



Meeting Minutes

RDKB Planning and Development Department

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

Big White Fire Hall – Lower Meeting Room

Thursday, November 9, 2023

Present

Sharen Gibbs - Director Electoral Area E/West Boundary

RDKB Staff: Liz Moore - Senior Planner, JoAnn Peachey – Current Planning Supervisor (remote – MRB presentation)

Steering Committee Members: Mike Figurski, Jordan Hettinga, Joyce Ricioppo, Gord Rowland (remote), Darcy Arnold, Carla Berrie

Mountain Resorts Branch (BC) guests: Tori Meeks, Senior Manager Major Projects; Amber McAfee, Licensed Senior Project Specialist

Regrets: Chief Josh Foster, Ana Byrne, Trevor Hanna, Nadia Berg, John LeBrun

The meeting began at 2:04 pm.

1.0 Territorial Acknowledgements

RDKB's territorial acknowledgement was read by Director Gibbs.

2.0 Adoption of Agenda and Minutes

That the October 12, 2023, Electoral Area E/West Boundary – Big White OCP Review Meeting Minutes and the November 9, 2023 Big White OCP Review Meeting Agenda be adopted.

Joyce and Jordan accepted.

3.0 Follow Up from Last Meeting

Senior Planner discussed that a couple of items had been completed from the Action items – that MRB had been asked about the Four Pillars white paper and that the presentation given by Gord Rowland at the Kettle River Watershed Advisory Council meeting was sent out to the steering committee.

4.0 Mountain Resorts Branch – Presentation and Q&A

Tori Meeks, from Mountain Resorts Branch (MRB) presented on MRB's role with administering ski resorts, including the following:

- delegated authorities for the *Lands Act, Forest Act, Forest and Range Practices Act, Resort Timber Administration, Ministry of Lands, Parks and Housing Act*;
- Wildfire risk reduction;
- Master Plans and Master Development Agreements; and
- Coordinating consultations with the public on Master Plans and Master Development Agreements.

Tori reviewed the All-Seasons Resort Policy including the need for resiliency and balanced resort capacity and the rights and responsibilities of the Province and the Resort.

Tori outlined what a Master Plan is, explaining that it is the conceptual plan that is referred to for proposed future development at the Resort.

Newer Master Development Agreements are now a 60 year contract – Big White's current MDA from 1989 set to end in 2039, a 50 year contract.

Draft master plan outreach began in 2020 with the public, First Nations, local governments, and community organizations.

Environmental Assessment Act review was requested by Westbank First Nation, but not pursued by the Environmental Assessment Office. Through further engagement with Westbank

Steering Committee members asked questions including the following, that MRB responded to:

- Is the MDA a living document?
 - Normally stays pretty static, though it is possible to change, such as in the case that the Resort changes hands. The Master Plan tends to be the document that is reviewed if changes are proposed.
- The original master development agreement has a different tone than what is in the proposed template. The four objectives outlined in the current agreement were promises to the community, for trails, vocational, and transportation interests. Will the same interests be protected going forward?
 - The template for an MDA has been modernized and reflects the contemporary interests and needs of a resort. The current agreement is specific to skiing, while the resort has moved towards recreation infrastructure in other seasons, including mountain biking, and showing an interest in other facilities beyond skiing.

- The updated MDA template also speaks to creating a license of occupation for the entirety of the Controlled Recreation Area.
- Website for MRB has a Q&A document that outlines what an MDA is and what is changing in the new document.
- How much is land purchased for by the Resort?
 - The formula for how land is priced is in the MDA.
- What has the public consultation been for this Master Plan and MDA in the community?
 - At the beginning of 2021, there was
- Will there be public consultation in the future on the Master Plan?
 - When the issues resolution reaches a satisfactory state, an information session will be held to outline the issues heard and how they have been resolved in the reviewed Master Plan.

5.0 Recreation Resources

Brief discussion of previous attempt made to implement an arena in Big White.

The time was noted as being after four and meeting was adjourned postponing discussion of remaining subjects until the next meeting.

6.0 Cultural Resources

Discussion postponed until next meeting.

7.0 Adjournment

The meeting was adjourned at 4:10 pm.

8.0 Action Items