



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

Tuesday, January 7, 2020 at Big White Fire Hall - Big White Ski Resort, commencing at 4:00 p.m.

Minutes taken by: Deb Hopkinson

**PRESENT:** Deb Hopkinson, Paul Sulyma (by phone), Rachelle Hawk (by phone), Anastasia Byrne - Quorum present  
**ABSENT:** John Lebrun, Gerry Molyneux  
**RDKB DIRECTOR:** Vicki Gee (by phone)  
**RDKB STAFF:**  
**GUESTS:** Don Kerr

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**1. CALL TO ORDER**

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

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

**Recommendation:** That the January 7, 2020 Electoral Area 'E' (Big White) Advisory Planning Commission Agenda be adopted.

**3. ELECTION OF CHAIR, VICE-CHAIR AND SECRETARY**

Chairman- Deb Hopkinson  
Vice-Chair-Gerry Molyneux  
Secretary- Paul Sulyma

**4. ADOPTION OF MINUTES**

**Recommendation:** That the October 1, 2019 Electoral Area 'E' (Big White) Advisory Planning Commission Minutes be adopted.

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**5. DELEGATIONS**

Sundance Don Kerr + 2

**6. UPDATED APPLICATIONS AND REFERRALS**

**7. NEW BUSINESS**

- A. Sundance Developments Ltd.  
RE: Development Permit Amendment  
RDKB File: BW-4222-07500.001**

Discussion/Observations:

Some of the concerns raised with this application are that the buildings will affect the view from the larger building to the south, inadequate parking, snow storage, fire protection, run-off issues, the yet unbuilt garbage building and paving of the road which will only be done right by the two duplexes.

As to the view from below, the previous approved development had six cabins on the ridge above and now there are two duplexes with space between for parking and sight lines. The developer pointed out that the original development had no parking included and now there is one covered and one outdoor spot for each unit.

Snow storage for this area is right at the end of the road.

A suggestion for mitigating run off and erosion would be to pave or concrete a minimum of 15 ft around all catch basins. The developer is not sure of the paving around but thinks there is currently six feet.

Fire protection will include another hydrant and BWFD will be taking delivery of its ladder truck which should help with any new requirements, comments from Fire Dept would be helpful.

The garbage building that was meant to be built at the top of the development is not a suitable location, as bringing a garbage truck up the road may not always be practical. The developer informs us that he has been discussing with staff moving it to the bottom of the development, as you enter to the right. This may be some years off if it is developed at all. Some indication from the strata whether they wish to have this building at all or continue to use the underground garbage bins may be required.

As we believe that this application constitutes substantial completion of the development, we believe that the roadworks, garbage building and landscaping should be completed.

The developer is not sure if the road was ever required to be paved all the way to the top. He also mentions that the strata do not wish to pave the road because it would require too much to maintain going forward. We would like to see something from the strata to that effect. Thinking that it would require a majority vote on something that important.

As we believe that this development constitutes substantial completion would it be helpful to secure a bond so that all the necessary and planned work be done within a designated time.

**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)*

1. Supported with conditions (state the conditions)

As we believe that this phase of the development, which has been ongoing for seventeen years, constitutes substantial completion we would like to see the whole development finished off.

We would like staff to check if the original development required paving the road to the top. As paving would seem to help with plugged catch basin issues, and help the development look finished. The developer believes that the strata does not wish to have the road paved as it would have a higher long-term maintenance cost. Strata should provide a strata vote to change an approved development plan.

The garbage building location is either relocated, the developer says that he has been in contact with staff on this issue, and it should be built within a specified time or the strata again have a vote to change plan.

Landscaping be completed for the entire development, as this was not staged with each phase and we believe that this phase constitutes substantial completion.

New addition to the OCP will require landscaping at each phase of a staged development but that has not applied here.

**8. FOR DISCUSSION**

Vicki Gee told us that the landscaping part of building requirements will now go with each phase of development and that the loophole that allowed for the retaining wall in Feathertop will be addressed in the change to the OCP.

Also being addressed is the inclusion of Intensive Residential Development which will mean that builders will have to adhere to the design criteria of the developments and make no substitutions for materials. This will allow for building inspectors to stop work when the wrong materials are used. This is also to be included in the OCP, which will require an open house, date to be announced.

The RDKB has hired a by-law manager who will start work in 2020, and on completion of legal work should hopefully have the ability to ticket in the not too distant future.

RDKB have received a complaint that there is viewing platform, (in a tree) in front of Sessions, this platform is locked off and in all likelihood was built to run music and oversee the Slush Cup in the spring. It is possible that it blocks the view from some units. Would seem to be a strata issue.

#### **9. FOR INFORMATION**

- Draft List of 2020 APC members. To be endorsed by the Board of Directors
- 2020 Planning & Development Department Application Process and Meeting Schedule
- APC Guide

#### **10. ADJOURNMENT**

It was moved and seconded that the meeting be adjourned at 4:45 pm.

