



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

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

Minutes taken by: Deb Hopkinson

**PRESENT:** John Lebrun, Gerry Molyneaux, Deb Hopkinson, Jude Brunt,  
Paul Sulyma (telephone) and Cat Schierrer (telephone)

**ABSENT:**

**RDKB DIRECTOR:** Vicki Gee

**RDKB STAFF:**

**GUESTS:** Jeremy Hopkinson

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**1. CALL TO ORDER**

The meeting was called to order at 4:03 pm.

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

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

**3. ADOPTION OF MINUTES**

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

**4. DELEGATIONS**

None.

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**5. UPDATED APPLICATIONS AND REFERRALS**

**6. NEW BUSINESS**

**A. ROSEN, J. and VARHANIK, L.**  
**Re: Development Variance Permit Application**  
595 Feathertop Way, Big White  
Electoral Area 'E'/West Boundary  
RDKB File: BW-4222-07500-950

**Discussion/Observations:**

The architect does not appear to have worked with the lot size.

The variance does not appear to be resolving a hardship.

Diagram provided was not terribly clear.

1.5 meters into the setback could cause the neighbouring property issues building in the future.

**Recommendation:**

It was moved, seconded and resolved that the APC recommends to the Regional District that the subject Development Variance Permit application not be supported.

This is not resolving a hardship.

Neighbouring property may be impacted having the setback reduced by half.

**Comments:**

"We do, however, support their landscaping plan with the exception of a tree planted in what appears to be the road allowance."

**B. BIG WHITE SKI RESORT LTD.**  
**Brent Harley and Associates Inc.**  
**Re: Bylaw Amendment Application**  
Unsurveyed Crown Land south east of  
Big White Road and Black Forest Way  
RDKB File: BW-4253 Black Forest

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**Discussion/Observations:**

The proposal is to rezone the site to Employee Housing Residential and to add Hostel as a permitted use. This would allow for some flexibility for developers to rent space to employees and others.

The previous employee housing project received a concession from the Regional District that did not require them to supply covered parking. Should Hostel be added to the Employee Housing Residential 6A would that then require the covered parking? The applicant has stated in the report that they will meet whatever parking requirement is put on this property. The applicant prefers having parking on site, although there is an opportunity to supply offsite parking up to 400m away.

Hostel amendment to Employee Housing Residential provides a service in short supply.

Parking needs for staff and hostel users are possibly not as high as most arrive without vehicles.

The cost of developing 44 beds was 4 million dollars. The resort intends to use these facilities for staff but when there are vacancies, they should be able to recover costs.

Employees of mountain and some businesses are given housing contracts; these hold them to a code of conduct and allows access to units, with notice. This allow for some control of how the units are used. This would not apply to hostel users.

**Recommendation:**

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

Additional low cost employee housing is required but not always occupied and the hostel addition allows for some cost recovery.

Hostel users might take over from employee use if rents rise.

Big White Ski Resort needs employee housing and is committed to building and supplying housing for staff.

**8. FOR DISCUSSION**

There is a need to reduce snow load amounts for buildings, as they are higher than anywhere else in the province.

The Commission would like to see an amendment to the OCP, which puts the entire resort under the umbrella of an Intensive Residential Development. As we are seeing people ignore the design criteria for their strata areas, by using different materials than specified, or by building rooms in their garages eliminating mandated covered parking. When the design criteria is not adhered to, the building inspectors need to have the ability to stop work.

**9. FOR INFORMATION**

**10. ADJOURNMENT**

It was moved and seconded that the meeting be adjourned at 5:10 pm.