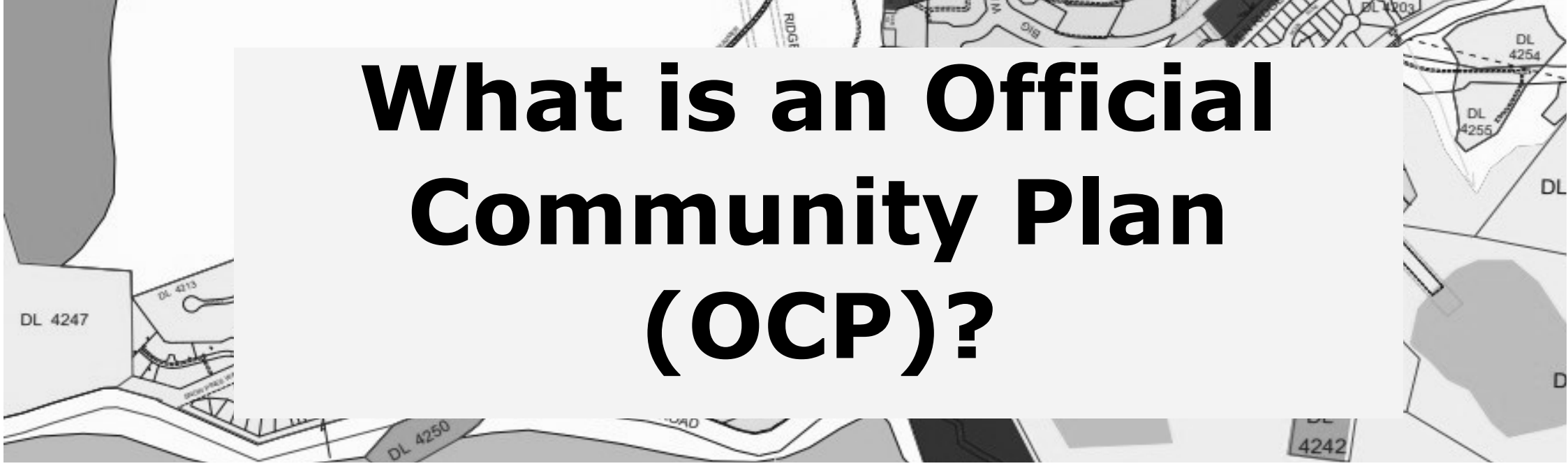




What is an Official Community Plan (OCP)?

OCPs describe the long-term vision of communities.

They are a statement of objectives and policies that guide decisions on regional district planning and land use management.

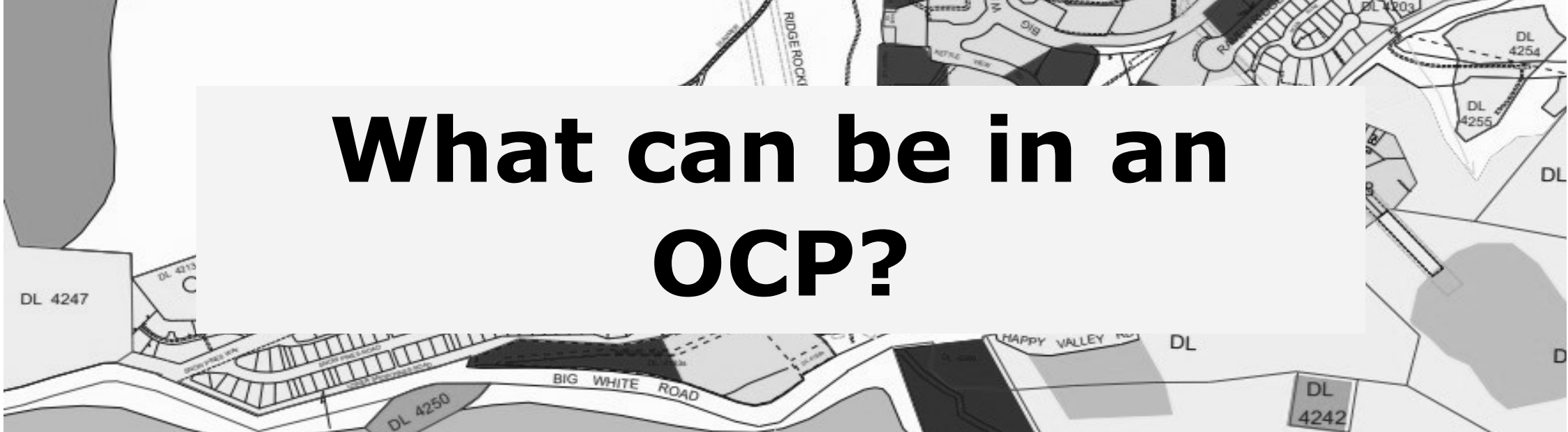
The *Local Government Act*, Part 14, provides the regional district with the authority to establish an OCP.

There are a number of items that are required by the province to be included in an OCP. The are as follows:

- Residential development required to meet anticipated housing needs over a period of at least twenty years
- Present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses
- Present and proposed public facilities, including schools, parks and waste treatment and disposal sites
- Sand and gravel deposits that are suitable for future sand and gravel extraction
- Phasing of any major road, sewer and water systems
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development

An OCP must also include:

- Housing Planning Policies for affordable housing, rental housing and special needs housing.
- Community greenhouse gas reduction targets, including policies and actions of the local government to achieve these targets.



What can be in an OCP?

OCPs can include additional policy statements in OCPs on subjects such as:

- Policies relating to social needs, social well-being and social development.
- Policies relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.
- In cases where a matter is not within the jurisdiction of the local government, the plan may state only the broad objectives of the local government.

Development Permit Areas

Regional Districts have the authority to designate development permit areas in an OCP.

These identify locations that need special treatment for certain purposes including:

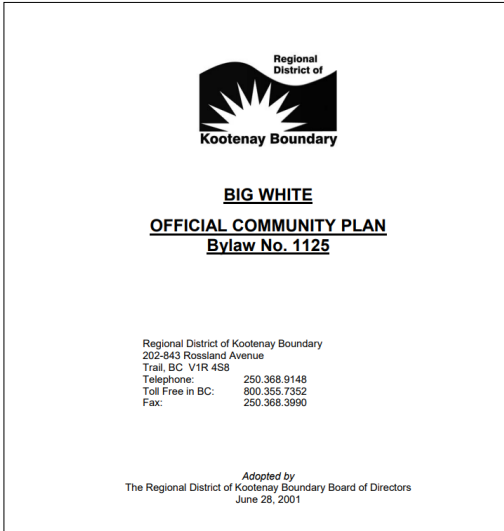
- the protection of development from hazards
- Establishing objectives for form and character in specified circumstances or for revitalization of a commercial area.
- Achieving goals for energy conservation, water conservation, and the reduction of greenhouse gas emissions.

Unless a development permit is obtained, development in such areas is restricted.

Following the review of the OCP, the Zoning Bylaw will be reviewed to be consistent with the OCP.

Timeline for Big White Official Community Plan Review

Background Research	Information Sharing		Drafting of the Revised Official Community Plan	Legislative Process
Collecting background information. Draft Community Profile and Community Survey Steering Committee appointed.	Surveys An Online Survey will be advertised during Winter/Spring 2023. The results will be tabulated and made available to the public online.	Open House Meetings Interactive events where background information is provided with the issues that have been raised and options for consideration. Open House(s) will be held in Winter 2024.	RDKB's Senior Planner will meet regularly with the Steering Committee to review the issues and discuss options that may be included in the revised OCP bylaw. The Committee will guide which policies will be included in the Plan. The draft revised OCP will be presented to the public at Open Houses. Some editing may be required after Open Houses, with input from the Steering Committee.	The Bylaw will be referred to provincial agencies and First Nations for input and then presented to the RDKB Board for first and second reading Following second reading, a public hearing will take place. The Bylaw along with the minutes of the public hearing will be presented to the Board to consider for third reading and adoption.



Winter 2023	Winter 2023 and Winter 2024	Winter 2023 to Summer 2024	Fall 2024
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Big White Mountain Community Issues Assessment 2021

What was the Community Issues Assessment?

This assessment was undertaken in 2020 and 2021 to figure out what actions can be taken by the RDKB and the Province to improve the overall quality of life at Big White Mountain.

The assessment included an engagement process undertaken by Urban Systems, Ltd. on behalf of the RDKB and the Province. There was a survey and stakeholder workshops to gain input from the community

Why was this done?

The Big White Mountain Community Development Association (BWMCDA) conducted a similar process in 2019, prompting RDKB to start a formal process to identify the issues with service provision at Big White Mountain.

Services at Big White Mountain are provided by multiple managing agencies, including: RDKB, Ministry of Transportation and Infrastructure, Interior Health, Big White Ski Resort, School District 51, and Mountain Resorts Branch.

This process helped identify which agencies can lead improvement to services.

What we heard from the community?

The issues assessment report outlined several amenities and services that the community wants that RDKB can lead or support implementation of:

- Community hall or gathering space
- Parks and trails
- Postal Code
- Affordable Housing
- Medical offices and clinics (zoning permission)
- Street lighting
- Economic Development
- Emergency preparedness and hazard prevention
- Bylaw Enforcement



Issues Assessment and the OCP

What can be done about these issues?

Numerous topics covered in the OCP can directly influence or direct the RDKB to advocate for changes.

Items that can be directly influenced in the OCP:

- Community hall or gathering space
- Parks and trails
- Affordable Housing
- Medical offices and clinics (zoning permission)
- Street lighting service
- Bylaw Enforcement
- Emergency preparedness and hazard prevention

Issues that can be Advocated for in OCP:

- Economic Development
- Postal Code

Service Provision

Service Provision Framework for Big White Mountain Community

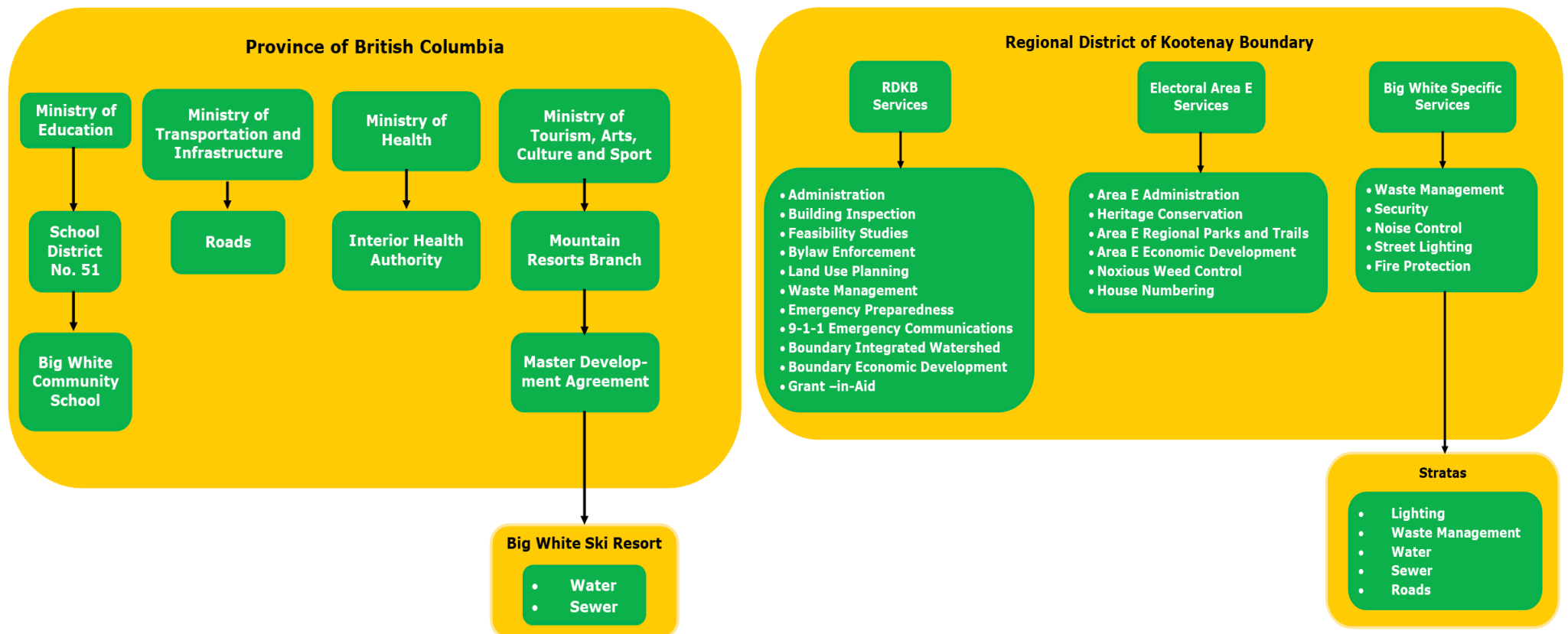
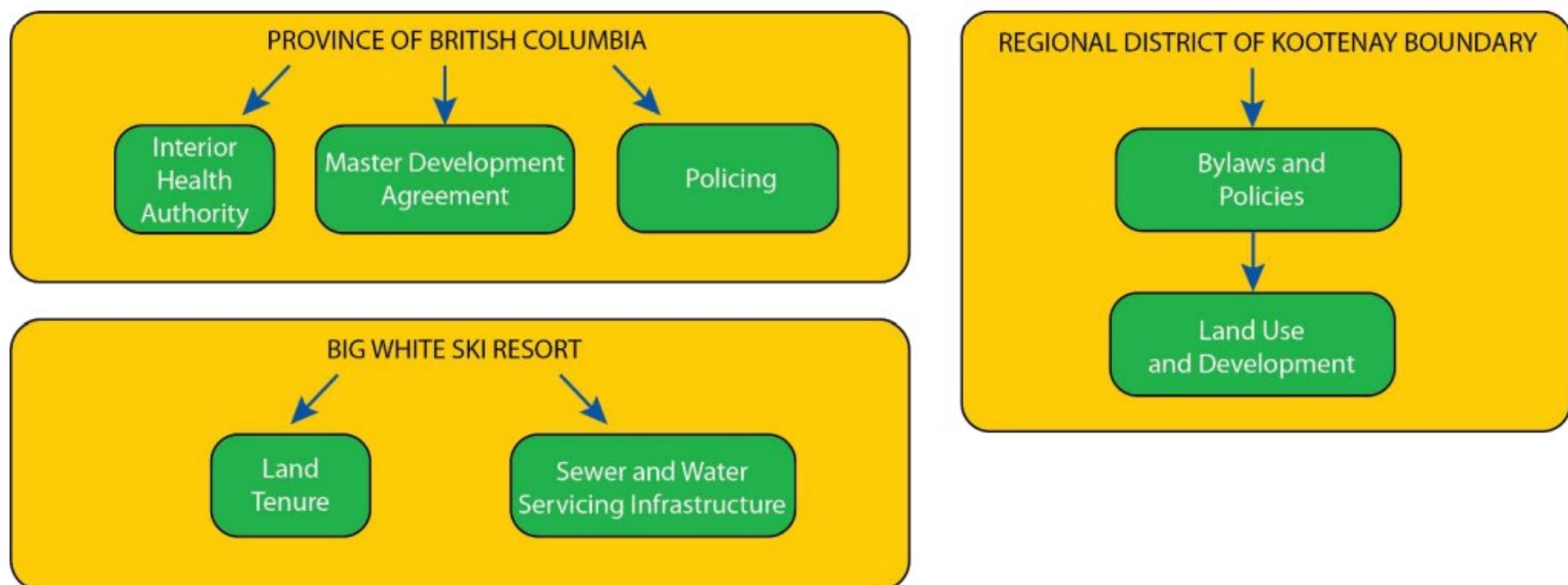


Figure 3:2: Jurisdiction and Accountability for Approval, Monitoring, and Enforcement



Taken from the Big White Mountain Community Issues Assessment, pages 10 –11.

**Want to read the Issues Assessment
report for yourself?**



To access the Big White Community Issues
Assessment report, scan the QR Code.

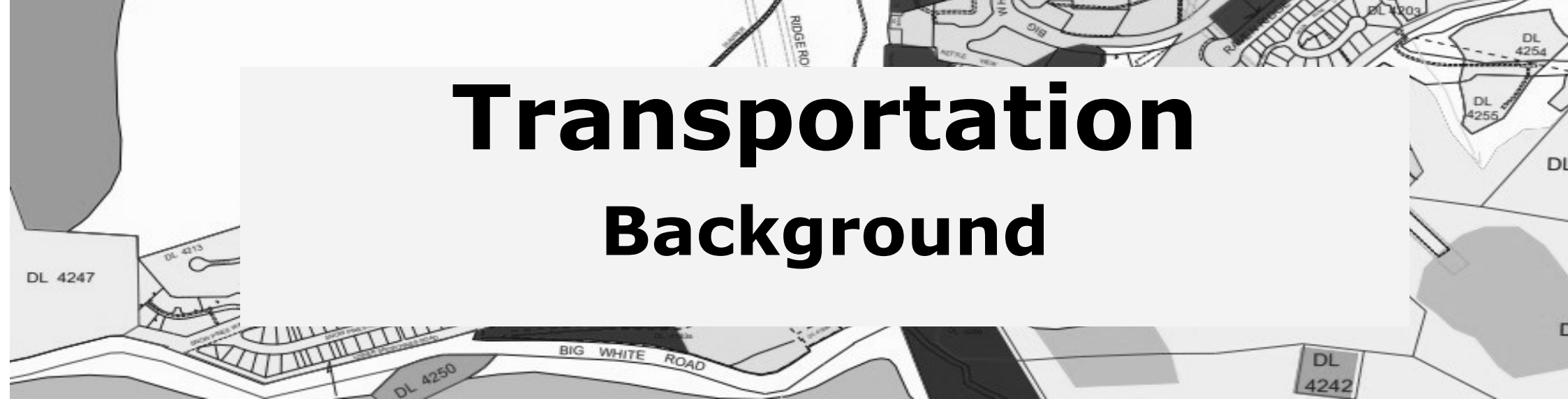


Guiding Principles

The guiding principles are used throughout the review process to look at the 2001 OCP's goals, objectives and policies in the light of what the needs of the community are now, issues that have been identified and priorities for RDKB.

Guiding Principles that are being used for the OCP review are as follows:

- **Community Involvement and Engagement** - Foster an inclusive and engaged community, improving communication between RDKB and the Big White Mountain community.
- **Provision of Public Spaces** - Work towards the provision of public, community spaces, interior and exterior, including a community centre, parks, and trails.
- **Connectivity and Active Transportation** - Support the building of a trail network that provides safe spaces for active transportation, including for pedestrians and cyclists.
- **Housing Affordability and Availability** - Promote provision of affordable housing, rental housing, special needs housing, and housing for families.
- **Environment** - Promote the protection of environmentally sensitive areas, the protection of water, and the preservation of the natural environment.
- **Community Growth** - Support the availability of space for industrial, commercial, and institutional uses as the community and Big White Ski Resort grow.
- **Bylaw Enforcement** - Promote the proper care and maintenance of private property and encourage the safe and quiet enjoyment of residential properties.
- **Emergency Preparedness** - Encourage preparedness for natural hazards and resiliency in the community, including safe development and management in areas with identified natural hazards.
- **Indigenous Relationships** - Respect, honour and promote expressions of Indigenous culture and heritage.
- **Community integration** - Work to provide a sense of community to Big White Mountain, including advocating for institutions like a post office.
- **Service Provision** - Promote service provision levels that are responsive to community needs.
- **Community Character** - encourage alpine building styles and their careful integration into the natural environment.



Transportation Background

Roads in Big White are the responsibility of the Provincial Ministry of Transportation and Infrastructure, although several roads are owned by strata corporations, who are responsible for their maintenance.

RDKB can mostly play an advocacy role for road system improvements or changes, as we do not manage the roads. However, there are a couple of tools that local governments can use to improve transportation systems, including enacting a subdivision servicing bylaw.

What we heard from the community up to this point:

- An interest in having areas to walk that are not on the road.
- An interest in trails.
- An interest in active transportation infrastructure.
- A desire to have crosswalks at key intersections to increase pedestrian safety.

Other interests expressed for changes in the transportation system:

- A second egress/access to the community for emergency evacuations.
- Looped roads within neighbourhoods or at least secondary egress from neighbourhoods.
- Addressing parking on road rights-of-way that

What can RDKB do in the OCP:

- Require appropriate levels of parking be addressed in the upcoming review of the Zoning Bylaw
- Consider implementing a subdivision servicing bylaw to require certain types of infrastructure be put in place at the subdivision stage.
- Advocacy for crosswalks on roads.



Transportation

Objectives and Policies

Below are some proposed Objectives and Policies for the transportation system that includes policies from the current OCP and some proposed new ones..

Objectives

The objectives of the Board with respect to the 'Transportation' are as follows:

- To develop a safe and accessible transportation network for all residents and visitors.
- For the community to be compact and connected with multi-modal transportation options.
- For the transportation system on Big White Mountain to support a reduction of greenhouse gas emissions, to help preserve the environment, and to support climate resilience in the community.

Policies

The policies of the **Board** with respect to the 'Transportation' are as follows:

1. Support the Province's efforts to develop a safe and functional roadway system and improve communication between levels of government on transportation needs.
2. Adequate off-street parking provisions shall be contained in the implementing bylaws to minimize congestion and promote the safe use of the transportation network.
3. Ensure that higher density developments are within walking distance of chair lifts, gondolas, and village core locations or connected to an active transportation corridor to reduce parking requirements and driving within the community.
4. Support the development and maintenance of trails for active transportation.
5. Advocate to the Ministry of Transportation and Infrastructure to include bike lanes and pedestrian walkways in the highway right of way when resurfacing the highway network.
6. Encourage the development of a second ingress/egress from Big White Mountain in support of community resiliency.
7. Request the development of ingresses/egresses for growth areas, in line with recommendations from National Fire Protection Agency guidelines.
8. Request the development of looped roadways wherever possible and the establishment of adequate turnarounds on dead-end roadways for emergency vehicles where it is not possible to provide a looped roadway network.
9. Encourage the Province and its contractors to apply Provincial Best Management Practices (Develop With Care) to road construction and maintenance activities.
10. Encourage the Province to minimize soil disturbance and remediate disturbed soils in a timely manner following maintenance activities.
11. Explore options for public transportation within and to the community.
12. Encourage the expansion of the shuttle service at and to Big White Mountain.
13. Refer secondary plans and subdivision plans within wildfire interface areas to the Fire Chief and the Emergency Management Coordinator.
14. Consider the enactment of a subdivision servicing bylaw to assist with planning transportation in the community, including active transportation and pedestrian infrastructure.
15. Explore options to improve street lighting.
16. Advocate for pedestrian safety infrastructure including crosswalks on roads. Two preferred sites have been identified by community members, including by the school and by the Falcon Ridge trail.
17. The *Local Government Act* requires the identification of sand and gravel deposits within Plan Area. There are no known sand and gravel deposits located within the Plan Area at this time.



Utility Corridors

Objectives and Policies

There are a few corridors that cross public land, including for the electrical transmission lines that service the community, access corridors to water reservoirs and treatment facilities. In terms of smaller scale utility corridors at Big White Mountain, they are included as part of subdivision plans as right of ways to ensure connectivity for developments.

Utility corridor construction and maintenance can cause disturbance of trails and community amenities. Trails planning in the OCP for trails that are important for connectivity and activity in the community and cross referencing them with utility lines will help identify where conflicts might occur.

Objectives

The objectives of the Board with respect to Utility Corridors are as follows:

1. To encourage the use of existing corridors and rights of way for all utility improvements and upgrades;
2. To encourage public participation in the approval process for new corridors or rights of way.

Policies

The policies of the Board with respect to Utility Corridors are as follows:

1. Encourage utility providers to plan their long-term facilities having regard for this Plan through referral to the Regional District
2. Encourage the installation of underground cable and wire utilities or the consolidation of such utilities onto one pole or tower where feasible;
3. Encourage the consolidation of linear utilities into multi-purpose corridors which, preferably, follow existing roads or other rights of way;
4. Encourage utility providers to consider the impacts of corridors on the natural environment, view-sheds, settlement patterns, and the long-term utility needs;
5. Consider the use of abandoned utility corridors for green space and recreational trails;
6. Discourage the placement of new utility corridors, road rights of way, and other corridor uses that could negatively impact environmentally sensitive areas and connectivity between those areas;
7. Reference utility networks when planning trails.



Solid Waste Background

What is the solid waste service at Big White?

The Regional District provides solid waste management services to residents and businesses in the Plan Area.

A waste transfer station is located at the intersection of Big White Rd and Horsefly Rd for the collection of household waste and recycling. The transfer station is currently unattended and available to the public 24 hours a day, 7 days a week.

Many larger multifamily buildings, stratas, and businesses have waste collection on their properties, provided by the RDKB contractors.

Recycling and garbage must be sorted by the users of the site as well as ensuring that the waste deposited is what can be accepted at the receiving landfill and recycling facilities. Materials that are not accepted at the transfer station must be directed to the appropriate facilities, most of which are located in Kelowna.

There is also a Return-It Express & Go depot behind the transfer station where refundable beverage containers can be returned.

The waste that is collected at the Big White transfer station is transported to the Glenmore Landfill outside of Kelowna, in Regional District of Central Okanagan.

What's changing with solid waste service at Big White?

Ongoing challenges were had in 2023 with the specialized fabric "break away" doors being non-operational. This resulted from problems with sourcing parts for repair in a timely fashion combined with resident frustration with the doors not working for extended periods of time.

On many occasions in 2023, users of the facility were propping the overhead doors open, which resulted in additional damage. In the fall, unfortunately two bears were able to access the inside of the transfer station.

The ongoing vandalism to the doors, the bins, and the facility in general has made it impossible to operate the Big White Transfer Station in a reasonable and acceptable manner as an unattended facility.

The RDKB will be moving forward with transitioning the Big White Transfer Station to an attended facility with scheduled hours of access. A solution that balances fiscal responsibility, provides reasonable access and is environmentally sound needs to be implemented at Big White. The transition will happen on July 1, 2024.



Solid Waste

Objectives and Policies

The Official Community Plan is required to have statements concerning solid waste management. Below are some proposed Objectives and Policies for this.

Objectives

The objectives of the **Board** with respect to Solid Waste Management are as follows:

- To continue to work towards our goal of zero waste, promoting diversion from landfills.
- To maximize the potential for implementing the five R's of waste management: reduce, reuse, recycle, recover, and residual management.
- To discourage dumping of refuse at unauthorized sites.

Policies

The policies of the **Board** with respect to Solid Waste Management are as follows:

1. Promote and encourage adoption of the "Extended Producer Responsibility" model for all waste management activities in British Columbia and advocate for the expansion of the extended producer responsibility programs covered by Re-cycle BC.
2. Divert all materials that are accepted in local recycling programs to appropriate facilities.
3. Implement management of the transfer station that reflects the needs of the community, including anticipating community growth with planned extension of current facilities.
4. Advocate to federal and provincial governments to improve consumer waste reduction policies.
5. Consider adjustment of service levels at the Big White transfer station to accommodate the needs of the community and to limit the misuse of the transfer station, including, but not limited to depositing of materials that are not accepted.
6. Approach solid waste management in line with the objectives of the Climate Action Plan.
7. Ensure that adequate solid waste areas are provided in multifamily (multi dwelling) and commercial buildings throughout the **Plan Area**, prioritizing their development in phased developments.
8. Promote Bear Smart measures in solid waste management throughout the **Plan Area**, including in storage of garbage at private residences, businesses and in public receptacles.
9. Consider inclusion of large item pick-ups a few times a year as part of the solid waste management service.
10. Provide consistent and regular communication on solid waste management at Big White Mountain to educate the residents and visitors about the service pro-



Property Maintenance and Safety Objectives and Policies

Objectives

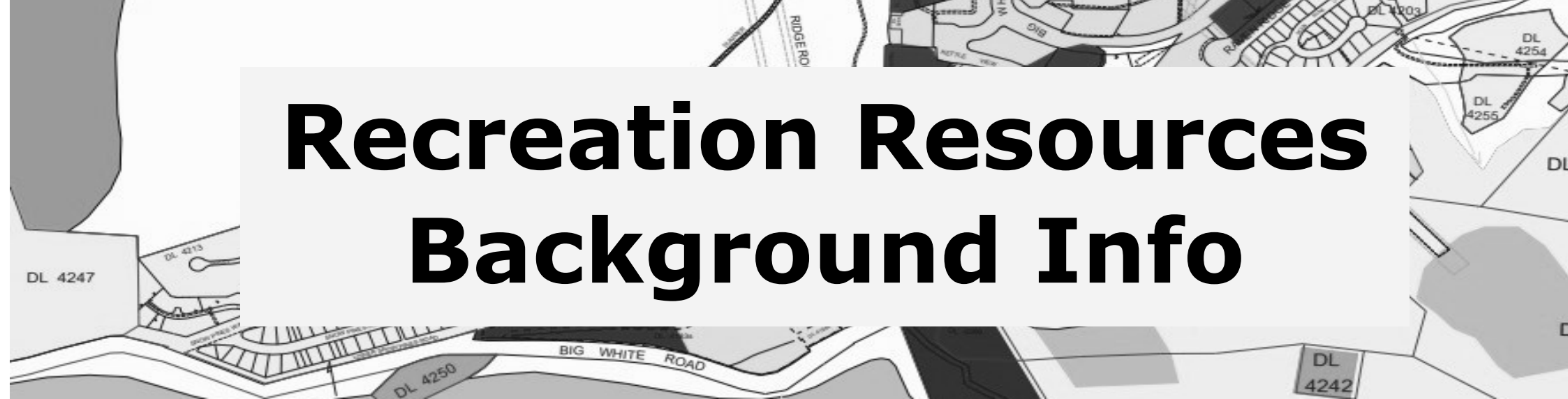
The objectives of the Board with respect to Property Maintenance and Safety are as follows:

1. To promote actions that contribute to the health and safety of residents in the Plan Area.
2. To encourage landowners in the Plan Area to recognize the importance of maintaining visual values on their property whenever possible.
3. To promote a quiet, peaceful, and safe setting for the community.
4. To encourage residents to maintain their properties in a healthy and safe manner.

Policies

The policies of the Board with respect to Property Maintenance and Safety are as follows:

1. Encourage the safe and quiet enjoyment of residential properties through communication with visitors concerning considerate behaviours within the community.
2. Encourage the proper care and maintenance of private property.
3. Maintain Regional District buildings and facilities in a sound and tidy condition.
4. Encourage property owners to ensure their street address is highly visible from the road both during the day and at night.
5. Consider implementation of bylaws to implement options for walking infrastructure outside of the road.
6. Require all commercial and industrial properties to provide safe access for emergency vehicles.
7. Explore the street lighting needs of the community within the service area provided by RDKB.
8. Encourage property owners to adhere to Fire Smart practices.
9. Implement phased development requirements to ensure that development permit guidelines are completed as each phase of development concludes.



Recreation Resources Background Info

What we heard?

The 2021 Big White Community Issues assessment report made it clear that what is wanted by community members are parks, trails and a space for interior recreation provided by RDKB.

What can be done in the OCP?

OCPs are required to make statements and designate current and future parks in order to meet legislative requirements. This shows areas where the local government can ask for land as part of parkland dedication when land is being subdivided.

Currently we have statements in the 2001 OCP and a recently added trails map that shows trail connection points that will be asked for during subdivision to link proposed neighbourhoods in the Black Forest area to other areas at Big White Mountain.

The wording in the 2001 OCP says that the trails crossing land between neighbourhoods will be included in applications by Big White Ski Resort to build out a trail system. Trails shown on private land can be asked for by RDKB when lands are subdivided.

Show us where you would want to see trails and parks?

We want to compile areas of interest from community members.

- What kind of parks do you want to see?

- Where are important connection points?

Make comments on sticky notes or draw on the map.



Recreation Resources Policies and Objectives

Objectives

The objectives of the Board with respect to Recreation Resources are as follow:

1. To provide public recreation opportunities at Big White.
2. To identify current trails and identify future sites for trails and parks.

Policies

1. The policies of the Board with respect to with respect to Recreation Resources are as follow:
2. Support the establishment and maintenance of a trail network for active transportation, including, but not limited to pedestrian infrastructure.
3. Support non-profit community recreation facilities, programs, and partnerships in the Plan Area.
4. Identify community needs for public outdoor spaces and undertake a collaborative planning process with the community, the Province and Big White Ski Resort to meet those needs.
5. Reserve the right to determine whether park land dedication pursuant to Section 510(2)(b) of the Local Government Act will be in the form of land or money.
6. Include a Parks and Trails Land Use Designation in this Plan to identify current and proposed parks and trails.
7. Encourage recreation groups to document and legalise use of publicly owned land for recreational purposes.
8. Encourage parks and trails users to inform themselves regarding land ownership and permissions associated with different lands.
9. Identify community interests for recreational programming.
10. Consider options for facilities to support these programming needs.
11. Consider creating a Development Cost Charges bylaw for Big White to support development of trails, parkland, and other community services.
12. Consider providing and maintaining an outdoor skating rink.



Cultural Resources

What we heard?

In the 2023 OCP Survey, we asked about heritage or cultural resources that are important to the community. There were not many responses to this.

Some responses included:

- history of the lift company
- Existing buildings and structures that have been there a long time
 - The original T-Bar
 - Snowshoe Sams
- Community garden initiatives

An interest was shown by a few respondents to know more about:

- Indigenous cultural information
- Making available the history of the mountain and community

What can be done in the OCP?

- Reflect the importance of certain features and institutions in the OCP
- Set intentions to support cultural development at the Mountain



Cultural Resources Objectives and Policies

Objectives

The objectives of the Board with respect to Heritage and Cultural Resources are as follows:

1. Build understanding of cultural significance and heritage of Indigenous Peoples in the Plan Area.
2. Build relationship with Westbank First Nation.
3. Recognize the unique mountain sports culture at Big White.

Policies

The policies of the Board with respect to Heritage and Cultural Resources are as follows:

1. Work with Indigenous Peoples who have interests within the Plan Area to identify areas of cultural significance and to provide opportunities to build cross-cultural understanding.
2. Share information with the residents and visitors of Big White concerning significance of plan area to Indigenous Peoples.
3. Recognition of the importance of snow sport culture in how the Big White Mountain community developed and the entities that continue growing it, such as the Big White Ski & Board School.
4. Support local groups development of community resources and gathering spaces, such as the community garden and the
5. Recognize local businesses efforts to provide cultural venues and provide support for applications that grow cultural events in the community.



Community Centre

What we heard?

In the 2021 Issues Assessment Report and in responses to the 2023 OCP survey, a community space was identified as something important to provide space for:

- Community activities
- Recreation programming

What can be done in the OCP?

- We can identify an area or a parcel where a community centre would be well situated, meeting the community's interests and need.
- With policies and land identified in the OCP, the RDKB can either:
 - Set money aside to purchase it; or
 - Pursue a land grant through the Province's Community and Institutional Land Use Policy and request provincial sponsorship.

Show us where you would want to see a community centre?

We want to compile areas of interest from community members.

- What area makes the most sense
- What important considerations?

Make comments on sticky notes or draw on the map.



Emergency Management and Preparedness

The RDKB Emergency Program is responsible for implementing the Emergency Plan to ensure the highest level of support to residents during emergencies.

The Emergency Program manages all major emergencies across the region via our Emergency Operations Centre (EOC). All of our municipal members are integral to our emergency program and actively involved in emergency management through our regional EOC.

Objective and Policies for this OCP topic will be shared at the Open House on February 21.

Carlene Pires, Emergency Program Coordinator, will be at the March 6, 2024 Town Hall Meeting, being held from 6pm to 8pm in the Happy Valley Lodge's Sk8ers Room. She will be sharing information about the RDKB's Fire Smarting program.

Brochures for various different preparedness considerations are available to take home.



Regional District of
Kootenay Boundary

Follow this project on RDKB's Join the
Conversation





Upcoming RDKB Open House and Town Hall Meetings In Big White

February 21, 2024 - OCP Open House

4pm to 6pm - White Crystal Inn

Come see more of what the OCP will cover and let us
know what you think.

March 6, 2024 - Town Hall Meeting

**6pm to 8pm - Sk8ters Lounge, Happy Valley
Lodge**

Join your Area Director and RDKB staff to learn all
about the proposed 2024-2028 Five-Year Financial
Plan!

We want your input on service budgets and initiatives
in your area.