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RDKB | BIG WHITE OCP UPDATE

BACKGROUND REPORT

June 2025 (*updated October 2025*)

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REPORT PURPOSE

This report aims to provide a background literature review of planning documents relevant to the comprehensive revision of Big White's Official Community Plan. Specifically, this report reviews policy and regulatory documents within the following sections that pertain to the community of Big White: land use, density, and housing; natural assets, and greenhouse gas (GHG) emissions; transportation and servicing; and, facilities and amenities. Upon review of these documents, a summary of strengths, gaps, challenges, and opportunities are provided for each section. This summary will form the basis of our continued work with the Regional District of Kootenay Boundary for the Big White OCP.

ABOUT BIG WHITE

COMMUNITY PROFILE SNAPSHOT (2021)

As of 2021, Big White had a total land area of 8.6 km² and a population of 991 (Statistics Canada, 2023). Of this population, the majority age demographic was 15-64 years old. The median total income in 2020 was \$38,400, with a median total household income of \$66,000. Of the total population, 16.4% were considered low-income. Regarding primary language spoken, the majority of residents use English followed by French. The majority of residents had either a high school or post-secondary certificate, diploma, degree, or equivalent.

The three primary industry sectors include accommodation and food services; arts, entertainment, and recreation; and, professional, scientific, and technical services. Finally, vehicle transportation was the most common mode of commuting to and from work, with most commutes taking less than 15 minutes.

Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released November 15, 2023.
<https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E> (accessed April 29, 2025).

TIMELINE

Below is a timeline of key land use planning highlights in Big White since its establishment in 1963.



JURISDICTION

Jurisdictional authority for Big White is held by the Province of British Columbia, the Regional District of Kootenay Boundary, and the Big White Ski Resort. Based on each authority's jurisdiction, Table 1 outlines service provisioning responsibilities.

Table 1: Jurisdictional Service Provision Responsibilities				
Province of British Columbia	RDKB Regional Services	RDKB Electoral Area 'E' Services	RDKB Big White Specific Services	Big White Ski Resort
• Interior Health Authority • Master Development Agreement • Policing • Roads • Big White Community School	• Land Use Planning • Community Grant-In-Aid • Building and Plumbing Inspection • 9-1-1 Emergency Communication • Boundary Integrated Watershed Service • Emergency Preparedness • Government Legislative and Administrative Services • Bylaw Enforcement	• Economic Development • Regional Parks and Trails • Noxious Weed Control • Electoral Area Administration • Feasibility Studies • House Numbering	• Regional Waste Management • Security • Street Lighting • Noise Control • Fire	• Land Tenure • Sewer and water servicing infrastructure (Big White Utilities)

LAND USE, DENSITY, AND HOUSING

INTRODUCTION

This section provides an overview of planning documents, relevant to Big White, containing policy, regulation, and direction regarding Land Use, Density, and Housing. In this section, we have reviewed the following documents: OCP 1125 (2001), Zoning Bylaw, Housing and Home: Housing Need (2020), Interim Housing Needs Report (2025), and the Draft Big White Resort Master Plan (2020). For each document, we have provided a summary of its purpose, links to the current OCP, and a summary of key policies, regulations, goals, objectives, and/or findings. Culminating our review of these documents, we conclude with a list of strengths, gaps, challenges, and opportunities related to land use, density, and housing.

SUMMARY OF EXISTING PLANS

1. Current OCP 1125 (2001)

Purpose:

The Big White OCP applies to a portion of Electoral Area 'E', the Big White Plan Area, aligning with the Provincially-managed Controlled Recreation Area. The OCP 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.

Key jurisdictional considerations related to planning in the Big White area include:

- The Province of BC is responsible for administering the Commercial Alpine Skiing Policy at Big White.
- 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 CRA is subject to a contractual agreement between the Province and a private company (Big White Ski Resort).
 - This allows Big White Ski Resort to acquire and service Crown Land before it is sold to other private interests.
- The OCP sets goals and objectives for the development of privately owned land.
- Once Big White Ski Resort acquires land from the Province, it becomes private land that is subject to the OCP and other RDKB bylaws.

- Crown lands in the area are managed by the Mountain Resorts Branch (the Province), not the Regional District, and are subject to Provincial and Federal laws that override local authority, particularly regarding mining and forestry. The majority of these lands are a “Controlled Recreation Area,” with Big White Ski Resort managing some.

Goals:

The OCP outlines 16 goals related to 9 topic areas:

Long-Term Future Growth Areas

- To identify future growth areas to accommodate long-term expansion in the Plan Area.

Growth Management

- 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.

Community Character

- 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.

Residential Land Use

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

Commercial Land Use

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

Public Consultation

- To encourage public consultation in land use decisions.

Transportation

- 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.

Industrial

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

Other Land Uses

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

Objectives & Policies:

Objectives and policies in the Big White OCP are provided for the following topic areas:

- Long-Term Future Growth Areas
- Servicing
- Community Boundary
- Solid Waste
- Fire Protection
- Natural Environment
- Built Environment
- Development Permits
- Commercial
- Transportation
- Parking
- Industrial
- Recreation
- Greenhouse Gas Reductions

Broadly, these objectives and policies emphasize the need to guide responsible and sustainable growth for a more livable community while protecting the natural environment and community character. Future development areas require Secondary Plans that cover more detailed information on land use, infrastructure, environmental protection, and more. Other parts focus on the need to properly service new development with potable water services and sewer connections, and ensure the built environment is attractive and functional, encouraging alpine styles and integration with the natural environment.

Land Use Designations:

The land use designations for Big White are reflected in Table 2 and in Figure 1.

Table 2: Land Use Designations within Big White	
Village Core	Light Industrial
Medium Density Residential	Sewer and Utility
Intermediate Density Residential	Recreational Resource
High Density Residential	Neighbourhood Commercial
Day Lodge Commercial	Future Growth Areas
Public & Institutional	

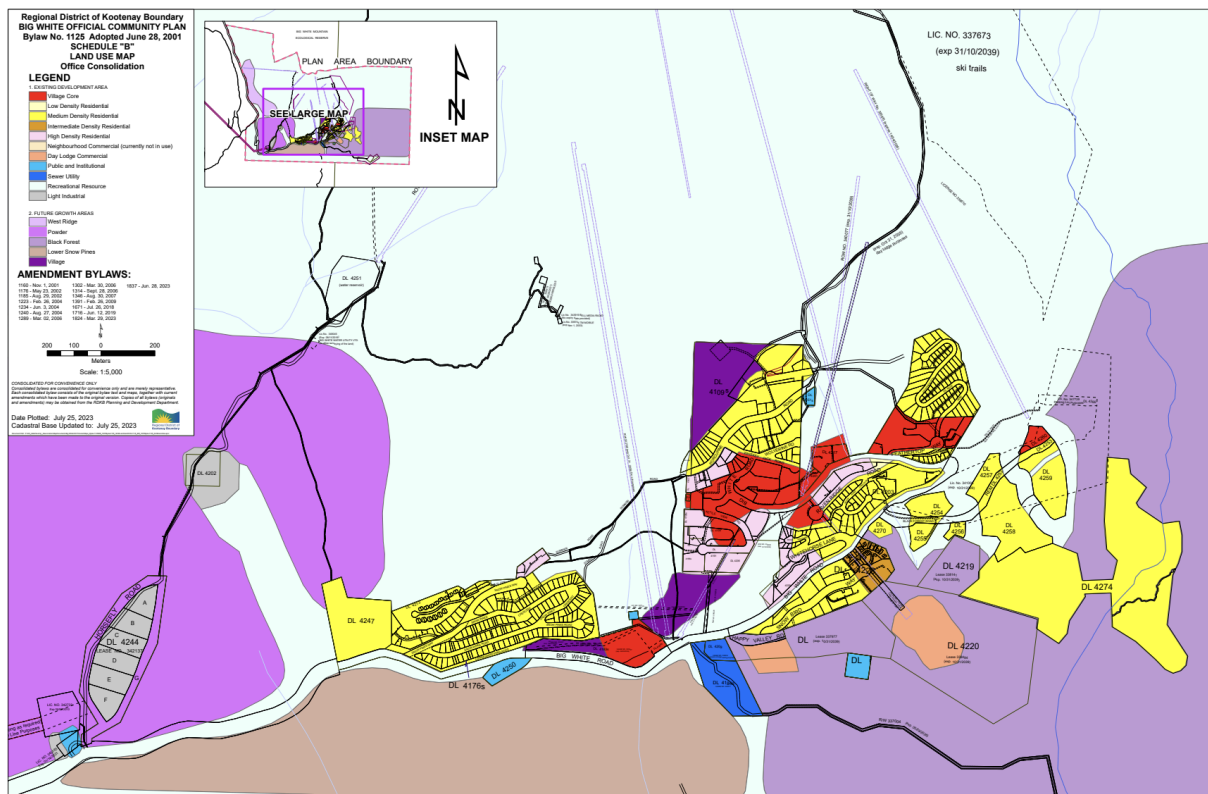


Figure 1: Big White Official Community Plan Land Use Map

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.

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.

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.

Development Permit Areas:

There are three types of Development Permit Areas in the Big White OCP:

- Form & Character
 - Commercial and Multifamily DPA
 - Light Industrial DPA
- Protection of the Natural Environment
 - Alpine Environmentally Sensitive Landscape Reclamation DPA

2. Zoning Bylaw

Purpose

The Zoning Bylaw is the main tool that helps implement the OCP. It provides the regulations that determine the specifics of new buildings, including their height, densities, setbacks, and permitted uses. Different zones will allow for different types of development ranging from residential, commercial, industrial, recreational, and institutional on lands throughout Big White. The zoning bylaw is outlined in Appendix A1 below.

3. House and Home: Housing Needs Report (2020)

Purpose

The Regional District of Kootenay Boundary (RDKB) completed its first Regional Housing Needs Report in 2020. Its purpose is to identify housing needs, gaps, and issues within its eight municipalities and five electoral areas.

Key Findings

Eight Regional Themes

- Distinct sub-regional characteristics
- Inherited workforce housing
- Resource-based communities
- Amenity migration
- Rural Migration
- Adjusting historical development patterns
- Sub-regional inequity
- Historically underserved populations

Groups facing the greatest challenges in finding and affording housing

- Seniors
- Families
- Single parent households
- Single People
- Youth and young adults
- People with mental health support needs or experiencing substance use issues
- People experiencing homelessness or at-risk of homelessness
- Indigenous households
- Seasonal workers/workforce

Common Experiences

- Increased cost of living
- Housing in poor condition
- Lack of suitable housing options
- Discrimination and stigma towards vulnerable populations
- High cost of construction or renovation

Housing Gaps

- Year-round emergency shelter - specifically for the communities of Trail and Grand Forks
- Youth Safe House - particularly in the Boundary area
- Transitional housing for women and children - particularly in the Boundary Area
- Transitional housing for persons experiencing homelessness
- Supportive housing
- Non-market rental housing
- Low-end of market rental housing
- Market rental housing
- Short-term rental and tourist accommodation
 - In resort communities, there is a need to have an adequate supply of short-term rental and tourist accommodation to help alleviate the pressure on the long-term rental stock. This form of housing is targeted to Big White, Red Mountain, and Rossland.
- Accessible seniors-oriented housing
- Alternative housing typologies

4. Interim Housing Needs Report (2025)

Purpose

Recent provincial legislative changes on housing (Bill 44) require Housing Needs Reports to use a standard methodology to determine 20 years worth of housing needs. Local governments were required to update their latest report with this standard methodology. Table 3 details the results for Electoral Area E/West Boundary, of which Big White is a part.

Key Findings

Table 3: Total 5-Year and 20-Year Housing Need								
	Timeline	Extreme Core Housing Need	Persons Experiencing Homelessness	Suppressed Household Formation	Anticipated Growth	Rental Vacancy Rate Adjustment	Additional Local Demand	Total New Units
Electoral Area E/West Boundary	5-Year Need	24.9	10.2	22.1	104.2	1.3	0	163
	20-Year Need	99.8	20.4	88.2	201	5	0	414

Other legislative changes require greater alignment between the latest Housing Needs Report and a local government's OCP and Zoning Bylaw. This includes ensuring that land use designations in an OCP and the zones in a Zoning Bylaw can accommodate 20 years worth of housing need.

5. Big White Resort Master Plan (2020)

Purpose

Big White's 2020 Resort Master Plan details an opportunity to grow, expand and enhance the current resort's offerings well into the future. Building on the 1996 Master Plan, the document responds to the resort's deficiencies and opportunities by providing direction for short and long-term land use development at Big White.

Objectives

- Create plans that will identify and capitalize on special and unique development opportunities.
- Create plans to help establish Big White as the resort of choice for a well defined, active, recreation oriented lifestyle of the Okanagan Valley.
- Update and refine plans, building on the analysis and concepts for the mountain and base area village completed by Brent Harley & Associates (BHA) in the 1999 Big White Resort Master Plan. This document has been approved by the Ministry of Environment, Lands and Parks under the Commercial Alpine Skiing Policy.
- Ensure that the resultant plans, once implemented, will offer the guests a well balanced resort experience.
- Maximize the slope side and ski to/ski from residential development opportunities.
- Sensitively integrate any proposed development into the site, preserving natural features and minimizing any environmental disruptions.

Development Areas

Particular consideration was given to the relationship of the base area facilities to the existing and proposed mountain facilities, the comfortable carrying capacity (CCC) of the available ski terrain, day skier parking and, linkages to the existing and proposed residential development. The Village Master Plan focuses on the establishment of a strong Village Core focal point surrounded by well-integrated and complementary developments. Development will ultimately incorporate the Westridge area, however, the resort is still at a size in which the development focus should centre around the Village Core to maintain a compact and lively alpine village atmosphere.

Development Area “A”: Village Core

The objective of development and redevelopment within the Village Core is to establish a strong focal point to Big White Ski Resort. Designed as a pedestrian-oriented development, the layout enables visitors to leave their car behind as they enter the Village from a variety of access points. During the winter, the main pedestrian corridor through the Village will remain snow covered to allow skiers to circulate through the Village to the Plaza Quad, Ridge Rocket Express and Bullet Express chairs.

The Village Core incorporates existing buildings, infill development and a future people mover to enhance the existing developments within the Village and create a more cohesive focal point to the Resort.

Development Area “B”: White Forest

The objective of the development within the White Forest is to establish a mix of low to high density ski-in/ski-out residential and hotel accommodations, connected to the Village Core and ski trails by a year-round trail system. Fifteen residential parcels are zoned for development, with high-density public hotels near the Village Core and private multifamily units near the ski trails. Access is via two cul-de-sacs, with a skier underpass linking to existing trails and future developments. Visual impact will be minimal, with setbacks reducing visibility from Big White Road.

Development Area “C”: Alpine Centre

The Alpine Centre development aims to integrate ski-in/ski-out residential accommodation with existing ski trails. The old maintenance and Pinecrest staff housing sites will be redeveloped with medium-density housing, improving the visual quality. A mix of high and low-density estate-type homes is proposed on the Alpine Centre property and lands to the west. Access is via the end of Porcupine Road, with planning ensuring year-round trail access is maintained.

Development Area D: Black Forest

The Black Forest development will integrate community facilities, ski area parking, ski-in/ski-out residential options, and a golf facility. Proposed developments include a People Mover link to the Village Core, a golf clubhouse, skier parking, multiple residential types, a school/community center, service station, and a year-round trail system. The golf course will be developed in phases, with a golf academy, driving range, and 18-hole course. Access to the Black Forest lands is via three roads, providing connections to parking, residential areas, and the school/community center. The roads will also support year-round trail access, with a people mover linking to the Village Core and a skier overpass providing access between the Village and Black Forest.

Development Area E: Paradise Estates

Paradise Estates aims to create a mix of medium to high-density ski-in/ski-out residential units, with up to 181 units in single-family, duplex, or multi-family formats. A neighborhood pub/restaurant will also be included. The development will be directly connected to Big White's ski facilities via skier access. Overflow parking will be accommodated at the enlarged Ridge Day Lodge parking lot, with a trail linking it to the subdivision. Access will be through Snowpine Estates, with road upgrades to a local subdivision standard. Ski linkages to and from the development will be maintained, and an underpass beneath Serwa's ski trail will provide access to the upper development site. The existing tree cover will block any uphill views from Snowpine Estates.

Development Area F: Whispering Jacks

The Whispering Jacks Development aims to add ski-in/ski-out accommodation, along with commercial and recreational facilities, as an extension of the Village Core. The development will include mixed-use residential, hotel, commercial, and recreational spaces, enhancing the resort experience. Buildings will be clustered to retain trees and minimize visual impact. Access will be via an underpass beneath Easy Street ski trail and an underground parking level beneath the Bullet Alley skier connection. The development will cross the Woodpecker ski trail, which will be compensated by widening the Freeway ski trail. Forest cover along Easy Street will screen the development from uphill views, and the condominiums will step down with the site's topography.

Development Area G: Highland Estates

Highland Estates aims to provide community facilities and ski-in/ski-out accommodation near the Village Core. The lower site will feature higher-density hotel, pub/restaurant, and staff accommodations, while the upper site will include medium-density residential units, a hostel, and a new fire hall. Buildings will be clustered to preserve trees and minimize visual impact. All areas will have direct access to nearby ski trails, with access from Big White Road and an underpass beneath the Shortcut trail. The Black Forest RV sites and day skier parking will be relocated to the Black Forest development area.

Development Area H: Westridge

The objective of the development within the Westridge Area (see Figure 5) is to establish ski to/ski from residential development in association with the Westridge ski area expansion. This area is envisioned to be developed following the buildout of the Village area real estate.

STRENGTHS, GAPS, CHALLENGES, AND OPPORTUNITIES

Based on our review of OCP 1125 (2001), the Zoning Bylaw, Housing and Home: Housing Need (2020), the Interim Housing Needs Report (2025), and the Big White Resort Master Plan (2020), Table 4 below outlines the strength, gaps, challenges, and opportunities present for Big White in relation to land use, density, and housing.

Table 4: Strengths, Gaps And Challenges, And Opportunities For Land Use Density, And Housing		
Strengths	Gaps & Challenges	Opportunities
• Big White is a tight-knit community that organizes grassroots events • Big White Utilities manages utilities and water storage facilities.	• Housing Needs Assessment is unclear what needs are specific to Big White, though the reports point to an adequate supply of short-term rental and tourist accommodation and housing for seasonal workers/workforce • Determining how many of the 414 units identified for the 20 year housing need for Electoral Area E should be attributed to and planned for in Big White. • Big White Resort uses restrictive covenants to restrict certain uses on parcels prior to releasing for sale. • Given Big White will not likely have the necessary services or supports available/accessible for individuals facing homelessness and those suffering from mental health challenges, it's likely that the housing needs at Big White should focus on include: ○ Non-market rental housing ○ Low-end of market rental housing ○ Market rental housing ○ Development Variance Permit applications are frequent - though more related to zoning • No public park space - Recreational Resource is used for skiing and mountain biking (similar to "park space"), but no land is designated for	• Exploring different land use options that expand opportunities for commercial and industrial lands. This could include: ○ Expansion of the Village Core ○ Establishment of a secondary village ○ Expansion of neighbourhood commercial uses throughout Big White ○ Allowing light industrial uses within commercial areas ○ Establishment of an Industrial/Business Park • Acknowledge and address a deficiency of services through land use planning and policies, including parking rates (Zoning Bylaw) • Consider a "green network" of parks and public space connected by trails and active transportation corridors • Identify key areas for residential growth and evaluate what land use tools can best deliver housing for key needs (i.e. seasonal workers and

Table 4: Strengths, Gaps And Challenges, And Opportunities For Land Use Density, And Housing

	public/community open spaces and trails. • Industrial uses are similarly limited to those linked to the operation/maintenance of the ski resort and its utilities. • Commercial uses are only permitted within the Village Core, Daylodges or as small-scale Neighbourhood Commercial (most of which are under the control of the resort) • Parking rates (per Zoning Bylaw) impact development feasibility • Master Plan has not yet been approved by the Province and guidance on land uses is incomplete • Opportunities for health services are limited. • Limited guidance for environmental protection and protection against hazards provided through the DPAs	non-market, low-end, and market rental housing), including enabling higher densities within new and established residential areas. • The school site effectively already operates as a community hub that could be harnessed through land use planning • The Big White community is growing and becoming more organized to address community needs
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NATURAL ASSETS, GHG EMISSIONS AND HAZARDS

INTRODUCTION

This section provides an overview of key background documents that inform environmental protection, climate action and resilience at Big White. It summarizes sensitive ecological systems, commitments related to greenhouse gas emission reductions, and hazards related to floods, drought and wildfires. In this section, we have reviewed the following documents: Big White Resort Master Plan Section 3 (2020), Kettle River Watershed Management Plan (2014), RDKB Climate Action Plan (2022), Drought Management Plan Kettle River Watershed, and the Big White Community Wildfire Protection Plan. For each document, we have provided a summary of its purpose, links to the current OCP, and a summary of key policies, regulations, goals, objectives, and/or findings. Culminating our review of these documents, we conclude with a list of strengths, gaps, challenges, and opportunities related to natural assets, GHG emissions and hazards

SUMMARY OF EXISTING PLANS

1. Big White Resort Master Plan Section 3 (2020)

Purpose

The Big White Resort Master Plan includes a section related to site inventory and analysis with detailed recommendations on natural assets and mitigation measures for increased development. Many of the recommendations related to land use and development could be integrated into Big White's new OCP.

Links to OCP

Cascade Environmental made the following recommendations designed to minimize impacts from development during the expansion of Big White:

- Riparian Area Assessment should be conducted at sites of disturbance to determine appropriate clearing setbacks;
- All wetlands greater than 20m² should be retained. No disturbance such as filling, redirection of runoff etc. should occur. Water utilization for watering and other uses should ensure that current hydrology of wetlands is not altered. A 15m to 30m vegetated setback should be established adjacent to wetlands to protect the unique plant and wildlife values of the wetland and adjacent riparian areas. Often wildlife trees important to bats and other wildlife species are located within the setback area;

- Future developments should consider maintaining recreational trails connecting the services with residential areas;
- Future developments should implement snow clearing plans to ensure that snow storage or removal does not impact fish-bearing water courses;
- Land clearing activity should be conducted with due diligence between April 1 and August 31, to comply with Section 34 of the Wildlife Act, which forbids the destruction of nests occupied by a bird, its eggs, or young (BC MOE, 1996). All areas protected for wildlife habitat should be flagged and enclosed by temporary fence (e.g. snow fence) prior to initiation of work on the site to ensure no encroachment occurs into those areas;
- Prior to clearing, a nesting bird survey should be conducted. During July and August all nests are protected under the BC Wildlife Act, while raptor nests are protected all year. Nests of raptors such as northern goshawk, boreal owl, and great horned owl found during land clearing activity must be adequately protected by forested buffer while the nest is occupied;
- Although rare and endangered species are unlikely to reside on the subject site, Great blue heron may occasionally utilize riparian areas, while Grizzly bears may be found to periodically transit the property. Any future detections should trigger the implementation of appropriate BMPs;
- Vegetation should be retained wherever possible, particularly near creeks and wetlands and within riparian buffers to facilitate wildlife movement. Efforts should be made to conserve snags and wildlife habitat trees. Wildlife movement corridors will be provided if retention zones along creeks are designated as recommended above. Road and trail crossings of these creeks should be designed so that wildlife movement is not impeded or discouraged. The number of stream crossings should be minimized. Bridges rather than culverts or fords are preferred. Planting of additional native, riparian shrubs and trees may be necessary;
- Site preparation and construction works should be monitored by a qualified environmental monitor;
- Future developments should implement stormwater management plans that implement BMPs to ensure the protection of the ecological values of receiving waters. In addition to the post-development storm-water management, a drainage plan should also be developed to deal with concerns related to land clearing, grubbing, and construction. This plan should adhere to the 'Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia (BC Ministry of Environment, 2006)'.

Summary

Key points to retain as the OCP considers updated policies related to natural assets, in alignment with the Big White Resort Master Plan:

- Protect and enhance riparian areas and wetlands
- Provide and maintain active transportation trails between services and residential neighbourhoods
- Minimize amount of watercourse crossings
- Stormwater management is key in preparation for development and as part of development projects.

2. Kettle River Watershed Management Plan (2014)

Purpose

This Plan presents a vision for the Kettle River watershed that is drawn from this understanding: “We envision a healthy, resilient and sustainable Kettle River Watershed, which functions to meet the needs and values of its communities, who in turn act as stewards of the watershed.” The vision forms the foundation for nine goals affirming healthy aquatic ecosystems, safe and secure water supplies, and a reliable water system supporting a sustainable economy and local food system.

Links to OCP

The RDKB Board of Directors has ‘endorsed’ the Kettle River Watershed Management Plan. This means that the RDKB will consider information in the Plan in relevant discussion and decision-making; implement the priority strategies and actions, as appropriate through local government planning documents (i.e. official community plans and zoning bylaws) and participation in partnerships and collaborative initiatives; and promote implementation of the Plan through endorsing it for use by other local and regional organizations, governments and stakeholders, and lobby other levels of government and agencies for policy support and capacity improvement.

Watershed Management Goals

- Healthy aquatic ecosystems sustain native biodiversity and aquatic life
 - Healthy Flow regimes and water levels
 - Excellent water quality
 - Excellent quality habitat in wetlands, riparian areas and associated uplands
- Safe and secure water supports healthy communities
 - Safe and secure drinking water
 - Safe water-based recreation and quality leisure and recreational activities
 - Community enjoyment and expression of spiritual, cultural, heritage and aesthetic values
 - Stable shorelines and resilient floodplain land use

- Reliable and adequate flows of clean water support a sustainable economy and food system
 - Adequate water quality to support current and future uses
 - Reliable secure water supplies to support current and future use within sustainable levels

Summary

The key points from this strategy relating land use and natural assets/environment are as follows:

- Develop and implement a monitoring framework for water quality, water quantity, aquatic ecosystems, groundwater, and land use and management
- Adjust permitting, approvals, and land use by-laws to support the remediation of areas where water quality is not meeting objectives
- Consider undertaking a planning-level Channel Migration Zone (CMZ) study for settled areas of the Kettle River, Granby River and Boundary Creek to identify land use hazards related to channel migration and avulsion
- Utilize the findings of the Riparian Threat Assessment and subsequent floodplain, erosion and channel migration studies to implement measures to provide increased protection for areas near water at risk of erosion due to vegetation removal and development, in Plan implementation, local government planning documents and provincial resource management decisions. Consider establishment of a)
Development Permit Areas for protection of development from hazardous conditions;
b) Tree Cutting Permit Areas where there is evidence of the existence of the hazard;
c) other environmental protection measures
- Consider undertaking place-name, cultural and heritage use studies to map and share information on places of significance in the watershed
- Recognize and celebrate cultural connection to water and the river through collaboration with arts, heritage, First Nations and recreational organizations
- Develop and implement integrated road and recreational access plans to improve access management and limit impacts in recreational settings (including backcountry, settled area and water based recreation)
- Implement park and protected areas master planning in Plan Area and manage protected areas in ways that support watershed management goals

3. RDKB Climate Action Plan (2022)

Purpose

The RDKB Climate Action Plan seeks to:

- directly improve energy efficiency and reduce GHG emissions from the regional government's corporate operations;
- improve energy efficiency and reduce GHG emissions from community activities across the RDKB electoral areas;
- prepare and adapt to changes in the climate, and to increase community resilience.
- create a region that provides opportunities and access for everyone to live, work and play in a low carbon manner; and,
- work together to create a resilient and sustainable community that enables residents and businesses to adapt to a changing climate, while protecting and enhancing the natural environment.

It includes climate action in 6 priority areas:

- Organizational Leadership
- Building & Property
- Water & Waste
- Transportation, Land Use & Infrastructure
- Industry & Livelihoods
- Ecosystems

Links to OCP

Greenhouse Gas Emissions Reduction Targets:

- Reduce GHG emissions 40-50% by 2030, from 2007
- Net-zero GHG emissions by 2050
- 100% renewable energy by 2050

Key actions that may inform new OCP policy include:

- Action 2.7: Develop and implement a low carbon resilient retrofit program for the region. The Program is to contain: 1) A concierge service to support residents and businesses with low carbon resilient retrofits. 2) A community-wide marketing campaign to encourage low carbon resilient home improvements.
- Action 2.8: Review the option for early adoption of upper steps of the BC Energy Step Code and forthcoming BC carbon pollution standards for new development.
- Action 2.16: Explore creation of development permit areas (DPAs) for flood, landslide and wildfire interface hazard.
- Action 4.9: Work with our local governments and Ministry of Transport to develop a regional multi-modal transport plan that covers active transport, connecting communities, and transit suitable for rural and small communities.
- Action 4.10: Incorporate low carbon resilience into long-range plans and electoral area OCPs, including policies that minimize transportation emissions through

- complete communities in a rural context, and provide access to transportation alternatives.
- Action 4.12: Develop guidance and update building bylaws to require all new homes and buildings with off-street parking to be EV Ready.
 - Action 5.3: Align RDKB services with economic growth to ensure supported by local infrastructure.
 - Action 6.5: Build on the natural asset inventory for the region by completing a sensitive ecosystem mapping project. Involve residents in citizen science projects where possible.
 - Action 6.7: Collaborate with partners on natural environment and ecosystem projects like habitat protection, tracking ecosystem change and invasive species management.
 - Action 6.8: Advocate to Province to ensure that new developments provide land to be used for community access or environmental protection of natural environment.

Summary

The new Big White OCP will require updated greenhouse gas emissions reduction targets and policies that support achieving them. Simply put, this could mean using the same targets established by the RDKB, and aligning its policies with the actions outlined in the Climate Action Plan, notably those related to EV infrastructure and supporting the implementation of the BC energy step code. Other strategies may emphasize climate adaptation in the form of natural asset management and mitigation of natural hazard risks.

4. Drought Management Plan Kettle River Watershed

Purpose

Since the early 2000s, Boundary area residents have become increasingly aware of low flows and declining fish stocks in the Kettle River Watershed. These concerns prompted the development of the Kettle River Watershed Management Plan (KRWMP). The KRWMP (Regional District of Kootenay Boundary, 2014) outlines actions towards an integrated and ecosystem-based watershed management approach, with a focus on drought management.

Four out of the five years between 2015 and 2019 experienced either very dry (Provincial drought level 3) or extremely dry (Provincial drought level 4) conditions, prompting concerns for fish survival and causing adverse economic, ecological and health impacts. Climate projections for this region suggest that drought conditions will become more common, highlighting the need for committed drought planning and management in the Boundary.

In response to actions outlined in the KRWMP, and with support from the Regional District of Kootenay Boundary (RDKB), Boundary Directors, Provincial and Local Government staff, water suppliers, and the public, the RDKB initiated the development of regional Drought Management Plans.

Links to OCP

- Regional characteristics and drought management challenges
 - Land use practices: Barriers to implementing best management practices (BMP) increases risk of surface and groundwater contamination. The barriers to BMPs may include time, money, education or knowledge required for implementation.
- To improve integrity of natural water storage
 - Investigate land use regulations for industry (forestry, mining, ranching) and impacts on natural function of watershed storage (wetlands, forests, riparian areas).
- Implementing best management practices (BMP) for land use practices to avoid surface and groundwater contamination.

Summary

The key points from this strategy relating land use and natural assets/environment are as follows:

- Investigate land use regulations for industry and impacts on natural functions of watershed storage
- Consider planting drought resistant plants and use xeriscaping techniques.

5. Big White Community Wildfire Protection Plan

Purpose

The purpose of this report is to assess and mitigate wildfire risks for the resort. It outlines wildfire threats driven by human activity, details the methods and findings of wildfire risk and fuel hazard assessments, and provides guidance for future development, emergency preparedness and collaborative fuels management with surrounding landowners and agencies.

Links to OCP

- All future developments should follow FireSmart Guidelines.
- Dialogue with agencies and private industry operating adjacent to, or within, the CRA to ensure their activities are not creating or increasing risk to the resort.
- FireSmart guidelines should be considered as the minimum standard to which any new development must adhere
- A pre-development 'Fuels Hazard and Fire Risk Assessment' report should be completed, by a qualified professional, as a requirement of the subdivision or development application process. The developer would be required to meet the recommendations of this report to the satisfaction of the permitting agency.
- Proposed developments should include adequate fire hydrants in strategic interface locations. Strategically located artificial water sources are a secondary option should hydrants not be feasible.
- Prior to granting a development permit, ensure construction contractors operating within the CRA are aware of their responsibilities as described within the Wildfire Act.
- If development moves into areas with a high suppression constraint, consideration should be given to improving access and available water
- High rated areas, if they can't be treated, could be 'isolated' by creating fuel breaks around their perimeter. It is not recommended that trails or roads be constructed into the highly constrained areas of the CRA at this time.
- During the prescription development phase, local First Nations should be contacted in consideration of impacts on cultural heritage features.
- The Resort and the Regional District should ensure that the adjacent risk to any proposed development is abated concurrent with construction and as part of the terms of the development permit.

- MTCA, the Regional District, the Resort, or the Fire Rescue Department should require all contractors building in high risk areas have a fire management plan prior to the fire season
- Private land owners should assume responsibility for abating the fuel hazard that exists on their properties through use of the mapping products in this Wildfire Protection Plan.

Summary

The Big White Community Wildfire Protection Plan is focused on assessing and reducing wildfire risks at the resort by identifying threats, evaluating fuel hazards, and guiding safer development and emergency planning. It emphasizes aligning future development with FireSmart guidelines, requiring pre-development fire risk assessments, and ensuring construction practices meet wildfire safety standards.

Key recommendations include improving access and water availability in high-risk areas, creating fuel breaks, engaging with local First Nations, and coordinating risk reduction efforts with nearby landowners, agencies, and contractors.

STRENGTHS, GAPS, CHALLENGES AND OPPORTUNITIES

Based on our review of the Big White Resort Master Plan Section 3 (2020), Kettle River Watershed Management Plan (2014), RDKB Climate Action Plan (2022), Drought Management Plan Kettle River Watershed, and the Big White Community Wildfire Protection Plan, Table 5 below outlines the strength, gaps, challenges, and opportunities present for Big White in relation to natural assets, GHG emissions and hazards.

Table 5: Strengths, Gaps and Challenges, and Opportunities For Natural assets, GHG Emissions and Hazards		
Strengths	Gaps & Challenges	Opportunities
• The Regional District has a strong emergency management department. • The Big White Fire Department. While there is	• Lack of policies related to natural asset management, hazards management and emergency preparedness • The Riparian Areas Regulation	• Although the Regional District has received land for a second fire hall, there is an opportunity to refine the location through the land use concepts. • Climate mitigation in Big White could include adopting new GHG emissions reduction targets and considering policies related to buildings (BC step code, green

Table 5: Strengths, Gaps and Challenges, and Opportunities For Natural assets, GHG Emissions and Hazards

only one fire hall, the RDKB owns land for a second. • Drought has not yet had a significant impact on Big White.	Act does not apply to Big White (lack of riparian areas protection) • Lack of considerations related to climate resilience (i.e. FireSmart homes, extreme heat and cold, etc.) • Lack of drainage management plan	building requirements) and transportation (EV infrastructure, active transportation) • New Parks/Open Space designation could provide co-benefits: public space, natural assets, stormwater management, and wildfire fuel breaks. • Incorporating buffers from environmentally sensitive areas may be considered. • Supporting objectives of the Environmental Protection Development Permit Area through OCP policy • Supporting the DPA update through policies that address stormwater management during the development process (i.e. land clearing and preparation) as well as post-development
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TRANSPORTATION AND SERVICING

INTRODUCTION

This section provides an overview of transportation and servicing in Big White. As a destination resort located an hour outside of Kelowna, getting to and from population centres and ensuring stable and safe water, sewer, power and other services is important. The primary document that holds up-to-date information on this topic area is the Big White Ski Resort Master Plan. We have provided a summary of its purpose, links to the current OCP, and a summary of key policies, regulations, goals, objectives, and/or findings. Culminating our review of these documents, we conclude with a list of strengths, gaps, challenges, and opportunities related to transportation and servicing.

SUMMARY OF EXISTING PLANS

1. Big White Ski Resort Draft Master Plan (2020)

Purpose

Section 4 of the Big White Ski Resort Draft Master Plan includes key details about the current state and future needs of infrastructure and servicing, including:

- Roads
- Active transportation
- Water, sewer and solid waste management
- Propane and power utilities
- Health and safety services

Links to OCP

Roads

- The main road into the resort is Big White Road, which connects to Highway 33 linking Kelowna to Rock Creek.
- Additional mountain access roads are intended to be developed as part of the master plan.
 - Where possible, utilize existing logging roads to avoid impact to the environment.
 - Critical component of a well-functioning ski area and summer-season recreation activities.

Multi-Purpose Trail Network

- A network of trails is intended to link and enhance existing and future Village amenities, staging areas, and residential developments with accessible, all-season, multi-purpose trail system that will enable guests to travel throughout the Resort without relying on their vehicles
- A pedestrian-centric design will foster an intimate Village ambience and human-scaled built spaces
- The network will serve as the foundation for a variety of all-season activities: nordic skiing, snowshoeing, and fat tire biking in the winter, and hiking, sightseeing, and trail running in the summer

Servicing and Infrastructure (Water)

- Big White Utilities will continue expanding its water infrastructure to support growth, driven by climate change, rising domestic demand, and new recreational facilities.
- Key water needs include:
 - snowmaking,
 - golf course irrigation, and
 - year-round water supply.
- Powder Basin Reservoir was expanded in 2006, and a 2008 water license allows service for 18,500 bed units.
- Two approved reservoirs at Hallam and Whitefoot Creeks (909,000 m³ each) can be built if needed.
- U.V. treatment plant was added in 2018 to enhance water quality and fire protection.
- At full buildout, annual water demand is estimated at 550–600 million imperial gallons, with major uses including domestic consumption (375 million) and snowmaking (125 million).

Servicing and Infrastructure (Sewage Treatment)

- The sewage treatment plant operates under a permit allowing 2,000–4,000 m³ daily discharge, supporting up to 18,370 beds—well above the current 10,533-bed base.
- Average discharge remains well below permitted levels.
- Upgrades in 2018 included a fine screen headworks building and a filtration system, improving waste removal and efficiency.
- In 2018, approval to design a 2,400 m³/day Membrane Bioreactor (MBR) plant, with plans to secure permits by 2024.
- To support future expansion, a statutory right-of-way for upgraded power and sewer lines was secured in 2019.
- Long-term plans include relocating the sewage treatment plant to the Horsefly Road area, with the current site to be remediated and restored per provincial regulations

Servicing and Infrastructure (Solid Waste Disposal & Recycling)

- RDKB tax-payers are responsible for the cost of collecting solid waste from Big White
- Solid waste is collected from each of the large buildings and from a special solid waste depot set up for chalet owners
- It is transported to Kelowna by BFI Waste Systems
- Recycling services are also provided by the RDKB, accepting all materials commonly taken by Recycle BC facilities, but banned substances (e.g. paint, tires) must be delivered to Recycle BC locations in Kelowna for proper disposal

Servicing and Infrastructure (Propane)

- Looking to relocate the current propane tank farm to a parcel along Horsefly Road.
- preferred site would be north of the existing Fortis Sub Station.

Servicing and Infrastructure (Power)

- Transitioned from diesel generators to BC's electrical grid in 1977
- Long-term power supply is secure.
- Exploring new technologies like photovoltaic roofing and EV charging stations to enhance sustainability

Servicing and Infrastructure (Safety)

- Kelowna RCMP provides policing at Big White, with two officers and a cruiser on weekends and holidays, plus additional support during peak times.
- As Big White expands into year-round operations, security services will grow in line with new developments and amenities.

Servicing and Infrastructure (Ambulance/Health Services)

- 24/7 ambulance service year-round, with emergency transport to Kelowna General Hospital.
- Whitefoot Medical Clinic provides non-emergency care, with a physician available by pager for emergencies.
- Ski and bike patrols handle on-trail injuries, assessing and coordinating medical transfers as needed

Servicing and Infrastructure (Fire Protection)

- Big White's volunteer fire department was established in 1986, with a two-bay Fire Hall providing full-time coverage
- Operates multiple fire trucks, with a new ladder truck expected within two years.
- Plans include a new five-bay Fire Hall near Snowpines
- A fire management plan, developed by the Regional District fire department, includes fire barriers and ongoing updates to address wildfire risks as the resort expands.

Summary

Overall, utility servicing capacity appears to be stable and secure with strong potential for expansion to meet future needs. Improvements in services related to policing, health care and fire protection may require greater collaboration between the resort, the RDKB, and the province, should needs begin to stress existing capacity.

STRENGTHS, GAPS, CHALLENGES AND OPPORTUNITIES

Based on our review of the Big White Ski Resort Master Plan, Table 6 below outlines the strength, gaps, challenges, and opportunities present for Big White in relation to transportation and services.

Table 6: Strengths, Gaps and Challenges, and Opportunities For Transportation and Services		
Strengths	Gaps & Challenges	Opportunities
Utilities appear to have secure capacity, and room to grow for years to come.	- There is no public transportation or sidewalks at Big White and the gondola does not operate year round or 24 hours a day. - There is only one means of access/egress to Big White - challenge for emergency preparedness. - Looping of roads has been difficult to promote, but is safer in case emergencies. - Roads are out of the Regional District's jurisdiction and the sphere of influence of the OCP is limited. Public roads are provincial jurisdiction; Infrastructure, and private roads are strata-owned	- New DCC and other development financing tools could support the expansion of police, fire protection, waste management and other services. - Roads and trails can act as fire fuel breaks. - Enhancing active transportation between resort services and residential neighbourhoods, and ensuring alignment between the active transportation network and land use. - Focusing on compact development nodes that support active transportation and keep utility servicing efficient and sustainable.

FACILITIES AND AMENITIES

INTRODUCTION

This section provides an overview of community facilities and amenities at Big White that support a destination-oriented resort environment, and help residents gain access to their daily needs while promoting community wellbeing. In this section, we have reviewed the following documents: Big White Resort Draft Master Plan Section 3 (2020) and Big White Mountain Community Issues Assessment (2021). For each document, we have provided a summary of its purpose, links to the current OCP, and a summary of key policies, regulations, goals, objectives, and/or findings. Culminating our review of these documents, we conclude with a list of strengths, gaps, challenges, and opportunities related to facilities and amenities.

SUMMARY OF EXISTING PLANS

1. Big White Resort Master Plan (2020)

Purpose

Section 2 of the Big White Resort Master Plan includes an inventory of facilities and amenities that currently exist within the resort. It lists:

- 4 retail shops;
- 7 bar/restaurant/café/deli spaces (of which 8 are licensed lounges/bars);
- 1 general store;
- 1 spa;
- various other spaces located within private developments, such as fitness rooms.

The Master Plan notes that community space will need to grow as more permanent and semi-permanent residents settle at Big White.

Links to OCP

Key goals in the Master Plan that relate to the OCP and facilities/amenities include:

- Maintaining a diverse mix of specialized resort retail and equipment rental, restaurants, pubs, bistros, workout and training facilities, conference and meeting facilities and “unique to Big White” outlets and galleries;

- Developing an appropriate mix of facilities that will cater to longer term guests and may include a grocery store, liquor store, day care, community centre, hardware store, theatre, and bank;

The Master Plan identifies several imbalances (when compared to similar scaled ski resort markets) that suggest considerations for future developments. Notably, more space may be needed for destination commercial and post-skiing activities. These may include:

- specialized retail;
- cafes and restaurants;
- galleries and a theatre;
- arcades;
- spas;
- convention/seminar space; and,
- instructional centres.

Summary

There appears to be strong potential for a wider mix of commercial/retail spaces in Big White. This would make full-time living at the resort more convenient and could also draw a greater diversity of visitors.

2. Big White Mountain Community Issues Assessment (2021)

Purpose

In 2021, a Community Issues Assessment was completed and identified a number of improvements to the existing level of amenities and services. The report explored the current services provided by the RDKB, feedback collected through community engagement, and a comparative study of similar communities.

Links to OCP

Results from the report that could inform the OCP regarding amenity updates include:

Community hall or gathering space

- Not currently provided
- Recommendation 1:
 - Explore potential for establishing a shared use agreement with the Big White Community School to host community meetings, events, and activities

outside of school hours. Such an agreement may be explored with the Ski Resort as well.

- Recommendation 2:
 - Consider establishing a community amenity contribution model or density bonusing to promote provision of a public community hall or gathering space in the long-term by the development community, including the Ski Resort.

Public Parks and Trails

- Not currently provided
- Recommendation 1:
 - Consider establishing a community amenity contribution model, parks development cost charge, or parkland dedication process to acquire and provide parkland and trails.

Place of Worship

- Not currently provided
- Recommendation 1
 - Advocate for community groups and non-profit agencies to provide a place of worship. This could be through construction of a dedicated building or through an agreement that allows groups to offer religious services in a community space such as at the school, fire hall, or a multi-purpose room at the Ski Resort. If a dedicated building is the preferred option, consider a rezoning application or a site specific text amendment to permit a religious institution on the Mountain if necessary. Note that only 5 parcels on the Mountain have zoning that permits religious institutions.

Gas Station

- Not currently provided
- Recommendation
 - Encourage commercial land developers to construct a gas station. Include "service station" as a permitted use in the Village Centre zone of Zoning Bylaw No. 1166 or consider a site-specific text amendment to permit "service station" uses in other zones on the Mountain if market interest arises for a gas station use.

Medical offices and clinics

- Currently provided for through Whitefoot Medical Clinic
- Recommendation 1
 - Advocate to Interior Health and the Province for provision of additional family healthcare services.
- Recommendation 2

- Encourage the provision of expanded healthcare services, such as massage therapy, naturopathic medicine, dental, etc.
- Recommendation 3
 - Update the Zoning Bylaw to include "medical clinic" as a permitted use.

STRENGTHS, GAPS, CHALLENGES AND OPPORTUNITIES

Based on our review of the Big White Resort Master Plan Section 3 (2020), Big White Mountain Community Issues Assessment (2021), Table 7 below outlines the strength, gaps, challenges, and opportunities present for Big White in relation to facilities and amenities.

Table 7: Strengths, Gaps, Challenges, and Opportunities For Facilities and Amenities		
Strengths	Gaps & Challenges	Opportunities
The community school operates as a de-facto community heart.	- There are currently no places of worship or gas stations - There are no park lands and limited commercially-designated areas	Consider use of new development financing tools like Amenity Cost Charges (ACCs) to fund the building of specific amenities

CONCLUSION AND NEXT STEPS

This background report summarizes Big White's key policy and regulatory documents in relation to land use, density, and housing; natural assets and greenhouse gas (GHG) emissions; transportation and servicing; and, facilities and amenities. The identified strengths, weaknesses, challenges, and opportunities are intended to inform the ongoing Official Community Plan (OCP) update and guide future work. Specifically, they will guide the drafting of several land use concepts, which will be reviewed by internal staff before being the subject of a first round of community engagement.

APPENDIX A

A1: Summary of Zoning Bylaw			
	Zone Title	Intent	Density (Floor Area Ratio)
Residential			
R1	Chalet Residential 1 Zone	• Single-family dwellings, • two-family dwellings, • bed and breakfast and/or Boarding use, • home occupations, • accessory buildings and structures	N/A
R1A	Chalet Residential 1A Zone	• Single-family dwellings, • two-family dwellings, bed and breakfast and/or Boarding use, • guest reception services, • home occupations, • accessory buildings and structures	N/A
R2	Snowpines Residential 2 Zone	• Single-family dwellings, • two-family dwellings, • three family dwelling, • four family dwelling, • home occupations, • bed and breakfast and/or Boarding use, • accessory buildings and structures	N/A
R3	Chalet Residential 3 Zone	• Single family dwelling, • two family dwelling, • bed and breakfast and/or boarding use, • home occupations, • pensions, • private non-commercial recreational facilities for the use of residents and guests only, • accessory buildings and structures, • secondary suites on District Lot 4258, District Lot 4256, District Lot 4257	Maximum 0.8
R3A	Black Forest Residential 3A Zone	Principal Permitted Uses • Single family dwelling • Two family dwelling Secondary Permitted Uses • Secondary Suite • Bed and Breakfast and/or Boarding Use • Home occupations • Accessory buildings and structures	Maximum 0.8

A1: Summary of Zoning Bylaw			
R4	Medium Density Residential 4 Zone	• Single Family Dwelling • Two Family Dwelling • Multiple Family Dwelling • Multiple Family Residential Development • Private non-commercial recreational facilities for the use of residents and guests only • Home Occupations; • Bed & Breakfasts and/or Boarding Use • Pensions • accessory buildings and structures.	Maximum 0.8
R4A	Intermediate Density Residential Commercial 4A Zone	• Single Family Dwelling • Two Family Dwelling • Multiple Family Dwelling Multiple Family Residential Development • Recreational and entertainment facilities • Home Occupations • Bed & Breakfasts and/or Boarding Use • Pensions • accessory buildings and structures.	Maximum 1.25
R5	High Density Residential 5 Zone	• Multiple family residence • Private non-commercial recreational facilities for the use of residents and guests only • Pensions • Accessory buildings and structures.	Maximum 1.7
VC6	Village Core 6 Zone	• Accessory uses, buildings and structures • Art Gallery • Business, administrative and professional office • Day-care facilities • Eating and drinking establishment • Financial institution • Health salon and fitness centre • Multiple family dwelling • Neighbourhood pub • Personal services establishment • Recreational and entertainment facilities • Retail store • Ski rental facility • Ski school sales • Sports shop • Ticket sales • Conference facilities • Meeting rooms.	No parcel in this zone shall have a FAR in excess of 2.0

A1: Summary of Zoning Bylaw			
VC6A	Limited Village Core 6A Zone	• Accessory uses, buildings and structures • Art gallery • Business, administrative and professional office • Day-care facilities • Eating and drinking establishment • Financial institution • Health salon and fitness centre • Multiple family dwelling • Neighbourhood pub • Personal services establishment • Recreational and entertainment facilities • Retail store; (m) Ski rental facilities; (n) Ski School sales; (o) Sports shop; (p) Ticket sales.	
VC6B	Village Core 6B Zone	• Accessory uses, buildings and structures • Art gallery • Business, administrative and professional office • Casino and gaming centre • Conference centre • Day-care facilities • Eating and drinking establishments • Financial institution • Health salon and fitness centre • Multiple family dwelling • Neighbourhood pub • Personal services establishments • Recreational and entertainment facilities • Retail stores • Ski rental facility • Ski school sales • Sports shop • Ticket sales.	No parcel in this zone shall have a FAR in excess of 2.5
R6A	Employee Housing Residential 6A Zone	• Multi-family dwelling, provided that no dwelling unit is occupied except as employee housing or hostel • Employee Services • Hostel • Accessory buildings and structures.	Maximum 0.8
R7	Moguls Residential 7 Zone	• Multiple Family Dwelling • Private non-commercial recreational facilities for the use of residents and guests only • Accessory buildings and structures	A multiple family dwelling located in the R7 Zone shall not contain more than 67 dwelling units

A1: Summary of Zoning Bylaw			
			and 38 habitation units
R8	High Density Mixed Residential/Commercial 8 Zone	• Multiple family residence • Private non-commercial recreational facilities for the use of residents and guests only • Pensions • Retail shops, including convenience stores • Eating and drinking establishments • Neighbourhood pubs • Personal services establishments • Laundries, laundromats and dry cleaners • Accessory buildings and structures.	Maximum FAR for a residential use shall be 1.7. Maximum FAR for a commercial use shall be 0.8.
Recreational			
REC 1	Recreational Resource 1 Zone	• Cross-country and downhill ski trails • Eating and drinking establishments in conjunction with golf clubhouses or ski lodges • Equestrian centre and riding trails • Golf courses • Golf clubhouses • Golf driving ranges • Golf pro retail shop • Outdoor recreational uses • Parking lots • Picnic site • Resource uses • Ski lifts and tows • Ski lodges • Accessory buildings and structures.	N/A
Industrial			
I1	Industrial 1 Zone	• Animal shelters, veterinary clinics, kennels • Automobile and truck washes • Building supply and lumber yards • Cabinet making, and similar woodworking shops • Contractors offices, shops and yards • Electronic equipment and component manufacturing and repairs • Laundries, cleaners, dry cleaners • Passenger and freight terminals, depots, distribution and redistribution facilities	N/A

A1: Summary of Zoning Bylaw			
		• Plumbing, heating, air conditioning and refrigeration shops • Rental, repair, sales and servicing of vehicles, machinery and equipment including autobody repairs • Sales which are ancillary to a permitted use located on the same parcel • Sign painting and fabricating shops • Ski area equipment maintenance facilities • Storage excluding land fill sites • Tire and wheel sales and repairs • Towing compounds • Warehouses and wholesale supplies • Window and glass shops • Accessory buildings and structures;	
I2	Light Industrial 2 Zone	• Animal shelters, veterinary clinics, kennels • Asphalt and concrete batching plants including aggregate processing • Automobile and truck washes • Building supply and lumber yards • Cabinet making, craft, woodworking and similar shops • Contractors offices, shops and yards • Electronic equipment and component manufacturing and repairs • Laundries, cleaners, dry cleaners • Manufacturing, if conducted within a wholly enclosed building • Mini-storage • Passenger and freight terminals, depots, distribution and redistribution facilities • Plumbing, heating, air conditioning and refrigeration shops • Printing, publishing, film processing and similar reproduction facilities • Rental, repair, sales and servicing of vehicles, machinery and equipment including autobody repairs • Sales which are ancillary to a permitted use located on the same parcel • Sign painting and fabrication shops • Storage, excluding land fill sites • Tire and wheel sales and repairs • Towing compounds	N/A

A1: Summary of Zoning Bylaw			
		• Truck and heavy equipment repair and maintenance • Truck refueling, including card-lock facilities • Warehouses and wholesale supplies • Welding, metal fabrication and machining • Window and glass shops • Accessory uses, buildings and structures	
Institutional and Community Facilities			
ICF 1	Institutional and Community Facilities 1 Zone	• Accessory buildings and structures • Art gallery • Community centres and community halls • Fire hall • Hospital, medical centre and first aid clinic • Library • Museum • Public and private day schools, universities, colleges and similar educational facilities • Public service use • Religious institution • Sewage treatment facilities • Ski patrol facility • A maximum of two dwelling units in conjunction with a principal permitted institutional use.	N/A