



Meeting Minutes

RDKB Planning and Development Department

Electoral Area E/West Boundary – Big White Official Community Plan Review

Big White Fire Department meeting room

7555 Porcupine Rd.

Wednesday, June 21, 2023

Present

Sharen Gibbs - Director Electoral Area E/West Boundary (remote)

RDKB Staff: Liz Moore - Senior Planner

Steering Committee Members: Darcy Arnold, Ana Byrne (remote), Mike Figurski, Trevor Hanna (remote), Jordan Hettinga, John Lebrun, Joyce Ricioppo, Gord Rowland (remote)

Regrets: Chief Josh Foster, Nadia Berg

The meeting began at 2:15 pm.

1.0 Territorial Acknowledgements

RDKB's territorial acknowledgement was read by Director Gibbs.

2.0 Adoption of Agenda and Minutes

That the March 9, 2023, Electoral Area E/West Boundary – Big White OCP Review Meeting Minutes and the June 21, 2023 Big White OCP Review Meeting Agenda be adopted.

- Joyce and Mike accepted.
- Committee member requested that a discussion of trails be included, as this is a key area of focus for the community.

3.0 Follow Up from Last Meeting

Senior Planner completed actions items outlined in the minutes.

Committee member requested that the items identified as issues be included in the schedule for OCP topic discussion and also that the manner in which the issues can be addressed will be reported back to the community.

Senior Planner discussed a few schedule changes, one being a shift of topics for discussion from September to October to accommodate the meeting of the Kettle River Advisory Council at Big White on September 26 to discuss watershed management and water servicing.

Also, Mountain Resorts Branch, who administer the Master Development Agreement and the Resort Master Planning process, would be happy to come meet and present to the Steering Committee if that was of interest. The Committee stated that it would be interested.

4.0 Survey Results

The Committee reviewed the survey results. Senior Planner mentioned that it had been hoped that we would capture more people with this survey. Surveys had been sent to the Steering Committee members to distribute, were posted on RDKB social media accounts, distributed to Join the Conversation participants through a newsletter, and posted on the Community Development Association's page.

Regarding the numbers of respondents, suggestions were made by committee members on how to increase participation in the next survey. Distribution through strata councils and building managers was mentioned by multiple members.

Committee discussed how *Freedom of Information and Protection of Privacy Act* considerations come into the contact information that we have. We need to have people specifically sign up to receive information concerning this project, so using information from other departments in the RDKB can be challenging.

Comments on affordable housing and employee housing included in the survey response were discussed by the committee. Committee members commented that Big White Ski Resort had done a good job trying to increase the supply of employee housing and it appeared to have taken the pressure off the rental supply for non-resort employees. Committee member mentioned that there is a 6-week stress point for employee housing, but that the need fluctuates. However, affordable housing options for year-round residents should be looked at.

Committee member brought up the need to be clear on what there is influence over at the Local Government level, what is at the Provincial level and what is work done by the resort.

5.0 Guiding Principles

The Committee discussed the guiding principles. Committee member suggested that the Master Development Agreement (MDA) that the resort has with the Province be included in the Guiding Principles. Other committee member suggested that it's not relevant to guiding principles. Suggestion

made that an explanation of the role of the MDA and Resort Master Plan in land management in the Controlled Recreation Area be included in the reviewed OCP. Committee supported this approach.

6.0 Transportation

The committee reviewed the proposed transportation section and the following discussions occurred.

Parking - No interest in the parking study shown by steering committee members.

One committee member stated that the problems are known, that many parking issues arise from short term rentals that have 6 bedrooms which will bring up 6 cars, but only two parking spots.

Another committee member stated that some of the buildings, such as Sundance, only have one spot per unit with no guest parking provided.

Cost of parking spots at the Mountain was discussed as a number of survey respondents reported that the resort was charging high prices for spots in Happy Valley. Committee member stated that the resort's interests lie in maintaining the availability of parking spots for daytime visitors.

Steering committee member stated that developers won't be interested in increasing the number of spots required at buildings and that public support for more covered parking seemed lukewarm.

Trails – Committee member mentioned that there was original guidance concerning for preservation of trails as the resort grew that was included in the MDA, in referencing 'Four Pillars' – a white paper for management of winter resorts.

A committee member suggested that trails mapping exercise should be undertaken to record what is present and where people want trails to go in the future. Senior Planner mentioned that a bylaw was going to public hearing this evening that would include the beginning of a trails map in the OCP and that a more comprehensive discussion of trails can happen throughout the OCP process.

Discussion of the proposed policies

- 1st policy – committee member suggested that there be a mention that communication between the Province and RDKB needs to be improved.
- 2nd policy – mention of the involvement of MOTI for the enforcement of parking requirements at the resort
- 3rd policy – suggested change of "Plan for" to "support" or "encourage" high-density developments.

- 5th policy – suggested change of “support” to “request” or “lobby for” a wider road to accommodate bike lanes.
- 6th policy – the resort is looking at protecting the main road as assurance for evacuation as opposed to sending evacuees onto a series of logging roads. Protecting the road has included mitigations including tree removal south to the road. Another committee member mentioned the road/bike trail down by Trapping Creek that meets up with HWY 33 near Beaverdell that had been identified at one point.
- 11th policy – committee member requested that “explore options for public transportation within the community” be changed to say support. Senior Planner stated that policy had been worded that way, as RDKB does not have clear direction for public transportation at Big White as there is no service established by which RDKB can provide funding.
- Committee members requested that a policy be included regarding crosswalks and safety – there have been two spaces identified as good candidates – by the school and **Falcon Ridge**.

7.0 Sand and Gravel

The committee accepted the proposed sand and gravel policy to be included in the Transportation section.

8.0 Adjournment

The meeting was adjourned at 4:25 pm.

9.0 Action Items

- Senior Planner to record the proposed methods of outreach identified by Steering Committee members in the Engagement Plan.
- Senior Planner will include identified issues in the schedule for meetings.
- Senior Planner will draft a report to feedback on issues identified by community in the survey, which will evolve as topics are discussed.
- Senior Planner will update the survey results to include all comments and clarify connections between some questions.
- Senior Planner will forward information concerning Kettle River Advisory Council meeting at Big White on September 26.

Senior Planner to arrange a presentation from Mountain Resorts Branch.