

# JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY

## REGULAR MEETING AGENDA

DATE & TIME: Tuesday, July 21<sup>st</sup>, 2015 @ 1:00 p.m.

LOCATION: VILLAGE OF RADIUM HOT SPRINGS – COUNCIL CHAMBERS

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### 1. CALL TO ORDER:

### 2. INTRODUCTION OF LATE ITEMS:

### 3. ADOPTION OF THE AGENDA:

### 4. ADOPTION OF THE MINUTES:

(a) Regular Council meeting minutes from June 16<sup>th</sup>, 2015.

### 5. BUSINESS ARISING FROM THE MINUTES:

### 6. PRESENTATION AND DELEGATION:

(a) Jim Galloway with concerns over vehicular access within the CRA.

### 7. REPORTS:

### 8. BYLAWS:

(a) JGMRM Official Community Plan Bylaw No. 0013, 2015.

Note: The following are available for review and download from the municipality's website at <http://www.jgmmr.ca/documents>:

- Schedule A and Schedules B1 through B10 of the Bylaw;
- The Public Hearing Report including Appendices A through D, and;
- The OCP related avalanche material.

### 9. NEW BUSINESS:

- (a) Annual Report (with opportunity for public comment).
- (b) Request deferment of the pending Small Community Grant payment.
- (c) June cheque register in the amount of \$24,100.37.

### 10. CORRESPONDENCE AND INFORMATION ITEMS:

(a) Pending financial software change.

### 11. IN CAMERA MEETING:

(a) Resolution to go 'in camera' to discuss the receipt of advice that is subject to solicitor-client privilege under Section 90 of the Community Charter.

# JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY

## REGULAR MEETING MINUTES FROM JUNE 16<sup>TH</sup>, 2015.

**PRESENT:** Mayor Greg Deck, Councillors Hugunin and Ostrander, Chris Conway, Kevin Nimmock, Karen Sharp and Mark Read.

### 1. CALL TO ORDER:

Mayor Deck brought the meeting to order at 1:00 p.m.

### 2. INTRODUCTION OF LATE ITEMS:

Resolved, that we add the Statement of Financial Operations report to the agenda and approve the agenda.

(Moved by Councillor Ostrander) Carried.

### 3. ADOPTION OF THE MINUTES:

Resolved, that we approve the regular meeting minutes from May 19<sup>th</sup>, 2015, as circulated.

(Moved by Councillor Hugunin) Carried.

### 4. NEW BUSINESS:

Resolved, that we accept the May cheque register in the amount of \$2,373.60.

(Moved by Councillor Ostrander) Carried.

Resolved, that we approve the Statement of Financial Operations report, as presented.

(Moved by Councillor Hugunin) Carried.

### 5. ADJOURNMENT:

The meeting was adjourned at 1:07 p.m.

HEREBY CERTIFIED CORRECT:

\_\_\_\_\_  
Mayor Greg Deck

\_\_\_\_\_  
Acting CAO Mark Read

8(a).

# JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY

## BYLAW NO. 0013, 2015.

Being a bylaw to adopt the Official Community Plan.

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**WHEREAS** under the *Local Government Act*, the Council may, by bylaw, adopt an Official Community Plan, and;

**WHEREAS** an Official Community Plan is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government;

**NOW THEREFORE** the Council of the Jumbo Glacier Mountain Resort Municipality (JGMRM) in open meeting assembled enacts as follows:

### **1. CITATION**

- (a) This bylaw may be cited as "JGMRM Official Community Plan Bylaw No. 0013, 2015".
- (b) The schedules to this bylaw, and its subsequent amendments, constitute the Official Community Plan of the Jumbo Glacier Mountain Resort Municipality and may collectively be referred to as the "Official Community Plan".

### **2. APPLICATION**

- (a) The community plan attached hereto as "Schedule A" and made part of this bylaw is hereby designated as the text portion of the Official Community Plan for the Jumbo Glacier Mountain Resort Municipality.
- (b) The following map schedules attached hereto are made part of this bylaw:
  - Schedule B1 – Planned Land Use
  - Schedule B2 – Development Permit Area
  - Schedule B3 – Flood Hazard
  - Schedule B4 – Development Area Avalanche
  - Schedule B5 – Firebreak
  - Schedule B6 – Slope Analysis
  - Schedule B7 – Infrastructure – Pathways & Roadways
  - Schedule B8 – Infrastructure – Wastewater System
  - Schedule B9 – Infrastructure – Drinking Water System
  - Schedule B10 – Resort Base Location

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**BYLAW NO. 0013, 2015 continued...**

(c) If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

(d) This bylaw comes into effect on the date of adoption.

Read a first time this 27th day of January, 2015.

First reading rescinded this 17th day of February, 2015.

Reread a first time, with minor amendments to Schedule A, this 17th day of February, 2015.

First reading rescinded this 1<sup>st</sup> day of April, 2015.

Reread a first time, with amendments to Schedules A and B1 through B10, this 1<sup>st</sup> day of April, 2015.

Read a second time this 19<sup>th</sup> day of May 2015.

Public Hearing held June 16<sup>th</sup>, 2015.

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Mayor Greg Deck

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Acting CAO Mark Read

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**2015 ANNUAL REPORT**

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**1. 2014 Services and Operations Report**

2014 marked the first year anniversary of the Jumbo Glacier Mountain Resort Municipality (JGMRM) with administration continuing under contract by staff of the Village of Radium Hot Springs. BDO Canada LLP (Chartered Accountants) prepared the first independently audited financial statements for JGMRM for the previous year (2013).

During the year Council adopted the following bylaws:

- Community Works Reserve Fund Bylaw No. 0008, 2014.
- Fees and Charges Bylaw No. 0009, 2014.
- Financial Plan Bylaw No. 0010, 2014.
- Controlled Recreation Area Zoning Bylaw No. 0011, 2014.
- Financial Plan Amendment Bylaw No. 0012, 2014.

The municipality acquired its first tangible capital asset with the installation of a bridge over Jumbo Creek, at kilometer 15.8 of the former Jumbo Creek Forest Service Road, thereby providing primary access to the resort base area. The original bridge at this location had been decommissioned and removed by the Ministry of Forests Lands & Natural Resource Operations. The construction period for this project was limited to the period beginning August 20<sup>th</sup> and ending October 15<sup>th</sup> so as to minimize impacts to the fisheries resource.

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## **2. 2014 Progress Report:**

1. Staff continued drafting the Official Community Plan (OCP) for the municipality. The OCP bylaw was presented to Council for first reading in January 2015.
2. Zoning for the Controlled Recreation Area was developed and the bylaw approved following consultation and a public hearing. The zoning bylaw for the base resort area of the municipality is under development.
3. Glacier Resorts Ltd (GRL) delayed their construction plans for the Farnham Lodge in 2014, focusing their efforts within the resort base area of the Jumbo Creek valley during the brief construction season of August 20<sup>th</sup> to October 12<sup>th</sup>.
4. No hearing date was scheduled in 2014 for the West Kootenay Community Ecosociety petition against the Crown, the Minister of Community, Sport and Cultural Development and JGMRM.

## **3. 2015 Objectives:**

1. Support renewal of the administration agreement for JGMRM with the Village of Radium Hot Springs.
2. Following Minister Polack's determination that the proponent has not met the standards for substantial commencement under the EA certificate, the municipality intends to continue work on the OCP while being alert to the potential for changes in its mandate.
3. Defend JGMRM against the petition brought forward by the West Kootenay Community Ecosociety.

## **4. 2016 Objectives:**

1. Continue developing municipal policies and regulations, including the resort base zoning bylaw, so as to provide the appropriate administrative framework for a functioning resort municipality.

## **5. Declarations of Disqualification**

The Community Charter details conditions under which a municipal councillor may be disqualified from holding office. No councillor was disqualified in 2014 nor were any applications for disqualification made.

# JGM RESORT MUNICIPALITY

## Cheque Listing For Council

2015-Jun-29  
8:07:07PM

JUNE 2015

Cheque #	Date	Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
20150037	2015-06-29	DECK, GREGORY S				
20150038	2015-06-29	HUGUNIN, NANCY A				
20150039	2015-06-29	OSTRANDER, STEPHEN R				
20150040	2015-06-29	COLUMBIA VALLEY PIONEER	76008	PAYMENT PUBLIC HEARING NOTICE	237.30	237.30
20150041	2015-06-29	KOOTENAY EAST REGIONAL, HOSPITAL DISTRI	2015REQ	PAYMENT 2015 REQUISTION	156.00	156.00
20150042	2015-06-29	MINISTER OF FINANCE	INITIAL'15	PAYMENT INITIAL PAYMENT	562.43	562.43
20150043	2015-06-29	MUNICIPAL INFORMATION SYSTEMS INC.	20150542	PAYMENT JULY SUPPORT	109.24	109.24
20150044	2015-06-29	MURDY & MCALLISTER	21235	PAYMENT FILE#4655 GEN CORP MASTER F	1,589.29	1,589.29
20150045	2015-06-29	RECEIVER GENERAL	2ND QTR 2015	PAYMENT APR-JUN REMITTANCE	37.14	37.14
20150046	2015-06-29	REGIONAL DISTRICT OF , EAST KOOTENAY	2015REQRDEK	PAYMENT RDEK 2015 REQUISITION	702.00	702.00
20150047	2015-06-29	VILLAGE OF RADIUM HOT SPRINGS	20150176	PAYMENT JAN - JUN SERVICES	19,254.82	19,254.82

**Total 24,100.37**

\*\*\* End of Report \*\*\*