



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

Tuesday, April 2, 2019 at Big White Fire Hall - Big White Ski Resort, commencing at 4:00 p.m.
Minutes taken by: Paul Sulyma

PRESENT: John Lebrun, Gerry Molyneaux, Deb Hopkinson, Paul Sulyma,
Cat Schierer, and Rachelle Marcinkoski Quorum present

ABSENT:

RDKB DIRECTOR: Vicki Gee via Telephone

RDKB STAFF:

GUESTS: Jeremy Hopkinson

1. CALL TO ORDER

The meeting was called to order at 4:00 p.m.

2. ADOPTION OF AGENDA (Additions/Deletions)

Recommendation: That the April 2, 2019 Electoral Area 'E' (Big White) Advisory Planning Commission Agenda be adopted.

3. ADOPTION OF MINUTES

Recommendation: That the March 5, 2019 Electoral Area 'E' (Big White) Advisory Planning Commission Minutes be adopted.

4. DELEGATIONS

Naomi Woodland (Mooney Supply Inc.)

5. UPDATED APPLICATIONS AND REFERRALS

No Updates

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6. NEW BUSINESS

- A. Mooney Supply Inc.**
RE: OCP and Zoning Amendment
6380 Whiskey Jack Road
RDKB File: BW-4109s-07428.000

Discussion/Observations:

- Pg 1 – States the zoning would not be in compliance.
Pg 2 – Proposes Hostel – Area cannot support the increase of population.
Pg 2 – Implications – RD encourages affordable housing outside the village core
Pg 3 – Implications – Affects all properties surrounding.
Pg 5 – Height of Building – Allowable up to 20m – Increase of 11m
Pg 6 – Width of the building - Based on the lot size the building could only be 10m Wide
Pg 7 – Parking requirements – Based on the size of the lot parking would be challenging
- Jeremy Hopkinson– Original OCP – Surveyed property owners regarding concern of retail development moving away from the village core. It was decided that the community wanted to keep the village related activities (retail spaces etc.) in the village.
 - Hostel development for the purpose of staff housing is not a desirable change. Nor does the APC think it is a valid reason to change the zoning.
 - RDKB does not enforce/have the capacity to enforce zoning bylaw, would only act if complaints received.
 - VC6 allows for too many uses when the property is surrounded by residential properties. With no support for the proposal from these properties for a change. This application is also asking for hostels to be included in the VC6 zoning which would allow the use to extend through all of VC6 which the committee feels is beyond our scope to approve and should be part of the next OCP conversation.

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the Application be: *(select one of the following options)*

Not Supported

See Discussion/Observations above

B. Iron Horse Developments

RE: Development Permit

Grizzly Ridge Trail

RDKB File: BW-4213-07913.242

Discussion/Observations:

- Drainage from this development has been an issue in the past, during the winter the snow in the area can be compacted by equipment around culverts, after a past event this is more closely monitored by snow removal crews and the ditch is opened for the freshet. The highways department and the ski resort are aware.
- The development is the first to receive the runoff from the slopes above and the freshet is the most challenging time there is a plan in place and the water eventually makes its way to the highway ditches which are designed for large flows.
- Hand watering type vegetation is not recommended as well plantation that needs special protection will not have a lifespan beyond the initial planting. Perhaps chose more appropriately.
- Do trees work in a snow storage area?
- Who is monitoring the landscaping going forward on the properties that are approved?
- Who assures compliance to the suggestions listed in the January 29, 2019 letter from the Architect Patrick McCuster? For example "all the roofs should be high friction asphalt shingles and have a maximum 4/12 pitch" to avoid snow sloughing.

Recommendation:

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

Supported:

See discussion above

C. Brent Harley Associates Ltd.

RE: OCP Amendment

Happy Valley Parking Lot

RDKB File: BW-4216-Happy Valley Guest Services Building

Discussion/Observations:

- Any additional pressure on utilities? Jeremy Hopkinson explains that for the utilities that they are responsible for paying DCCs and insuring that the services are adequate.
- Will there be walking paths in the area to access? Answer Brent Harley has planned for pedestrian, skier and vehicle traffic in the area, future plans may include changing the road to flow below the school, and lifts to go directly to skiing.
- Can anything be done to improve safety at the intersection of Happy Valley Road and Big White Road? The sight lines are good but people keep pulling out when not safe to do so. Suggestion presented flashing light at that intersection as a controlled one on the grade would be difficult.

Recommendation:

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

Supported (with stated reasons):

See discussion above

8. FOR DISCUSSION

None

9. FOR INFORMATION

None

10. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 5:05pm.