan #12**

**Nevertouch Lake area**

RDKB File: BW-B-54

Discussion/Observations:

We understand that there are some significant wetland areas in the Nevertouch Site location, so we have concerns for the watershed.

The Nevertouch area is visible to Big White riding Bullet Chair looking to the riders right. One of our concerns is for the viewscape.

Secondly Big White Ski Resort should be consulted as it might impact future development in this area, as we believe that this area is included in the resorts Master Plan.

Vicki Gee explained that the Timber companies and Ministry of Forests are making an effort to develop processes for better public consultation, and we appreciate that.

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the subject Development Application be:

1. Not Supported (Concern for Watershed protection, the view from the ski resort, and it will be necessary for BC Timber Sales to consult with Big White Ski Resort)

**C. Provincial Referral – LCLB**

**RE: Permanent change to Liquor License for Black Diamond Bar & Grill**

Discussion:

The change from 11:00 am to 9:00am will not negatively affect the community as this license is already in place in most of the other restaurants in the community.

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the subject Development Application be supported.

**7. ADJOURNMENT**

It was moved and seconded that the meeting be adjourned at 5:00 p.m.