

December 9, 2021

Tori Meeks
Senior Manager, Major Projects
Mountain Resorts Branch
Ministry of Forests, Lands, Natural Resource Operations and Rural Development
#510, 175 2nd Avenue
Kamloops, BC
V2C 5W1

Sent Via: Tori.Meeks@gov.bc.ca

Re: Black Forest Day Lodge Parking Lot Expansion

Dear Tori,

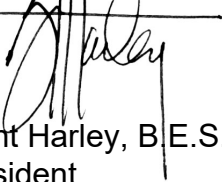
Acting as the agents for Big White Ski Resort (Big White), Brent Harley and Associates Inc. (BHA) is pleased to submit a Lease application for a parking lot that will reconfigure and expand the existing parking lot serving the Black Forest Day Lodge.

The requested Lease would allow Big White to expand the parking capacity at the Black Forest Day Lodge from approximately 280 to 670 vehicles, responding to the increasing popularity of the ski terrain served by the Black Forest Express and future growth with the approved Black Forest Connector and Backcountry Chair. As proposed, the existing 0.81 ha parking lot area would be replaced by a 1.08 ha Upper parking lot and 0.83 ha Lower parking lot, accessed from Black Forest Way, and set the stage for future developments in the area in line with the recently submitted 2020 Big White Ski Resort Master Plan.

I have attached a description of the proposed land use, the associated plans, and related spatial files. We have also made formal application through FrontCounter BC.

Please let us know if you need any additional information.

Sincerely,
BHA



Brent Harley, B.E.S., B.L.A., M.B.A, MBCSLA.
President

Cc: Paul Plocktis, VP Real Estate and Development, Big White Ski Resort
Darcy Arnold, VP Mountain Operations, Big White Ski Resort

Big White Ski Resort
Black Forest Parking Lots – Lease Application
December 9, 2021

Introduction

As proposed, the Black Forest Day Lodge parking lot would be expanded to accommodate approximately 400 additional vehicles. Big White’s efforts to expand the parking capacity at the Black Forest are motivated by the growing popularity of the Black Forest Express, the anticipated demand created when the approved Black Forest Connector and Backcountry Chair are pursued, and new regulations around social distancing and car pooling that were brought in to address the realities of COVID-19.

Existing Conditions

The Black Forest Day Lodge parking lot is located at the end of Black Forest Way, approximately 1 km northeast of Happy Valley parking and staging area (Fig. 1). At present there are two leases dedicated to parking that encompass the Black Forest Day Lodge and the parking lot (Fig. 2). The details of these Leases are presented in Table 1.

Table 1. Existing Black Forest Day Lodge Leases

Crown Land File Number	Tenure Type	Tenure Sub-purpose	Lease Area (ha)	Parking Area (ha)
3410981	Lease	Parking Facility	2.78	0.81
3412889	Lease	Parking Facility	0.74	0

The existing parking area is approximately 0.81 ha, which, applying the industry standard of 350 cars/ha, can accommodate approximately 280 vehicles.

Proposed Concept

As proposed, Big White would expand the existing parking lot into two lots, with one above (Upper Lot) and one below (Lower Lot) Black Forest Way (Fig. 3). The total lease area would expand from 3.52 ha to 6.34 ha, while the parking lot area would increase from 0.81 ha to 1.91 ha. The details of the proposed lease are presented in Table 2.

Table 2. Proposed Black Forest Day Lodge Lease

Tenure Type	Tenure Sub-Purpose	Lease Area (ha)	Parking Area (ha)
Lease	Parking Facility	6.34	1.91

Applying the same standards as above, the proposed parking lots would accommodate a total of approximately 670 vehicles. The expanded Upper Lot would provide 380 stalls while the Lower Lot would provide 290 stalls.

Should the application review process proceed as planned, Big White will pursue development of the Upper Lot in Summer 2022. Big White has carefully planned both lots to ensure that the amount of material removed to create the Upper Lot is equal to the fill necessary to construct and grade the Lower Lot and associated access road.

The proposed parking lot concept is consistent with the approved 1999 Master Plan. It falls within Development Area “d” – Black Forest which is intended to provide, among others, “additional ski area parking” to support more than 1,000 vehicles and 20 buses (pg. IV – 15, 1999 Master Plan).

The proposed parking lot concept is also consistent with the 2020 Big White Ski Resort Master Plan (Fig. 4). The proposed parking capacity is in balance with the future growth of the associated ski terrain¹ and, as Big White expands, Black Forest Way would continue on to service the proposed neighbouring residential areas, Golf Course #1, and link to the future East Peak base area. The parking lots will be ski to/ski from with a ski way to the west of the lots providing access from the lower terminal of the Black Forest Express and to the proposed Lara’s Base. Guests could also choose to walk the short distance up to the Black Forest Express.

Finally, the proposed lease boundary overlaps with Tree Farm License #8, controlled by Interfor. The overlap amounts to 0.18 ha. Through a recent Crown Grant application for lands in the adjacent Black Forest Neighbourhood, Big White and Interfor were able to agree on preferred approach to handle timber values in the TFL impacted by the Resort’s expansion. Big White is confident that, given the small size of the overlap and limited impact to timber values, and recent collaboration, that a similar, mutually acceptable solution can be agreed upon.

¹ As proposed the Black Forest Express, Black Forest Connector, and Backcountry Chair have a combined Uphill Comfortable Carrying Capacity of approximately 2,491 skiers (Table 4-4, 2020 Master Plan) while the proposed parking area would have capacity for 2,475 guests (Table 4-10, 2020 Master Plan).

Environment

The proposed lease contains the existing Black Forest parking lot, access road, and associated development such that the forested land impacted by the proposed expansion is limited to approximately 3.21 ha, or 51% of the proposed lease area (Fig. 5).

Data from the Provincial Vegetation Resource Inventory indicates that the forest on the site is dominated by Mature Lodgepole pine and Alpine fir and classified as Englemann Spruce – Subalpine Fir (Okanagan Dry Cold) Biogeoclimatic Zone (ESSFdc1). This BEC Zone is ubiquitous throughout the inventory region and is not considered to be at risk.

Review of Federal and Provincial data did not find any observations of rare, endangered, or important species or ecosystems in the proposed lease area. The proposed site overlaps with a Grizzly bear Wildlife Habitat Area (WHA 8-232) and critical habitat polygon for American badger. A recent survey for American badger in the surrounding land found no badgers, no signs of badger, and noted that the forest type was not suitable for badger (CERG, 2021). Big White will comply with and support the directives for the WHA and adhere to Best Management Practices pertaining to Grizzly and American badger.

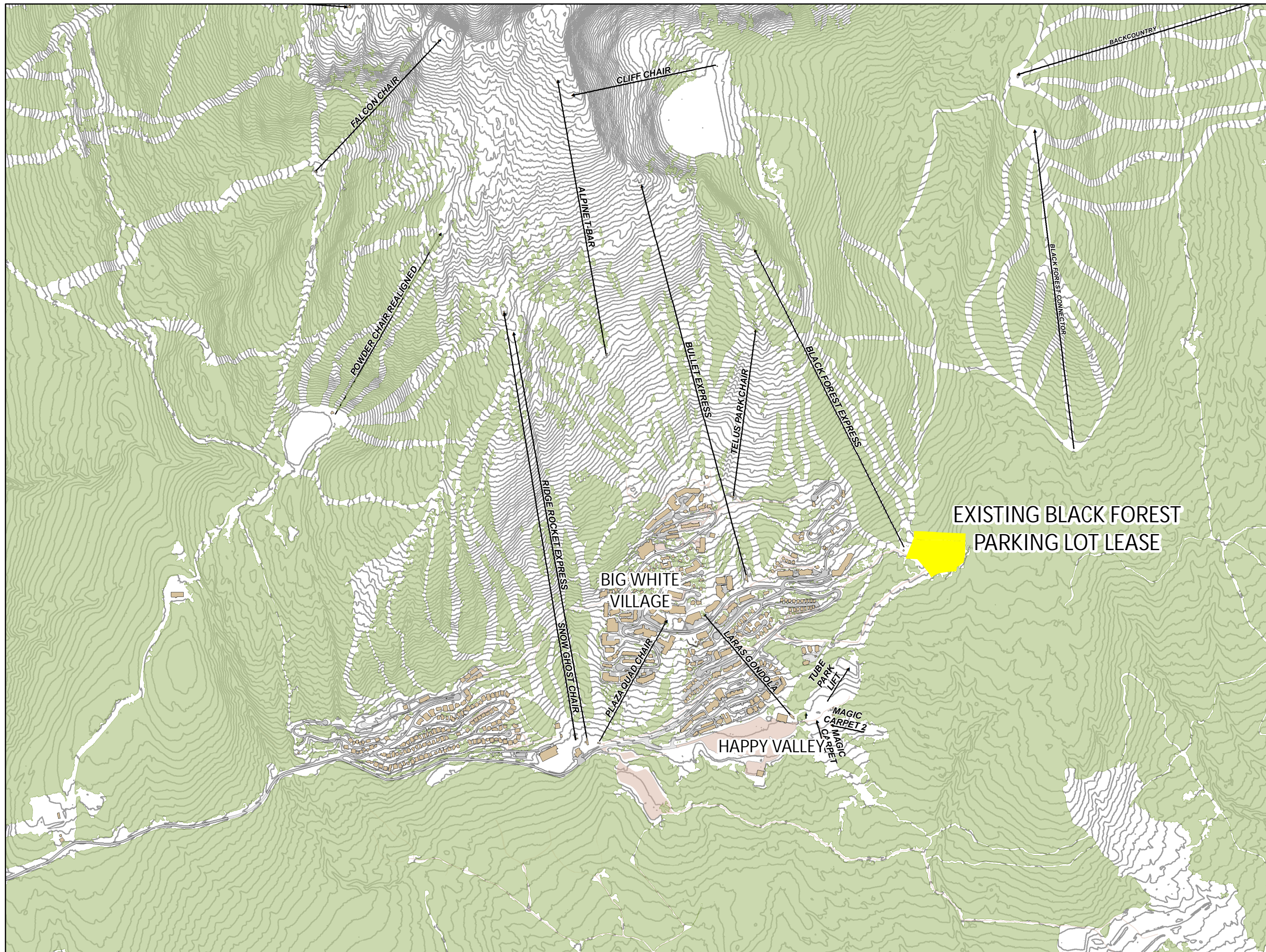
The proposed lease sits within the Trapping Creek Watershed but does not overlap with any known watercourses, riparian areas, or wetlands. Big White will comply with all legislation and regulations regarding development in and around watercourses, including the Water Sustainability Act and Water Sustainability Regulation.



Big White Ski Resort
2021

Legend

- Existing/Committed Ski Lifts
- Black Forest Parking Area
- Existing Buildings
- Gravel Roads/Trails
- Existing_Vegetation...



EXISTING BLACK FOREST
PARKING LOT LEASE

Prepared for:



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email: bigwhite@bigwhite.com

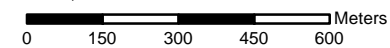
Planning by:



4-1005 Alpha Lake Road,
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1:15,000



Black Forest
Parking Lot
Context

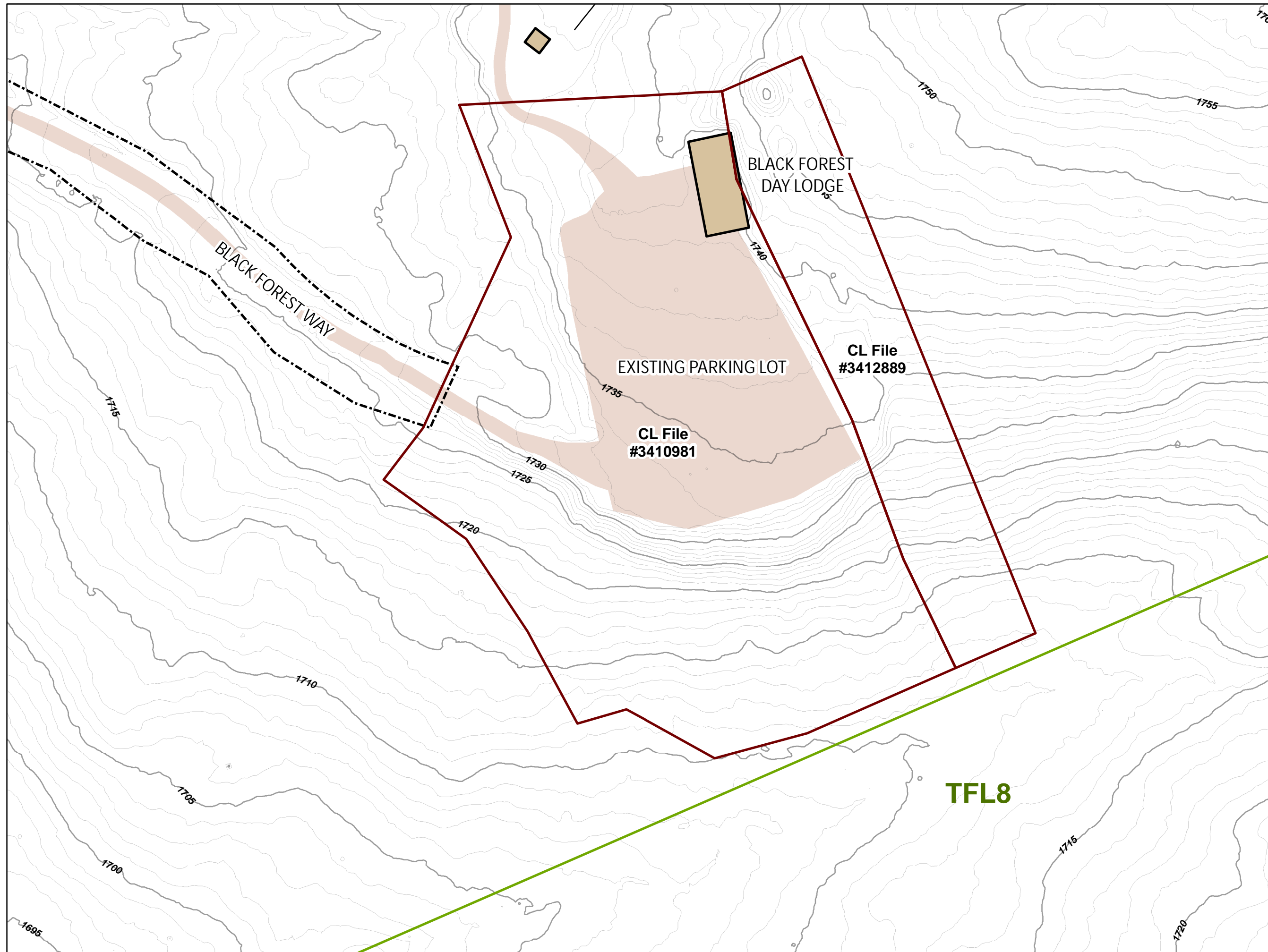
Figure 1



Big White Ski Resort
2021

Legend

- Existing Parking Lot Leases
- Existing Buildings
- Black Forest Way (DL 4253)
- Gravel Roads/Trails
- TFL



Prepared for:



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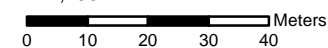


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1:1,250



Black Forest
Parking
Existing

Figure 2

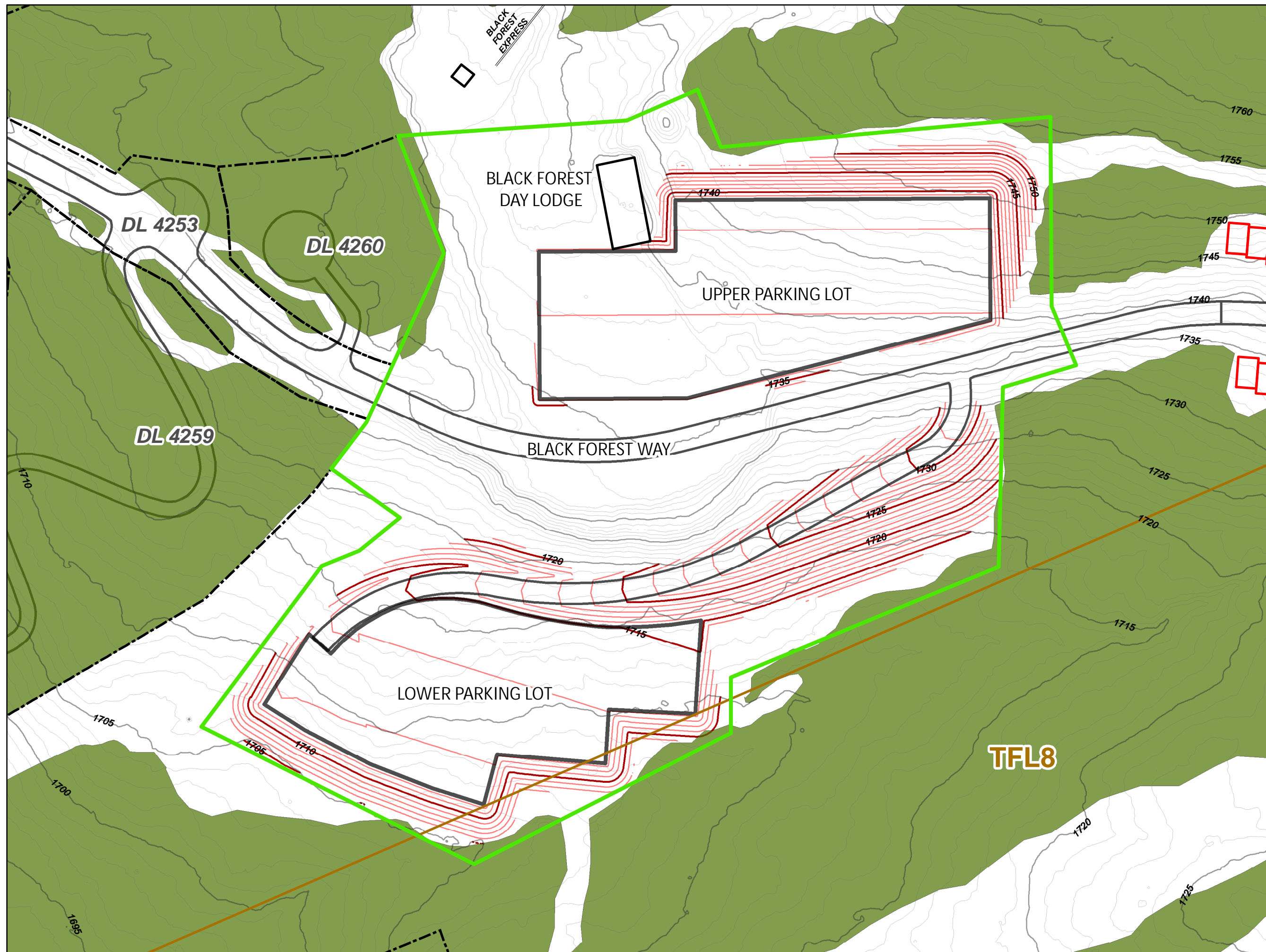


Big White Ski Resort
2021

Legend

Proposed Grading

- 1m
- 5 m
- Proposed Parking Lease
- Proposed Roads/Parking
- Proposed District Lots Boundaries
- Tree Farm License 8 (Interfor)



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Planning by:

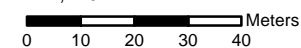


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1:1,410



Black Forest
Parking
Proposed

Figure 3



Big White Ski Resort
2021

Legend

- Existing Ski Lifts
- Proposed Parking Lease
- Proposed Roads/Parking
- Proposed District Lots Boundaries
- Existing Buildings
- Proposed Buildings
- Proposed Golf Courses



**Black Forest Neighbourhood
Phase 2 & 3
Detailed Planning in Progress**

PROPOSED LEASE

Golf Course #1
(Proposed)

Prepared for:



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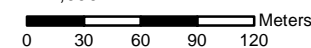


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**Black Forest
Proposed Parking Lot
Draft Master Plan**

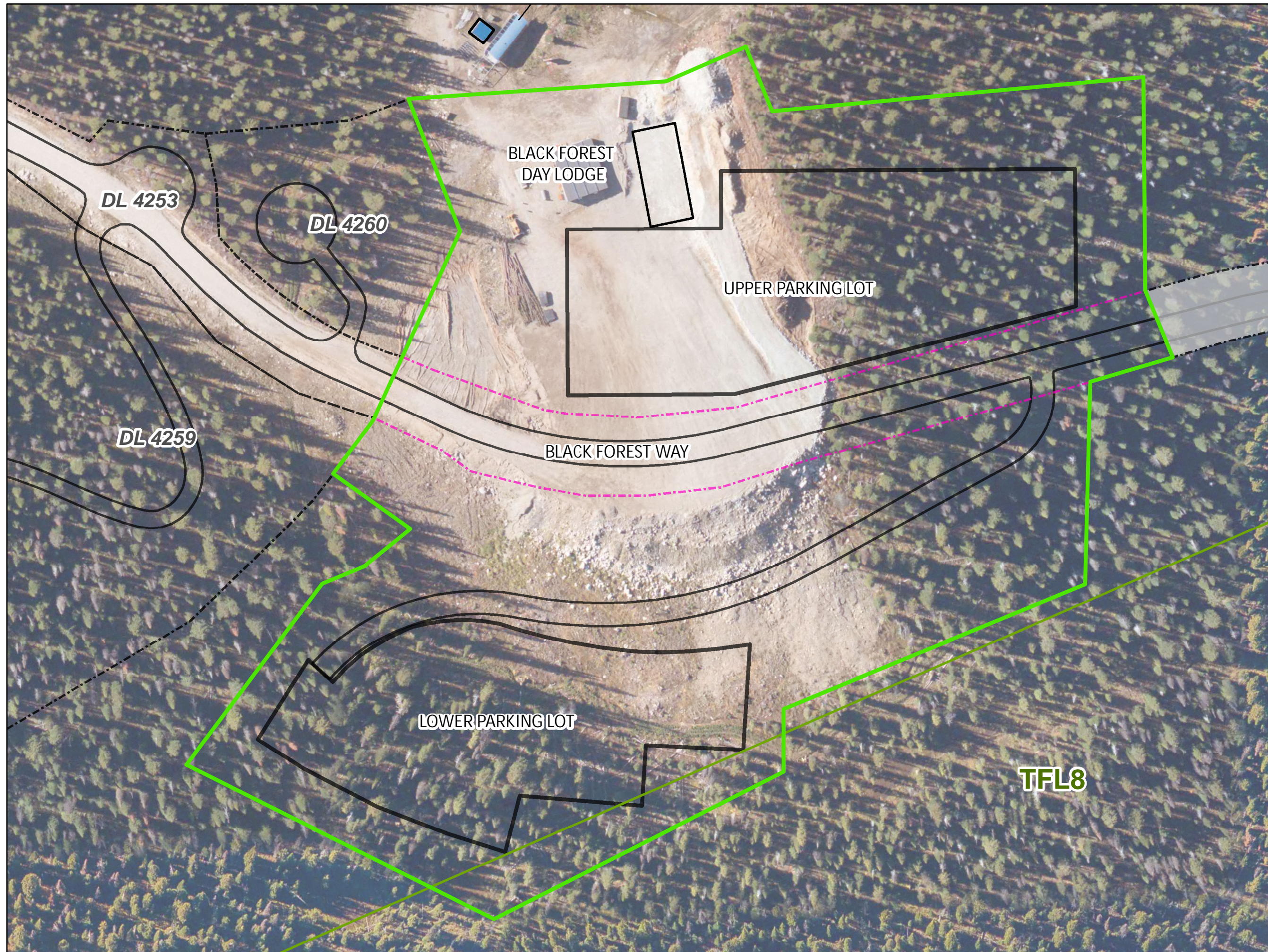
Figure 4



Big White Ski Resort
2021

Legend

-  Proposed Parking Lease
-  Proposed Roads/Parking
-  Proposed Road ROW
-  Future Road ROW (Future Application)
-  Tree Farm License 8 (Interfor)
-  Proposed District Lots Boundaries



Prepared for:



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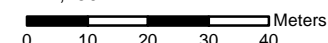


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1:1,250



Black Forest
Parking
Proposed - Ortho

Figure 4