



Your File #: 16190
eDAS File #: 2021-04645
Date: Dec/14/2021

c/o Runnalls Denby
Rob T MacDonald
259A- Lawrence Avenue
Kelowna, BC V1Y 6L2
Canada

Attention: Rob T MacDonald

**Re: Proposed Subdivision of
DISTRICT LOT 4256 SDYD
1 km East from Big White, Black Forest Road
Proposal: A 4 lot Conventional subdivision**

Your application for preliminary review of the proposed subdivision as detailed above has been considered and this letter summarizes the additional information and requirements that are required for consideration of approval of the subdivision.

Although we have sought to list all the conditions, this letter does not constitute an approval. Upon further consideration, or review of additional information, changes or additions may occur

1. RDKB

Compliance with all applicable bylaws regulating the subdivision of land and zoning, of the Regional District of Kootenay Boundary. Please see their report dated November 18, 2021 for more information. The applicant is encouraged to discuss applicable bylaw requirements with the regional district. The regional district will normally advise us when compliance is complete.

2. FLNRORD Covenant on Title

A covenant on title in favour of the Ministry of Forests Lands Natural Resources and Rural Development (FLNRORD) was registered in July 2020 (CA8292770). This covenant states the land owner will not subdivide without the written consent of FLNRORD. We are seeking the written consent of FLNRORD.

Local District Address
Kelowna Area Office 300-1358 St. Paul Street Kelowna, BC V1Y 2E1 Canada Phone: (250) 712-3660 Fax: (250) 712-3669

3. Road access

More information is needed about the road access. The road needs to be a public road under the jurisdiction of the Ministry of Transportation and Infrastructure (MoTI). It does not appear there is currently a public MoTI road serving this property.

Dedication of the road complete with design and construction to Ministry standards is required.

4. Water and Sewer

The application proposes to connect to community sewer and water services. This is assumed to be Big White Utility Services. Required is proof of connection to these community services and confirmation these services have the capacity to serve this proposed lots.

If required, the sewer system may need amended Waste Management Permit, and the water system may need an amended Certificate of Public Convenience and Necessity.

5. Parkland

Written confirmation from the Regional District of Kootenay Boundary of compliance with Section 510 of the Local Government Act, specifically the provision of parkland.

Completion of the matters outlined above will not automatically bring approval. Changes to acts, regulations, bylaws, fees, or other matters happen from time to time and may impact your proposal. This preliminary review of the subdivision proposal is valid for one year however it may be reconsidered at any time. After one year the applicant is advised to make written request for an extension.

Submission of final plans and documents to be accompanied by a current tax certificate to show proof all property taxes are paid, together with a plan examination fee of \$50.00 plus \$100.00 per lot for a total of \$450.00. If paying by cheque, make payable to the Minister of Finance.

If you have any questions or wish to set up an appointment, please do not hesitate to call Sean Potter at (778) 214-1141.

Please quote file number 2021-04645 when contacting this office. We encourage you to make use of our online file system eDAS to track the progress of your application.

Signed on behalf of Provincial Approving Officer by



Sean Potter
Development Services Officer



Your File #: 16213
eDAS File #: 2021-05145
Date: Apr/08/2022

c/o Runnalls Denby
Rob T MacDonald
259A- Lawrence Avenue
Kelowna, BC V1Y 6L2
Canada

Attention: Rob T MacDonald

**Re: Proposed Subdivision of
DL 4270 SDYD**

Proposal: A 6 lot Bare Land Strata subdivision

Your application for preliminary review of the proposed subdivision as detailed above has been considered and this letter summarizes the additional information and requirements that are required for consideration of approval of the subdivision.

Although we have sought to list all the conditions, this letter does not constitute an approval. Upon further consideration, or review of additional information, changes or additions may occur

1. More information is needed about the public road access. The Black Forest Road needs to be a public road under the jurisdiction of the Ministry of Transportation and Infrastructure (MoTI). It does not appear there is currently a public MoTI road serving this property. Dedication of the road complete with design and construction to Ministry standards is required.
2. The proposal does not meet current zoning and therefore would not be in compliance with local government bylaws. If the property is rezoned and the proposal then complies with the new zone with confirmation from the regional district, the standard condition will apply as follows:

Compliance with all applicable bylaws regulating the subdivision of land and zoning, of the Regional District of Kootenay Boundary. Please see their report dated November 18, 2021 for more information. The applicant is encouraged to discuss applicable bylaw requirements with the regional district. The regional district will normally advise us when compliance is complete.

Local District Address

Kelowna Area Office
300-1358 St. Paul Street
Kelowna, BC V1Y 2E1
Canada

Phone: (250) 712-3660 Fax: (250) 712-3669

It is also noted that the regional district point out the concerns of the Big White Fire Department about access and other matters. These matters need to be addressed.

3. Written confirmation from the Regional District of Kootenay Boundary of compliance with Section 510 of the Local Government Act, specifically the provision of parkland.
4. The subdivision preliminary application states water and sewer services will be provided by a community system. It is not clear if this is intended to be Big White Utilities however that is assumed.

Water supply – CPCN – (possible issues with obtaining an amended CPCN)

Comments we received from Big White Utilities only states that they have “no issues” with the proposed subdivision. They do not state if this property is within their service area or if they can or will provide community water or sewer services. They do not state if they have any requirements for the provision of these services.

If water and sewer is proposed to be provided by Big White Utilities, then we require confirmation that Big White Utilities can and will provide these services. We will be looking for confirmation from Big White Utilities that all their requirements are complied with.

Please note that this is likely an expansion of the Big White community water system and therefore an amended Certificate of Public Convenience and Necessity (CPCN) and Final Certificate from the Utility Regulation Section of the Ministry of Water, Land and Air Protection, will be required. Big White Utilities has some challenges in obtaining amendments to their CPCN at this time. You may want to discuss this matter with Big White Utilities.

5. A covenant on title in favour of the Ministry of Forests Lands Natural Resources and Rural Development (FLNRORD) was registered in July 2020 (CA7582690). This covenant states the land owner will not subdivide without the written consent of FLNRORD. Please provide the written consent of FLNRORD.
6. Proposed common access route, from the public road, to be designed and constructed to good engineering practice. The design parameters to comply with any regional district requirements including fire protection services, and the Bare Land Strata Access Route Design Criteria prepared by the Approving Officer Okanagan Shuswap District Updated January 21, 2011 can be used as a guide. For any other design parameters of the design not covered, please refer to Ministry standards - Chapter 14 - Subdivision Standards of the B.C. Supplement to TAC Geometric Design Guide and the Transportation Association of Canada (TAC) standards. Design speed shall be a minimum of 30 kmh. All drainage must be designed and constructed to a natural outfall. All routes and turnarounds to accommodate emergency vehicle movements. All works to be designed, supervised, and certified as having been constructed in accordance with the required standards and with good engineering practice

by a Professional Engineer registered in British Columbia and experienced with road construction, to the satisfaction of the district official and approving officer. Engineered drawings showing all aspects of the design including vertical and horizontal alignments, cross-sections, and drainage works to an approved natural outfall to be submitted to and approved by the district official and the approving officer prior to commencement of any works. The common property for the access route should be established a minimum of 15 metres in width or 3m beyond the extremities of all cuts and fills. The design drawings should be supplied to all utility companies in regard to utility locations. Copies of all test results to accompany the Engineer of Record's certification of the construction. As-built drawings to be submitted to the Ministry upon completion of road and drainage works.

We are also looking for the written confirmation from the Fire Chief of the Big White Fire Department that the as constructed access route will accommodate emergency vehicle turning movements, specifically grade and turnaround.

7. In support of the access route design and construction, we require a detailed drainage report and runoff management plan to clearly show how the safe conveyance of all surface runoff water to a natural body of water (natural outfall) will be achieved. The report shall include the access route from public road, over adjacent properties. The report and plan must consider: the full build out of the proposed development; pre-development hydrology; uphill runoff considering potential for any further development; and the potential effect on downhill properties. The drainage report must investigate and consider any possible effect of the drainage on existing or potential water supplies, water uses, and water licences and include approvals from the Ministry of Environment where required. The report and plan shall be prepared by a Professional Engineer certified in British Columbia and experienced in drainage engineering.
8. Provision of an acceptable snow management plan to address snow clearing, snow storage, snow melting and any other snow related matter for the proposed development. This plan is to be prepared and certified by a professional engineer. This plan is to be prepared in accordance with the Transportation Association of Canada (TAC), BC Supplement, 1500 Alpine Ski Village Roads Chapter, Section 1520.05 - snow storage. Snow removed from the common access route should be stored on common property and not on private property.

Completion of the matters outlined above will not automatically bring approval. Changes to acts, regulations, bylaws, fees, or other matters happen from time to time and may impact your proposal. This preliminary review of the subdivision proposal is valid for one year however it may be reconsidered at any time. After one year the applicant is advised to make written request for an extension.

Submission of final plans and documents to be accompanied by a current tax certificate to show proof all property taxes are paid, together with a plan examination fee of \$100.00 plus \$100.00 per lot for a total of \$700.00. If paying by cheque, make payable to the Minister of Finance.

If you have any questions or wish to set up an appointment, please do not hesitate to call Sean Potter at (778) 214-1141.

Please quote file number 2021-05145 when contacting this office. We encourage you to make use of our online file system eDAS to track the progress of your application.

Signed on behalf of Provincial Approving Officer by

A handwritten signature in blue ink, appearing to read 'Sean Potter', with a long horizontal flourish extending to the right.

Sean Potter
Development Services Officer

Copy to: Big White Fire Dept
Big White Utility
Ministry of Forests, Lands and Natural Resource Operations - Penticton
Regional District of Kootenay Boundary

From: Jeanette Newman(JNewman@bigwhite.com)
To: jwiseman@missionlawgroup.com; Henry, Audrie L TRAN:EX (Audrie.Henry@gov.bc.ca)
Subject: File Number 2017-02667
Sent: 09/05/2017 23:17:51

To Whom it May Concern,

Big White Utilities has reviewed the Bare Land Strata Subdivision Application by Dale Lamb and sees no issue for this application not to be accepted.

Cheers,
Jeanette

Jeanette Newman, CPA
Payroll/Utilities Accountant
Big White Ski Resort Ltd.
Payroll: (250) 491-6168
Utilities: (250) 491-6167
Fax: (250) 491-6122
Email: JNewman@bigwhite.com
Website: www.bigwhite.com



From: Henry, Audrie L TRAN:EX(Audrie.Henry@gov.bc.ca)
To: utilities@bigwhite.com
Subject: 4930 Snow Pines Road
Sent: 09/16/2019 22:44:40
Attachments: Big White Utility referral.pdf, Proposed Plan.pdf

Our file: 2019-04158

Attached please find a copy of a proposed Bare Land Strata Subdivision application regarding the above-noted location on Snow Pines Road (see attached letter).

If you have any questions, please feel free to call.

Regards,

Audrie Henry, Development Officer
Ministry of Transportation and Infrastructure
#300-1358 St. Paul Street
Kelowna, BC V1W 4T8
Phone: (250) 712-3660
Fax: (250) 712-3669



Applicant File #: 36906-2
eDAS File #: 2019-04158
Date: Sep/16/2019

Big White Utility
5315 Big White Road
Kelowna, BC V1P 1P3
Canada

**Re: Proposed Bare Land Strata Subdivision Application for:
4930 Snow Pines Road, Big White
PID 017-446-121, Strata Lot 37, DL 4176S, Similkameen Division of Yale,
Plan KAS938, together with an interest in the common property in
proportion to the unit entitlement of the strata lot as shown on Form 1**

Enclosed is a copy of a proposed Bare Land Strata Subdivision Application regarding the above-noted location on Snow Pines Road.

It would be appreciated if you would examine this application from the viewpoint of your regulations and policies and give us your comments. Please send your reply to this office, with a copy to the applicant:

Matthew Butler, Isaac Rowland;
c/o Farris, Vaughan, Wills & Murphy LLP
1800-1631 Dickson Avenue
Kelowna, British Columbia V1Y 0B5
Canada

Contact the applicant for any additional information you may require. If you have any questions please feel free to call Kelowna Development Approvals at (250) 712-3660.

Please quote file number 2019-04158 when contacting this office.

Yours truly,

Audrie Henry
Development Officer
Attachments

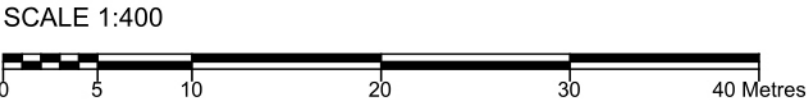
Local District Address
Kelowna Area Office 300-1358 St. Paul Street Kelowna, BC V1Y 2E1 Canada Phone: (250) 712-3660 Fax: (250) 712-3669

SKETCH PLAN SHOWING PROPOSED
SUBDIVISION OF STRATA LOT 37 DISTRICT
LOT 4176S SIMILKAMEEN DIVISION YALE
DISTRICT STRATA PLAN KAS938

PID: 017-446-121
CLIENT: MATT BUTLER
CIVIC ADDRESS: 4930 SNOW PINES ROAD

HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSRS)

REFER TO THE CURRENT STATE OF TITLE FOR CHARGES,
LIENS, AND INTERESTS AFFECTING THIS LAND.



LEGEND

Subject Property

Building Foundation



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Ph.: (250) 868-0172
www.vectorgeomatics.com

File: 1700430R0 Date: 2019-07-02
Drafted by: MM Checked by: CMD

From: Utilities(utilities@bigwhite.com)
To: Henry, Audrie L TRAN:EX (Audrie.Henry@gov.bc.ca)
Subject: FW: 4930 Snow Pines Road
Sent: 09/27/2019 20:56:26

From: Maurice Valcourt <MValcourt@bigwhite.com>
Sent: Tuesday, September 17, 2019 12:13 PM
To: Utilities <utilities@bigwhite.com>
Subject: RE: 4930 Snow Pines Road

Thank you Audrie,

Big White Utilities has no objection to the application.

Maurice Valcourt

From: Utilities <utilities@bigwhite.com>
Sent: Tuesday, September 17, 2019 11:46 AM
To: Maurice Valcourt <MValcourt@bigwhite.com>; Jeremy Hopkinson <jhopkinson@bigwhite.com>
Subject: FW: 4930 Snow Pines Road

For your information. Thanks

From: Henry, Audrie L TRAN:EX <Audrie.Henry@gov.bc.ca>
Sent: Monday, September 16, 2019 3:45 PM
To: Utilities <utilities@bigwhite.com>
Subject: 4930 Snow Pines Road

Our file: 2019-04158

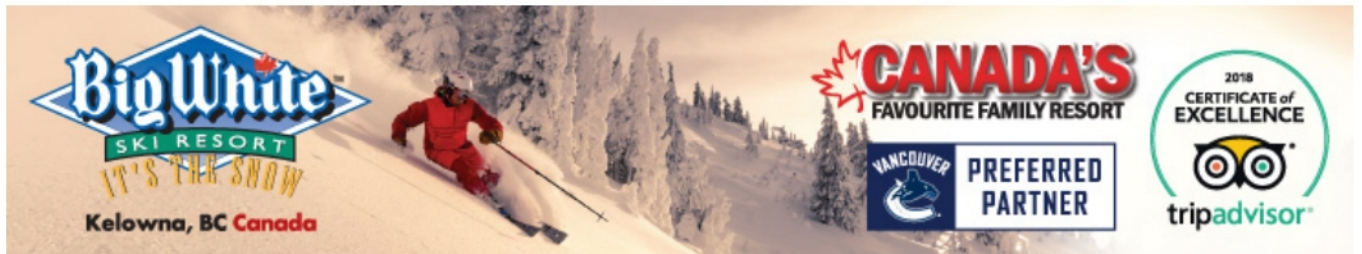
Attached please find a copy of a proposed Bare Land Strata Subdivision application regarding the above-noted location on Snow Pines Road (see attached letter).

If you have any questions, please feel free to call.

Regards,

Audrie Henry, Development Officer
Ministry of Transportation and Infrastructure
#300-1358 St. Paul Street
Kelowna, BC V1W 4T8
Phone: (250) 712-3660
Fax: (250) 712-3669

Utilities
Big White Utilities
Big White Ski Resort Ltd.
Direct Line: (250) 491-6167
Fax: (250) 491-6122
Email: utilities@bigwhite.com
Website: www.bigwhite.com



From: Utilities(utilities@bigwhite.com)
To: Potter, Sean TRAN:EX (Sean.Potter@gov.bc.ca)
Subject: RE: [EXTERNAL] - DL 4270 Black Forest Rd Subdivision
Sent: 10/12/2021 22:24:45

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Sean,

Thank you for providing this information. Big White Utilities has no issues with these plans.

Kind regards,
Graham

From: Potter, Sean TRAN:EX <Sean.Potter@gov.bc.ca>
Sent: Wednesday, October 6, 2021 3:52 PM
To: Utilities <utilities@bigwhite.com>
Subject: [EXTERNAL] - DL 4270 Black Forest Rd Subdivision

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Graham,

Please see the attached referral documents for a 6-lot Bare Land Strata subdivision on Black Forest Road. I have included a page from the plans for Black Forest Road to help identify the location of the subject lot.

Please feel free to call with any questions.

Thanks

Sean Potter
Development Officer, Okanagan Shuswap District
Ministry of Transportation & Infrastructure
#300 – 1358 St. Paul Street
Kelowna BC, V1Y 2E1
Office: 236-766-7204
Cell: 778-214-1141

Utilities

Accounts Department
Big White Ski Resort Ltd.
Direct Line: (250) 491-6167
Fax: (250) 491-6122
Email: utilities@bigwhite.com
Website: www.bigwhite.com



From: Goon, Lesley TRAN:EX(Lesley.Goon@gov.bc.ca)
To: utilities@bigwhite.com
Subject: Referral
Sent: 12/08/2022 19:08:54
Attachments: 16509 SKETCH proposed.pdf, Title_strata.pdf, Title.pdf, SRW KE63863.pdf

**Re: Proposed Bare Land Strata Subdivision Application for:
PID 017-446-767 STRATA LOT 99 DISTRICT LOT 4176s SIMILKAMEEN DIVISION YALE
DISTRICT STRATA PLAN KAS938 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN
ON FORM V**

Enclosed is a copy of a proposed Bare Land Strata Subdivision Application regarding the above noted location(s) on Snow Pines Cres.

It would be appreciated if you would examine this application from the viewpoint of your regulations and policies and give us your comments. Please send your reply to this office, with a copy to the applicant:

Frtiz Zemp;
c/o Runnalls Denby Land Surveying Ltd.
Jen Ashton
Phone: (250) 763-7322
jen@runnallsdenby.com

The applicant has been advised of this referral and might contact you to discuss their proposal. In order to expedite the processing of the application, your agency's response would be appreciated by February 8, 2022 after which we will prepare recommendations for the Approving Officer's decision.

Contact the applicant for any additional information you may require. If you have any questions please feel free to call Kelowna Development Approvals at (250) 712-3660.

Please quote file number 2022-05669 when contacting this office.

Thank you,

Lesley Goon, BSc.
Development Officer
Ministry of Transportation and Infrastructure
#300 - 1358 St. Paul St, Kelowna BC V1Y 2E1
Phone: (778) 475-9209

From: Utilities(utilities@bigwhite.com)
To: Goon, Lesley TRAN:EX (Lesley.Goon@gov.bc.ca)
Subject: RE: [EXTERNAL] - Referral
Sent: 12/12/2022 18:48:11

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Lesley,

Big White Water Utility Ltd. has no objections to this application. The water services for the subdivided properties have their own water meters already in service.

If you have any other questions for me, please let me know.

Kind regards,
Graham Sullivan

From: Goon, Lesley TRAN:EX <Lesley.Goon@gov.bc.ca>
Sent: Thursday, December 8, 2022 11:09 AM
To: Utilities <utilities@bigwhite.com>
Subject: [EXTERNAL] - Referral

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Re: Proposed Bare Land Strata Subdivision Application for:
PID 017-446-767 STRATA LOT 99 DISTRICT LOT 4176s SIMILKAMEEN DIVISION YALE
DISTRICT STRATA PLAN KAS938 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN
ON FORM V**

Enclosed is a copy of a proposed Bare Land Strata Subdivision Application regarding the above noted location(s) on Snow Pines Cres.

It would be appreciated if you would examine this application from the viewpoint of your regulations and policies and give us your comments. Please send your reply to this office, with a copy to the applicant:

Frtiz Zemp;
c/o Runnalls Denby Land Surveying Ltd.
Jen Ashton
Phone: (250) 763-7322
jen@runnallsdenby.com

The applicant has been advised of this referral and might contact you to discuss their proposal. In order to expedite the processing of the application, your agency's response would be appreciated by February 8, 2022 after which we will prepare recommendations for the Approving Officer's decision.

Contact the applicant for any additional information you may require. If you have any questions please feel free to call Kelowna Development Approvals at (250) 712-3660.

Please quote file number 2022-05669 when contacting this office.

Thank you,

Lesley Goon, BSc.

Development Officer

Ministry of Transportation and Infrastructure

#300 - 1358 St. Paul St, Kelowna BC V1Y 2E1

Phone: (778) 475-9209

Utilities

Accounts Department

Big White Wastewater Utility Ltd. | Big White Water Utility Ltd. | Big White Gas Utility Ltd.

Direct Line: (250) 491-6167

Email: utilities@bigwhite.com

Website: www.bigwhiteutilities.com



**Big White
Utilities**
WATER | GAS | WASTEWATER



Your File #: 16509
eDAS File #: 2022-05669
Date: Jun/01/2023

Frtiz Zemp;
c/o Runnalls Denby Land Surveying Ltd.
Jen Ashton

Attention: Jen Ashton

**Re: Proposed Subdivision of
PID 017-446-767**

**Legal: STRATA LOT 99 DISTRICT LOT 4176s SIMILKAMEEN DIVISION
YALE DISTRICT STRATA PLAN KAS938 TOGETHER WITH AN INTEREST IN
THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT
OF THE STRATA LOT AS SHOWN ON FORM V**

Proposal: A 2 lot Bare Land Strata subdivision

Your application for preliminary review of the proposed subdivision as detailed above has been considered and this letter summarizes the additional information and requirements that are required for consideration of approval of the subdivision.

Although we have sought to list all the conditions, this letter does not constitute an approval. Upon further consideration, or review of additional information, changes or additions may occur.

1. Compliance with all applicable bylaws regulating the subdivision of land and zoning of the Regional District of Kootenay Boundary. Please see their letter dated February 6, 2023 for more information. The applicant is encouraged to discuss applicable bylaw requirements with the regional district. The regional district will advise us when compliance is complete.
2. Compliance with the Strata Property Act, specifically Section 259(3) including the written confirmation from the strata corporation of the passing by unanimous vote at an annual or special general meeting, of a resolution approving the strata plan amendment.
3. Confirmation of connection and payment of any fees that may be required for sewer and water services. It is noted that Big White utilities comments that separate water services exist for each unit. There was no comment about sewer services or if any fees are required.
4. Provisions of details about access to each building unit. From the information

Local District Address

Kelowna Area Office
300-1358 St. Paul Street
Kelowna, BC V1Y 2E1
Canada

Phone: (250) 712-3660 Fax: (250) 712-3669

provided, access to proposed SL 149 is over proposed SL 150. A plan and description of how access is proposed to be provided to each unit is required for further review and consideration. Please show vehicle access and parking on each proposed lot as well as person access to each building unit.

Completion of the matters outlined above will not automatically bring approval. Changes to acts, regulations, bylaws, fees, or other matters happen from time to time and may impact your proposal. This preliminary review of the subdivision proposal is valid for one year however it may be reconsidered at any time. After one year the applicant is advised to make written request for an extension.

Submission of final plans and documents to be accompanied by a current tax certificate to show proof all property taxes are paid, together with a plan examination fee of \$100.00 plus \$100.00 per lot. If paying by cheque, make payable to the Minister of Finance.

If you have any questions or wish to set up an appointment, please do not hesitate to call Lesley Goon at (778) 475-9209.

Please quote file number 2022-05669 when contacting this office. We encourage you to make use of our online file system eDAS to track the progress of your application.

Signed on behalf of Provincial Approving Officer by



Lesley Goon
Development Officer

Copy to: Regional District of Kootenay Boundary

From: Development Approvals, Kelowna TRAN:EX(da.kelowna@gov.bc.ca)
To: utilities@bigwhite.com
Subject: Referral Request File # 2023-01463
Sent: 06/02/2023 17:42:11
Attachments: DL4257 Lot Layout Concept.pdf, TITLE-CA9700957-PID-031-616-500.pdf, Referral Request - Big White Utilities .pdf

Hello,

The Ministry is in receipt of an 8 lot subdivision application at Big White ski resort as shown on drawing #COO1 dated April 2021. Please review the attached documents and provide comments relating to your agency's regulations and policies. If you have any questions please contact the local office at da.kelowna@gov.bc.ca

If you have any questions please feel free to contact me at 250-674-4328.

James Outhwaite | Development Services Technician
BC Ministry of Transportation & Infrastructure
Okanagan Shuswap District Main Office 250-712-3660
Website [Ministry Home](#) | [TranBC](#) | [Permit Application](#) | [Subdivision Application](#)

SKI RUN

BLACK FOREST ROAD

D.L. 4258

D.L. 4257
(1.03 ha)

1

1,288 m²

2

1,147 m²

3

1,146 m²

4

1,145 m²

5

1,144 m²

6

1,257 m²

7

1,538 m²

8

1,678 m²

UNSURE

Legend

- Water
- San. Sewer
- Storm Sewer
- Gas
- U.G. Telephone
- Cable TV
- U.G. Electrical
- Edge of Asphalt
- Ex. Ground Profile
- Test Pit
- Long Standard
- Catch Basin
- Manhole
- Trees
- Ditch
- Power Pole
- Hydrant
- Walls
- Control Mon.

IC	Oct 4, 2021	PRELIMINARY LOT LAYOUT	DP	DP
No.	Date	Revision	By	App

BLACK FOREST
DL4257 STRATA DEVELOPMENT

BIG WHITE SKI RESORT
DL4257 – 8 SINGLE
FAMILY LOTS

Design	D.P.	Date	APRIL 2021
Drawn	D.P.	File	BW172DL4257
Approved	D.P.	District File	N/A
Scale	Hor. 1:250 Vert. 1/4"	Drawing No.	Rev. No.
		C001	1C



eDAS File #: 2023-01463

Date: June 2, 2023

Big White Utility
5315 Big White Road
Kelowna, BC V1P 1P3

**Re: Proposed Conventional Subdivision Application for:
PID 031-616-500, DL 4257, Similkameen Division of Yale, Plan EPP72662**

Enclosed is a copy of a proposed Conventional Subdivision Application regarding the above noted location(s) on Big White Road, Feathertop Way.

It would be appreciated if you would examine this application from the viewpoint of your regulations and policies and give us your comments. Please send your reply to this office, with a copy to the applicant:

Big White Ski Resort Ltd
Jordan Hettinga
1894 Ambrosi Road
Kelowna, British Columbia V1Y 4R9
Email: jhettinga@bigwhite.com

In order to expedite the processing of the application, your agency's response would be appreciated after which we will prepare recommendations for the Approving Officer's decision.

Contact the applicant for any additional information you may require. If you have any questions please feel free to call Kelowna Development Approvals at (250) 712-3660.

Please quote file number 2023-01463 when contacting this office.

Yours truly,

James Outhwaite
Development Technician

Local District Address
Kelowna Area Office 300-1358 St. Paul Street Kelowna, BC V1Y 2E1 Canada Phone: (250) 712-3660 Fax: (250) 712-3669

From: Utilities(utilities@bigwhite.com)
To: Development Approvals, Kelowna TRAN:EX (DA.Kelowna@gov.bc.ca)
To: Jordan Hettinga (jhettinga@bigwhite.com); James Kay (JKay@bigwhite.com); Maurice Valcourt (MValcourt@bigwhite.com)
Subject: RE: Referral Request File # 2023-01463 [resending with correct attachment]
Sent: 06/06/2023 17:26:07
Attachments: 2023-06-05 BWU Proposed Subdivision Application for DL 4257.pdf

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

Big White Utilities is in receipt of an 8 lot subdivision application at Big White Ski Resort. Please review the attached response in relation to each utility's regulations and policies. If you have any questions please contact us at utilities@bigwhite.com.

Kind regards,
Graham Sullivan

Utilities

Accounts Department

Big White Wastewater Utility Ltd. | Big White Water Utility Ltd. | Big White Gas Utility Ltd.

Direct Line: (250) 491-6167

Email: utilities@bigwhite.com

Website: www.bigwhiteutilities.com



**Big White
Utilities**
WATER | GAS | WASTEWATER

From: Goon, Lesley MOTI:EX(Lesley.Goon@gov.bc.ca)
To: utilities@bigwhite.com
Subject: Referral Request
Sent: 07/05/2023 21:16:26
Attachments: AUTH LTR DL4274 with survey 2023 04 11.pdf, SubdivisionPlan.pdf

Referral got missed by one of our techs. Backtracking, sorry about the delay. See below:

Hello,

The Ministry is in receipt of a 4 lot subdivision application at Big White Ski Resort as shown on drawing number A21-048-PH3-PLR 1-4 dated March 24, 2023.

It would be appreciated if you would examine this application from the viewpoint of your regulations and policies and give us your comments.

If you have any questions, please feel free to contact us. Please quote file number 2023-01761 when contacting this office.

Thank you,

Lesley Goon, BSc.

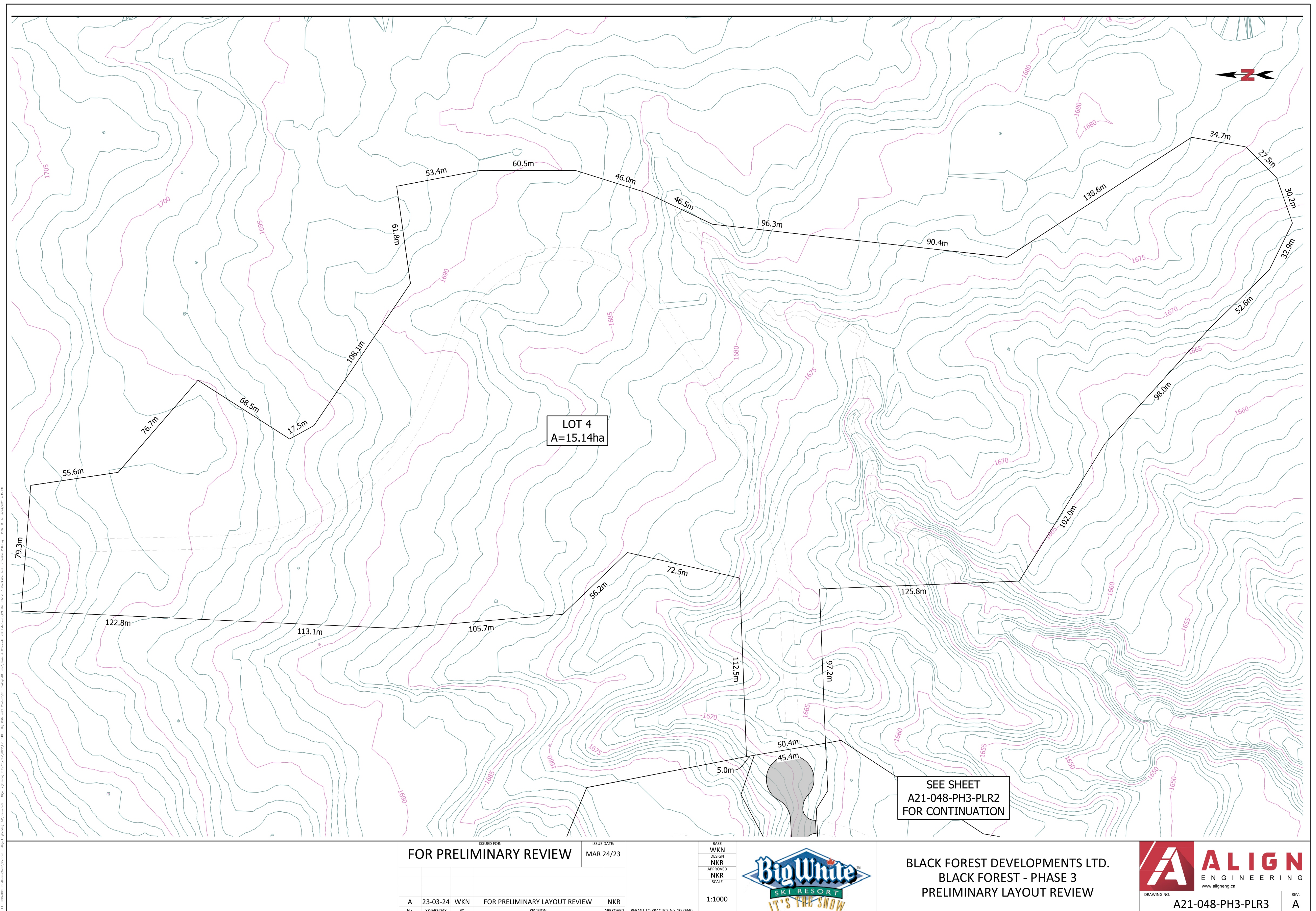
Development Officer

Ministry of Transportation and Infrastructure

#300 - 1358 St. Paul St, Kelowna BC V1Y 2E1

Phone: (778) 475-9209







April 11, 2023

File No: 3413316

Bill Sparkes, Provincial Approving Officer
Highways & Regional Services Division
Ministry of Transportation and Infrastructure
Via Email: Bill.Sparkes@gov.bc.ca

Dear Bill,

Re: Application for Subdivision of DL4274, Black Forest Project at Big White Ski Resort

In December 2021, Mountain Resorts Branch (MRB) of the Ministry of Tourism, Arts, Culture and Sport, offered Big White Ski Resort Ltd. (Big White) a Crown grant over the land legally described as Block A of District Lot 4274, Similkameen Division, Yale District ("the Land"). Finalization of the sale is subject to several preconditions, one of which is confirmation that the Regional District of Kootenay Boundary (RDKB) has adopted a zoning bylaw permitting the Land to be used for the intended purpose. Big White is working with the RDKB to achieve the necessary zoning, and in anticipation of the Crown Grant being finalized, would like to apply for subdivision of the Land into four fee simple parcels. The application will also include extension of the Creekside Trail onto the Land from adjacent DL4258.

This letter will confirm that Jordan Hettinga, as a representative of Big White, is authorized to act as an agent on behalf of the Ministry of Tourism, Arts, Culture and Sport with respect to an application to subdivide the Land shown on the attached survey plan.

I trust that this letter and the attached Permission to Act as an Agent form are sufficient to allow the Ministry of Transportation and Infrastructure to accept the application required for this subdivision. Please feel free to call or email me if you require further information, 250-371-3943 or Tori.Meeks@gov.bc.ca.

Sincerely,

Tori Meeks, Senior Manager, Major Projects
Mountain Resorts Branch

Enc. 1) Survey Plan of DL4274 and Blk A of DL4274, SDYD
2) Permission to Act as an Agent

cc. Jordan Hettinga, Manager, Real Estate & Development, Big White Ski Resort
Via Email: jhettinga@bigwhite.com

Paul Plocktis, Vice President, Real Estate & Development, Big White Ski Resort
Via Email: pplocktis@bigwhite.com

SURVEY PLAN OF DISTRICT LOT 4274
AND BLOCK A OF DISTRICT LOT 4274
SIMILKAMEEN DIVISION YALE DISTRICT

BCGS 82E.076

0 25 75 175

The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:2000
(All distances are in metres)

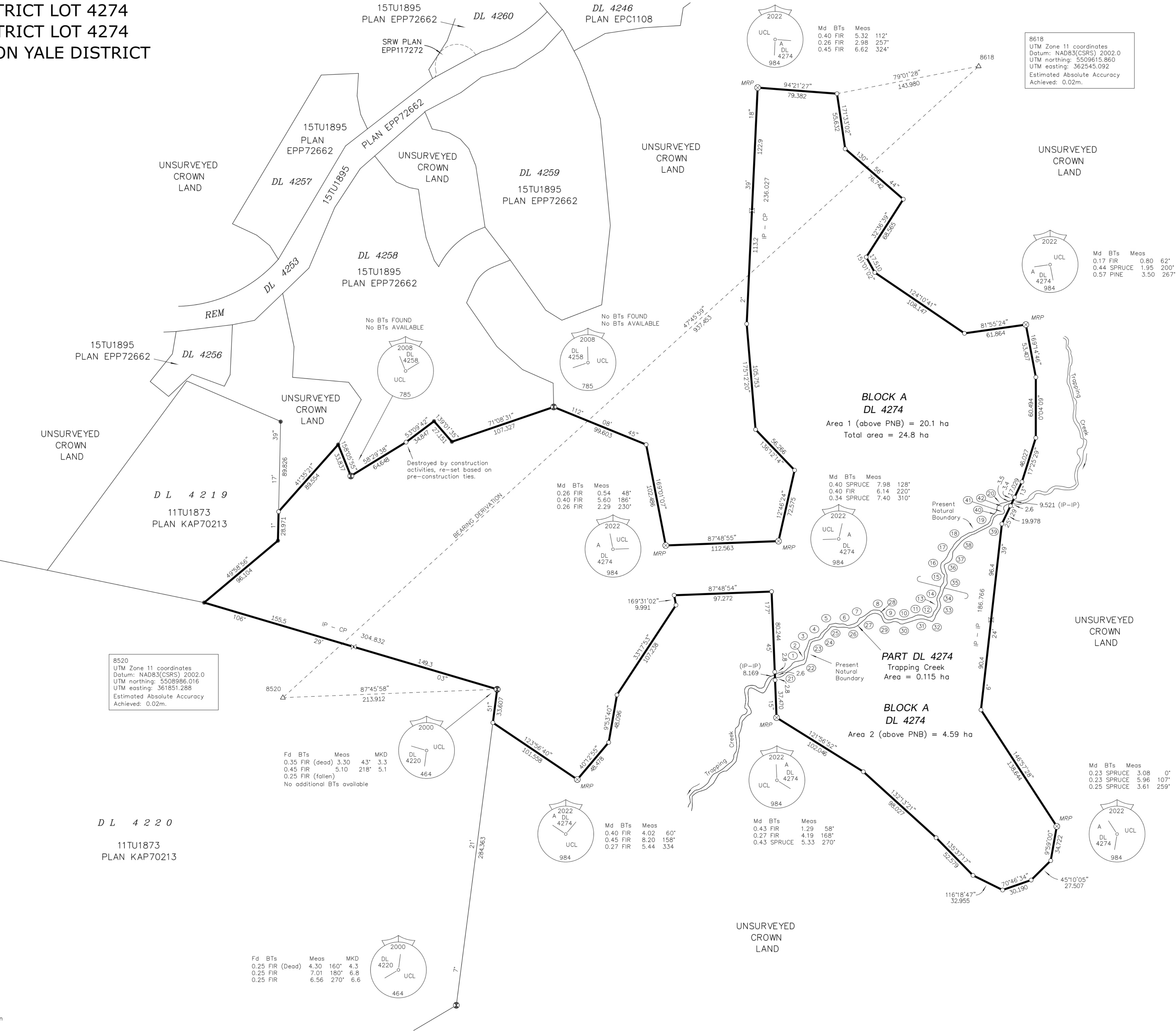
LEGEND

Denotes Standard Capped post (Type 4) found
Denotes Standard Capped post (Type 4) placed
Denotes Standard Iron post (Type 5) found
Denotes Standard Iron post (Type 5) placed
Denotes Boundary Marker Post placed
Denotes GNSS control hub placed
Denotes metal reference post placed
Denotes Bearing Tree
Bearings to bearing trees are magnetic

Grid bearings are derived from dual frequency static GNSS observations and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated absolute accuracies are derived from GNSS dual frequency observations using the Precise Point Positioning service of Natural Resources Canada.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the combined factor of 0.9995724 been derived from an ellipsoidal elevation of 1665 metres.



From: Utilities(utilities@bigwhite.com)
To: Potter, Sean TRAN:EX (Sean.Potter@gov.bc.ca)
To: rob@runnallsdenby.com
Subject: RE: [EXTERNAL] - Black Forest Rd Subdivision
Sent: 09/30/2021 14:04:53

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Sean,

Big White Utilities have no objections to this application. **s. 21**

Kind regards,
Graham Sullivan

From: Potter, Sean TRAN:EX <Sean.Potter@gov.bc.ca>
Sent: Wednesday, September 15, 2021 11:39 AM
To: Utilities <utilities@bigwhite.com>
Subject: [EXTERNAL] - Black Forest Rd Subdivision

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Re: Proposed Conventional Subdivision Application for:
DISTRICT LOT 4256 SDYD**

Enclosed is a copy of a proposed Conventional Subdivision Application regarding the above noted location(s) on Black Forest Road.

It would be appreciated if you would examine this application from the viewpoint of your regulations and policies and give us your comments. Please send your reply to this office, with a copy to the applicant:

c/o Runnalls Denby
Rob T MacDonald
259A- Lawrence Avenue
Kelowna, BC V1Y 6L2
Canada
rob@runnallsdenby.com

The applicant has been advised of this referral and might contact you to discuss their proposal. In order to expedite the processing of the application, your agency's response would be appreciated October 15th after which we will prepare recommendations for the Approving Officer's decision.

Contact the applicant for any additional information you may require. If you have any questions please feel free to call Sean Potter at (778) 214-1141.

Please quote file number 2021-04645 when contacting this office.

Yours truly,

Sean Potter
Development Officer, Okanagan Shuswap District
Ministry of Transportation & Infrastructure
#300 – 1358 St. Paul Street
Kelowna BC, V1Y 2E1
Office: 236-766-7204
Cell: 778-214-1141

Utilities

Accounts Department

Big White Ski Resort Ltd.

Direct Line: (250) 491-6167

Fax: (250) 491-6122

Email: utilities@bigwhite.com

Website: www.bigwhite.com



**Book your
Christmas
Holiday Now**

From: Meeks, Tori TACS:EX(Tori.Meeks@gov.bc.ca)
To: Lisa Satterthwaite (Satterthwaite@pushormitchell.com)
To: McAfee, Amber TACS:EX (Amber.McAfee@gov.bc.ca); Heck, Carol TACS:EX (Carol.Heck@gov.bc.ca); Paul Plocktis (PPlocktis@bigwhite.com); Jordan Hettinga (jhettinga@bigwhite.com); Theresa Arsenault, K.C. (Arsenault@pushormitchell.com)
Subject: [EXTERNAL] - RE: 4 lot subdivision - District Lot 4256 (Black Forest Road, Big White)
Sent: 08/28/2023 20:28:16
Attachments: Scan_20230828.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lisa,

Please find attached the Province's consent to subdivision and return to crown. As per past correspondence between Prov/Big White/Runnalls Denby on the 'return to crown' logistics, appreciate you ensuring that the Crown Land Registry is notified when the plan is accepted so that the registry is updated accordingly.

Let me know if you have any questions or need more information.

Thanks,
Tori



Tori Meeks, Senior Manager, Major Projects

Mountain Resorts Branch
Tourism Sector Strategy Division
Ministry of Tourism, Arts, Culture and Sport
510-175 2nd Ave, Kamloops, BC V2C 5W1
250-312-7415 (Office) 250-320-2791 (Cell)

Respectfully acknowledging that I live, work and play within Tk'emlúps te Secwépemc territory and the traditional lands of the Secwépemc.

From: Lisa Satterthwaite <Satterthwaite@pushormitchell.com>
Sent: Thursday, August 24, 2023 10:56 AM
To: Mountain Resorts Branch TACS:EX <MountainResortsBranch@gov.bc.ca>
Cc: McAfee, Amber TACS:EX <Amber.McAfee@gov.bc.ca>; Meeks, Tori TACS:EX <Tori.Meeks@gov.bc.ca>; Heck, Carol TACS:EX <Carol.Heck@gov.bc.ca>; Paul Plocktis <pplocktis@bigwhite.com>; Jordan Hettinga <jhettinga@bigwhite.com>; Theresa Arsenault, K.C. <Arsenault@pushormitchell.com>
Subject: 4 lot subdivision - District Lot 4256 (Black Forest Road, Big White)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Ladies,

I hope you are all well and the fire season is leaving you relatively unscathed.

Theresa Arsenault is assisting Paul Plocktis with the 4 lot subdivision of District Lot 4256 SDYD at Big White.

The Province's consent to the subdivision is required under Covenant CA8292770. In this regard, we attach the following:

1. Title search for District Lot 4256 and copy of Covenant CA8292770;
2. Subdivision Plan EPP130859;
3. Application to Deposit Subdivision Plan EPP130859.

If the Province is agreeable to the subdivision, please evidence consent by signing Page 4 of the Application to Deposit and returning the signed copy to us by email.

Thank you for your time. Please call or email if you have any questions or require any further information from our office.

Kind regards,

Lisa Satterthwaite
Paralegal, Land Development
Direct: 250-869-1112
Email: ls@pushormitchell.com

#301 - 1665 Ellis Street
Kelowna, BC V1Y 2B3
[Click here to subscribe to our Legal Alert Newsletter](#)
www.pushormitchell.com



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We respectfully acknowledge that we live and work on the unceded, traditional territory of the Syilx/Okanagan peoples.

From: Lisa Satterthwaite(Satterthwaite@pushormitchell.com)
To: Paul Plocktis (PPlocktis@bigwhite.com); Jordan Hettinga (jhettinga@bigwhite.com); Theresa Arsenault (Arsenault@pushormitchell.com)
To: s. 22
Subject: [EXTERNAL] - Black Forest Road Dedication Paperwork
Sent: 11/14/2023 19:53:03
Attachments: EPP130784 return to crown.pdf, CB1021727 cul de sac in EPP129994.pdf, CB1021728 PA SRW cul de sac CB1021727.pdf, EPP129992 Road BFD Rd Dedication Plan.pdf, EPP129995 road dedication Creekside.pdf

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Good morning, all,

We are pleased to advise that we have submitted the following for registration in the Land Title Office:

1. Black Forest road dedication plan EPP129992;
2. Creekside Trail road dedication plan EPP129995;
3. Return to Crown plan EPP130784;
4. Statutory Right of Way for cul de sac purposes in Plan EPP129994 pending under number CB1021727;
5. Priority Agreement granting SRW CB1021727 priority over mortgage CA9835873 and assignment of rents CA9835874 pending under number CB1012728.

Attached are copies of the pending registrations. Please limit your distribution of the attached until we have achieved final registration.

The computer generated estimated date for final registration is November 22, 2023. We will update you as we hear further from the Land Title Office.

Please call or email if you have any questions in the interim.

Kind regards,
Lisa

Lisa Satterthwaite
Paralegal, Land Development
Pushor Mitchell LLP
Lawyers
Direct Line: 250- 869-1112
Email: ls@pushormitchell.com
www.pushormitchell.com

From: Paul Plocktis <PPlocktis@bigwhite.com>
Sent: Tuesday, November 14, 2023 9:33 AM
To: Jordan Hettinga <jhettinga@bigwhite.com>; Lisa Satterthwaite <Satterthwaite@pushormitchell.com>; Theresa Arsenault <Arsenault@pushormitchell.com>
Cc: Chris Plocktis s. 22
Subject: RE: [EXTERNAL] - Update: Road Dedication Paperwork

Sounds very encouraging!

Lisa, please keep us posted!

Sent from my Galaxy

----- Original message -----

From: Jordan Hettinga <jhettinga@bigwhite.com>

Date: 2023-11-14 9:17 a.m. (GMT-08:00)

To: Paul Plocktis <PPlocktis@bigwhite.com>, Lisa Satterthwaite <satterthwaite@pushormitchell.com>, Theresa Arsenault <arsenault@pushormitchell.com>

Subject: Fwd: [EXTERNAL] - Update: Road Dedication Paperwork

Looks like we might have ourselves a good week!

Sent from my iPhone

Begin forwarded message:

From: "Goon, Lesley MOTI:EX" <Lesley.Goon@gov.bc.ca>
Date: November 14, 2023 at 9:05:44 AM PST
To: Jordan Hettinga <jhettinga@bigwhite.com>
Subject: [EXTERNAL] - Update: Road Dedication Paperwork

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jordan,

I sent the signed paperwork to Lisa this morning. I'll let you know when I'm done as I have to go through the last process of dedication. PLR's are still in queue ^{s. 22}

Lesley

Paul Plocktis

Vice President of Real Estate

Big White Ski Resort Ltd.

Direct Line: (250) 491-6233

Fax: (250) 491-6261

Email: PPlocktis@bigwhite.com

Website: www.bigwhite.com



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We respectfully acknowledge that we live and work on the unceded, traditional territory of the Syilx/Okanagan peoples.

From: Utilities(utilities@bigwhite.com)
To: Potter, Sean TRAN:EX (Sean.Potter@gov.bc.ca)
To: james@acornhomes.com
Subject: RE: [EXTERNAL] - DL 4258 Subdivision Referral
Sent: 04/01/2022 17:49:23
Attachments: MofT - Black Forest Glades.pdf

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Sean & James,

Please find our response from Maurice Valcourt, Vice President. If you have any questions, please feel free to contact myself as Mr. Valcourt will be away until April 11, 2022.

Kind regards,
Graham Sullivan

From: Potter, Sean TRAN:EX <Sean.Potter@gov.bc.ca>
Sent: Friday, March 18, 2022 12:58 PM
To: Utilities <utilities@bigwhite.com>
Subject: [EXTERNAL] - DL 4258 Subdivision Referral

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Applicant File #: The Glades at Big White -
Phase One
eDAS File #: 2022-00791
Date: Mar/18/2022

Big White Utility
5315 Big White Road
Kelowna, BC V1P 1P3
Canada

**Re: Proposed Conventional Subdivision Application for:
DL4258**

Enclosed is a copy of a proposed Conventional Subdivision Application regarding the above noted location(s) on Black Forest Road.

It would be appreciated if you would examine this application from the viewpoint of your regulations and policies and give us your comments. Please send your reply to this office, with a copy to the applicant:

Big White Ski Resort Ltd.;
c/o Acorn Communities Ltd.
James B Kay
3744 Seminole Road
Kelowna,, British Columbia V1X 8G9
Canada
james@acornhomes.com

The applicant has been advised of this referral and might contact you to discuss their proposal. In order to expedite the processing of the application, your agency's response would be appreciated April 18, 2022 after which we will prepare recommendations for the Approving Officer's decision.

Contact the applicant for any additional information you may require. If you have any questions please feel free to call Sean Potter at (778) 214-1141.

Please quote file number 2022-00791 when contacting this office.

Yours truly,

Sean Potter
Development Officer, Okanagan Shuswap District
Ministry of Transportation & Infrastructure
#300 – 1358 St. Paul Street
Kelowna BC, V1Y 2E1
Office: 236-766-7204
Cell: 778-214-1141

Utilities

Accounts Department

Big White Utilities

Direct Line: (250) 491-6167

Email: utilities@bigwhite.com

Website: www.bigwhite.com



Big White Utilities

WATER | GAS | WASTEWATER

5315 Big White Road
Kelowna, BC V1P 1P3
www.bigwhite.com/utilities
utilities@bigwhite.com
250.491.6167



Mr. Sean Potter

Development Officer, Okanagan Shuswap District
Ministry of Transportation & Infrastructure
#300 – 1358 St. Paul Street
Kelowna BC, V1Y 2E1

April 1, 2022

Re: Proposed Conventional Subdivision Application for DL 4258 (eDAS File # 2022-00791)

The subject property DL 4258, known as Phase 1 of The Glades at Big White, has been reviewed by Big White Utilities (“**Big White**”). Please note that drawings C-1.0 Rev 0, C-2.0 Rev 0, C-3.0 Rev 0, C-4.0 Rev 0 and C-5.0 Rev 0, show no detail on how roads A, B and C are servicing water and sewer to the proposed lots. In order for Big White to complete an assessment of the subdivision, a complete set of plans should be submitted to Big White for approval. In addition, fire flows required for the subdivision cannot exceed 150L/sec.

At this time, Big White has no objection to the above mentioned development but reserves the right to comment once the additional information requested has been reviewed.

If you require more information please contact me at 250 470 2355 or mvalcourt@bigwhite.com.

Yours Truly,

Maurice Valcourt

Vice President Big White Utilities



Your File #: BFD - Trappers
Creek Way
eDAS File #: 2022-00790
Date: Aug/02/2022

Big White Ski Resort Ltd
c/o Acorn Communities Ltd.
James B Kay
3744 Seminole Road
Kelowna, British Columbia V1X 8G9
Canada

Attention: James B Kay

**Re: Proposed Subdivision of
Black Forest Way between DL4253, DL4258 that will be located south of
Black Forest Way once DL4253 is constructed and dedicated.
Proposal: A 2 lot Conventional subdivision**

Your application for preliminary review of the proposed subdivision as detailed above has been considered and this letter summarizes the additional information and requirements that are required for consideration of approval of the subdivision.

Although we have sought to list all the conditions, this letter does not constitute an approval. Upon further consideration, or review of additional information, changes or additions may occur

1. We have two subdivision application files for this property. It seems the intention is for one file to dedicate the main road (proposed name of Trapper Creek Way), and the second file is intended to further the subdivision of the property into 15 lots and a remainder for future subdivision including additional future road dedication. It is not clear which of our files is for which application. As the road should be before the lots, I will say the smaller file number 2022-00790 (this file) is the road only, and file 2022-00791 is for the lots. It would have been, and still would be, helpful for the review process if we had a draft legal plan of the proposal for both the road and the subdivision into lots. I do not see this sort of plan in our file, only road design drawings therefore this review of the legal plan proposal may not be complete or accurate. I note it is very unusual for a subdivision application to be processed only for road dedication.

Local District Address

Kelowna Area Office
300-1358 St. Paul Street
Kelowna, BC V1Y 2E1
Canada
Phone: (250) 712-3660 Fax: (250) 712-3669

2. The property has no road frontage and therefore no road access. A future public road may be the intention however I have no information about this.

More information is needed about the road access. The road needs to be a public road under the jurisdiction of the Ministry of Transportation and Infrastructure (MoTI). It does not appear there is currently a public MoTI road serving this property.

Dedication of the road complete with design and construction to Ministry standards is required.

3. There is no preliminary legal type plan of the proposal however from the drawings we have, the proposal does not match the legal boundaries of the property - District Lot 4258, Plan EPP72662.

It would have been, and still would be, helpful for the review process if we had a draft legal plan of the proposal for both the road and the subdivision into lots. I do not see this sort of plan in our file, only road design drawings therefore this review of the legal plan proposal may not be complete or accurate.

4. Provision of a detailed drainage report and runoff management plan to clearly show how the safe conveyance of all surface runoff water to a natural body of water (natural outfall) will be achieved. The report and plan must consider the full build out of the proposed development; pre-development hydrology; groundwater; uphill runoff considering potential for any further development; potential effects on downhill properties and including the factor for Climate Change. The report shall consider any and all geotechnical matters as may be identified and outlined in existing and additional geotechnical reports and information relating to the proposed subdivision and development. The investigation and report shall consider groundwater as it may relate to drainage matters. The report and plan shall be prepared by a Professional Engineer certified in British Columbia and experienced in drainage engineering. Drainage system to be designed to all Ministry standards outlined in the B.C. Supplement to TAC Geometric Design Guide - Chapter 1000 April 2019 or newer versions, including the Transportation Association of Canada (TAC) standards as required.

All required drainage works as accepted by the district official shall be constructed and certified by the consulting engineer. If required, Statutory Right-of-Ways for drainage purposes are to be a minimum of 6 m in width and in a suitable location, to the satisfaction of the district official. All drainage works to be supervised and certified as having been constructed in accordance with the required standards by a Professional Engineer registered in British Columbia and experienced with road/drainage construction, to the satisfaction of the district official. All proposed works are also to be designed and constructed in accordance with the Land Development Guidelines for the Protection of Aquatic Habitat.

5. Compliance with all applicable bylaws regulating the subdivision of land and zoning, of the Regional District of Kootenay Boundary. Please see their

letter dated May 17th 2022 for more information. The applicant is encouraged to discuss applicable bylaw requirements with the regional district. The regional district will advise us when compliance is complete.

A plan that is only for road dedication may have no requirements of the regional district however we will want to confirm that with the RDKB.

6. Written confirmation from the Ministry of Transportation and Infrastructure of acceptance of the road dedication including road design, construction and certification.

All the proposed roads to be established as public road under the Ministry of Transportation and Infrastructure's jurisdiction are to be designed, constructed, and dedicated to Ministry standards to the satisfaction of the District Manager. Design and construction standards are as per Ministry of Transportation and Infrastructure B.C. Supplement to TAC Geometric Design Guide local road standards with a minimum 50 km/h design speed (if a lesser design speed is proposed and accepted, the speed limit must be posted), complete with cul-de-sacs, drainage works to a natural outfall, and cattleguards as may be required. Said road and drainage works to be designed, supervised, and certified as having been constructed in accordance with good engineering practice and according to acceptable Ministry of Transportation and Infrastructure standards by a qualified Professional Engineer registered in British Columbia and experienced with Ministry standards and requirements (see attached Form H1253-Assurance of Professional Design Post Construction). Test results and as-built drawings to be submitted to the Ministry upon completion of the work. A quality management plan may be required to show how road and drainage design and construction will be assured of meeting Ministry standards.

Properly engineered drawings showing: vertical and horizontal alignments; cross sections; drainage works to a natural outfall; all utility locations; etc. to be submitted to and approved by the district official prior to the commencement of any work. All involved utility companies should be consulted and provided with the road design drawings as it relates to utility installations. All required road signs including road names (subject to our approval) and stop signs to be supplied and installed to Ministry standards prior to final approval. Please provide at least one proposed road name for our review as soon as possible. Any proposed walkways will not be accepted as road dedication.

7. The application proposes to connect to community sewer and water services. This is assumed to be Big White Utility Services. Required is proof of connection to these community services and confirmation these services have the capacity to serve this proposed lots.
If required, the sewer system may need amended Waste Management Permit, and the water system may need an amended Certificate of Public Convenience and Necessity.

Completion of the matters outlined above will not automatically bring approval. Changes to acts, regulations, bylaws, fees, or other matters happen from time to time

and may impact your proposal. This preliminary review of the subdivision proposal is valid for one year however it may be reconsidered at any time. After one year the applicant is advised to make written request for an extension.

Submission of final plans and documents to be accompanied by a current tax certificate to show proof all property taxes are paid, together with a plan examination fee of \$50.00 plus \$100.00 per lot. If paying by cheque, make payable to the Minister of Finance.

If you have any questions or wish to set up an appointment, please do not hesitate to call Lesley Goon at (778) 475-9209.

Please quote file number 2022-00790 when contacting this office. We encourage you to make use of our online file system eDAS to track the progress of your application.

Signed on behalf of Provincial Approving Officer by



Lesley Goon, BSc.
Development Officer

Copy to: Big White Utility
Fortis BC Electricity- Kelowna
Ministry of Forests, Lands and Natural Resource Operations - Penticton
Regional District of Kootenay Boundary



Your File #: BFD - Trappers
Creek Way
eDAS File #: 2022-00790
Date: Aug/02/2022

Big White Ski Resort Ltd
c/o Acorn Communities Ltd.
James B Kay
3744 Seminole Road
Kelowna, British Columbia V1X 8G9
Canada

Attention: James B Kay

**Re: Proposed Subdivision of
Black Forest Way between DL4253, DL4258 that will be located south of
Black Forest Way once DL4253 is constructed and dedicated.
Proposal: A 2 lot Conventional subdivision**

Your application for preliminary review of the proposed subdivision as detailed above has been considered and this letter summarizes the additional information and requirements that are required for consideration of approval of the subdivision.

Although we have sought to list all the conditions, this letter does not constitute an approval. Upon further consideration, or review of additional information, changes or additions may occur

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Local District Address

Kelowna Area Office
300-1358 St. Paul Street
Kelowna, BC V1Y 2E1
Canada
Phone: (250) 712-3660 Fax: (250) 712-3669

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More information is needed about the road access. The road needs to be a public road under the jurisdiction of the Ministry of Transportation and Infrastructure (MoTI). It does not appear there is currently a public MoTI road serving this property.

Dedication of the road complete with design and construction to Ministry standards is required.

3. There is no preliminary legal type plan of the proposal however from the drawings we have, the proposal does not match the legal boundaries of the property - District Lot 4258, Plan EPP72662.

It would have been, and still would be, helpful for the review process if we had a draft legal plan of the proposal for both the road and the subdivision into lots. I do not see this sort of plan in our file, only road design drawings therefore this review of the legal plan proposal may not be complete or accurate.

4. Provision of a detailed drainage report and runoff management plan to clearly show how the safe conveyance of all surface runoff water to a natural body of water (natural outfall) will be achieved. The report and plan must consider the full build out of the proposed development; pre-development hydrology; groundwater; uphill runoff considering potential for any further development; potential effects on downhill properties and including the factor for Climate Change. The report shall consider any and all geotechnical matters as may be identified and outlined in existing and additional geotechnical reports and information relating to the proposed subdivision and development. The investigation and report shall consider groundwater as it may relate to drainage matters. The report and plan shall be prepared by a Professional Engineer certified in British Columbia and experienced in drainage engineering. Drainage system to be designed to all Ministry standards outlined in the B.C. Supplement to TAC Geometric Design Guide - Chapter 1000 April 2019 or newer versions, including the Transportation Association of Canada (TAC) standards as required.

All required drainage works as accepted by the district official shall be constructed and certified by the consulting engineer. If required, Statutory Right-of-Ways for drainage purposes are to be a minimum of 6 m in width and in a suitable location, to the satisfaction of the district official. All drainage works to be supervised and certified as having been constructed in accordance with the required standards by a Professional Engineer registered in British Columbia and experienced with road/drainage construction, to the satisfaction of the district official. All proposed works are also to be designed and constructed in accordance with the Land Development Guidelines for the Protection of Aquatic Habitat.

5. Compliance with all applicable bylaws regulating the subdivision of land and zoning, of the Regional District of Kootenay Boundary. Please see their

letter dated May 17th 2022 for more information. The applicant is encouraged to discuss applicable bylaw requirements with the regional district. The regional district will advise us when compliance is complete.

A plan that is only for road dedication may have no requirements of the regional district however we will want to confirm that with the RDKB.

6. Written confirmation from the Ministry of Transportation and Infrastructure of acceptance of the road dedication including road design, construction and certification.

All the proposed roads to be established as public road under the Ministry of Transportation and Infrastructure's jurisdiction are to be designed, constructed, and dedicated to Ministry standards to the satisfaction of the District Manager. Design and construction standards are as per Ministry of Transportation and Infrastructure B.C. Supplement to TAC Geometric Design Guide local road standards with a minimum 50 km/h design speed (if a lesser design speed is proposed and accepted, the speed limit must be posted), complete with cul-de-sacs, drainage works to a natural outfall, and cattleguards as may be required. Said road and drainage works to be designed, supervised, and certified as having been constructed in accordance with good engineering practice and according to acceptable Ministry of Transportation and Infrastructure standards by a qualified Professional Engineer registered in British Columbia and experienced with Ministry standards and requirements (see attached Form H1253-Assurance of Professional Design Post Construction). Test results and as-built drawings to be submitted to the Ministry upon completion of the work. A quality management plan may be required to show how road and drainage design and construction will be assured of meeting Ministry standards.

Properly engineered drawings showing: vertical and horizontal alignments; cross sections; drainage works to a natural outfall; all utility locations; etc. to be submitted to and approved by the district official prior to the commencement of any work. All involved utility companies should be consulted and provided with the road design drawings as it relates to utility installations. All required road signs including road names (subject to our approval) and stop signs to be supplied and installed to Ministry standards prior to final approval. Please provide at least one proposed road name for our review as soon as possible. Any proposed walkways will not be accepted as road dedication.

7. The application proposes to connect to community sewer and water services. This is assumed to be Big White Utility Services. Required is proof of connection to these community services and confirmation these services have the capacity to serve this proposed lots.
If required, the sewer system may need amended Waste Management Permit, and the water system may need an amended Certificate of Public Convenience and Necessity.

Completion of the matters outlined above will not automatically bring approval. Changes to acts, regulations, bylaws, fees, or other matters happen from time to time

and may impact your proposal. This preliminary review of the subdivision proposal is valid for one year however it may be reconsidered at any time. After one year the applicant is advised to make written request for an extension.

Submission of final plans and documents to be accompanied by a current tax certificate to show proof all property taxes are paid, together with a plan examination fee of \$50.00 plus \$100.00 per lot. If paying by cheque, make payable to the Minister of Finance.

If you have any questions or wish to set up an appointment, please do not hesitate to call Lesley Goon at (778) 475-9209.

Please quote file number 2022-00790 when contacting this office. We encourage you to make use of our online file system eDAS to track the progress of your application.

Signed on behalf of Provincial Approving Officer by



Lesley Goon, BSc.
Development Officer

Copy to: Big White Utility
Fortis BC Electricity- Kelowna
Ministry of Forests, Lands and Natural Resource Operations - Penticton
Regional District of Kootenay Boundary



Your File #: The Glades at
Big White -
Phase One
eDAS File #: 2022-00791
Date: Aug/02/2022

Big White Ski Resort Ltd.
c/o Acorn Communities Ltd.
James B Kay
3744 Seminole Road
Kelowna, British Columbia V1X 8G9
Canada

Attention: James B Kay

**Re: Proposed Subdivision of
DL4258
PID: 031-616-518
Legal: DISTRICT LOT 4258 SIMILKAMEEN DIVISION YALE DISTRICT AS
SHOWN ON PLAN EPP72662
Proposal: A 17 lot Conventional subdivision**

Your application for preliminary review of the proposed subdivision as detailed above has been considered and this letter summarizes the additional information and requirements that are required for consideration of approval of the subdivision.

Although we have sought to list all the conditions, this letter does not constitute an approval. Upon further consideration, or review of additional information, changes or additions may occur

1. We have two subdivision application files for this property. It seems the intention is for one file to dedicate the main road (proposed name of Trapper Creek Way), and the second file is intended to further the subdivision of the property into 15 lots and a remainder for future subdivision including additional future road dedication. It is not clear which of our files is for which application. As the road should be before the lots, I will say the smaller file number 2022-00790 is the road only, and file 2022-00791 (this file) is for the lots. It would have been, and still would be, helpful for the review process if we had a draft legal plan of the proposal for both the road and the subdivision into lots. I do not see this sort of plan in our file, only road design drawings therefore this review of the legal plan proposal may not be complete or accurate. I note it is very unusual for a subdivision application to be processed only for road dedication.

Local District Address
Kelowna Area Office 300-1358 St. Paul Street Kelowna, BC V1Y 2E1 Canada Phone: (250) 712-3660 Fax: (250) 712-3669

2. The property has no road frontage and therefore no road access. A future public road may be the intention however I have no information about this.

More information is needed about the road access. The road needs to be a public road under the jurisdiction of the Ministry of Transportation and Infrastructure (MoTI). It does not appear there is currently a public MoTI road serving this property.

Dedication of the road complete with design and construction to Ministry standards is required.

3. There is no preliminary legal type plan of the proposal however from the drawings we have, the proposal does not match the legal boundaries of the property - District Lot 4258, Plan EPP72662.

It would have been, and still would be, helpful for the review process if we had a draft legal plan of the proposal for both the road and the subdivision into lots. I do not see this sort of plan in our file, only road design drawings therefore this review of the legal plan proposal may not be complete or accurate.

4. Water and Sewer

The application proposes to connect to community sewer and water services, Big White Utility Services. Required is confirmation these services have the capacity to serve these proposed lots and proof of connection to these community services.

The sewer system connection may require an amended Waste Management Permit. Big White Utilities to confirm this is or is not required.

The proposed water system expansion will need an amended Certificate of Public Convenience and Necessity (CPCN). Provision of the amended CPCN with final certificate is required.

5. Parkland

Written confirmation from the Regional District of Kootenay Boundary of compliance with Section 510 of the Local Government Act, specifically the provision of parkland.

6. Covenant CA9654539 is registered on this property. Please provide a copy of the registered covenant. This will be reviewed once received and additional requirements may be outlined as appropriate.

7. The proposal is not in compliance with zoning of the property.

Compliance with all applicable bylaws regulating the subdivision of land and zoning, of the Regional District of Kootenay Boundary. Please see their letter dated May 17th 2022 for more information. The applicant is encouraged to discuss applicable bylaw requirements with the regional district. The regional district will advise us when compliance is complete.

8. All the proposed roads to be established as public road under the Ministry of Transportation and Infrastructure's jurisdiction are to be designed, constructed, and dedicated to Ministry standards to the satisfaction of the District Manager. Design and construction standards are as per Ministry of Transportation and Infrastructure B.C. Supplement to TAC Geometric Design Guide local road standards with a minimum 50 km/h design speed (if a lesser design speed is proposed and accepted, the speed limit must be posted), complete with cul-de-sacs, drainage works to a natural outfall, and cattleguards as may be required. Said road and drainage works to be designed, supervised, and certified as having been constructed in accordance with good engineering practice and according to acceptable Ministry of Transportation and Infrastructure standards by a qualified Professional Engineer registered in British Columbia and experienced with Ministry standards and requirements (see attached Form H1253-Assurance of Professional Design Post Construction). Test results and as-built drawings to be submitted to the Ministry upon completion of the work. A quality management plan may be required to show how road and drainage design and construction will be assured of meeting Ministry standards.

Properly engineered drawings showing: vertical and horizontal alignments; cross sections; drainage works to a natural outfall; all utility locations; etc. to be submitted to and approved by the district official prior to the commencement of any work. All involved utility companies should be consulted and provided with the road design drawings as it relates to utility installations. All required road signs including road names (subject to our approval) and stop signs to be supplied and installed to Ministry standards prior to final approval. Please provide at least one proposed road name for our review as soon as possible. Any proposed walkways will not be accepted as road dedication

Completion of the matters outlined above will not automatically bring approval. Changes to acts, regulations, bylaws, fees, or other matters happen from time to time and may impact your proposal. This preliminary review of the subdivision proposal is valid for one year however it may be reconsidered at any time. After one year the applicant is advised to make written request for an extension.

Submission of final plans and documents to be accompanied by a current tax certificate to show proof all property taxes are paid, together with a plan examination fee of \$50.00 plus \$100.00 per lot. If paying by cheque, make payable to the Minister of Finance.

If you have any questions or wish to set up an appointment, please do not hesitate to call Lesley Goon at (778) 475-9209.

Please quote file number 2022-00791 when contacting this office. We encourage you to make use of our online file system eDAS to track the progress of your application.

Signed on behalf of Provincial Approving Officer by



Lesley Goon
Development Officer

Copy to: Big White Utility
 Fortis BC Electricity- Kelowna
 Ministry of Forests, Lands and Natural Resource Operations - Penticton
 Regional District of Kootenay Boundary

Big White Utilities

Big White Water Utility Ltd
Big White Sewer Utility Ltd.
Big White Gas Utility Ltd.
5315 Big White Rd.
Kelowna, BC V1P 1P3

RECEIVED

MAR 30 2017

MINISTRY OF TRANSPORTATION
KELOWNA, BC

Telephone 250-765-3101
Fax 250-491-6122

Ministry of Transportation
And Infrastructure
300=1358 St.Paul Street
Kelowna , BC
V1Y 2E1

March 27, 2017

Applicant File #: 14462
eDAS File #: 2017-00571

Re: Proposed Barc Land Strata Subdivision for;
Blk A, DL 4247, Similkameen Division of Yale
40 Big White Road, Kelowna
PID o26-664-461

Attention : Blaine Garrison, District Development Technician

After reviewing the proposed Subdivision Big White Utilities has no objection to Phase 1 of the development. The developer must comply with all of the CPCN requirement's in Water Tariff No. 4 Big White Water Utility. Dated October 24 2016.

Yours Truly



Maurice Valcourt
Vice president Big White Water Utility



**PROPOSED SUBDIVISION
PRELIMINARY LAYOUT
APPROVAL**

Your File #: 14462
eDAS File #: «Off_code»201
Date: Jul/28/2017

BC0980131;
c/o Runnals Denby
Bob MacDonald
259A Lawrence Avenue
Kelowna, British Columbia V1Y 6L2
Canada

Attention: Bob MacDonald

**Re: Proposed Subdivision of
Blk A, DL 4247, Similkameen Division of Yale
40 Big White Road, Kelowna
PID 026-664-461**

Your proposal for a 14 lot Bare Land Strata subdivision has received preliminary layout approval, subject to the following condition(s):

1. Written comments from the adjacent property owners that are involved in the access easement. These comments to be considered by the approving officer in regard to the shared use of the easement access and may impact the proceeding of this proposed subdivision. This item should be addressed prior to other requirements.
2. Provision of a suitable easement/covenant agreement to protect the proposed shared access over adjacent properties. A letter of undertaking from the registering agent is required to ensure the easement/covenant is registered in the Land Title Office with the subdivision plan. The covenant will be noted on the application to deposit and the survey plan. The easement/covenant agreement is to include how maintenance costs will be shared for such items as: snowplowing; surface repairs; and drainage system cleaning and repairs, as well as how any disputes will be resolved. Parking shall not be permitted on the shared driveway as that will impede access. The easement area must be wide enough to encompass the driveway surface, drainage works, and

Local District Address

Kelowna Area Office
300-1358 St. Paul Street
Kelowna, BC V1Y 2E1
Canada

Phone: (250) 712-3660 Fax: (250) 712-3669

room for snow storage. A minimum 15 m wide is recommended. The applicant is to submit a copy of the easement/covenant documents and plans for review prior to submission of the final plans. The easement/covenant must be from the public road to the subject property.

The covenant portion of the subject document is to ensure the easement cannot be cancelled in the future. Cancellation of the easement would require the agreement of the Minister therefore the restriction is the easement cannot be cancelled.

A sample is provided for information only.

3. Provision of a suitable easement/covenant agreement to protect the proposed common shared access over phase 1 of the proposal to gain and secure access to the proposed remainder. If and when the remainder is further subdivided into additional phases as proposed, this easement/covenant may need to be replace or removed. A letter of undertaking from the registering agent is required to ensure the easement/covenant is registered in the Land Title Office with the subdivision plan. The covenant will be noted on the application to deposit and the survey plan. The easement/covenant agreement is to include how maintenance costs will be shared for such items as: snowplowing; surface repairs; and drainage system cleaning and repairs, as well as how any disputes will be resolved. Parking shall not be permitted on the shared driveway as that will impede access. The easement area must be wide enough to encompass the driveway surface, drainage works, and room for snow storage. A minimum 15 m wide is recommended. The applicant is to submit a copy of the easement/covenant documents and plans for review prior to submission of the final plans. The easement/covenant must be from the public road to the subject property.

The covenant portion of the subject document is to ensure the easement cannot be cancelled in the future. Cancellation of the easement would require the agreement of the Minister therefore the restriction is the easement cannot be cancelled.

4. Provision of a suitable Phased Strata Plan Declaration (Form P) document regarding the Phasing of the bare land strata proposal to be submitted for review prior to Phase 1, along with the \$100 review fee. It is suggested this document including phasing plan be submitted well in advance of phase 1 plan for a proper review and possible amendments.
5. Compliance with all applicable bylaws regulating the subdivision of land and zoning, of the Regional District of Kootenay Boundary. Please see their letter dated April 2017 for more information. The applicant is encouraged to discuss applicable bylaw requirements with the regional district. The regional district will normally advise us when compliance is complete.
6. Proof of connection to Big White Utilities Community Water System. This will include provision of an amended Certificate of Public Convenience and Necessity, and Final Certificate from the Utility Regulation Section of the Ministry of Water, Land and Air Protection.
7. Proof of connection to Big White Utilities Community Sewer System constructed in accordance with the Sewage Disposal Regulations.

8. Provision of a detailed drainage report and runoff management plan to clearly show how the safe conveyance of all surface runoff water to a natural body of water (natural outfall) will be achieved. The report shall include the access route from public road, over adjacent properties. The report and plan must consider: the full build out of the proposed development; pre-development hydrology; uphill runoff considering potential for any further development; and the potential effect on downhill properties. The drainage report must investigate and consider any possible effect of the drainage on existing or potential water supplies, water uses, and water licenses and include approvals from the Ministry of Environment where required. The report and plan shall be prepared by a Professional Engineer certified in British Columbia and experienced in drainage engineering. Drainage system to be designed to accommodate a 1 in 10 year storm (minor system), and a 1 in 100 year storm for overland flows (major system) in accordance with all Ministry standards outlined in **Chapter 1400 Subdivision Standards** of the **B.C. Supplement to TAC Geometric Design Guide** and the **Transportation Association of Canada (TAC) standards**. If the drainage has the potential to affect water quality or quantity relating to a water supply or water license, the report must address this and include certification by a Registered Professional Biologist.
9. Proposed common access route, from the public road, to be designed and constructed to good engineering practice. The design parameters to comply with any regional district requirements including fire protection services and the **Bare Land Strata Access Route Design Criteria prepared by the Approving Officer Okanagan Shuswap District Updated January 21, 2011**, or better. For any other design parameters of the design not covered, please refer to Ministry standards - **Chapter 1400 - Subdivision Standards of the B.C. Supplement to TAC Geometric Design Guide** and the **Transportation Association of Canada (TAC) standards**. Design speed shall be a minimum of 30 kmh. All drainage must be design and constructed to a natural outfall. All routes and turnarounds to accommodate emergency vehicle movements. All works to be designed, supervised, and certified as having been constructed in accordance with the required standards and with good engineering practice by a Professional Engineer registered in British Columbia and experienced with road construction, to the satisfaction of the district official and approving officer. Engineered drawings showing all aspects of the design including vertical and horizontal alignments, cross-sections, and drainage works to an approved natural outfall to be submitted to and approved by the district official and the approving officer prior to commencement of any works. The common property for the access route shall be established a minimum of 15 metres in width or 3m beyond the extremities of all cuts and fills. The design drawings should be supplied to all utility companies in regards to utility locations. Copies of all test results to accompany the Engineer's certification of the construction. As-built drawings to be submitted to the Ministry upon completion of road and drainage works.

10. Provision of an acceptable snow management plan to address snow clearing, snow storage, snow melting and any other snow related matter for the proposed development. This plan is to be prepared and certified by a professional engineer. This plan is to be prepared in accordance with the ***Transportation Association of Canada (TAC), BC Supplement, 1500 Alpine Ski Village Roads Chapter, Section 1520.05 snow storage***. Snow removed from the common access route should be stored on common property and not on private property.
11. Two copies of properly engineered drawings showing vertical and horizontal alignments, cross sections, drainage works to a natural outfall, super-elevation design, and all utility locations to be submitted to and approved by the district official prior to the commencement of any works.
12. All required drainage works as approved by the district official shall be constructed and certified by the consulting engineer. If required, Statutory Right-of-Ways for drainage purposes are to be a minimum of 6 m in width and in a suitable location, to the satisfaction of the district official. All proposed works to be designed and constructed in accordance with the Land Development Guidelines for the Protection of Aquatic Habitat. Surface water will not be accepted into the public road drainage system.
13. Drawings to be supplied to and approved by all utility companies in regards to all utility locations.
14. Written confirmation from the Fire Chief of the Big White Fire Department that the as constructed access route will accommodate emergency vehicle turning movements, specifically grade and turnaround.
15. Dedication and/or confirmation of road right of way 15 metres from Big White Road measured from mean centre-line of Big White Road to subject parcel's frontage.
If any road dedication or park land dedication is required, a separate survey plan is required before the bare land strata plan.
16. Accesses to lots fronting a cut or fill in excess of 1.5 metres to be constructed to meet the proposed road at a 90 degree angle. Accesses to have a maximum grade of 2% for the first 6 metres, from edge of shoulder, or back of curb, and continue at a maximum grade of 10% to the building site.
Access(es) to be constructed to the satisfaction of the approving officer.
17. Record drawings to be submitted to the Ministry upon completion of road and drainage works. Please submit two copies of a reduced set of the as-built drawings and one set of the full scale as-built drawings.
18. Copies of all test results to accompany the Engineer's certification letter.

19. Pursuant to Sections 219 and 86(1) (d) of the Land Title Act, applicant to enter into a suitable restrictive covenant, regarding the land which may be subject to flooding, with the following vertical and horizontal setback restrictions:

Hereafter, no building, mobile home or unit, modular home or structure shall be constructed, reconstructed, moved, extended or located within 15.0 metres of the natural boundary of the creeks.

Hereafter, no area used for habitation, business, or storage of goods damageable by floodwaters shall be located within any building, modular home or structure at an elevation such that the underside of the floor system thereof is less than 1.5 metres above the natural boundary the creeks. In the case of a mobile home or unit, the ground level or top of concrete or asphalt pad on which it is located shall be no lower than the above-described elevation.

The required elevation may be achieved by structural elevation of the said structure or by adequately compacted landfill on which any building is to be constructed or mobile home or unit located, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater. Where landfill is used to raise the natural ground elevation, the toe of the landfill shall be no closer to the natural boundary than the setback outlined above. The face of the landfill slope shall be adequately protected against erosion from flood flows (wave action, ice, or other debris).

The owner acknowledges that the Province of British Columbia does not represent to the owner or any other person that any building constructed or mobile home located in accordance with the above will not be damaged by flooding or erosion, and the owner covenants and agrees not to claim damages from the Province of British Columbia or the Kootenay Boundary Regional District or hold the Province or the Regional District responsible for damages caused by flooding or erosion to the land or any building, improvement, or other structure built, constructed or placed upon the said lands and to any contents thereof.

The covenant must have priority over all financial charges and be in favor of [1] Her Majesty the Queen in the Right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure and [2] the Kootenay Boundary Regional District. The notation on the final plans must accurately reflect the named parties on the covenant document.

20. On-site parking for two vehicles to be provided on each lot.

The approval granted is only for the general layout of the subdivision and is valid for one year from the date of this letter. However, if at any time there is a change in legislation or regulations this preliminary layout approval is subject to review and may be cancelled.

Submission of Final Plans (Survey Plan Certification and Application to Deposit) to be accompanied by a current Tax Certificate (FIN 55), together with a plan examination fee of \$100.00 plus \$100.00 per lot created by the plan (for a Total of \$). If paying by cheque, make payable to the Minister of Finance.

If you have any questions please feel free to call Kelowna Development Approvals at (250) 712-3660.

Please quote file number 2017-00571 when contacting this office.

Signed on behalf of Provincial Approving Officer
by



Blaine Garrison
District Development Technician

cc: Big White Utility
Regional District of Kootenay Boundary

From: Maurice Valcourt(MValcourt@bigwhite.com)
To: Garrison, Blaine TRAN:EX (Blaine.Garrison@gov.bc.ca)
Subject: Re: Monashee Ridge extension request
Sent: 08/31/2018 18:26:47

Hello Blaine,

Big White Utilities has no objection to the extension.

Maurice Valcourt

From: Garrison, Blaine TRAN:EX <Blaine.Garrison@gov.bc.ca>
Sent: Friday, August 31, 2018 10:41:07 AM
To: Maurice Valcourt
Subject: Monashee Ridge extension request

Big White Water, Sewer and Gas Utility: 14462

BCMOT File: 2017-00571

Re: Block A, District Lot 4247, SDYD (40 Big White Road).

Hello,

Please be advised the proposed phased strata development "Monashee Ridge" has requested a 1 year extension to their Provincial preliminary layout approval(PLA).

It is our understanding:

- 1) The proposed subdivision is consistent with the proposal associated with the original application and subsequent PLA of July 28, 2017.
- 2) The owners of this subdivision have been working diligently to satisfy the requirements set out in their original PLA dated July 28,2017.

Please see the attached, PLA and PLA extension request for your review and comment. For your convenience, please also see your previous response on the original application for subdivision. If there any changes to your agency's position to the original response please include details in your feedback.

Any questions, please feel free to contact me directly.

Best Regards,

Blaine Garrison BA.
District Development Technician
Ministry of Transportation and Infrastructure
Office 250-712-3662 Mobile 250-215-0402

Maurice Valcourt
Vice President of Utilities
Big White Ski Resort Ltd.
Direct Line: (250) 470-2355
Fax: (250) 491-6122
Email: MValcourt@bigwhite.com
Website: www.bigwhite.com



From: Garrison, Blaine TRAN:EX(Blaine.Garrison@gov.bc.ca)
To: Ken Gobeil (kgobeil@rdkb.com); MValcourt@bigwhite.com
Subject: Monashee Ridge at Big White 2017-00571 PLA extension
Sent: 10/03/2018 20:20:46
Attachments: 2017-00571pla2017.dot, 2017-00571.doc

RE: Monashee Ridge Preliminary Layout Approval Extension.

Hello,

This message is to notify you that the above noted property has been granted a 1 year extension to their Preliminary Layout Approval by the Provincial Approving Officer. Attached is a copy of the extension approval letter for your reference and file. Please note the conditions for final subdivision submission remain consistent with the original Preliminary Layout Approval dated July 28, 2017. The revised expiry date for this subdivision is now September 28, 2019.

Once the applicant/agent has satisfied your terms and conditions, please notify us.

Any questions, please feel free to contact us.

Regards,

Blaine Garrison BA.
District Development Technician
Ministry of Transportation and Infrastructure
Office 250-712-3662 Mobile 250-215-0402



Your File #: 14462
eDAS File #: 2017-00571
Date: Oct/02/2018

BC0980131
The Cabins at Monashee Ridge
4346 Dunvegan Court
Kelowna, British Columbia V1Y 9S4
Canada

Attention: Bruce Clark

**Re: Proposed Bare Land Strata Subdivision Application for:
Blk A, DL 4247, Similkameen Division of Yale
40 Big White Road, Kelowna
PID 026-664-461**

I am pleased to advise your request for an extension to the Preliminary Layout Approval that is dated July 28, 2017, has been granted, subject to all previous conditions.

This extension expires on September 28, 2019.

If you have any questions please feel free to call Kelowna Development Approvals at (250) 712-3660.

Yours truly,

Blaine Garrison
District Development Technician

cc: Bill Sparkes

Local District Address
Kelowna Area Office 300-1358 St. Paul Street Kelowna, BC V1Y 2E1 Canada Phone: (250) 712-3660 Fax: (250) 712-3669



Your File #: 14462
eDAS File #: «Off_code»201
Date: Jul/28/2017

BC0980131;
c/o Runnals Denby
Bob MacDonald
259A Lawrence Avenue
Kelowna, British Columbia V1Y 6L2
Canada

Attention: Bob MacDonald

**Re: Proposed Subdivision of
Blk A, DL 4247, Similkameen Division of Yale
40 Big White Road, Kelowna
PID 026-664-461**

Your proposal for a 14 lot Bare Land Strata subdivision has received preliminary layout approval, subject to the following condition(s):

1. Written comments from the adjacent property owners that are involved in the access easement. These comments to be considered by the approving officer in regard to the shared use of the easement access and may impact the proceeding of this proposed subdivision. This item should be addressed prior to other requirements.
2. Provision of a suitable easement/covenant agreement to protect the proposed shared access over adjacent properties. A letter of undertaking from the registering agent is required to ensure the easement/covenant is registered in the Land Title Office with the subdivision plan. The covenant will be noted on the application to deposit and the survey plan. The easement/covenant agreement is to include how maintenance costs will be shared for such items as: snowplowing; surface repairs; and drainage system cleaning and repairs, as well as how any disputes will be resolved. Parking shall not be permitted on the shared driveway as that will impede access. The easement area must be wide enough to encompass the driveway surface, drainage works, and room for snow storage. A minimum 15 m wide is recommended. The applicant is to submit a copy of the

Local District Address
Kelowna Area Office 300-1358 St. Paul Street Kelowna, BC V1Y 2E1 Canada Phone: (250) 712-3660 Fax: (250) 712-3669

easement/covenant documents and plans for review prior to submission of the final plans. The easement/covenant must be from the public road to the subject property.

The covenant portion of the subject document is to ensure the easement cannot be cancelled in the future. Cancellation of the easement would require the agreement of the Minister therefore the restriction is the easement cannot be cancelled.

A sample is provided for information only.

3. Provision of a suitable easement/covenant agreement to protect the proposed common shared access over phase 1 of the proposal to gain and secure access to the proposed remainder. If and when the remainder is further subdivided into additional phases as proposed, this easement/covenant may need to be replaced or removed. A letter of undertaking from the registering agent is required to ensure the easement/covenant is registered in the Land Title Office with the subdivision plan. The covenant will be noted on the application to deposit and the survey plan. The easement/covenant agreement is to include how maintenance costs will be shared for such items as: snowplowing; surface repairs; and drainage system cleaning and repairs, as well as how any disputes will be resolved. Parking shall not be permitted on the shared driveway as that will impede access. The easement area must be wide enough to encompass the driveway surface, drainage works, and room for snow storage. A minimum 15 m wide is recommended. The applicant is to submit a copy of the easement/covenant documents and plans for review prior to submission of the final plans. The easement/covenant must be from the public road to the subject property.

The covenant portion of the subject document is to ensure the easement cannot be cancelled in the future. Cancellation of the easement would require the agreement of the Minister therefore the restriction is the easement cannot be cancelled.

4. Provision of a suitable Phased Strata Plan Declaration (Form P) document regarding the Phasing of the bare land strata proposal to be submitted for review prior to Phase 1, along with the \$100 review fee. It is suggested this document including phasing plan be submitted well in advance of phase 1 plan for a proper review and possible amendments.
5. Compliance with all applicable bylaws regulating the subdivision of land and zoning, of the Regional District of Kootenay Boundary. Please see their letter dated April 2017 for more information. The applicant is encouraged to discuss applicable bylaw requirements with the regional district. The regional district will normally advise us when compliance is complete.
6. Proof of connection to Big White Utilities Community Water System. This will include provision of an amended Certificate of Public Convenience and Necessity, and Final Certificate from the Utility Regulation Section of the Ministry of Water, Land and Air Protection.
7. Proof of connection to Big White Utilities Community Sewer System constructed in accordance with the Sewage Disposal Regulations.
8. Provision of a detailed drainage report and runoff management plan to clearly show how the safe conveyance of all surface runoff water to a natural

body of water (natural outfall) will be achieved. The report shall include the access route from public road, over adjacent properties. The report and plan must consider: the full build out of the proposed development; pre-development hydrology; uphill runoff considering potential for any further development; and the potential effect on downhill properties. The drainage report must investigate and consider any possible effect of the drainage on existing or potential water supplies, water uses, and water licenses and include approvals from the Ministry of Environment where required. The report and plan shall be prepared by a Professional Engineer certified in British Columbia and experienced in drainage engineering. Drainage system to be designed to accommodate a 1 in 10 year storm (minor system), and a 1 in 100 year storm for overland flows (major system) in accordance with all Ministry standards outlined in **Chapter 1400 Subdivision Standards** of the **B.C. Supplement to TAC Geometric Design Guide** and the **Transportation Association of Canada (TAC) standards**. If the drainage has the potential to affect water quality or quantity relating to a water supply or water license, the report must address this and include certification by a Registered Professional Biologist.

9. Proposed common access route, from the public road, to be designed and constructed to good engineering practice. The design parameters to comply with any regional district requirements including fire protection services and the **Bare Land Strata Access Route Design Criteria prepared by the Approving Officer Okanagan Shuswap District Updated January 21, 2011**, or better. For any other design parameters of the design not covered, please refer to Ministry standards - **Chapter 1400 - Subdivision Standards of the B.C. Supplement to TAC Geometric Design Guide** and the **Transportation Association of Canada (TAC) standards**. Design speed shall be a minimum of 30 kmh. All drainage must be design and constructed to a natural outfall. All routes and turnarounds to accommodate emergency vehicle movements. All works to be designed, supervised, and certified as having been constructed in accordance with the required standards and with good engineering practice by a Professional Engineer registered in British Columbia and experienced with road construction, to the satisfaction of the district official and approving officer. Engineered drawings showing all aspects of the design including vertical and horizontal alignments, cross-sections, and drainage works to an approved natural outfall to be submitted to and approved by the district official and the approving officer prior to commencement of any works. The common property for the access route shall be established a minimum of 15 metres in width or 3m beyond the extremities of all cuts and fills. The design drawings should be supplied to all utility companies in regards to utility locations. Copies of all test results to accompany the Engineer's certification of the construction. As-built drawings to be submitted to the Ministry upon completion of road and drainage works.
10. Provision of an acceptable snow management plan to address snow clearing, snow storage, snow melting and any other snow related matter for

the proposed development. This plan is to be prepared and certified by a professional engineer. This plan is to be prepared in accordance with the ***Transportation Association of Canada (TAC), BC Supplement, 1500 Alpine Ski Village Roads Chapter, Section 1520.05 snow storage.*** Snow removed from the common access route should be stored on common property and not on private property.

11. Two copies of properly engineered drawings showing vertical and horizontal alignments, cross sections, drainage works to a natural outfall, super-elevation design, and all utility locations to be submitted to and approved by the district official prior to the commencement of any works.
12. All required drainage works as approved by the district official shall be constructed and certified by the consulting engineer. If required, Statutory Right-of-Ways for drainage purposes are to be a minimum of 6 m in width and in a suitable location, to the satisfaction of the district official. All proposed works to be designed and constructed in accordance with the Land Development Guidelines for the Protection of Aquatic Habitat. Surface water will not be accepted into the public road drainage system.
13. Drawings to be supplied to and approved by all utility companies in regards to all utility locations.
14. Written confirmation from the Fire Chief of the Big White Fire Department that the as constructed access route will accommodate emergency vehicle turning movements, specifically grade and turnaround.
15. Dedication and/or confirmation of road right of way 15 metres from Big White Road measured from mean centre-line of Big White Road to subject parcel's frontage.
If any road dedication or park land dedication is required, a separate survey plan is required before the bare land strata plan.
16. Accesses to lots fronting a cut or fill in excess of 1.5 metres to be constructed to meet the proposed road at a 90 degree angle. Accesses to have a maximum grade of 2% for the first 6 metres, from edge of shoulder, or back of curb, and continue at a maximum grade of 10% to the building site. Access(es) to be constructed to the satisfaction of the approving officer.
17. Record drawings to be submitted to the Ministry upon completion of road and drainage works. Please submit two copies of a reduced set of the as-built drawings and one set of the full scale as-built drawings.
18. Copies of all test results to accompany the Engineer's certification letter.
19. Pursuant to Sections 219 and 86(1) (d) of the Land Title Act, applicant to enter into a suitable restrictive covenant, regarding the land which may be subject to flooding, with the following vertical and horizontal setback restrictions:

Hereafter, no building, mobile home or unit, modular home or structure shall be constructed, reconstructed, moved, extended or located within 15.0 metres of the natural boundary of the creeks.

Hereafter, no area used for habitation, business, or storage of goods damageable by floodwaters shall be located within any building, modular home or structure at an elevation such that the underside of the floor system thereof is less than 1.5 metres above the natural boundary the creeks. In the case of a mobile home or unit, the ground level or top of concrete or asphalt pad on which it is located shall be no lower than the above-described elevation.

The required elevation may be achieved by structural elevation of the said structure or by adequately compacted landfill on which any building is to be constructed or mobile home or unit located, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater. Where landfill is used to raise the natural ground elevation, the toe of the landfill shall be no closer to the natural boundary than the setback outlined above. The face of the landfill slope shall be adequately protected against erosion from flood flows (wave action, ice, or other debris).

The owner acknowledges that the Province of British Columbia does not represent to the owner or any other person that any building constructed or mobile home located in accordance with the above will not be damaged by flooding or erosion, and the owner covenants and agrees not to claim damages from the Province of British Columbia or the Kootenay Boundary Regional District or hold the Province or the Regional District responsible for damages caused by flooding or erosion to the land or any building, improvement, or other structure built, constructed or placed upon the said lands and to any contents thereof.

The covenant must have priority over all financial charges and be in favor of [1] Her Majesty the Queen in the Right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure and [2] the Kootenay Boundary Regional District. The notation on the final plans must accurately reflect the named parties on the covenant document.

20. On-site parking for two vehicles to be provided on each lot.

The approval granted is only for the general layout of the subdivision and is valid for one year from the date of this letter. However, if at any time there is a change in legislation or regulations this preliminary layout approval is subject to review and may be cancelled.

Submission of Final Plans (Survey Plan Certification and Application to Deposit) to be accompanied by a current Tax Certificate (FIN 55), together with a plan examination fee of \$100.00 plus \$100.00 per lot created by the plan (for a Total of \$). If paying by cheque, make payable to the Minister of Finance.

If you have any questions please feel free to call Kelowna Development Approvals at (250) 712-3660.

Please quote file number 2017-00571 when contacting this office.

Signed on behalf of Provincial Approving Officer
by



Blaine Garrison
District Development Technician

cc: Big White Utility
Regional District of Kootenay Boundary

From: Maurice Valcourt(MValcourt@bigwhite.com)
To: Garrison, Blaine TRAN:EX (Blaine.Garrison@gov.bc.ca)
To: Bruce Clarke (bruce@monasheeridge.com); Henry, Audrie L TRAN:EX (Audrie.Henry@gov.bc.ca)
Subject: RE: Monashee Ridge (Big White Ski Resort Comm.) Extension and Phasing Adjustment request
Sent: 06/29/2020 14:28:26

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Blaine,

Big White Utilities has no objection to the one year extension of the Monashee Ridge PLA application File # 2017-00571.

Thank you

Maurice Valcourt
V .P. Big White Utilities

From: Garrison, Blaine TRAN:EX <Blaine.Garrison@gov.bc.ca>
Sent: Friday, June 26, 2020 2:34 PM
To: Maurice Valcourt <MValcourt@bigwhite.com>
Cc: Bruce Clarke <bruce@monasheeridge.com>; Henry, Audrie L TRAN:EX <Audrie.Henry@gov.bc.ca>
Subject: Monashee Ridge (Big White Ski Resort Comm.) Extension and Phasing Adjustment request
Importance: High

Our File: 2017-00571

Hello,

Your agency has been contacted in the past regarding this proposed subdivision at the Big White Ski Resort community.

Our applicant, Monashee Ridge (Bruce Clark) states his request below:

1. We would like to apply for a one year extension to the current PLA which expires July 9, 2020.
2. Given we have been delayed two months by the Covid crisis for this building season, we are requesting an amendment to Phase 1 reducing the total number of lots from 17 to 7. Please see attached PDF for a rough draft of the newly proposed Phase 1.
 - Aside from the change in number of lots, we propose everything else remains the same. (Attached "Adjustment...")
 - We recognize we would need to construct a hammerhead turnaround for fire trucks and ensure there is one fire hydrant within the newly proposed Phase 1 boundary.

For your convenience, please see the attached 1) most recent response we have from you agency on file and 2) the current PLA/PLR for this subdivision. (attached above).

Please review this request and indicate your support/non-support for the proposed extension and phasing adjustment as requested. If there is anything new, please provide details.

Should you require any additional information, please feel free to reach out.

Kindest Regards,

Blaine.

Blaine Garrison B.A.
A/ Senior Development Officer (Kelowna - Penticton)

BC Ministry of Transportation and Infrastructure
(O) 250-712-3662
(M) 250-215-0402

Maurice Valcourt

Vice President of Utilities

Big White Ski Resort Ltd.

Direct Line: (250) 470-2355

Fax: (250) 491-6122

Email: MValcourt@bigwhite.com

Website: www.bigwhite.com



From: Maurice Valcourt(MValcourt@bigwhite.com)
To: Henry, Audrie L TRAN:EX (Audrie.Henry@gov.bc.ca)
Subject: RE: [EXTERNAL] - Monashee Ridge - Phased Bareland Strata, Big White - Extension Request
Sent: 06/09/2021 19:23:12

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Audrie,
Big White Utilities has no issue with the Extension,
Maurice

From: Henry, Audrie L TRAN:EX <Audrie.Henry@gov.bc.ca>
Sent: Tuesday, June 8, 2021 9:26 AM
To: Maurice Valcourt <MValcourt@bigwhite.com>
Subject: [EXTERNAL] - Monashee Ridge - Phased Bareland Strata, Big White - Extension Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Our file: 2017-00571

Your file: 14462

Good morning Maurice,

The Ministry has received a request for an extension to the Preliminary Approval for the above-noted subdivision to October 31, 2021.

Please review this request and indicate your support/non-support for the proposed extension. If there is anything new, please provide details.

If you have any questions, please feel free to let me know. Have a great Tuesday!

Regards,

Audrie Henry, Development Officer

Ministry of Transportation and Infrastructure

#300-1358 St. Paul Street

Kelowna, BC V1W 4T8

Phone: (250) 712-3663 (office) / 778-214-1666 (cell)

Fax: (250) 712-3669

Maurice Valcourt

Vice President of Utilities

Big White Ski Resort Ltd.

Direct Line: (250) 470-2355

Cell: (250) 470-2355

Email: MValcourt@bigwhite.com

Website: www.bigwhite.com/utilities



**Big White
Utilities**
WATER | GAS | WASTEWATER

From: Sparkes, Bill TRAN:EX(Bill.Sparkes@gov.bc.ca)
To: Henry, Audrie L TRAN:EX (Audrie.Henry@gov.bc.ca)
Subject: FW: Big White Utilities - subdivision
Sent: 10/04/2022 18:26:57

FYI ...

From: Sparkes, Bill TRAN:EX
Sent: October 4, 2022 11:14 AM
To: Xing, Yanan FOR:EX <Yanan.Xing@gov.bc.ca>
Cc: McMillan, Chris FOR:EX <Chris.Mcmillan@gov.bc.ca>
Subject: RE: Big White Utilities - subdivision

Our file: 2017-00571

Hi Yanan, as a follow up to the emails below, is there any update or new information regarding Big White Utilities (water) ? I am hearing different information from the applicant.

Bill Sparkes
Provincial Approving Officer
Okanagan Shuswap District

From: Xing, Yanan FLNR:EX <Yanan.Xing@gov.bc.ca>
Sent: February 7, 2022 4:06 PM
To: Sparkes, Bill TRAN:EX <Bill.Sparkes@gov.bc.ca>
Cc: McMillan, Chris FLNR:EX <Chris.Mcmillan@gov.bc.ca>
Subject: RE: Big White Utilities - subdivision

Hi Bill,
s. 13

If you need further discussion, please feel free to contact me.

Regards,

Yanan

Yanan Xing, M.Sc., P.Eng.
Senior Waterworks Engineer
Utility Regulation Section
Water Management Branch
Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Phone: (778) 698-7338
Email: yanan.xing@gov.bc.ca



From: Sparkes, Bill TRAN:EX <Bill.Sparkes@gov.bc.ca>
Sent: February 1, 2022 3:44 PM
To: Xing, Yanan FLNR:EX <Yanan.Xing@gov.bc.ca>
Subject: Big White Utilities - subdivision

Hi Yanan, I am reviewing a subdivision proposal at Big White east of Kelowna. The subdivision is known as Monashee Ridge and is a 5 phase bare land strata proposal. Phase 1 is for 7 lots. The provision of water for these lots is proposed from Big White Utilities. I understand the property is already connected to the water system.

I am the subdivision approving officer for this area. One requirement of the subdivision is for the provision of water which is a regional district bylaw requirement. [s. 13, s. 21](#)

[s. 13, s. 21](#)

2.3.1.02 Water Systems

Water Systems

The Approving Officer may require the provision of water in proposed subdivisions regardless of parcel sizes.

Water systems serving two or more residences are water supply systems as defined by the Drinking Water Protection Act. They require a Construction Permit issued by a Public Health Engineer of the Regional Health Authority. They also require an Operating Permit issued by the Regional Health Authority's Drinking Water Officer.

Water systems serving five lots or more are water utilities as defined by the Water Utility Act.

Where such systems are involved, the applicant must submit the following to the District Office before final approval of the subdivision plan:

- A letter from the Ministry of Environment, Utility Regulation Section, Water Management Branch stating that the water system has been installed to acceptable standards and confirmation that 'as built' drawings have been approved by the Comptroller of Water
- An amendment to the Certificate of Public Convenience and Necessity (CPCN) is required if an extension to an existing water system is proposed to be constructed. Sometimes the CPCN covers a larger area than is presently served so an amendment is not required. For new community water systems, a new Certificate of Public Convenience and Necessity is required

Usually proof of an adequate supply of potable water is a requirement in the local government's Subdivision Servicing Bylaw.

Any comments you have about this would be helpful for my consideration. We can discuss by phone if that is better.

Bill Sparkes
Provincial Approving Officer
Ministry of Transportation and Infrastructure
Okanagan Shuswap District

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5315 Big White Road
Kelowna, BC V1P 1P3
www.bigwhite.com/utilities
utilities@bigwhite.com
250.491.6167



2021-12-21

Dear Dylan,

Please accept this letter from Big White Wastewater Utility to certify that the development, Monashee Ridge Phase 1, is connected to the wastewater collection system at Big White Ski Resort.

Kind regards,

A handwritten signature in blue ink, appearing to read "G. Sullivan".

Graham Sullivan
Business Manager
Big White Wastewater Utility Ltd.

From: Sparkes, Bill MOTI:EX(Bill.Sparkes@gov.bc.ca)
To: Leslie Stephens (lesliestephensconsulting@gmail.com)
To: Henry, Audrie L MOTI:EX (Audrie.Henry@gov.bc.ca)
Subject: RE: Monashee - CPCN - Covenant Release Request
Sent: 11/29/2023 21:12:33
Attachments: covenant release.pdf

Hi Leslie, please see attached.

Bill Sparkes
Provincial Approving Officer
Okanagan Shuswap District

From: Leslie Stephens <lesliestephensconsulting@gmail.com>
Sent: Friday, November 17, 2023 2:13 PM
To: Sparkes, Bill MOTI:EX <Bill.Sparkes@gov.bc.ca>
Cc: Henry, Audrie L MOTI:EX <Audrie.Henry@gov.bc.ca>
Subject: Monashee - CPCN - Covenant Release Request

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good afternoon Bill - Excited to share that the CPCN has now been approved that includes Lots 1 to 7 of Monashee (copy attached). Marko has prepared a Form C for release of the covenant, which is also attached.

Please consider this as a formal request to have this covenant released from title(s). Please let me know if you require anything further at this time.

Thanks kindly for your attention to this.

Leslie Stephens

LS Consulting Services
(250) 919-1781
lesliestephensconsulting@gmail.com



Applicant File #: 14462
eDAS File #: 2017-00571
Date: Mar/07/2017

Big White Utility
5315 Big White Road
Kelowna, BC V1P 1P3
Canada

**Re: Proposed Bare Land Strata Subdivision Application for:
Blk A, DL 4247, Similkameen Division of Yale
40 Big White Road, Kelowna
PID 026-664-461**

Enclosed is a copy of a proposed Bare Land Strata subdivision application at the above noted location.

Please review this referral in light of your agency's regulations and policies and respond to this office with a copy to the applicant:

BC0980131;
c/o Runnals Denby
Bob MacDonald
259A Lawrence Avenue
Kelowna, British Columbia V1Y 6L2
Phone: 250-763-7322
rob@runnalsdenby.com

The applicant has been advised of this referral and may contact you to discuss their proposal. In order to expedite the processing of this application, your agency's response would be appreciated within 21 days after receipt of this package after which we will prepare recommendations for the Approving Officer's decision.

Contact the applicant for any additional information you may require. If you have any questions please feel free to call Kelowna Development Approvals at (250) 712-3660.

Please quote file number 2017-00571 when contacting this office.

Yours truly,

Blaine Garrison
District Development Technician

Local District Address
Kelowna Area Office 300-1358 St. Paul Street Kelowna, BC V1Y 2E1 Canada Phone: (250) 712-3660 Fax: (250) 712-3669



Applicant File #: 16-2906-1
eDAS File #: 2017-02667
Date: May/24/2017

Big White Utility
5315 Big White Road
Kelowna, BC V1P 1P3
Canada

**Re: Proposed Bare Land Strata Subdivision Application for:
Strata Lots 20, 21, and 22, DL 4222, Similkameen Division of Yale, Strata
Plan KAS3134
745/755/765 Feathertop Way, Big White**

Enclosed is a copy of a proposed Bare Land Strata Subdivision Application regarding the above-noted locations.

It would be appreciated if you would examine this application from the viewpoint of your regulations and policies and give us your comments. Please send your reply to this office, with a copy to the applicant:

Dale and Lisa Lamb, EJF Holdings Ltd., Milan and Brittany Lucic;
c/o Joel A. Wiseman, Mission Law Group
212-2900 Pandosy Street
Kelowna, British Columbia V1Y 1V9
jwiseman@missionlawgroup.com
Phone: (250) 868-8803

The applicant has been advised of this referral and might contact you to discuss their proposal. In order to expedite the processing of the application, your agency's response would be appreciated within 30 days, after which we will prepare recommendations for the Approving Officer's decision.

Contact the applicant for any additional information you may require. If you have any questions please feel free to call Kelowna Development Approvals at (250) 712-3660.

Please quote file number 2017-02667 when contacting this office.

Yours truly,

Audrie Henry
District Development Technician

Attachment

Local District Address
Kelowna Area Office 300-1358 St. Paul Street Kelowna, BC V1Y 2E1 Canada Phone: (250) 712-3660 Fax: (250) 712-3669



Applicant File #: The Glades at Big
White - Phase One

eDAS File #: 2022-00791

Date: Mar/18/2022

Big White Utility
5315 Big White Road
Kelowna, BC V1P 1P3
Canada

**Re: Proposed Conventional Subdivision Application for:
DL4258**

Enclosed is a copy of a proposed Conventional Subdivision Application regarding the above noted location(s) on Black Forest Road.

It would be appreciated if you would examine this application from the viewpoint of your regulations and policies and give us your comments. Please send your reply to this office, with a copy to the applicant:

Big White Ski Resort Ltd.;
c/o Acorn Communities Ltd.
James B Kay
3744 Seminole Road
Kelowna,, British Columbia V1X 8G9
Canada
james@acornhomes.com

The applicant has been advised of this referral and might contact you to discuss their proposal. In order to expedite the processing of the application, your agency's response would be appreciated April 18, 2022 after which we will prepare recommendations for the Approving Officer's decision.

Contact the applicant for any additional information you may require. If you have any questions please feel free to call Sean Potter at (778) 214-1141.

Please quote file number 2022-00791 when contacting this office.

Yours truly,

Sean Potter
Development Services Officer

Local District Address
Kelowna Area Office 300-1358 St. Paul Street Kelowna, BC V1Y 2E1 Canada Phone: (250) 712-3660 Fax: (250) 712-3669