



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

Tuesday, February 6, 2018 at Big White Fire Hall, Big White Ski Resort, commencing at 4:00 p.m.

Minutes taken by: Deb Hopkinson

PRESENT: Gerry Molyneaux, John Lebrun, Cat Shierrer, Deb Hopkinson,
Paul Sulyma (by phone), and Jude Brunt

ABSENT:

RDKB DIRECTOR: Vicki Gee

RDKB STAFF: Donna Dean, Manager of Planning and Development

GUESTS: Jeremy Hopkinson

1. CALL TO ORDER

The meeting was called to order at 4:07 pm.

2. ADOPTION OF AGENDA (Additions/Deletions)

It was moved and seconded that the February 6, 2018 Electoral Area 'E'/Big White APC agenda be adopted.

3. ELECTION OF CHAIR, VICE-CHAIR AND SECRETARY

- 1) Election of the Chair, Deb Hopkinson (M: Gerry Molyneaux, S: John LeBrun)
- 2) Election of the Vice-Chair, Gerry Molyneaux (M: Cat Shierrer, S: Deb Hopkinson)
- 3) Election of the Secretary, Paul Sulyma (M: John LeBrun, S: Cat Shierrer)

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4. ADOPTION OF MINUTES

It was moved and seconded that the October 3, 2017 Electoral Area 'E'/Big White APC minutes be adopted.

5. DELEGATIONS

None.

6. OLD BUSINESS

A. LCLB Referral – Big White Ski Resort, The Bullwheel

RE: Liquor Primary Licence – Addition of a Patio

5275 Big White Road, Big White Ski Resort

Electoral Area 'E'/West Boundary

RDKB File: BW-4201-07907.320

We did not have a quorum for the APC meeting on December 5, 2017 but our comments were taken into account at the Board of Directors meeting. The Board of Directors were about to send along their approval for the licence application to the Liquor Board when emails and letters were received from some White Crystal owners voicing concerns. The concerns were around hot tub location and access and noise to units above. Later, a letter from the strata association for the building was received giving support to the licence application.

The Board felt at that time that a public hearing would be required. Director Gee will be present. Minutes will be recorded. The hearing will be held on February 27, 2018 at 6:00 pm in the White Crystal.

Time line for this process: the minutes from the public hearing will go the Board at the March 14th meeting where they will render their opinion; and that opinion will go to the Liquor Board, who are the ones who have the final say on the licence.

7. NEW BUSINESS

A. Rosen, Judy and Varhanik, Lance

Re: Development Permit Application

595 Feathertop Way, Big White

File: BW-4222-07500.950

Discussion/Observations:

The APC heard from Donna Dean that this applicant will be seeking a variance for the foundation encroachments into the setback. We will therefore set aside the landscaping discussion until that application is received.

8. FOR DISCUSSION**A. Official Community Plan and Phased Developments**

Concern was expressed about the current process of waiting for the last unit to be built in a phased development before the landscaping must be completed. This can result in significant erosion potential for developments that span several years. Donna Dean suggested that the Development Permit Guidelines and permits could be written such that landscaping for each phase would have to be completed before proceeding to the next phase.

John Lebrun also expressed concern that the amount held by the RDKB as an irrevocable Letter of Credit would not be enough for landscaping at Sundance since the bricks for a retaining wall alone may cost as much as \$130,000 and labour would be on top of that.

A question was raised regarding whether the RDKB could hold a bond for paving of interior roads in a building strata similar to the bond held for the Feathertop Way development which was a bare land strata.

Problems have occurred at Trailside Development as well with the foundation of unfinished phase leaving exposed rebar and posing a hazard to residents, that would not be allowed on a construction site. Half of the paving not completed.

We can suggest changes to OCP regarding phased developments.

Big White is on the list for an OCP review, the last one done in 2001. Donna Dean expects to be starting in two to three years, when staff has completed or nearly completed other projects.

Jeremy Hopkinson suggests that the resort will have a Master Plan ready to go in one to two years, and the OCP project should have that in hand to better understand the requirements of the community.

B. Staff Housing

Donna Dean clarified that the concession made regarding parking was that no covered parking was required. The same number of stalls was required for staff housing on Black Forest Road.

It has been suggested that the housing would be rented out in the summer to persons other than staff. The APC questioned whether that be allowed. Donna said she would confirm whether it would be allowed.

There will be an application at our next meeting for the corner lot low side of Black Forest Rd. and Big White Rd. which will be for staff or hostel use.

These items may be discussed at the Town Hall Meeting on March 6th.

C. Feathertop Way – Design Guidelines

Concerns have been raised that even with a building scheme on title the building inspector can only insure that the building is to code. So when key design elements are changed for cheaper options the Regional District cannot enforce the building scheme.

One way to help with this issue would be to designate some areas as intensive Residential Development and design guidelines could be added to the OCP for those areas. This would give the building inspectors the ability to make sure the guidelines are conformed to.

Recent renovations for a home in the White Forest have taken the required three covered parking spaces out and replaced with recreational space in the home. These spaces are there to insure enough parking on site so that people are not parking in the street. This is to ensure snow removal can be done.

D. Park Dedication – RDKB

Trigger

The trigger for the requirement for parkland dedication is when three or more additional parcels are being created and the smallest parcel being created is 2 hectares or less.

Amount of Land

The amount of land that may be required or used for establishing the amount that may be paid must not exceed 5% of the land being proposed for the subdivision.

Land or Cash

If there is a parks service, which is the case for all five RDKB electoral areas:

- With an OCP that contains policies and designations respecting the location and type of future parks, the RDKB determines whether parkland or cash in lieu should be used to satisfy the parkland requirements.
- With no OCP that contains policies and designations respecting the location and type of future parks, the owners have the option of providing either parkland or cash in lieu.

Determining the Cash Value

- The owner and the RDKB may agree on the cash value
- If there is no agreement, BC's Subdivision Parkland Valuation Regulation 20/86 is triggered
- The value shall be determined by an appraiser appointed by the owner and the local government (BC Reg 20/86).

High Forest park dedication has not been decided yet as an appraisal has not been done yet.

The OCP review will include a potential trail plan.

Some trails currently are easements or Statutory rights of way either over privately held land or Crown land. If the trail is over Crown land then Big White could either purchase crown land for trails at actual real estate prices, or possibly apply for a partnership agreement with the Province. Discussion with the Ministry and RDKB Planning would be beneficial. Jeremy Hopkinson and Donna Dean will arrange to meet with the Lands official.

9. FOR INFORMATION

As the December 5th Electoral Area 'E' (Big White) APC Meeting did not have quorum, comments from the meeting were provided for information purposes.

10. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 5:15 pm.