



ELECTORAL AREA 'E'
(BIG WHITE)
ADVISORY PLANNING COMMISSION
MINUTES

Tuesday, March 7, 2017 at the Big White Ski Patrol Hut, commencing at 4:00 p.m.

PRESENT: Deb Hopkinson, Jude Brunt, Gerry Molyneaux, John Lebrun, Cat Schierrer
ABSENT: Paul Sulyma
RDKB DIRECTOR: Vicki Gee
RDKB STAFF: Carly Rimmell
GUESTS: Paul Plocktis BWSR, Jeremy Hopkinson BWSR, 4 community members

1. CALL TO ORDER

The meeting was called to order at 4:10 p.m.

2. ADOPTION OF AGENDA (Additions/Deletions)

It was moved and seconded that the March 17, 2017 Electoral Area 'A' APC agenda be adopted.

3. ADOPTION OF MINUTES

It was moved and seconded that the February 7, 2017 Electoral Area 'E' Big White Advisory Planning Commission minutes be adopted.

5. DELEGATIONS

6. OLD BUSINESS

No old business

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7. NEW BUSINESS

- A. Big White Ski Resort Ltd.
Brent Harley & Assoc. Inc. Agent
RE: Referral Mountain Resorts Branch - Crown Grant**
Southeastern Portion within the Big White Control Recreation Area
(CRA) Boundary
RDKB File: BW-4254-4255-Temp

Discussion/Observations:

Information pertaining to the crown grant process was provided by the applicant for the benefit of the committee and the community guests.

The supply of Staff Housing is supported in the community, although there were concerns raised about a possible loss of income for some owners. With the lack of rentals for out of town guests and local residents this should not prove to be a problem.

Recommendation:

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

- B. Big White Ski Resort Ltd.
Brent Harley and Associates Inc., Agent
RE: Zoning Amendment**
Black Forest Area
RDKB File: BW-4255-Temp

Discussion/Observations:

Information relayed to committee re zoning process, APC discussion and recommendations go to the board and a public meeting will be scheduled before rezoning approval.

Questions to the applicant:

Will there be snow removal issues with no covered parking required?

Usually only 10% of staff living on the mountain own vehicles. When all buildings are completed there will be 48 beds times four buildings for a total of 192 beds. There will be 56 parking spaces 29%

Clarification requested regarding setbacks described on page 5 of 6, explained by Carly and Vicki.

Will the design of buildings be as shown?

Yes this is the design pending approval process.

Will there be RVs or campers allowed on site?

No.

Current zoning allows for off-site parking if required, might not use it in this case but may in future. This development plan does not use it.

Will the parking be sufficient if this property is ever used for something other than staff housing?

It is unlikely that it will ever be used for anything but staff housing.

Will the 17 meter height of the building be a problem for the lot 4254 above 4255?

There is an 8% grade to this property and Lot 4254 will be a Big White lot so they are aware.

Recommendation:

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

C. John Lebrun has suggested that our meetings move to the Big White Fire Hall as it would be more convenient than the Ski Patrol Hut which is only open seasonally. There is better parking at the Fire Hall and it is an RDKB property.

8. ADJOURNMENT

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