



Meeting Minutes

RDKB Planning and Development Department

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

Big White Fire Hall

Thursday, January 11, 2024

Present

Sharen Gibbs - Director Electoral Area E/West Boundary

RDKB Staff: Liz Moore - Senior Planner, Chief Josh Foster

Steering Committee Members: Mike Figurski, Jordan Hettinga, Gord Rowland, Darcy Arnold, Carla Berrie, Trevor Hanna

Regrets: Ana Byrne, Nadia Berg, John LeBrun, Joyce Ricioppo,

The meeting began at 2:11 pm.

1.0 Territorial Acknowledgements

RDKB's territorial acknowledgement was read by Senior Planner.

2.0 Adoption of Agenda and Minutes

That the November 9, 2023, Electoral Area E/West Boundary – Big White OCP Review Meeting Minutes and the January 11, 2024 Big White OCP Review Meeting Agenda be adopted.

Carla and Trevor accepted.

3.0 Follow Up from Last Meeting and Schedule Going Forward

No notes for this section.

4.0 Cultural Resources

Recognition of community assets important to cultural component of community:

- School;
 - o Cultural hub for community
 - o Use of space at school;
 - o Wellness program;

- Community garden.
- Fire Hall and BWFD
 - Involvement in community events
 - WEP program participants and paid on call members, and RDKB support for this
- Cultural and heritage resources – include the transfer of knowledge about the history of a community
- Ski resort history – recent work done for the 60th anniversary – interviews with the Serwa and Mervyn history of first setting up the ski hill.
 - Video produced interviewing the founders of the ski resort.
 - Stories told about original development of Big White Ski Hill
 - Mooney’s putting together their social media campaign about former employees and where they are now
 - Policies to support these types of initiatives
- Indigenous coordinator through School District
- Cultural significance of the area for Syilx rather than cultural history up here – interest in building those relations
 - Hutchison – president of the PAC – indigenous studies phd lived in Snow Pines – Mike could reach out to him.
- Mountain sports culture and education – health and wellness and sports are important parts of the culture of the community, e.g. free style club
- Extending support to organizations on the hill that provide cultural resources
 - APC report – Globe event licensing extension – cultural events, performances – is there a way to reduce the number of hoops for events?
 - Recognizing the importance of the school and supporting growth of the school in the community.
- Former newspaper – MyBigWhite.com – 15 years ago – same issues that are talked about now were talked about then, including what you can’t do at the resort, availability of medical facilities – be interesting to dig up some of the archives.
- Also Greenwood newspaper – editor came up and ran a newspaper out of Big White for a few years – Pat Kelly – Big White Times – As the Bull Wheel turns.

5.0 Recreation Resources

Steering Committee member requested that we keep in policy from the 2001 OCP, 3.16.4 *The Regional District may consider, in conjunction with Big White Ski Resort Ltd. or another private enterprise, providing and maintaining an outdoor skating rink."*

- Keep in service provided by RDKB as the rink provided by Big White doesn't fully meet the needs of the community.
- Current rink kept for the exclusive use of the guest of the resort and not for

Recognition of the school sports field and tennis courts as recreation resources in the community, leveraging what is already in the community.

- Community interest for recreation identified by CDA is pickle ball courts.

Involvement of organizations to support and provide recreation opportunities at Big White Mountain:

- Community Development Association
- Trails to the Boundary – involvement of some steering committee members in this organization.
 - o Attempt made to connect the KVR to the resort

Include a statement about connections for trails with new development with re-zonings and subdivision.

Consider including a mention of non-profit groups in policy 2.

Discussion of connections over roads and crosswalks.

- Locations for crosswalks have been discussed before.
 - o Best locations would provide connections for students to walk to school:
 - Near Happy Valley intersection, but lower than the actual intersection as this intersection is the location of the most vehicle accidents (only one pedestrian hit in the time the Chief has been at Big White) – Fire Chief has suggestions for safer locations – not at the bottom of a hill.
 - another suggested crosswalk near the base of Feathertop;
 - another suggested for by Chateau Big White and Kettleview.
 - Between Trapper's and White Foot there's a lot of traffic

- BWFD has \$10,000 for building crosswalks, but further funding was not available to support this – as they need somewhere around \$30,000 to be established.
- Roadways are owned by the Ministry of Transportation and Infrastructure (MOTI).
- Some of what makes the cross walk so expensive is the need to have the power and cement to have posts with lights marking the crosswalks.
- Is this something that can be resolved in the future? If we're talking about a trail network, this could stall out the development of a trail network.
- Use of underpasses? BWSR steering committee rep mentioned that culverted underpasses can cost upwards of \$1,000,000.
- There are two underpasses in place already:
 - Happy Valley – Big White Road
 - Gondola Way
- Groomed skier bridges – not much space for pedestrians and pedestrians discouraged from using bridges and ski runs due to potential for collisions.
 - People do walk their dogs along these, dog injuries where dog is cut by ski happens regularly.

6.0 Parks and Recreation Land Use Designation

- Include a statement that there is a preference for requesting land in parkland dedication.
- Off-season access shown on Big White maps – they change from year to year – whatever's safer for that particular off-season – not particularly formal arrangement – just identifying ones that might be better groomed at the time and where there won't be construction
- Village paths tend to be not so bushy.
- Trails kept pretty bushy between snow pines and where the summer camp is held
- Trail from behind the school – has a path beaten in for forest walks
- The only trail is the old summer road, between Snowpines and the village
 - If you look at Whistler – the trail was there before the development – it's hard to build a network

- What happens to the trails that are in areas identified for development?
 - These trails are mostly used for snowshoe routes and can be moved easily to other areas.
 - Make sure that these trails connect to the existing developments and that the developments connect in with existing trails.
 - Will there be an area within the developed area that people will have trails?
 - No, it will be privately owned.
 - There are areas kept open on crown land by the resort to keep people out of the areas that are less appropriate for them to be in.
 - Area that currently has lights on trees where there are walking paths - That's an area slated for development, but when development will happen is unknown – could be a long time.
 - Big White has an agreement with the developer, provision of insurance to have that area open for walking trails.
 - Is there motivation outside altruism for the resort to provide the extras such as trails, skating rink, bingo?
 - There's an interest in providing value added for customers that are not skiers or who want a variety of activities.
- Community has said they want parks and trails. What parks do they want? Where do they want trails?
 - Young moms want to have a place to walk that doesn't have any road risk.
 - Connects the school and the village from snowpines without arduous strolling.
 - Village becomes the de facto centre for children's groups – BWSR puts this on, value added to their customers
 - Community should have its own space and programming that isn't subject to whether the resort decides to put it on or not.
 - Community centre feasibility study done previously – options presented – expense deterred support.

- Discussion of hockey academies – school involvement – Distance learning at school to support this – but this suggestion did not move forward.
- Fitness facilities – often requests come to the Fire Hall
 - Parking issues for fire hall – parking in front of bay doors or filling the parking lot needed by POC fire fighters.
 - Not a facility built for hosting community events – yoga classes, gym access

7.0 Institutional Land Use Designation

Considerations for two main Institutional Land Uses, current and future: Fire Hall location and community centre or hall.

Fire Hall

- Discussion of Amenity Cost Charges for fire servicing as community grows, ensure that money is put aside from new developments
- BWFD has an interest in having a centralized fire hall as an easier way to service the community rather than satellite locations.
- newest fire hall in area – Lake Country - \$12M – running a number of services out of that building
- if Big White Road is shifted, this may impact future the effectiveness of the location for the fire hall
- when the propane plant moves downhill with the water treatment plant, that site could be a centralized location for a future fire hall.
 - Movement of plant and water treatment will allow for expansion and upgrade of the systems.

Community Hall

Three sites discussed as potential locations for a community centre to consider including:

- Near the school
- At the end of snowbird way, at the intersection with Happy Valley Rd.
- In the current fire hall facility if the Fire Hall were to move to new location (site identified in current OCP along Big White Rd across from Snow Pines neighbourhood.

These locations would each need to be analysed for factors including how the proposed locale will be serviced, when a future fire hall would be built, availability of money, purposes for the building.

- Community centre needs to have some sort of recreational component to it – just having a hall might not justify the cost.
- Meeting room space, kitchen space, fitness space, gym space
- movable walls to make it what you need it to be.

8.0 Adjournment

The meeting was adjourned at 4:10 pm.

9.0 Action Items

Send information to Carla so that the CDA can distribute to community.