



ELECTORAL AREA 'E' (BIG WHITE)

ADVISORY PLANNING COMMISSION

MINUTES

Monday, June 25, 2018 at Big White Fire Hall - Big White Ski Resort, commencing at 4:00 p.m.

PRESENT: John Lebrun (by phone), Gerry Molyneaux, Deb Hopkinson, Jude Brunt (by phone), Cat Schierer

ABSENT: Paul Sulyma

RDKB DIRECTOR: Vicki Gee (by phone)

RDKB STAFF:

GUESTS: Jeremy Hopkinson, Ray (from Berezan Properties)

1. CALL TO ORDER

The meeting was called to order at 4 pm

2. ADOPTION OF AGENDA (Additions/Deletions)

Moved and seconded that the June 25, 2018 Electoral Area 'E' (Big White) Advisory Planning Commission Agenda be adopted.

3. ADOPTION OF MINUTES

correction Vicki Gee was not present at the meeting May 8th, 2018

Moved and seconded that the May 8, 2018 Electoral Area 'E' (Big White) Advisory Planning Commission Minutes be adopted.

4. **DELEGATIONS**

Jeremy Hopkinson and Berezan representative regarding Big White application

5. **UPDATED APPLICATIONS AND REFERRALS**

6. **NEW BUSINESS**

A. Big White Ski Resort (Brent Harley)
RE: Development Permit Amendment
RDKB File: BW-4255-10293.275

Discussion/Observations:

Outstanding items were identified with the application May 2017 for the four buildings. One building was allowed to proceed

These items were access for garbage, and a discussion of waste and recycling bins and compaction facilities, and fire department concerns regarding width of access and emergency vehicle parking.

Jeremy Hopkinson says that Brent Harley and associates have redrawn the parking next to all the buildings to allow for that concern. He also says that the garbage concerns have been addressed with Tim Dueck.

The driveway has been widened to 7.5 meters.

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the subject Development Variance Permit Application be *(Select one of the following options)*

1. Supported

B. Iron Horse Developments Ltd. (Marvin Dean)
RE: Development Permit Amendment – Grizzly Ridge
RDKB File: BW-4213-07913.242

Discussion/Observations:

As part of the landscape plan, snow storage, which will be on either side of the driveways include some large trees, and what appear to be large blast rock. The planting of large trees

should not be encouraged, as they are not likely to survive snow storage as well as small shrubs. Large rocks in these areas are not helpful for snow removal.

We are concerned about runoff a flooding event that occurred last spring into Snow Pines 1 washed out a driveway.

Blasting of rock may block creeks.

Are there sufficient culverts?

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the subject Development Variance Permit Application be *(Select one of the following options)*

1. Supported with conditions (state the conditions):

Review of landscape plan for snow storage, no large trees or rocks to side of driveways

A careful look at storm drainage should be done.

8. FOR DISCUSSION

Our request for an Intensive Residential Development provision in the OCP is on the list for staff.

By laws are available to view on line and so far there is one nuisance by-law related only to Big White, the noise by-law.

The OCP in Bridesville is almost complete and an OCP for Big White should begin in 2019 Big White's master Plan should be available to work with by then as well.

A discussion on adjusting snow load building requirements was opened with Donna Dean who suggested that some buildings had collapsed in other areas under snow loads where the requirement was not as high. However questions regarding the age of buildings that were affected and snow load requirements at that time need to be answered.

The concern at Big White is that the requirement is too high.

Should be looked into by engineering consultants.

Regulations for cannabis

Big White has stated that it is a no-smoking area, which includes all its properties, so it is assumed that would be all smoking materials. Does not apply to privately held properties.

Sale of cannabis would be, we assume in existing liquor outlets and not in standalone shops. There would be public consultation, it would be the same as for liquor licenses. This could be

discussed within the OCP process. Regional district does not issue business licenses would have to be a cabinet order so the number of outlets at the mountain is in question.

A Public Hearing to be held regarding application for Big White Employee housing to also be designated as hostels. July 11th – 5pm at the Inn at Big White conference room.

Concerns, that the builders should be able to make some income from investment. Mountain businesses benefit from employee housing so the buildings are unlikely to be used for other purposes.

Parking concessions were made in original application, no covered parking. However few employees come with vehicles.

9. FOR INFORMATION

10. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 4:42