



BIG WHITE
OFFICIAL COMMUNITY PLAN
Bylaw No. 1125

Regional District of Kootenay Boundary
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Adopted by
The Regional District of Kootenay Boundary Board of Directors
June 28, 2001

**REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Bylaw No. 1125, Big White Official Community Plan**

**Bylaw No. 1125, reconsidered and finally adopted
on the 28th day of June 2001 together with the following bylaws:**

Replacing Big White Official Community Plan Bylaw No. 799, 1995

CONSOLIDATED FOR CONVENIENCE ONLY

Consolidated bylaws are consolidated for convenience only and are merely representative. Each consolidated bylaw consists of the original bylaw text and maps, together with current amendments which have been made to the original version. Copies of all bylaws (originals and amendments) may be obtained from the RDKB Planning and Development Department.

<u>Bylaw No.</u>	<u>Date of Adoption</u>
1160 Big White Ski Resort Ltd. (Lower White Forest Secondary Plan) E-4220-BW-021Temp – Map Amendment	November 1, 2001
1176 Big White Ski Resort Ltd.\Brent Harley (Ridge Base Secondary Plan) BW-026-02Temp – Map Amendment	May 23, 2002
1182 RDKB (Professional Drainage Management Plans) B23 – Text Amendment	July 25, 2002
1185 Big White Ski Resort Ltd.\Brent Harley (Feathertop Estates) E-4222-07917.000 – Map Amendment	August 29, 2002
1223 Regional District of Kootenay Boundary Intermediate Density Residential Commercial (R4A Designation Policies) B23 - Text & Map Change	February 26, 2004
1234 Big White Real Estate Ltd.\Brent Harley & Associates (School Site) DL 4216-BW049-04 Temp – Text & Map Amendments	June 3, 2004
1240 Big White Real Estate Ltd.\Brent Harley & Associates (Horsefly Road Light Industrial Area) BW-051-04Temp – Map Amendment	August 26, 2004
1255 RDKB (Building Design Guidelines) B23 – Text Amendment	November 25, 2004

1271	RDKB Intermediate Density Residential added to Explanation of Land Use Designations B23 – Text Amendment	July 28, 2005
1277	RDKB (DVP application for height/setback variances greater than 1 metre) B23 - Text Amendment	August 25, 2005
1289	Big White Real Estate Ltd. E-4213-BW-052-05Temp – Map Amendment	March 2, 2006
1302	RDKB B35 (Fire Hall) – Map Amendment	March 30, 2006
1306	RDKB B37 (Clarify definition of MFD) – Text Amendment	March 30, 2006
1314	Grizzly Ridge Developments (Change designation of a portion of land purchased from Crown) BW-4213-07913.240 – Map Amendment	September 28, 2006
1333	Chateau Blanc Development Corp. BW-4168s-07905.256 – Text Amendment (To permit a 2.5 FAR for a Conference Centre)	June 28, 2007
1346	Switchback Developments Ltd. BW-4222-07500.002 – Map Amendment (Change from ‘High Density Residential’ to ‘Medium Density Residential’)	August 30, 2007
1353	RDKB (Commercial & Multiple Family Development Permit Area) B23 – Text Amendment	February 28, 2008
1391	CROWN/BLACK FOREST (Map Amendment – Medium Density Residential & Village Core) BW- Temp-Vicinity of 4254/55	February 26, 2009
1508	RDKB Add Greenhouse Gas Targets, Policies, Actions B23 – Text Amendment	November 29, 2012
1671	Big White Ski Resort Map Amendment – Schedule B and Schedule C BW-4253-Temp Black Forest	July 26, 2018
1716	Big White Ski Resort Map Amendment – Schedule B and Schedule C BW-4216 Happy Valley Guest Services-Temp	June 12, 2019

Although RDKB Planning Department staff attempt every effort to provide the most up-to-date version of this bylaw (text and associated maps), this existing document may be somewhat out of date; particularly if the bylaw is presently being amended.

Persons viewing this reproduction of the bylaw (text and maps) are cautioned that it should not, in any case, be relied on for legal purposes or to make important decisions.

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1 INTRODUCTION

1.1 Purpose of the Plan

This Official Community Plan is a public document, adopted pursuant to the Local Government Act by the Regional District of Kootenay Boundary Board of Directors and approved by the Provincial Minister of Municipal Affairs. It applies to a portion of Electoral Area 'E', the Big White Plan Area, and is intended to act as a guide for both public and private decisions concerning the physical, economic and social development of the Plan area. It clearly identifies the community goals that have been adopted by the Regional District for Big White and the policies, which must be followed in order to achieve these goals. To this end, the Regional District of Kootenay Boundary Board of Directors will not adopt a bylaw or undertake works contrary, or at variance, with this Official Community Plan.

1.2 Plan Preparation

The development of this Plan was guided by an Official Community Plan Steering Committee comprised of landowners and Professionals from Big White. The Steering Committee, together with Regional District Planning Staff, reviewed the previous Official Community Plan (OCP) and refined its policies where necessary. A survey using a self-administered questionnaire was mailed to all property owners, one thousand season ticket holders and two hundred employees. The survey addressed key community issues and the results generally supported the policies of the previous plan. The results indicated that the scale and design of buildings to date has been appropriate for Big White. The results did, however, suggest greater emphasis was needed on development control issues such as drainage and landscape reclamation. A draft OCP was then prepared under the guidance of the Steering Committee, which was presented to the public at an Open House. After further review by the Steering Committee, the Regional District of Kootenay Boundary Board of Directors began the process of its formal adoption as a Bylaw. A final Public Hearing was held, as required by the Local Government Act. Approval by the Minister of Municipal Affairs was also required to ensure that various provincial interests had been addressed.

1.3 Enabling Legislation

The Big White Electoral Area 'E' Official Community Plan has been prepared and adopted in accordance with Sections 882 to 883 of the Local Government Act.

1.4 Interpretation

1. This Plan consists of the Plan Text (Schedule 'A'), the Land Use Map (Schedule 'B'), and the Development Permit Area Map (Schedule 'C'). The Plan Text contains the Goals and Objectives for the Plan Area and the Policies through which the Goals and Objectives may be achieved.
2. This document is intended to be visionary in nature, and for the most part contains broad policies that will guide general land-use trends. Interpretation of this Plan must occur within this context.
3. Land Use Map No.1 - attached hereto as Schedule 'B' indicates locations and distribution of major land use designations at Big White subject to the policies of this Plan. These designations will be defined in greater detail in the implementing bylaws.

It also identifies general locations of future growth areas at Big White. The boundaries of these designations are approximate. These designations will be defined in greater detail in the required Secondary Plans and in the implementing bylaws.

The range of uses permitted within these various designations are described in Section 3 of this Plan. They too will be defined in greater detail in the implementing bylaws provided that the general intent of this Plan is not altered.

Public utilities and transmission facilities (excluding offices, administrative buildings, central maintenance and storage facilities) which are essential for the provision of water, sewer, electricity, telephone and similar services shall be permitted throughout the area as required. Public utilities do not include public service uses such as fire, police, ambulance, governmental and similar services.

4. The policies of this Plan are those of the Regional District of Kootenay Boundary Board of Directors, and any changes in policy will require an amendment by bylaw to this Plan.
5. The policies of this Plan, although not legally binding on lands owned by the Provincial Government or on the actions of senior governments, will provide direction to ministerial agencies and officials wishing to determine the aspirations of the public residing within the Plan area. The Regional District of Kootenay Boundary Board of Directors will encourage senior governments to respect the policies contained in this Plan.

1.5 Definitions

BEDROOM means a room used for sleeping, and for the purposes of this Bylaw may include other rooms such as a den or a living room which may be approved for sleeping purposes by the Building Inspector in an Occupancy Permit;

DWELLING UNIT means one or more rooms used or capable of being used for residential accommodation of one family and contains sleeping, cooking and sanitary facilities.

FLOOR AREA RATIO (FAR) means the numerical value expressed by the gross or total floor area of a building divided by the area of the parcel upon which the building is situated. Gross floor area includes mechanical and storage rooms, hallways and circulation space, indoor parking but excludes any floor space entirely below grade.

MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT means a use involving a single parcel of land, upon which at least three dwelling units are located;

OCP or PLAN means the Big White Official Community Plan.

REGIONAL DISTRICT means the Board of Directors of the Regional District of Kootenay Boundary.

SECONDARY PLAN means a detailed development plan for a future development area, which is prepared in accordance with the policies of Section 3.3 of this Plan.

SLEEPING UNIT means a self-contained habitable room, used or intended to be used as sleeping quarters, which may or may not have separate sanitary facilities but which does not contain facilities for cooking and/or food preparation.

VILLAGE means the central area of Big White, generally within DL 4109s, S.D.Y.D.

1.6 Review and Amendment of the Plan

1. This Plan is intended to act as a guide for the development and expansion of Big White Ski Resort for between five and ten years from adoption of this Plan.

Although an effort has been made to anticipate most situations that may arise over the next decade, new information and changing circumstances must be monitored in order to ensure that the Plan remains current. Occasional refinements or changes resulting from such new information, especially those which will improve on the Plan, shall be encouraged. The Plan should be considered for review once every five years, if circumstances warrant a review.

2. Amendments to the Plan shall be made by bylaw and be in accordance with the provisions of Section 895 of the Local Government Act.
3. Persons or groups requesting revisions to the Plan shall submit an application in writing to the Regional District Board of Directors for its consideration.

2 GOALS

2.1 Introduction

This Official Community Plan is intended to guide future land use and development within the Plan area. It is neither a comprehensive nor an exhaustive document, but it attempts to identify the community's aspirations with respect to land use and development for at least 5 years. The purpose of the Official Community Plan is to guide future development in such a way that the benefits of growth and change are secured while potential impacts are minimized or avoided.

The Province of British Columbia, through the British Columbia Assets and Lands Corporation (BCALC), is responsible for administering the Commercial Alpine Skiing Policy at Big White. As a result, Big White exists inside a defined Controlled Recreation Area (CRA) which is subject to the Provincial approval of a Resort Master Plan. The development of land within the Controlled Recreation Area is subject to a contractual agreement between the Province (BCALC) and a private company (Big White Ski Resort Ltd.). This contractual agreement essentially allows Big White Ski Resort Ltd. to acquire and service Crown Land before it is sold to other private interests.

The Official Community Plan is a Regional District (Local Government) document, which sets goals and objectives for the development of privately owned land. Once Big White Ski Resort Ltd. acquires land from the Province, it becomes private land that is subject to the Official Community Plan and other Regional District bylaws. All specific policies subsequently expressed in this Plan, as well as implementation procedures, which follow from this Plan (such as a new zoning bylaw), must be consistent with the approved community goals.

2.2 Long Term Future Growth Areas

Big White has experienced significant and robust growth for a sustained period exceeding ten years. This plan recognizes that growth will continue to bring a spirit of vibrancy, vitality and the possible enhancement of property values to Big White.

GOAL

- To identify future growth areas to accommodate long-term expansion in the plan area.

2.3 Growth Management

This plan aims to secure the benefits of growth while addressing the consequences and challenges associated with growth. The public expects change to occur in a predictable fashion and desires mechanisms to guide development appropriately.

GOALS

- To identify areas which can accommodate the community's growth for at least the next five years.
- To ensure that community expansion and redevelopment occurs in a harmonious manner.

2.4 Community Character

Big White is located in the high alpine with winter conditions and snow present for much of a typical year. The residents and users of Big White are drawn by the ambiance of the mountain setting and recreational opportunities found at Big White. This plan is cognizant that Big White's appeal is keyed to an appropriate mixture of the natural environment and alpine building styles.

GOALS

- To promote the development of a safe, functional and attractive alpine community.
- To ensure the natural environment is reclaimed where disturbed.
- To encourage alpine building styles and their careful integration into the natural environment.

- To encourage the Ministry of Forests and other government agencies to continue recognizing the importance of maintaining visual values on lands under their jurisdiction.

2.5 Residential Land Use

The owners, users and developers of land at Big White require a broad spectrum of residential land to satisfy their interests. This plan aims to ensure residential land is available at Big White to address the various market demands. This plan also recognizes the importance of comprehensive and concise residential land use designations.

GOALS

- To encourage a range of housing opportunities at Big White.
- To simplify and clarify land use designations in the implementing bylaws.

2.6 Commercial Land Use

The Village Core has become the dominant and central commercial focus for Big White. Maintaining this commercial focus at Big White will depend on concerted efforts to encourage it. A dispersed pattern of commercial development would detract from the Village Core and reduce public convenience. A strong central commercial focus would facilitate a pedestrian environment, provide certainty for commercial interests and reduce the risk of potential land use conflicts.

The Village Core is also intended to have a mixture of residential and commercial development. This plan recognizes that limited commercial activity is necessary outside the Village Core to service localized needs.

GOALS

- To encourage a centralized commercial focus for Big White.
- To consider other satellite locations for commercial developments.

2.7 Public Consultation

This plan recognizes the need for democratic and transparent public review processes. There is often anxiety expressed that new development will aggravate an existing problem, lower property values or compromise the enjoyment of an amenity or property. The public expects change to occur in a predictable fashion. The public also desires having input into development proposals, where possible, to help mitigate any unpleasant consequences.

GOAL

- To encourage public consultation in land use decisions.

2.8 Transportation

Public roads at Big White are managed by the Ministry of Transportation and Highways. Private roads in strata subdivisions are the responsibility of the respective strata corporation. As a result, the Regional District does not have authority over road construction and maintenance at Big White. The Regional District encourages alternatives to vehicle use at Big White. The Regional District only supports practical and necessary improvements to the existing roadway system.

GOALS

- To provide for the safe and convenient movement of people and goods within and through the community.
- To support alternatives to automobile traffic where feasible, including mechanized people movers, ski trails, bicycle and walking paths.

2.9 Industrial

This plan acknowledges that Big White requires adequate light industrial land to service the needs of the ski resort.

GOAL

- To ensure that suitable lands are identified and protected for future light industrial uses.

2.10 Other Land Uses

This plan recognizes that a broad spectrum of other land uses must be accommodated.

GOAL

- To ensure that all of Big White's other land uses are addressed, including public and institutional, recreation and open space.

3 OBJECTIVES AND POLICIES

3.1 Introduction

The previous section identified goals of this plan. This section establishes specific objectives and policies which, when implemented, should move the Regional District towards achieving the stated goals.

3.2 Provincial Jurisdiction Objectives

Crown lands are managed by the British Columbia Assets and Lands Corporation (BCALC) on behalf of the Province and not by the Regional District. A number of Provincial and Federal Acts pertaining to resource management, extraction and utilization supersede the Regional District's authority on both public and private land within the plan area. These include the Mines Act, the Coal Act, the Mineral Tenure Act, the Range Act, the Forest Practices Code of British Columbia Act, the Ministry of Forests Act and the Forest Act. Thus, mineral or mining activity and forest harvesting operations cannot be restricted either by this plan or any implementing local government bylaws. These Provincial and Federal agencies have public review processes in place which are intended to address the public interest in such matters.

The majority of Crown lands within the plan area are a "Controlled Recreation Area". The British Columbia Assets and Lands Corporation assigns some responsibilities to Big White Ski Resort for managing this land. The Ministry of Forests' Local Resource Use Plan guides its operations. The Local Government Act only allows the Regional District to express objectives in areas of exclusive Provincial jurisdiction. The Regional District will continue to promote liaison and communication among the various agencies involved in the plan area.

OBJECTIVES

- To recognize that protection of the natural environment is a key consideration in the continuing enjoyment of, and subsequent investment in, the community.
- This plan does not anticipate any major new resource extraction or utilization activities within the plan area. However, should one be proposed, it is the objective of the Regional District to encourage a thorough public consultation process so the project, should it proceed, results in a minimum of disturbance to the natural environment.

3.3 Long Term Future Growth Area Objectives

- To require Secondary Planning Exercises to establish appropriate land uses within the future growth areas at Big White;
- To specify criteria for Secondary Planning within the future growth areas.

POLICIES

1. The Regional District shall require that a Secondary Plan:
 - (a) provides direction for subdivision, development and land use;
 - (b) conforms to the Big White Official Community Plan; and
 - (c) describes the density of population, the proposed sequence of development and the location of existing and proposed roads and utilities.
2. A Secondary Plan shall contain the following information, to facilitate its review:
 - (a) a map of the subject lands (scale about 1:2500) showing topographic contours at a two metre interval, linked to geodetic datum where practical;
 - (b) a map (scale about 1:2500) showing the size of all proposed parcels and other dispositions;
 - (c) a map of slope classes (<20%; 20>30%; >30%)(scale 1:2500);
 - (d) geotechnical information assessing the suitability of the proposed lots for specific uses,

considering water seepage, runoff, soils, bedrock and slope;

- (e) intermittent and permanent watercourses and how these will be protected;
- (f) the location of hazardous lands or environmentally sensitive areas which are unsuitable for development;
- (g) the location of landscape disturbances, including cut and fill areas;
- (h) general landscaping guidelines including information on reclamation;
- (i) a servicing and utility plan for the subject lands, including information on overall sewer and water capacities;
- (j) the location and characteristics of the proposed right-of-way for each public road and utility;
- (k) how surface runoff and other drainage requirements will be managed;
- (l) the location of alpine and nordic ski trails, pedestrian and bus access;
- (m) the provision of lands for public and institutional uses;
- (n) objectives and guidelines for development permits;
- (o) a road traffic impact assessment; and
- (p) such other information as the Regional District may consider necessary.

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3. A Secondary Plan will not be required for proposed Public and Institutional uses located within the designated Future Growth Areas. Public and Institutional uses include:

- (a) Community hall;
- (b) Fire hall;
- (c) Public and private day schools, universities, colleges or similar educational facilities;
- (d) First aid post;
- (e) Hospital;
- (f) Community recreation centre;
- (g) Public service use;
- (h) Recycling facilities;
- (i) Public utility use;
- (j) Ski patrol building;
- (k) One dwelling unit in conjunction with a principal permitted institutional use.

3.4 Servicing Objectives

- To ensure that land proposed for development is serviced with community water and sewer.
- To protect Big White's sewage lagoons from incompatible development.

POLICIES

1. Notwithstanding the first servicing objective, certain isolated developments such as day lodges, warming huts or similar proposals may be permitted by way of rezoning throughout the plan area.
2. Lands designated as Sewer Utility are shown on the Land Use Map (Schedule 'B').
3. Development requiring potable water shall be connected to Big White's privately owned water and sewer utilities.
4. Separate sewer and water systems will be needed to accommodate development in the Westridge

Future Growth Area. The implementing bylaws shall require provision of piped community water and sewer systems, whether publicly or privately owned.

3.5 Community Boundary Objective

- To identify the boundaries of the community in order to improve land use certainty.
- To protect Big White's sewage lagoons from incompatible development.

POLICIES

1. The boundaries of the existing developed areas are established on the Land Use Maps.
2. The Future Growth Areas are generally designated on the Land Use Map. The Regional District will encourage refinement of these boundaries through the review and approval of Secondary Plans and Official Community Plan amendments.

3.6 Solid Waste Disposal Objective

To encourage proper storage areas are provided for solid waste and recycling.

POLICY

1. The development permit process shall require multi-family development proposals to describe how solid waste and recycling will be managed on-site.

3.7 Fire Protection Objective

To ensure existing and proposed development at Big White is given consideration in the provision of fire protection services.

POLICIES

1. The Regional District shall ensure an adequate amount of land is made available for the provision of fire protection services.
2. The Regional District may cooperate with other government agencies to help reduce the risk of fire at Big White through specific programs or initiatives.
3. The development permit process shall encourage development proposals to address improving fire safety through measures such as adequate fire truck access, the use of fire-resistant building materials and landscaping.

3.8 Natural Environment Objective

To place high priority on the reclamation of the natural environment, recognizing that it is an important factor in the continuing enjoyment and investment in the community.

POLICIES

1. The Regional District shall promote the reclamation or landscaping of disturbed lands, and ensure that lands which are subject to the development permit process are landscaped and reclaimed wherever possible.
2. The Regional District may consider enacting a separate landscaping bylaw for the protection, restoration and enhancement of the natural environment.
3. The Regional District encourages drainage across land to be controlled in a manner which does not increase discharge off the land, or alter the drainage pattern in a manner which negatively impacts other land.
4. The Regional District encourages water conservation, energy conservation, and greenhouse gas reduction for lands subject to the development permit process.

3.9 Built Environment Objective

To ensure the quality of the built environment is enhanced wherever possible, recognizing that its appearance influences investment and enjoyment of the community.

POLICIES

1. The Regional District shall encourage attractive, safe and functional buildings and ensure that Regional District buildings set a good example for the private sector.
2. The Regional District may consider enacting an unsightly premises bylaw for Big White in order to enhance the appearance of the community.

3.10 Development Permit Objectives

- To use a development permit process to address the form and character of buildings, site planning, the functional and safety needs of buildings, people and vehicles at Big White.
- To encourage alpine building styles and their careful integration into the environment.
- To ensure disturbance to the natural environment is reclaimed.

3.11 Residential Objectives

- To encourage the safe and quiet use and enjoyment of residential properties.
- To designate areas of land to meet estimated residential needs for at least the next 5 years.
- To encourage various residential alternatives and affordable housing for employees.

POLICIES

1. The lands designated as Residential are shown on the Land Use Map.
2. The Regional District shall ensure that the community offers a range of dwelling types and residential densities, including low, medium, *intermediate and high densities.
3. The Village Core will be the focal point for Big White, so high density in the area is desirable. The implementing zoning bylaw should allow residential Floor Area Ratios around 2 in the Village Core.
4. Medium Density Residential uses are appropriate throughout Big White and are generally shown on the Land Use Map. The implementing zoning bylaw should offer densities in the vicinity of about 60 units per hectare with Floor Area Ratios around 0.8.
5. Intermediate Density Residential/Commercial uses are appropriate at the eastern terminus of Snowbird Way in close proximity to the Gondola. The implementing bylaw should offer Floor Area Ratios in the vicinity of 1.25 for the Intermediate Density Residential/Commercial uses.
6. High Density uses are appropriate in close proximity to the Village Core. The implementing zoning bylaw should offer Floor Area Ratios in the vicinity of 1.7 for High Density uses.
7. High Density uses may be allowed throughout existing residential designations, by way of rezoning, provided that the Floor Area Ratio remains in the vicinity of 1.7.
8. In Future Growth Areas, it is important to offer a distinct range of permitted densities, with the following suggested ranges:
 - Low Density Residential around 16 units per hectare;
 - Medium Density Residential around 60 units per hectare with an approximate FAR of 0.8;
 - High Density Residential with an approximate FAR of 1.7
9. The implementing bylaws shall consider all existing legally constructed residential development as legal and conforming.

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10. The Regional District encourages affordable rental housing such as hostels and employee housing outside the village core by way of rezoning.
11. The Regional District encourages Senior Government and the Private Sector to consider providing Special Need Housing if the need arises.

3.12 Commercial Objectives

- To designate and facilitate the development of a Village Core mixed use area, which is capable of accommodating the community's foreseeable commercial needs.
- To consider supplementary locations for satellite commercial development.

POLICIES

1. The Regional District shall encourage the development of a compact commercial village area.
2. The Village Core shall be as shown on the land use map accompanying this plan. The Regional District may consider incremental expansions of the core, provided that the core area as a whole remains contiguous and central to the community.
3. The development of residential or hotel accommodation with supplementary commercial facilities shall be encouraged within the Village Core and, to a lesser extent, in the Intermediate Density Residential/Commercial designation.
4. As the central focus for the entire resort community, high density uses are justified in the Village Core. Floor area ratios in such commercial areas may therefore be in the vicinity of 2. For a conference centre building, the floor area ratio may be as high as 2.5 if located on Lot A, District Lots 4168s and 4183s, SDYD, Plan KAP74856.
5. The development of service stations, gas bars and automotive-related light industrial/commercial land uses shall be encouraged in the Black Forest and Westridge Future Growth Areas should an approved Secondary Plan establish a suitable location for such uses.
6. Commercial development may be allowed in Future Growth Areas subject to a Secondary Plan provided that:
 - (a) it does not detract from the economic viability of the Village Core;
 - (b) Hostels and staff accommodation shall be encouraged outside the Village Core by way of rezoning;
 - (c) The Regional District recognizes that many dwelling units at Big White are available for hire from the "Rental Pool". Thus the distinction between "hotel" and "multiple family dwelling" is blurred in the sense that short-term rental of dwelling units is a form of commercial activity. The Regional District supports the rental pool for dwelling units and hotel rooms throughout the Plan area and considers it to be consistent with the intent of this Plan;
 - (d) The Regional District recognizes that there is demand for alternative forms of accommodation in areas other than the Village Core, which, although of a low profile, are commercial uses in the strictest sense. In particular, Pensions or full-board accommodation, limited as to size, may be permitted in medium and high density land-use designations. The implementing bylaws may contain regulations which will ensure that Pensions cannot draw walk-in customers for meals and drinking establishments, thereby minimizing the impact upon the commercial Village Core;
 - (e) Neighbourhood Commercial is primarily intended to meet the immediate needs of a residential area that is removed from the Village proper. It should not be of a size or nature that could seriously compete with, or detract from, commercial within the Village Core. The suggested maximum Floor Area Ratio for new development of commercial should be in the vicinity of 0.8.
7. The implementing bylaws shall consider all existing legally constructed commercial development as legal and conforming.

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3.13 Transportation Objectives

- To promote and protect a network of transportation corridors that will accommodate foot, bicycle, nordic and alpine skiers;
- To promote pedestrian access at Big White while maintaining ski access to buildings.

POLICIES

1. The Regional District may work with the Ministry of Transportation and Highways and the Royal Canadian Mounted Police (RCMP) to ensure reasonable road construction, maintenance and traffic enforcement standards are maintained at Big White.
2. The Regional District will encourage the development of looped roadways wherever possible and the establishment of adequate turnarounds on dead-end roadways where it is not possible to provide a looped roadway network.
3. The Regional District shall encourage, while taking into consideration the mountain conditions and the skiing orientated character of Big White:
 - (a) comprehensive and co-ordinated transportation planning in the development of future growth areas and in all potential redevelopment at Big White;
 - (b) consideration of bus service and emergency vehicle requirements; and
 - (c) the separation of pedestrian and vehicular traffic, recognizing that the enactment of a subdivision servicing bylaw could be of assistance.
4. The Regional District encourages the development and maintenance of trails for active transportation.
5. The Regional District encourages consideration of the benefits of orienting streets to take advantage of solar radiation for future development.
6. The Regional District encourages efforts to increase use of the shuttle service from Kelowna to the resort in an effort to reduce the amount of vehicle traffic and day use parking at the resort.
7. The Regional District encourages the on-mountain shuttle service operated by Big White Ski Resort to reduce the amount of vehicle traffic within the village.

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3.14 Parking Objective

To ensure that sufficient and functional parking areas are developed.

POLICIES

1. The Regional District shall encourage all agencies having jurisdiction over parking at Big White to continue to co-operate in addressing this challenge.
2. The Regional District shall encourage the provision of adequate parking for day skiers and buses.
3. The Regional District encourages the establishment of parking areas on developed parcels where existing buildings provide insufficient or no off-street parking, off-site user-pay parking for properties with inadequate or non-existent off-street parking and a privately-operated shuttle bus or taxi service within the community.
4. The implementing bylaw and the development permit process shall ensure that adequate and practical off-street parking is provided for all new developments.
5. In view of the critical need for adequate on-site parking spaces within the developed portion of Big White, the Regional District will only consider requests to relax the parking standards contained in the Zoning Bylaw by way of an application to amend that Bylaw. Such requests shall be supported by appropriate studies or documentation, which demonstrates that a relaxation of the current standards will not result in on-street congestion, safety or other problems within the subject zone or elsewhere in the community. Individual requests to relax standards for specific properties by way of a Permit will not be considered.

3.15 Industrial Objectives

- To avoid future land use conflicts by identifying suitable locations for industrial land uses.
- To ensure that the maintenance of views, screening and impacts on the natural environment are considered before land is designated or developed for industrial use.

POLICIES

1. Lands that are designated for light industrial uses are shown on the Land Use Map.
2. The Regional District will encourage:
 - (a) developers in industrial areas to design their buildings so that view impacts from existing and future residential areas and ski slopes are minimized.
 - (b) maintenance of a substantial treed buffer strip preserved in its natural state about 30m in width around all industrial areas; and
 - (c) maintenance of some existing tree cover within industrial areas to reduce the visibility of such development from higher elevations.
3. The Regional District may consider allowing industrial land uses at locations other than the one specified on the Land Use Map provided that:
 - (a) the location is specified in an approved Secondary Plan; and
 - (b) the Regional District is satisfied that any additional industrial areas will not encourage the dispersal of the community.
4. The implementing bylaws shall consider all existing legally constructed industrial development as legal and conforming.

3.16 Recreation Objective

- To encourage the provision of appropriate public recreation facilities at Big White.

POLICIES

1. The Regional District will encourage Big White Ski Resort Ltd. or another private enterprise to proceed with the creation of a golf course in a Future Growth Area should it become economically feasible.
2. The Regional District may consider creating year round or summer recreational facilities at Big White such as a recreational centre, tennis courts and sports fields if it believes that there is demand for them.
3. The Regional District encourages private individuals and volunteer clubs to establish and maintain trail networks for hiking, nordic skiing and mountain biking, provided all necessary approvals have been obtained. The Regional District may assist in obtaining such approvals.
4. The Regional District may consider, in conjunction with Big White Ski Resort Ltd. or another private enterprise, providing and maintaining an outdoor skating rink during the ski season.
5. The Regional District will reserve the right to take the dedicated land requirement when lands are subdivided in accordance with Section 941 of the *Local Government Act*. The Regional District acknowledges Big White's development and maintenance of the alpine ski trails and the Nordic ski trails as open space parcels that may be applied to park land dedication requirements. The park land requirements could also be in the form of trails (linear park) that may establish links between neighbourhoods and amenities.

Bylaw
No.
1508

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No. 1508

3.17 Greenhouse Gas Reduction

Local governments play an important role in managing urban growth and helping reduce greenhouse gas emissions. Studies have shown that land use planning can be an important component of strategies to

reduce greenhouse gas emissions and mitigating climate change. Planning which reduces suburban sprawl helps to maintain the landscape's ability to store carbon.

For the purpose of tracking greenhouse gas emissions and reductions the Province has divided emissions into two categories for local governments: corporate greenhouse gas emissions and community wide greenhouse gas emissions.

The Regional District has committed to carbon neutrality for its corporate greenhouse gas emissions by 2012 by signing British Columbia's Climate Action Charter. The Regional Districts of East Kootenay, Central Kootenay and Kootenay Boundary, 29 member municipalities, and six First Nations in collaboration with the Columbia Basin Trust are working towards carbon neutrality for their corporate operations.

The Regional District can influence community wide greenhouse gas emissions through planning by protecting greenfields, focusing residential development in compact settlements and encouraging development that includes energy and water efficiencies.

Bylaw
No. 1508

TARGETS

- That the Regional District's corporate greenhouse gas emissions are carbon neutral by 2012.
- To reduce community wide greenhouse gas emissions through land use planning policies.
- To encourage energy and water efficiency and environmentally sustainable development.
- Support the Province's commitment to reducing greenhouse gas emissions by 33% below 2007 levels by 2020; and 80% below 2007 levels by 2050.

Bylaw
No. 1508

POLICIES AND ACTIONS

Greenhouse Gas Reduction Planning Strategy	Policy Numbers
Consider engaging in a community energy planning process should the opportunity arise.	3.17.3.1
Promote the reclamation or landscaping of disturbed lands, and ensure that lands which are subject to the development permit process are landscaped and reclaimed wherever possible.	3.8.1
Encourage water conservation, energy conservation and greenhouse gas reduction for lands subject to the development permit process.	3.8.4
Ensure that the community offers a range of dwelling types and residential densities including low, medium, intermediate and high densities.	3.11.2
Encourage, while taking into consideration the mountain conditions and the skiing orientated character of Big White...(c) the separation of pedestrian and vehicular traffic.	3.13.3(c)
Support the development and maintenance of trails for active transportation.	3.13.4
Consider the benefits of orienting streets to take advantage of solar radiation for future development.	3.13.5
Encourage and support efforts to increase use of the shuttle service from Kelowna to the resort in an effort to reduce the amount of vehicle traffic and day use parking;	3.13.6
Support the on-mountain shuttle service operated by Big White Ski Resort;	3.13.7

Encourage private individuals and volunteer clubs to establish and maintain trail networks for hiking, Nordic skiing and mountain biking, provided all necessary approvals have been obtained.	3.16.3
Subject to Section 941 of the <i>Local Government Act</i> require park land dedication, while acknowledging Big White's development and maintenance of the alpine ski trails and the Nordic ski trails as open space that may be applied to park land dedication requirements. The park land requirements could be in the form of trails (linear park) when new parcels are created.	3.16.5"

4 DEVELOPMENT PERMIT AREAS

The Development Permit Areas comprising this section contain guidelines for building construction and landscape reclamation. Development proposals for new construction, additions to existing buildings or reconstructions shall require a Development Permit. The Regional District having regard to the guidelines contained within this section will review development proposals. Conditions or restrictions may be imposed on a development. The regulations contained in the implementing Bylaw may be varied in accordance with the guidelines. These mandatory Development Permit Areas are identified on Schedule 'C', which forms part of this plan.

The Regional District may require, by Resolution of the Board, the deposit of a Security in the form of an Irrevocable Letter of Credit or other such security as may be approved by the Board, to be held until the requirements of a permit related to safety or landscape reclamation under this section have been executed, to the Board's satisfaction. Once the requirements are satisfied in full, the security provided under this subsection shall be returned to the permittee.

Should a permittee fail to fulfill the requirements of a Development Permit, the Regional District may undertake and complete the works required by the Development Permit at the cost of the permittee, and may apply the security as payment towards the cost of the work, with any excess to be refunded to the permittee.

4.1 Commercial and Multiple Family Development Permit Area

Area

Identified as Area No. 1 on Schedule 'C' Development Permit Area Map.

Category

Designated pursuant to

- Section 919.1(1f) establishment of objective for the form and character of commercial, industrial or multi-family residential development; and
- Section 919.1(1h) establishment of objectives to promote energy conservation.

Justification

The success and enjoyment of Big White is highly dependent upon an attractive and functional built environment. Attractive buildings suited to Big White's alpine context may enhance property values and help ensure a pleasant aesthetic experience for visitors. Large accumulations of snow, steep slopes and other high alpine building challenges must be considered in the design of buildings to ensure optimal safety and practicality. The siting and design of buildings directly influence the quality of the built environment.

Application

Development Permits for this development permit area will only be required for the construction of new multiple family residential developments and commercial buildings, and for additions which exceed 100 m² in finished floor area.

Subdivision, site preparation work, and road construction shall be exempt from this section.

A Development Permit issued under this section shall not relax a parking regulation or increase a maximum floor area ratio restriction.

Development Permit applications under this section must address each of the guidelines in writing. A site plan should be accompanied by other relevant visual materials such as building plans as part of an application. An application should clearly convey where proposed buildings will be situated and their relationship to other buildings, services and amenities in the vicinity.

The Development Permit process may vary certain regulations contained in the implementing bylaw. The following factors may be taken into consideration in reviewing a variance request:

The proposed variance is consistent with the guidelines of this section;

The proposed variance is shown to enhance the proposal;

The proposed variance does not increase the Floor Area Ratio (FAR) beyond the allowable limit established by the implementing bylaw;

Bylaw
No.1277

Height of setback variances exceeding 1 metre will not be approved through the development permit process. Proposals to vary height or setback requirements by greater than 1 metre may be considered as part of a **Development Variance Permit** application.

The proposed variance is necessary due to an unavoidable physical constraint;

The proposed variance does not adversely impact an adjacent property.

This section cannot vary a parking regulation in the implementing bylaw.

GUIDELINES

(1) Buildings shall have practical access and loading areas taking the following factors into consideration:

- Practical access and egress must be provided for passenger vehicles;
- Appropriate fire-truck and other emergency vehicle access must be ensured. The Big White Fire department may be asked to comment on applications;
- Multi-family buildings with ten or more units and commercial buildings are required to accommodate and to allow for servicing of waste disposal and recycling bins. Applicants are asked to incorporate these standards for waste disposal and recycling:

One waste bin and three recycling containers are suggested for every ten self-contained residential units, or twenty hotel rooms, up to a maximum of four waste bins per building. For exclusively commercial uses, the waste disposal and recycling requirements will be determined at the time of application. The Regional District's Waste Management Coordinator may be asked to comment on applications;

- Proposed hotels must show a sufficient loading area for buses and enhanced ingress and egress to accommodate buses. Applicants are encouraged to consult with the Ministry of Transportation and Highways before applying for a development permit;
- Details of outdoor parking and manoeuvring areas must be provided including gradient analysis and the proposed means for ensuring adequate traction, if required.

Bylaw No.
1182

(2) A drainage management plan *prepared by a professional engineer* shall be provided. The plan must address how surface water will be directed through the site and where it will be directed off the site. Drainage across land must be controlled in a manner, which does not increase discharge off the land, or alter the drainage pattern in a manner which negatively impacts other land.

Bylaw
No.
1353

(3) A snow management plan shall be provided taking the following factors into consideration:

- Roof design must establish effective snow management;
- The plan must describe snow management measures to maintain safe vehicle and pedestrian access to buildings;
- All pedestrian and vehicle access points must be protected from snow shedding and ice accumulation;
- Ski ways and pedestrian pathways shall also be away from potential roof avalanche areas;
- The plan must also identify snow storage areas on the property and/or clearly describe how and where excess snow is to be removed;

Bylaw
No.
1353

- A Professional Architect or Engineer must assure the Regional District in writing that people and property are protected in a reasonable manner from the risk of snow shedding.

(4) Proposed buildings should be designed to withstand the harsh alpine climate at Big White while incorporating the following features:

1.0 General Building Form

Building facades should appear as a composition of several segments or masses rather than a large, homogeneous entity. Buildings should not dominate the landscape or overpower the pedestrian scale.

- Building facades and roof lines should be articulated to break up the massing of developments;
- Use of porches, courtyards and entry features that define ground levels of buildings, provide visual interest and define human scale are encouraged;
- Balconies should be simply designed; the use of long vertical or horizontal bands of balcony space is discouraged;
- Balconies should be covered and/or protected from snow and ice buildup.
- Encourage building design features that take advantage of solar energy for heating in winter.

Bylaw
No. 1508

2.0 Roof Form

Roofs should be simple and designed to provide effective snow management. The intent is protection of pedestrians and property.

- Roofs having a sloped appearance should be utilized and the mass of a single large roof should be broken into a collection of roofs and/or masses;
- Where feasible, it is encouraged that the principle ridge line be oriented to the street or major public open space;
- Roof overhangs should be provided;
- Adequate roof ventilation is key to the 'cold roof' concept. Convective ventilation consisting of continuous vents at the eaves and exhaust vents at gable ends or the ridge line is preferred;
- Use of ornaments such as finials, scroll work on ridges and/or decorative turrets are discouraged;
- Roof top access stairs, elevator shafts and mechanical equipment should be designed to be contained within the roof and/or screened from important sight lines.

Bylaw
No.
1353

3.0 *Exterior Finish

- Materials that reinforce the rustic and rural context of Big White will be used. Materials should be selected based on their durability, weathering potential, compatibility with the surrounding landscape and historic use within a traditional mountain resort;
- Big White's extreme freeze/thaw cycle and frequent large accumulations of snow must be considered in the selection of materials;
- Proposed buildings must be consistent with the mountain setting with appropriate designs and cladding such as stone, wood, acrylic stucco and treated/textured concrete;
- Stained or painted wood siding is strongly recommended;
- Use of heavy natural log or timber beams and posts are encouraged;

- Use of corner boards, brackets, knee braces, exposed steel fasteners and substantial trim boards is encouraged;
- Use of stone covering the lower portions of buildings is encouraged;
- A limit of three materials per building is recommended in order to reduce visual disorder;
- Materials at the ground floor level should be chosen for their durability and detailed in a manner which respects the pedestrian scale;
- Large windows, which maximize the percentage of glass allowable for every elevation of the building, are encouraged;
- Door openings should be protected from the wind, and overhanging or drifting snow.

(5) Skier access to and from buildings shall be maintained wherever possible.

(6) Development on slopes exceeding 30% shall require a Geotechnical Engineer's report.

- The report must assure the Regional District that slope stability will be maintained;
- Recommendations of the report may be incorporated as conditions of the development permit;

(7) House Numbers shall be displayed and clearly visible at all times.

(8) The guidelines of the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area shall apply to this development permit area.

4.2 Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area

Area

Identified as Area No. 2 on Schedule 'C' Development Permit Area Map.

Category

Designated pursuant to

- Section 919.1(1a) protection of the natural environment, its ecosystems and biological diversity; and
- Section 919.1(1i) establishment of objectives to promote water conservation.

Justification

Big White ski resort is situated at a high elevation of between 1700 and 1900 m above sea level. The natural vegetation at this elevation is extremely sensitive and easily disrupted by construction and other human activities. The failure to reclaim disturbed areas will leave the landscape in a barren state. This could result in erosion, localized flooding, general unsightliness and scarring of the natural landscape. Reclamation of areas disturbed by construction or other human activity will help minimize the impact of new development on this sensitive ecosystem.

Application

All development in the area designated as Alpine Environmentally Sensitive Landscape Reclamation shall be subject to this section.

Site preparation work and road construction shall be exempt from this section.

Building repairs and other construction activities limited to buildings and not involving the land shall be exempt from this section.

Subdivisions of land shall be exempt from this section.

An application under this section shall be filed prior to the issuance of a Building Permit. The details of the landscape reclamation plan may be submitted at any time during construction but before a Certificate of Final Occupancy is issued. The Board of Directors must approve the Landscape Reclamation Plan before it may be implemented. In the event the landscaping cannot be completed in the same year of construction, the Regional District may accept a security in the form of an Irrevocable Letter of Credit to not obstruct the issuance of a Certificate of Final Occupancy. The Regional District expects the Landscape Reclamation Plan to be implemented no later than one year after a Certificate of Final Occupancy has been issued.

GUIDELINES

- (1) All disturbed areas must be reclaimed. A landscape reclamation report shall describe the manner in which disturbed areas will be reclaimed. The retention of natural vegetation is strongly encouraged wherever possible. Landscape reclamation may include the replanting of natural vegetation. Areas with hard surfacing such as an asphalt driveway or sidewalk are to be shown on the plan.**
- (2) The Regional District may take into consideration standards established by the British Columbia Society of Landscape Architects (BCSLA) and the British Columbia Nursery Trades Association (BCNTA).**
- (3) Construction debris shall be removed.**
- (4) The landscape reclamation plan should consider the threat of wildfire. The plan could indicate the fire-resistance of vegetation and/or suggest other measures to mitigate the threat of wildfire.**
- (5) The landscape reclamation plan should consider snow clearing and storage to ensure vegetation is not destroyed by these activities.**
- (6) Landscaping and screening elements, if proposed, should provide visual privacy and separation to neighbouring properties and enhance the appearance of proposed buildings as viewed from public roads, the Village Core, and adjacent residential properties.**
- (7) Existing vegetation shall be preserved wherever possible and all surface parking, garbage and recycling areas should be screened from view. The vegetation planted should be able to withstand the harsh alpine climate and be co-ordinated with adjacent landscaping.**
- (8) Encourage the use of vegetation that does not require irrigation with the exception of watering at planting to establish root development.**

Bylaw
No. 1508

4.3 Light Industrial Development Permit Area

Area

Identified as Area No. 3 on Schedule 'C' Development Permit Area Map.

Category

Designated pursuant to

- Section 919.1(1f) establishment of objective for the form and character of commercial, industrial or multi-family residential development; and
- Section 919.1(1i) establishment of objectives to promote water conservation.

Justification

The appearance of the physical and natural environment is important to the continuing success of Big White. High quality visual standards must therefore be maintained for lands dedicated to industrial use.

Bylaw
No. 1508

Application

A Development Permit will only be required for the construction of new buildings or for an addition 200 m² in gross floor area.

Subdivision of land is specifically exempted.

A Development Permit issued under this section shall not relax a parking regulation contained in the implementing bylaw.

GUIDELINES

- (1) A buffer strip comprised of mature trees at least 30m in width shall be maintained around lands designated for industrial exterior storage or a warehousing use.**
- (2) Buildings and development within an area designated for an industrial use should be as unobtrusive as possible taking into consideration views from ski slopes including existing and future residential uses.**
- (3) Reclamation and landscaping may be required where necessary to reduce or mitigate surface disturbance.**
- (4) The guidelines of the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area shall apply to this development permit area.**
- (5) Encourage the use of vegetation that does not require irrigation with the exception of watering at planting to establish root development.**

Bylaw
No. 1508

5 IMPLEMENTATION OF THE PLAN

5.1 Introduction

Following the adoption of this Plan by Bylaw, there are various ways to ensure that the Plan's goals and objectives are achieved. The Plan's implementation shall be the ongoing responsibility of the Regional District, whose actions must conform to the Plan. The co-operation of the Provincial Government, private groups and the public will also be needed. Following are some key mechanisms that will be necessary for implementation.

5.2 General

1. Some of the policies in this Plan involve a coordination of efforts among the Regional District, the Province and private organizations. The Regional District shall encourage the support of these third parties.
2. The Regional District shall ensure as far as possible that the policies of this Plan are properly, fairly and reasonably implemented.
3. The Regional District shall give consideration to the policies of this Plan in preparing short and long term budgetary requirements.

5.3 Land Use Control

1. The Big White Zoning Bylaw shall be redrafted to conform to the policies of this Plan.
2. In order to accommodate specific site conditions or circumstances, the densities and uses referred to in this Plan may be further refined in the implementing bylaws provided that the general intent and purpose of the Plan is respected.
3. Subdivision approval remains with the Ministry of Transportation and Highways Provincial Approving Officer who may have regard to the policies of this Plan in considering subdivision applications.
4. The Regional District, in order to implement this Plan, may enact such bylaws as it considers reasonable and appropriate.

6 LAND USE MAP

6.1 Interpretation of Land Use Maps

The Land Use Map attached hereto as Schedule 'B' indicates the general locations and distributions of major land use designations in the Plan area. The boundaries of the designations are approximate and convey the relationship between principal uses. These boundaries will be defined in greater detail in the implementing bylaws.

Public utility uses and transmission facilities (excepting offices, maintenance facilities and administrative services) which are essential for the provision of water, sewer, electricity, telephone and similar services shall be permitted throughout the area as required.

6.2 Explanation of the Land Use Designations

The list below generally indicates the range of permitted uses for each land-use designation.

1. EXISTING DEVELOPMENT AREA

Village Core

Within the area designated Village Core, permitted uses may include: bookshops, business, professional and administrative offices, catering services, conference centres and banquet rooms, day-care facility, eating and drinking establishments, gift shops, health salon and fitness centres, hotels, multiple family residences, personal service establishment, recreation and entertainment facilities, ski/sport shop including ski school and ski rental facilities and accessory uses, buildings and structures.

Medium Density Residential

Within the area designated Medium Density Residential, permitted uses may include: single and two family residences, multiple family residences, home occupations, accessory buildings and structures.

Intermediate Density Residential

Within the area designated Intermediate Density Residential, permitted uses may include: single and two family residences; multiple family residences; recreational and entertainment facilities; home occupations; pensions; bed and breakfasts and/or boarding use; and accessory buildings and structures.

High Density Residential

Within the area designated High Density Residential, permitted uses may include: multiple family residences and accessory buildings and structures.

Day Lodge Commercial

Within the areas designated Day Lodge Commercial, permitted uses may include: day-care facilities, eating and drinking establishments, gift and sport shop, ski school sales and ski rental facilities, ticket sales and accessory uses, buildings and structures.

Public and Institutional

Within the areas designated as Public and Institutional, permitted uses may include: civic use, community hall, emergency services building, fire hall, first aid post, hospital, post office, public service use, recycling facilities, public utility use, ski patrol building and one dwelling unit in conjunction with a principal permitted institutional use recycling facilities.

Light Industrial

Within the areas designated as Light Industrial permitted uses may include typical ski-hill maintenance facilities, storage, towing compounds, accessory uses buildings and structures.

Bylaw
No.
1353

Sewer Utility

In the area designated as Sewer Utility, permitted uses shall include: sewage treatment and disposal facilities operating under a permit pursuant to the Waste Management Act and accessory uses, buildings and structures including the storage of propane or similar fuel tanks.

Recreational Resource

In the area designated as Recreational Resource, permitted uses may include: hiking trails, horseback riding trail and stables, outdoor recreational use, picnic site, resource use, ski lift and tow and accessory uses, buildings and structures.

Neighbourhood Commercial

Neighbourhood Commercial is primarily intended to meet the immediate needs of a residential area that is removed from the Village proper. It should not be of a size or nature that could seriously compete with, or detract from, commercial within the Village Core. The suggested maximum Floor Area Ratio for new development of commercial should be in the vicinity of 0.8.

2. FUTURE GROWTH AREA

The Future Growth Area designation is subject to Secondary Planning in compliance with Section 3.3 of this Plan and all other policies of the Big White Official Community Plan. The permitted uses within the Future Growth Area will be identified by way of the Secondary Planning Process. The Future Growth Area will be divided into sub-areas on Schedule B (Land Use Map) to assist in referencing certain areas with greater ease. The sub-areas are the Black Forest, Village, Lower Snow Pines, Powder and Westridge Future Growth Area.