



File: 3400274

November 5, 2020

Peter Plimmer  
Big White Ski Resort Ltd.  
1894 Ambrosia Rd  
Kelowna, BC V1Y 4R9

Via Email: [PPlimmer@bigwhite.com](mailto:PPlimmer@bigwhite.com)

Dear Peter Plimmer,

**Re: Acceptance of the Big White Master Plan Update**

Thank you for the draft Big White Ski Resort Master Plan dated October 2020 (“Master Plan”) submitted by Brent Harley and Associates on your behalf. We have completed a review of the Master Plan information and we are pleased to confirm that it meets the Province’s requirements for acceptance and our office will be initiating the Master Plan Review process.

**Master Plan Review**

The Master Plan Review process will be consistent with the Province’s All-Seasons Resort Policy and Guidelines and includes consultation engagement processes with government agencies, stakeholders, the public and First Nations. We have compiled the list of representatives from agencies that will form the Technical Review Team along with the First Nations representatives and stakeholders and we hope to be in a position to send out referrals in the near future. We expect Big White Ski Resort Ltd. representatives to work with review participants to address key impact and conflict issues to the extent possible; including the provision of additional information and/or commitment to specific actions, mitigation measures, and changes to the Master Plan should they be required. It is important to note that while Master Plan Review process timelines typically exceed 12 months, they are heavily dependent on the proponent’s ability to respond to identified issues and information requirements in a timely fashion.

**Replacement of the Master Development Agreement**

The Province has also received your request for the replacement of Big White’s existing Master Development Agreement (MDA) with a new All-Seasons Resort MDA. Big White is currently in year 31 of its MDA. If your request for replacement of the MDA is approved, this would result in the existing MDA (currently a 50 year term, good through to November 1, 2039), replaced with a new MDA based on the Province’s recently updated template that will expire 60 years from the date of approval and sign off by the Province. The new MDA will offer a number of benefits to the resort including:

- **Business Certainty & Investor Confidence:** A new agreement brings longer term tenure of 60 years.
- **Improved Business Feasibility and Resiliency:** Facilitates investment in all-seasons recreation opportunities and use of existing facilities year-round.
- **Enhanced Legal Language & Mechanisms:** Provide the legal mechanism for the right of the developer to control access within the Controlled Recreation Area, authorize Independent Operators and build access routes/trails as per the approved Master Plan.
- **Expedited Authorizations:** Up front consultation on the replacement of the MDA and Master Plan (agencies, stakeholders, public and First Nations) results in faster turn-around times for applications that are consistent with the approved Master Plan and MDA.
- **Address First Nation Consultation and Interests:** The goal of engagement and consultation is to address interests, mitigate impacts and reach agreement with First Nations. In cooperation with the agreement holder, the Province seeks to accommodate the potential impact to Aboriginal interests.

The Mountain Resorts Branch acknowledges the significant economic and social benefits that Big White provides to the local communities, the region and the province. We look forward to working with you and your team in an efficient and effective Master Plan Review and MDA replacement process. We will be reaching out in the near future to discuss next steps and if you have questions or require more information please contact me at 250-371-3943, [Tori.Meeks@gov.bc.ca](mailto:Tori.Meeks@gov.bc.ca).

Sincerely,



Tori Meeks  
Senior Manager, Mountain Resorts Branch

cc. Paul Plocktis, Vice President of Real Estate Development, Big White. Via Email: [pplocktis@bigwhite.com](mailto:pplocktis@bigwhite.com)

Brent Harley, Brent Harley & Associates. Via Email: [brent@brentharley.com](mailto:brent@brentharley.com)