

EXCEPTIONAL DEVELOPMENT OPPORTUNITY AT BIG WHITE SKI RESORT



- 7.4 acres of prime alpine land with sweeping mountain and valley views
- Zoning: R3 (Chalet Residential) & R4 (Medium Density Multi-Family)
- Adjacent to Black Forest Chair Lift & Day Lodge
- All major utilities close to lot line
- Foreign Buyer Ban Exempt
- Strong year-round tourism
- Less than 1 hour to Kelowna International Airport
- Development-ready site



Don Kassa



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4259 BLACK FOREST ROAD - BIG WHITE SKI RESORT

An exceptional 7.4-acre development opportunity in the heart of Big White's Black Forest neighbourhood. This expansive, gently sloping parcel combines flexible R3 and R4 zoning, allowing for multi-family or chalet-style developments with sweeping mountain and valley views. With full servicing nearby and direct proximity to the Black Forest Chair Lift and Day Lodge, it offers true ski-in/ski-out potential and year-round recreation appeal. Exempt from the Foreign Buyer Ban and supported by transparent BC Utility Commission tariffs, the site is development-ready and primed for a visionary residential or multi-family project in one of Canada's fastest-growing resort communities.

PROPERTY AT-A-GLANCE

Size: 7.4 acres (approx. 322,344 sq ft)

Zoning: R3 (Chalet Residential) & R4 (Medium Density Multi-Family)

Topography: Gentle south-facing slope

Views: Expansive mountain & valley panoramas

Utilities: Water · Wastewater · Propane Gas · Electricity

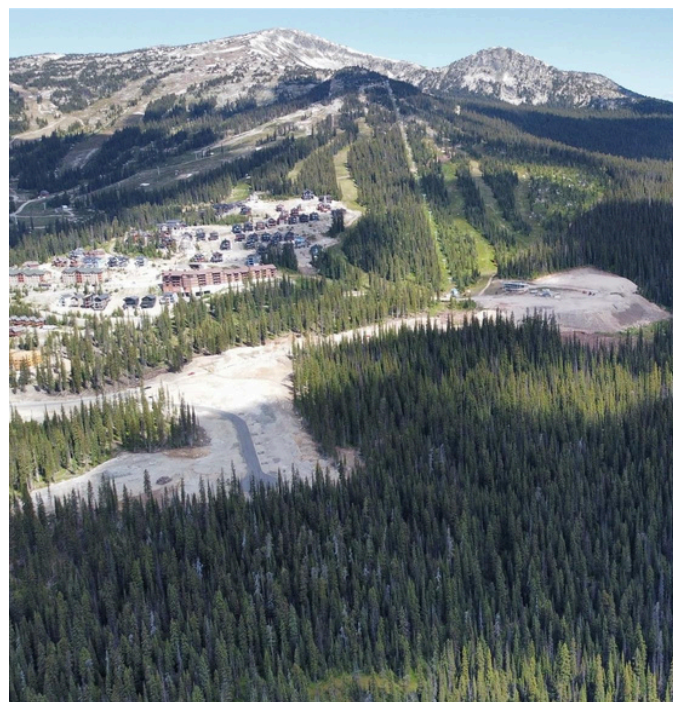
Access: Paved year-round road

Foreign Buyer Ban: Exempt (Designated Resort Area)

Servicing: Governed by BC Utility Commission tariffs

DEVELOPMENT POTENTIAL

This rare parcel supports a range of build concepts — from boutique chalet enclaves to multi-family mountain lodges. Its gentle contours simplify site preparation and enable efficient road, drainage, and view-corridor design. With immediate access to Big White's lift network, utilities, and amenities, the property is ideally positioned for phased development or strata subdivision to capture the resort's ongoing residential and rental demand.



SERVICING & UTILITY TARIFFS

Water

- Managed by Big White Water Utility Ltd.
- Service limited to authorized properties; owners maintain internal plumbing.
- Use restrictions may apply during shortages.
- 2025 rate = \$4.38 per service factor + \$2.10/m³, rising 3 % annually.



Scan QR code for full Water Tariff and connection standards



Gas

- Propane service regulated by BWGU.
- Applications required for new or transferred service.
- Utility owns and maintains meters and service lines.
- Customers are responsible for safe use and appliance compliance.
- Rates follow propane market pricing + \$0.11/L, plus a \$10 monthly basic charge.



Scan QR code for full Gas Tariff and connection standards

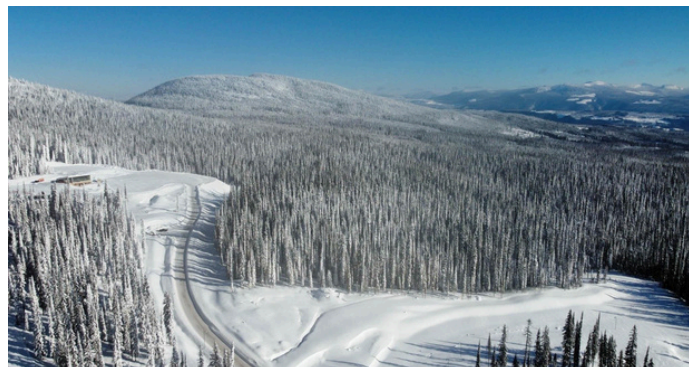


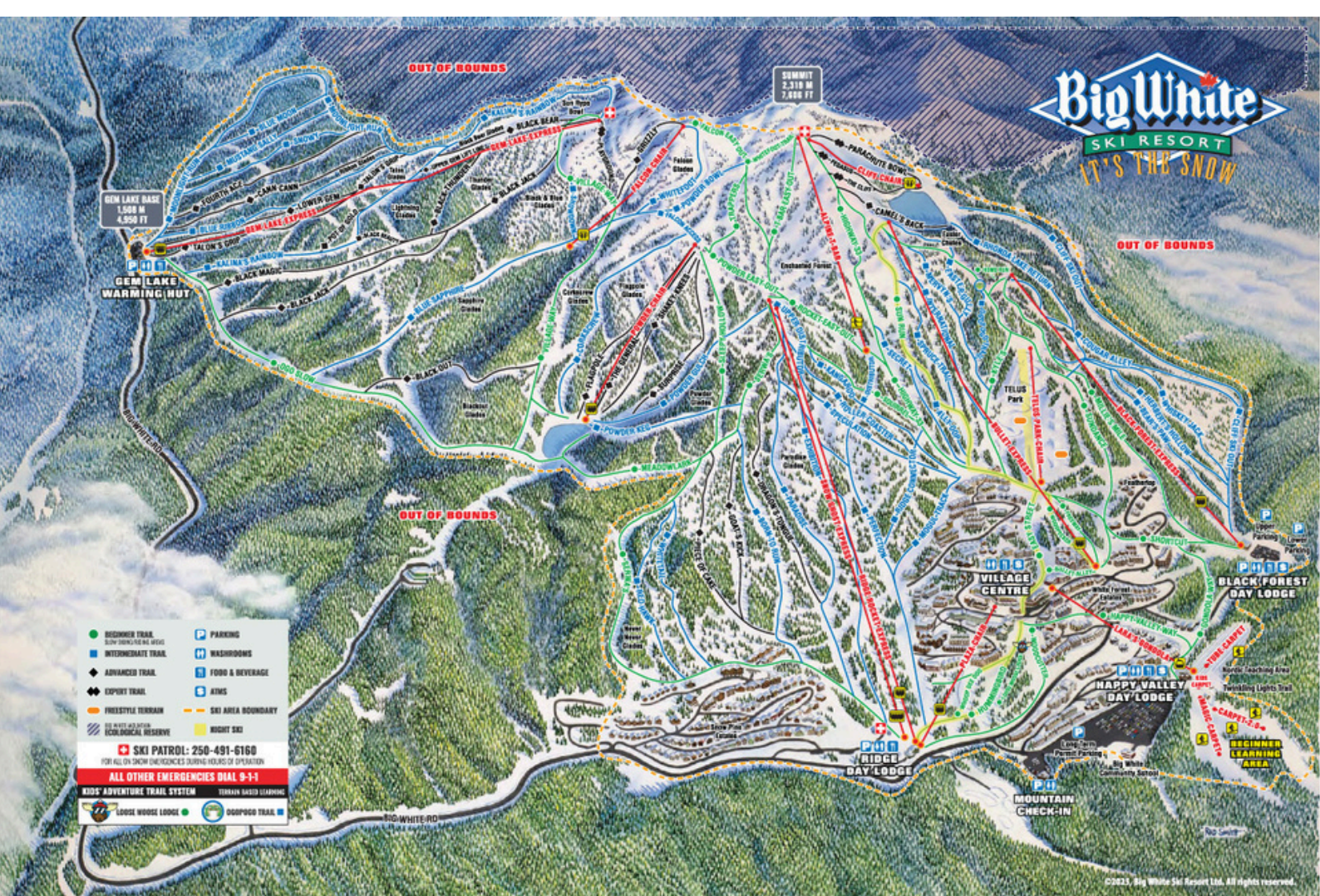
Wastewater

- Operated by Big White Wastewater Utility Ltd.
- New or existing lots require application approval.
- Only domestic waste permitted—no hazardous or non-biodegradable materials.
- Development Cost Charge = \$1 400 per service factor + GST.



Scan QR code for full Wastewater Tariff and connection standards





Nestled in British Columbia’s Okanagan Valley, Big White Ski Resort is Canada’s premier family-friendly mountain destination and one of the top 10 largest ski resorts in the country. Known for its famous “champagne powder” and true ski-in/ski-out village, the resort offers over 2,700 acres of terrain, 16 lifts, and the largest night-skiing area in Western Canada. Beyond the slopes, Big White features a vibrant alpine community with 20+ restaurants, boutique shopping, a grocery and liquor market, and year-round recreation — from tubing and skating to mountain biking and hiking in summer. Only 55 minutes from Kelowna and the international airport, Big White blends accessibility with alpine adventure, making it one of the most desirable mountain destinations in Canada for both visitors and investors.



BIG WHITE SKI RESORT

The Mountain

- 16 lifts
- 119 runs
- 777 m vertical
- 2,765 acres skiable
- 750 cm average snowfall
- Longest run ~7.2 km
- Elevation: Summit 2,319 m
- Vertical drop 777 m



Access + Amenities

- 60km to Downtown Kelowna
- 59km to Kelowna Airport
- 20+ restaurants, cafés, pubs & bars
- Full grocery, pharmacy & liquor store
- Grocery delivery service available
- Boutique retail stores, rentals, and repair shops for ski & snowboard gear
- Family-friendly attractions: Mega Snow Coaster Tube Park, outdoor skating rink & kids' centre
- Recreation trails: snowshoeing, cross-country skiing & scenic hiking routes in summer
- TELUS Terrain Park with progressive features for all levels

More about Big White

- Approximate terrain difficulty breakdown: 18% beginner / 54% intermediate / 22% advanced / 6% expert
- Largest resort night-skiing area in Western Canada: 38 acres (15 hectares).
- Exempt from the Canadian federal "foreign buyer ban".
- Over \$9.4 million in infrastructure in 2025 to modernize services and boost sustainability.



All information is deemed reliable but is not guaranteed and should be independently verified.



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