



Meeting Agenda

RDKB Planning and Development Department
Big White Official Community Plan (OCP) Review Steering Committee

Venue

Big White Fire Hall

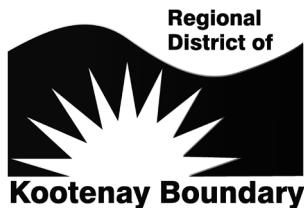
5:00 pm, March 9, 2023

1. Introductions
2. Adoption of Agenda
3. Overview of Process – Presentation by Senior Planner
 - What is an OCP?
 - What is the Process?
 - Steering Committee Role (Terms of Reference)
4. Confirmation of Meeting Times
5. Review Community Profile and Identified Issues
6. Discussion of Engagement Plan
 - Survey
 - Open Houses
7. Adjournment

Draft Schedule for OCP Review

2023	
	Steering Committee appointment
<u>Meeting 1</u> March 9	First Steering Committee meeting - Introduction - Engagement Plan - Community Profile
April	Survey
<u>Meeting 2</u> May	Steering Committee meeting - Guiding Principles
<u>Meeting 3</u> June	Greenhouse Gas Reduction and Climate Resilience Natural Hazards Environmentally Sensitive Areas
<u>Meeting 4</u> August	Transportation Sand and Gravel Deposits Utility Corridors
<u>Meeting 5</u> September	Solid Waste Management Sewage Treatment Water Services
<u>Meeting 6</u> October	Heritage Resources Recreation Resources Affordable and Special Needs Housing Property Maintenance and Safety
<u>Meeting 7</u> November	Land Use Designations - Residential - Commercial

2024	
<u>Meeting 8</u> January	Land Use Designations - Industrial - Parks and Recreation - Resource - Institutional - Open Space
<u>Meeting 9</u> February	Development Permit Areas - Commercial and Multiple Family Development Permit Area
<u>Meeting 10</u> March	Development Permit Areas - Alpine Environmentally Sensitive Landscape Reclamation DPA - Light Industrial DPA
January 2024	Open House 1
February 2024	Open House 2
Spring 2024	Engagement Summary - Survey - Open Houses - Communication - Steering Committee comments
<u>Meeting 11-13</u> April, May, June	OCP draft review
July August	Approvals Process - Referrals to External Agencies - OCP sent to the Advisory Planning Commission (APC) - OCP sent to Electoral Area Services (EAS) - Board of Directors for 1st and 2nd - Public Hearing - Board of Directors



Terms of Reference for the Big White OCP Review Steering Committee

Overview

The Big White Official Community Plan (OCP) (Bylaw No. 1125) was adopted in June 2001. At that time the OCP was intended to act as a guide for development and expansion in Big White until about 2010 thereby making it due for review.

There have been 21 amendments to the OCP since adoption, many of which were applications by property owners seeking a change in the land use designation or policies for their properties while others were Regional District initiatives (e.g. policies and actions related to Greenhouse Gas Reduction, and clarifying definitions).

Approach

Given the need to update the OCP and to help ensure that the OCP reflects the views of the community, a process has been proposed that will be led by a representative Steering Committee.

Purpose

The primary purpose of the OCP Steering Committee is to lead the OCP update process. The OCP Steering Committee should reflect the diverse community that is Big White. To that end the composition of the committee should give consideration to location of residence, age, gender and interests. The Steering Committee should be seen to be a 'Committee of the Community' seeking input, comments and feedback in a regular and timely manner (mechanisms to include but not be limited to a page on the Regional District's website, public meetings, and a community survey).

Objectives

The primary objective of the Steering Committee is to deliver to the Regional District's Board of Directors a revised OCP that has been vetted through a thorough public process. A summary of the changes will also be made available.

The revised OCP and summary of changes will be developed in consultation between the Regional District's Planning and Development Department staff and the Steering Committee and presented to the Board for endorsement. The public processes should be seen to be open, thorough, welcoming, engaging, imaginative, inclusive and substantive.

Key process steps are identified in the attached chart. These steps will guide the process, but may be modified as the process evolves. Reviewing and possibly developing a revised timeline should be the second objective for the Steering Committee.

Resources

Initiation of the Big White OCP review was identified as one of the priorities in the 2023 work plan for the Planning and Development Department. The task will be assigned to the Senior Planner, who will receive support from the GIS technicians and secretarial staff. The Senior Planner will be available to assist the Steering Committee in its work and to ensure that the process unfolds in a timely manner.

Composition of the OCP Steering Committee

Membership on the OCP steering committee will be proposed by the Director for Electoral Area E/West Boundary and will be endorsed by the Regional District's Electoral Area Services Committee. The Steering Committee will consist of the following members, in addition to others that the Director may wish to consider:

- Director of Electoral Area E/West Boundary;
- Alternate Director of Electoral Area E/West Boundary;
- Members of the Big White Advisory Planning Commission;
- Other members who ideally are residents and property owners in Big White and are able to attend regularly scheduled monthly meetings.

Ideally the number of committee members should range from 8 to 12.

Guidance to Committee

A successful OCP review process will depend upon mutual trust in moving the process forward (trust between the steering committee members, the community and planning staff). Sound, informative and helpful communication will be a key element of the process. Staff will forward an agenda and staff report(s) to the Steering Committee normally one week prior to a scheduled meeting.

While it is anticipated that most recommendations with respect to changes to the OCP will be reached by consensus, there may be situations when a recommendation will go to a vote. Should a vote be required the recommendation will be based on a majority of votes. Quorum of the steering committee, which is the majority of members, will be required for a vote to take place.

A public open house or open houses will be held to present reviewed portions of the draft OCP and to gather public input. Once the steering committee is satisfied with the draft, the revised OCP will be forwarded to the Electoral Area Services Committee. The bylaw will be referred to several agencies including, but not limited to: First Nations; the Ministry of Transportation and Infrastructure; the Ministry of Agriculture; the Agricultural Land Commission; Interior Health; the Ministry of Water Lands and Resource Stewardship; the Ministry of Environment; the Mountain Resorts Branch; and the Regional District of Central Okanagan. Assuming it is supported by the Electoral Area Services Committee the bylaw will be forwarded to the RDKB Board of Directors for first and second reading. It would also be forwarded to the Environmental Services Department to be considered in the context of the Regional District's Waste Management Plan and the Finance Department to be considered in the context of the Five-Year Financial Plan. A public hearing will take place between second and third reading and the bylaw will ultimately be adopted by the RDKB Board of Directors.

These terms of reference are to be reviewed by the Steering Committee once it is struck. If there are any changes that they see as appropriate, they can be brought to the attention of the Senior Planner so they can be modified.

Timeframe

The OCP update process is currently envisioned to deliver a revised OCP for first reading by September 2024.



Regional District of
Kootenay Boundary

Prepared for meeting on March 9, 2023

Community Profile and Identified Issues

Report Prepared by: Liz Moore, Senior Planner

Introduction

The Community Profile provides general demographic information, geography, and governance structure for the community of Big White. Likewise, information on land use and other issues that have been identified have been discussed in this report. These elements lay the groundwork for considerations on what is possible and problems that we will work to solve through the OCP review process.

1 Community Overview

Definitions

CONTROLLED RECREATION AREA (CRA) means an area of land including the base development area and adjacent recreational area in which development and operation of the Resort is controlled by the Province and the Ski Resort Developer under a Master Development Agreement, consistent with the approved Master Plan;

PLAN AREA means the Controlled Recreation Area defined by the Master Plan of Big White Ski Resort;

1.1 Geography

The current **Plan Area** is 31.4 square kilometers in size, which comprises around 0.03% of the Regional District lands. With the proposed Master Plan the Controlled Recreation Area (CRA) will grow to 69 km² and the **Plan Area** will expand to that size as well. (See proposed Master Plan).

This land is within the territory of the Syilx (Okanagan) Peoples. West Bank First Nation has included Big White in their Area of Responsibility as well as showing Big White Mountain as being within their harvest area. West Bank First Nation area Syilx People and they are a member of the Okanagan Nation Alliance.

The **Plan Area** is bordered by the Regional District of the Central Okanagan to the north and surrounded by Electoral Area E/West Boundary on all other sides. Big White, sitting at 2,315m high, is the highest mountain in the Okanagan Highland, situated in the Beaverdell subrange.

The Big White Ecological Reserve, 951 ha in size is adjacent to the **Plan Area**, however there are no park lands within the CRA. A proposal has been put forward to BC Parks to remove a piece of the Ecological Reserve that was mistakenly

included in the reserve's boundary when established. This proposal would remove 3.5 ha from the ecological reserve.

Summers have a mean maximum low of 5.8°C and a mean maximum high of 17.8°C. Winters are mild with temperatures ranging from a mean minimum of -9°C to a mean maximum of -3°C. The average summer precipitation is 175mm, falling mostly as rain and the average winter precipitation is 259mm, falling mostly as snow¹.

Big White Mountain lays within the Kettle River Watershed. There are four creeks which drain the proposed **CRA**, two that drain into the Kettle River, Whitefoot Creek and Copperkettle Creek; Trapping Creek drains into the West Kettle River, which then drains into the Kettle River. Hallam Creek flows into the Two John Creek, which joins the West Kettle. These creeks form part of the headwaters of the Kettle River Watershed, which ultimately flows into the Columbia River in

The Biogeographic Ecosystem Classification system (BEC) is a land classification used in BC. It combines climate, vegetation and site classifications to describe characteristics of areas. The **Plan area** is primarily in the Englemann Spruce–Subalpine Fir (ESSFdc1) BEC zone with the peak of Big White Mountain in the alpine tundra (AT) zone². The Englemann Spruce Subalpine Fir zone occurs in the highest forested elevations in British Columbia, where the climate is cold and snowy for five to seven months of the year. The terrain tends to be steep and rugged.

The geomorphology of the Plan Area resulted from the past glacial activity. As a result, the surface is dominated by morainal tills and glacio-fluvial deposits, along with bedrock ridges. A thin layer of glacial till covers bedrock in the middle elevations of the Plan Area, where most of the development occurs. This glacial till consists of silty sandy soils and gravels, which provide a well-drained layer. This material is also highly prone to erosion.

1.2 History

Big White opened as a ski resort in 1963 with one T-bar. The first subdivision plan was in 1967 for 9 lots along what is now Porcupine Rd. The first on-mountain accommodation was built in 1968. The resort grew slowly in those first years, though a double chair lift was added in 1971 and two triples before the end of the 70's. The current owners took over the resort in 1985 and in the following years, development began to happen at a greater pace.

The RDKB was incorporated in 1966, and the first Building Bylaw was passed later that year. The first zoning bylaw for Big White was introduced in 1983, bylaw no. 408. The first Official Community Plan, Bylaw no. 799, was enacted in 1996. The current OCP replaced this bylaw no. 799 in 2001.

¹ <https://www.climatewna.com/>, using Big White elevation 1759m with model normal_1991_2020

² <https://www.for.gov.bc.ca/hre/becweb/resources/maps/>

1.3 Land Use Patterns

Settlement in the **Plan Area** is clustered at the base of Big White Mountain. Development at Big White must be done in accordance with the Resort Master Plan and the Master Development Agreement (MDA) with the Province, which is administered in line with the All-seasons Resorts Policy. All development at Big White happens within the CRA that is defined by the current master plan and MDA.

Most of the land in the CRA is Crown land, which Big White Ski Resort holds the rights and responsibilities to develop for recreational uses under their MDA. This land is variably developed with chair lifts, gladed for ski runs, left undeveloped, or harvested for forest products. The company that holds the forestry rights within the CRA is Interfor.

A small portion of the CRA at the base of the mountain has been developed for residential, commercial and industrial uses.

All parcels developed at the mountain are connected to water and sewer systems provided by Big White Utilities.

Residential parcels have been the subject of subdivision applications since the beginning of Big White as a ski resort. The original parcels subdivided were along Porcupine Rd. in the 1960's and early 70's, followed with expansion down Whiskey Jack and Wolverine Rd. throughout the 70's. These developments were largely single detached homes. Big White Road began at Whiskey Jack in the early 70's and became the main route off which most subsequent development occurred throughout the 1980's and 1990's, with one major exception being the Snowpines subdivision in 1991. Snowpines is primarily a development of single detached homes. Most of the development along Big White Road that happened through this time was multi-family homes, also known as multidwelling units (MDU).

Significant development of MDUs occurred in the late 1990's until 2004, with development continuing steadily until the market crash in 2008. These developments occurred along Big White Road, along Kettle View Rd, Whitehorse Lane, Snowbird Way and Feathertop Way, building the residential core of Big White.

Commercial uses are mostly located within the village core land use designation and zones, though many of the high-density residential land uses contain commercial components as many units in multi-family dwellings are rented out as lodgings. The OCP Bylaw recognizes this short-term rental of units in residential areas and states that it is consistent with the Plan. Other commercial uses in the village core include restaurants, bars, multi-family dwellings, Big White administration offices, and retail.

Industrial uses are located along Horsefly Road, near the entrance to Big White. These include the waste transfer station, the fortis power substation, the former training grounds for the RDKB Fire Department and a works yard.

'Institutional' parcels are located throughout the plan area include the Big White Fire Hall, a location for a proposed new fire hall, the school, the ski patrol hut, the wastewater treatment, and the propane storage facility. These uses are located throughout the developed portion of the **Plan Area**, but primarily on the fringes.

There are no parks identified within the **Plan Area**.

1.4 Population and Housing Demand

The population of Big White is 991 (2021 Census), however the population increases in the winter months, as many property owners are seasonal residents, as well as an increase in visitors during the ski season. There are 2,381 private dwellings in Big White (2021 Census).

The population of the **Plan Area** has grown in the past two censuses: the population grew 130.3 percent between 2011 and 2016 (2016 Census), with an increase from 109 to 251 people. The 2021 Census recorded a 294.8% increase in the population at Big White.

The median age of the Big White population is 38.4 years, slightly younger than the Provincial median of 42.8 years (Census 2021). This is a slight increase in median age since 2016, which results from a growth in the number of 60 to 64 year olds and people 65 years and over. Most of the population growth, though, was between the ages 30 and 50.

The growth experienced in this area could be related to the unique conditions created by the COVID-19 pandemic, where a lot of property transaction and building occurred in rural areas, with increased interest in migrating away from the city, for affordability and lifestyle reasons. Other potential factors include, the increase in the availability of remote working circumstances alongside the increase in retirements among baby-boomers could also be a driver to this migration.

The 2021 census shows 555 people as being 15 years or over, with 410 in the labour force: 345 employed and 65 unemployed. The unemployment rate was 15.9.

Working circumstances for those employed included 110 people worked from home, 165 worked from a usual place of work, and 70 worked from no fixed workplace address – which may indicate moving between work sites, such as for construction.

The majority of people in the labour force were employed in accommodation and food services (130 people) with the next highest number (55) in arts, entertainment and recreation, followed by professional, scientific and technical services (35).

The median income in 2020 was \$66,000 compared to the Provincial median of \$85,000 (Census 2021).

The housing indicators in the census state that there is 11.9% of owner households in core housing need³, with 20% spending 30% or more of their income on shelter costs. The median value of a dwelling is \$400,000 in Big White, compared with a median value of \$785,000 in BC.

In tenant housing, 35% are spending 30% or more of its income on shelter costs and 42.1% are in core housing need.

³ Core housing need refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds).

Based upon the projections for Electoral Area E/West Boundary in RDKB's 2020 Housing Needs Report, there will be a decrease in demand for housing over the next ten years. This will be marked by smaller household sizes and a shift in demand towards smaller dwellings with 1-2 bedrooms. However, across Electoral Area C it is projected for there to be a drop in demand of 179 housing units across all housing types by 2031. The Report explains that this decline will not be distributed evenly and that there may be a net increase in demand in Big White.

Activity in the real estate market in later 2020 and 2021 increased pressure on the housing market. This period is not reflected in the 2020 Housing Needs Report. The census trends that indicated this drop in housing demand in 10 years' time, have continued, including an aging population, though to a much lesser extent in Big White.

Some of the gaps in housing highlighted in the report are:

- Market rental housing;
- Seasonal worker accommodation;
- Short-term rental and tourist accommodation;
- Affordable homeownership;
- Accessible senior-oriented housing.

Based on building permit stats from 2012 to 2021, on average, 4 new single detached dwellings are constructed each year in the **Plan Area**. Also, on average 2 multi-dwelling buildings are constructed with 12 units constructed per year. In total this is an average of 16 dwelling units per year for the past 10 years. Assuming the average of 16 dwelling units constructed per year continues, 160 dwelling units could be constructed over the next 10 years.

As more land is opened up through land grant applications and subdivision applications for it is anticipated that land will be available for current construction trends for the expected life of this OCP. The challenge will be to ensure that the development that occurs will match the housing needs of the community.

Areas in the Black Forest neighbourhood have recently been granted by the province, with others in the process of being granted. These areas will provide an increase in vacant lots in coming years.

1.5 Governance Structure and Service Provision

Big White, as an unincorporated community within a regional district, has a different service provision and governance structure than a municipality. In an unincorporated community the Province plays a much larger role in service provision. Some of these services provided by the province are:

- Road infrastructure for publicly-owned roads – Ministry of Transportation and Infrastructure (MOTI) is responsible for this service;
- Subdivision approval – MOTI is also responsible for providing an Approving Officer for subdivision applications;

- Policing – RCMP provides the policing service for Big White through an agreement with the Province;
- Schools – The Ministry of Education funds School District 51, of which Big White Community School is a part.

The Regional District of Kootenay Boundary provides a variety of services and can apply to be given the authority to implement others if the need is identified. Often implementation of a service requires a referendum to confirm that the community wishes to support it with additional taxes.

Some of the services currently provided by RDKB include land use planning, fire response, building and plumbing inspection, watershed planning, regional parks and trails, noise control, noxious weed control, street lighting and regional waste management.

Some powers that municipalities have automatically through the *Community Charter* are not available to a regional district, such as the authority to regulate business with business licensing.

1.6 Planning Hierarchy

1. Resort Master Plan

Big White exists within a defined Controlled Recreation Area (CRA) which is subject to a Resort Master Plan (RMP) done by Big White Ski Resort Limited and approved by the Province through the Mountain Resorts Branch (MRB), that is responsible for administering the All-seasons Resort Policy at Big White. Development within the CRA is subject to a contractual agreement between the Province and Big White Ski Resort, providing Big White with exclusive privileges to purchase and service Crown Land within the CRA and then sell it to private interests. Once the land becomes private property, it is subject to the Official Community Plan (OCP) and the bylaws of the Regional District of Kootenay Boundary (RDKB).

2. Official Community Plan

The OCP is a guide for both public and private decisions concerning the physical, economic and social development of private non-Crown lands within the Big White Plan Area. The OCP must conform to the RMP, but it provides in much more detail the objectives of the built environment for non-Crown lands at Big White. The OCP is prepared by RDKB planning staff with input from landowners and recreational users at Big White. Adopted by the RDKB, the OCP identifies the objectives of Big White's community stakeholders about how they envision development occurring at Big White for a period of at least 5 to 10 years. No bylaw approved after the OCP shall be contrary to, or at variance with, the OCP.

3. Zoning Bylaw

The Big White Zoning Bylaw is the primary tool used to implement the objectives set out in the OCP. The Zoning Bylaw defines the uses allowed on land within the OCP area. It also regulates the density, siting, size and dimensions of permitted buildings and structures and the dimensions and area, including minimum and maximum parcel sizes, of all parcels created through subdivision. All zoning must be consistent with the objectives set out in the OCP. All Development Permits are

required to adhere to the Zoning Bylaw as are Building Permits, which require a thorough check of all Zoning Bylaw requirements prior to final approval. Subdivisions must also adhere to regulations in the Zoning Bylaw regarding lot sizes and dimensions.

4. Secondary Plan

Within the boundaries of the OCP are areas identified as “future growth areas”, areas of unsold Crown land that are subject to the Resort Master Plan and, when sold into private hands, the OCP. Before development can occur in future growth areas Secondary Plans must be approved by the RDKB Board of Directors showing the proposed sequence of development, density of population, the location of existing and proposed roads and utilities and their adherence to both the Resort Master Plan and the OCP. Secondary Plans are approved by the RDKB Board of Directors after first being reviewed by Provincial government departments for road circulation, access/egress to the Secondary Plan area, and resource, servicing, health and environment issues. Approval of Secondary Plans also requires that the OCP be amended, showing the removal of the Secondary Plan area from a “future growth area”. OCP amendments are approved by the RDKB’s Board of Directors.

5. Subdivision

Applications for all fee simple and bare land strata subdivisions at Big White are made through the Ministry of Transportation and Infrastructure (MOTI). MOTI reviews road circulation and access and egress requirements. MOTI also circulates the applications to other Provincial Departments to review health, environment and utility issues and to the Regional District which reviews the subdivision’s adherence to the Secondary Plan and lot size and dimension requirements contained in the Big White Zoning Bylaw. MOTI makes the final decision on the subdivision.

6. Development Permit

Development Permits are only required for those areas designated within the OCP as Development Permit Areas. In the Big White OCP these Areas are designated for protection of the natural environment, protection of development from hazardous conditions and the establishment of objectives and guidelines for the form and character of commercial, industrial or multi-family residential development. To address these issues the OCP requires that applicants provide development approval information demonstrating, through written text, diagrams and site maps, how the development will adhere to the requirements or guidelines of the Development Permit Area as stated in the OCP. Prior to approval by the Regional District’s Board of Directors, Development Permits are referred to the Big White Fire Department to ensure that access/egress to individual lots and on-site circulation meet acceptable standards and do not hinder emergency vehicles.

7. Building Permit

Building Permits are required for all developments at Big White. The RDKB’s Building Inspector in Grand Forks reviews Building Permits for Big White. Permit applications are reviewed for adherence to the B.C. Building Code and the Big White Zoning Bylaw, including height, floor area ratio, setbacks and parking.

8. Occupancy Permit

An Occupancy Permit is required for all new developments at Big White. In order to obtain an Occupancy Permit the applicant must demonstrate that the finished development adheres to all the requirements, regulations and conditions set out in the Development and Building Permits. This involves on-site inspections by the RDKB's Building Inspection staff.

1.7 Official Community Plan (OCP)

Regional Districts have the authority to pass Official Community Plan bylaws from Part 14 of the *Local Government Act*. Section 473 states that an OCP must include statements and map designations for the Plan Area for the following:

- (a) the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- (b) the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- (c) the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- (d) restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- (e) the approximate location and phasing of any major road, sewer and water systems;
- (f) the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- (g) other matters that may, in respect of any plan, be required or authorized by the minister.

Also, an official community plan must include:

- housing policies of the local government respecting affordable housing, rental housing and special needs housing;
- consideration for the most recent housing needs report and the housing information on which the report is based.
- Targets for the reduction of greenhouse gas emissions in the plan area and policies and actions of the local government proposed with respect to achieving those targets.

1.8 Identification of Community Issues

Identification of issues being experienced within a community that can be addressed through land use planning is an essential piece to an OCP review. Understanding challenges within a community can help shape the policy direction in the OCP review and subsequent regulation through zoning or other bylaws.

Issues can be identified through numerous channels, including through records of complaints received by the local government, issues identified by the local Advisory

Planning Commission when reviewing applications, through RDKB staff experience, through anticipated needs expected with growth of the ski resort, public outreach and engagement, and through input from the newly formed OCP Review Steering Committee, among other potential sources.

2021 Community Issues Assessment

One resource available for identification of issues within the community is the "Big White Mountain Community Issues Assessment – August 31, 2021". This document was produced by Urban Systems Ltd for the RDKB and the Province of BC in response to a similar assessment conducted by the Big White Mountain Community Development Association in 2019. The project was done to better understand the challenges pertaining to amenity and service provision in the Big White Mountain Community. A survey was provided online with notification distributed to all property owners with a 10.9% response rate.

The overarching objective expressed through the outreach process is that there is a desire for Big White Mountain to become a year-round community with a diverse array of services, amenities, and businesses.

The challenges expressed about achieving this include:

- Lack of year-round services, amenities and businesses;
- The Ski Resort's rights to all land on the Mountain, as per the MDA.

Some of the items identified that would help achieve this objective include:

- More community programming and a gathering space.
- A network of parks and trails provided and maintained by RDKB, to create public outdoor space in the community.
- A need for more retail and food businesses on the Mountain that are not owned by the Ski Resort.
- Increased off-season (non-winter) activities for the community.
- Affordable housing options are required for both seasonal workers and full-time residents.
- A post office located on the Mountain.
- Improvement to security services, 911 Emergency services and bylaw enforcement.
- Improvement in emergency preparedness regarding wildfires and flooding.
- Improvement to street lighting on non-strata-maintained roads.
- Economic development supports for prospective businesses not affiliated with the Ski Resort.
- Water infrastructure improvements, including improvements to water quality and repairs to infrastructure.
- Improvements to road infrastructure and maintenance.
- Expansion of medical services provided on mountain
- Improvements to communication about and understanding of services provided by RDKB, including land use planning, community grant-in-aid, economic development, regional parks and trails, watershed planning and emergency preparedness.

The Issues Assessment identified RDKB as being the lead on addressing a number of these issues, including:

- Bylaw enforcement
- Emergency preparedness
- Economic Development
- Street Lighting
- Affordable housing regulation
- Postal code advocacy to Canada Post
- Parks and trails
- Community gathering space

The reviewed Official Community Plan can include some form of policy direction for all these issues excluding advocacy for a postal code.

Other Issues Identified

- Overcrowding in housing where employees live.
- Development permit requirements not met until the end of a phased development plan.
- Highly erodible soil when disturbed.
- The need for safe pedestrian passage.
- Secondary access/egress from neighbourhoods for emergency vehicles;
- Secondary access/egress from the community.
- Fire hall location with current direction of growth in the community.
- Insufficient setbacks between some single-detached homes in Snowpines.
- Insufficient snow storage on private properties.
- Snow clearance from roads.
- Incomplete or insufficient/incompatible space for waste management at large buildings.
- Adequate parking.
- Climate change impacts.

Many of these issues can be considered through the OCP review process and solutions can be proposed as policy in the OCP or as regulatory elements in Development Permit Areas, Zoning or other regulatory bylaws. This will be discussed further at the meeting. If there are other issues that you are aware of that have not been identified above, bring them for discussion at the meeting.

Sources

1. ClimateNA_MAP – an Interactive Platform for Visualization and Data Access:
<https://www.climatewna.com/>
2. Cascade Environmental Resource Group, Ltd., Environmental Review: Draft Master Plan for Expansion Area – 2020, Big White Ski Resort, BC. Located at:
https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/natural-resource-use/all-seasons-resorts/big-white-project-review/appendix_201019_env_review_for_expansion.pdf
3. BC Conservation Data Centre iMap: <http://maps.gov.bc.ca/ess/hm/cdc/>
4. Census Profile, 2021 Census of Population, Big White, Unincorporated Place:
<https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=big%20white&DGUIDlist=2021A0006590352&GENDERlist=1,2,3&STATISTIClist=1&HEADERlist=0>
5. 2020 RDKB Housing Needs Report:
https://rdkb.com/Portals/0/Planning/Housing_Needs_Report2020.pdf?ver=2021-11-03-141810-277
6. Big White Community Issues Final Report:
https://rdkb.com/Portals/0/Communities/BigWhite/BW_Community_Issues_Assessment-FinalReport.pdf

Other reference material

- Big White Official Community Plan, Bylaw No. 1125:
<https://rdkb.com/Portals/0/Administration/Documents/Bylaws/Bylaw1125-BigWhiteOCP.pdf?ver=2020-10-16-161537-450>
 - Bylaw 1125, Schedule B - Land Use Map:
<https://rdkb.com/Portals/0/Administration/Documents/Bylaws/Bylaw1125-BigWhiteOCPSchdB.pdf?ver=2020-10-16-161545-670>
 - Bylaw 1125, Schedule C – Development Permit Areas:
<https://rdkb.com/Portals/0/Administration/Documents/Bylaws/Bylaw1125-BigWhiteOCPSchdC.pdf?ver=2020-10-16-161555-183>
- Big White Zoning Bylaw, No. 1166:
<https://rdkb.com/Portals/0/Administration/Documents/Bylaws/Bylaw1166-BigWhiteZoning.pdf?ver=2020-10-16-161614-793>
 - Bylaw 1166, Schedule B - Zoning Map:
<https://rdkb.com/Portals/0/Administration/Documents/Bylaws/Bylaw1166-BigWhiteZoningMap.pdf?ver=2020-10-16-161643-653>
- Big White Master Plan – 1999 (Current)
<https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/resort-development/proposed-approved-resort-master-plans/list-of-approved-plans/big-white>

- Big White Ski Resort Master Plan - 2020 (Review)

<https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/resort-development/proposed-approved-resort-master-plans/list-of-proposed-plans/big-white-project-review>