

JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY

REGULAR MEETING AGENDA

DATE & TIME: Tuesday, March 17th, 2015 @ 1:00 p.m.

LOCATION: VILLAGE OF RADIUM HOT SPRINGS – COUNCIL CHAMBERS

1. CALL TO ORDER:

2. INTRODUCTION OF LATE ITEMS:

3. ADOPTION OF THE AGENDA:

4. ADOPTION OF THE MINUTES:

(a) Regular meeting minutes from February 17th, 2015.

5. BUSINESS ARISING FROM THE MINUTES:

6. PRESENTATION AND DELEGATION:

7. REPORTS:

8. BYLAWS:

(a) Submissions regarding Official Community Plan.

(b) Official Community Plan Bylaw No. 0013, 2015.

(Second reading, as amended, and establish public hearing date. The OCP Schedule A and Schedules B1 through B10 are available for review and download at:
<http://www.jgmm.ca/documents>)

(c) Financial Stabilization Reserve Fund Establishment Bylaw No. 0014, 2015.

(d) Financial Plan Bylaw No. 0015, 2015.

(e) Tax Rates Bylaw No. 0016, 2015.

9. NEW BUSINESS:

(a) Official Community Plan referral from the District of Invermere.

(b) February cheque register in the amount of \$15,248.88.

10. CORRESPONDENCE AND INFORMATION ITEMS:

11. NOTICE OF MOTION:

12. ADJOURNMENT.

JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY
REGULAR MEETING MINUTES FROM FEBRUARY 17TH, 2015.

PRESENT: Mayor Greg Deck, Councillors Hugunin and Ostrander (via teleconference), Steve Hubrecht, Karen Sharp and Mark Read.

1. CALL TO ORDER: Mayor Deck brought the meeting to order at 1:07 p.m.

2. ADOPTION OF THE AGENDA:

Resolved, that we approve the agenda, as circulated.
(Moved by Councillor Hugunin) Carried.

3. ADOPTION OF THE MINUTES:

Resolved, that we approve the regular meeting minutes from January 27th, 2015, as circulated.
(Moved by Councillor Ostrander) Carried.

Resolved, that we approve the special meeting minutes from February 3rd, 2015, as circulated.
(Moved by Councillor Ostrander) Carried.

4. BYLAWS:

Staff provided a summary of submissions received regarding the Official Community Plan.

Resolved, that we rescind first reading of OCP Bylaw No. 0013, 2015, and, that we provide a new first reading to the Bylaw with amendments to Schedule A.
(Moved by Councillor Hugunin) Carried.

5. NEW BUSINESS:

Resolved, that we receive the 2014 audited Financial Statements.
(Moved by Councillor Ostrander) Carried.

Resolved, that we accept the December cheque register in the amount of \$17,437.38 and the January cheque register in the amount of \$5,289.03.
(Moved by Councillor Hugunin) Carried.

ADJOURNMENT: The meeting adjourned at 1:20 p.m.

HEREBY CERTIFIED CORRECT:

Mayor Greg Deck

Acting CAO Mark Read

Jumbo Glacier Mountain Resort Municipality

P.O. Box 58
Radium Hot Springs, B.C. V0A 1M0

t: 250 347 6455
www.jgmm.ca

Minutes of the JGMRM Resort Advisory Committee

Date of Meeting: 3 March 2015, 10:30 AM

Place of Meeting: Board Room, Canterbury House, Invermere, BC

In attendance: Doris Penner, Al Miller, Greg Deck

Purpose of the Meeting: To Review and Provide Comments on the JGMRM Official Community Plan (OCP) Draft: Bylaw No. 0013, 2015

The committee was provided copies of the OCP in advance of the meeting, and the committee confirmed that it understands the legislative requirement for the OCP to align with the Master Development Agreement and the Master Plan. The committee confirms that the draft OCP meets that requirement, in the opinion of the members.

The committee is in agreement that the development and operation of the municipality should strive for the highest practices in efficiency, including but not limited to such opportunities as: on-site composting (done in such a way as to avoid attracting wildlife); energy efficiency, derived from best practices in insulation and air-tightness; water conservation, including a grey water system as part of the regular servicing requirements; limited amounts of hard-surfacing, through such design features as narrow roads, combined with ample off-street parking on permeable surfaces; distributed energy, for propane and potentially for geo-thermal heating and cooling, if feasible. The committee acknowledges that the OCP makes reference to high-level goals such as a vision for environmental awareness and that the Environmental Certificate specifies many technical requirements that also have to be considered. The committee anticipates that servicing by-laws and zoning by-laws will promote these best practices in more detail.

The committee would also welcome any guidance the proponent could provide on the expected sequence of the development, while recognizing that this is not an integral part of the OCP itself.

In summary, the committee has no objection to the passage of the OCP while it looks forward to more detail as noted above in subsequent by-laws.

Respectfully,

Doris Penner, Al Miller, Greg Deck

JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY

BYLAW NO. 0013, 2015.

Being a bylaw to adopt the Official Community Plan.

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

JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY

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.

Read a second time this ___ day of _____, 2015.

Public hearing held this ___ day of _____, 2015.

Read a third time, reconsidered and adopted this ___ day of _____, 2015.

Mayor Greg Deck

Acting CAO Mark Read

JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY

BYLAW NO. 0014, 2015.

Being a bylaw to establish a reserve fund for major emergent operating issues, one-time and intermittent projects, and to offset unrealized revenues.

WHEREAS, pursuant to section 188 of the *Community Charter*, council may, by bylaw, establish a reserve fund for a specified purpose;

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

1. This bylaw may be cited for all purposes as “Jumbo Glacier Mountain Resort Municipality Financial Stabilization Reserve Fund Establishment Bylaw No. 0014, 2015”.
2. There shall be and is hereby established a reserve fund, under the provisions of section 188 of the *Community Charter*, to be known as the “Financial Stabilization Reserve Fund”.
3. Monies from general operations together with interest earned on the fund balance, or as otherwise provided in the *Community Charter* or *Local Government Act*, may from time to time be paid to the “Financial Stabilization Reserve Fund”.
4. Monies in the “Financial Stabilization Reserve Fund” shall be used for:
 - a. Major emergent operating issues,
 - b. One-time and intermittent projects,
 - c. Offsetting unrealized revenues, and
 - d. Any associated debt payments.
5. This bylaw shall take effect on the 1st day of January, 2015.

READ A FIRST, SECOND AND THIRD TIME THIS _____ DAY OF _____, 2015.

RECONSIDERED AND ADOPTED THIS _____ DAY OF _____, 2015.

Mayor Greg Deck

Acting CAO Mark Read

JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY

BYLAW NO. 0015, 2015

Being a bylaw respecting the Financial Plan for the years 2015 - 2019.

WHEREAS Section 165 of the Community charter provides that a municipality must adopt a Financial Plan before the annual property tax bylaw is adopted.

NOW THEREFORE the Council of the Jumbo Glacier Mountain Resort Municipality, in open meeting assebled *enacts*, as follows:

1. That Schedule "A" attached hereto and made part of this bylaw is hereby declared to be the Five Year Financial Plan of the Jumbo Glacier Mountain Municipality for the year ending December 31, 2019, and;
2. That Schedule "B" attached hereto and made part of this bylaw is hereby declared to be the Financial Plan Policy Statements of the Jumbo Glacier Mountain Resort Municipality for the year ending December 31, 2015, and;
3. That the Financial Plan comes into effect on January 1, 2015, and;
4. That this bylaw may be cited as "Financial Plan Bylaw No. 0015, 2015".

READ A FIRST, SECOND AND THIRD TIME THIS _____ DAY OF _____, 2015.

RECONSIDERED AND ADOPTED THIS _____ DAY OF _____, 2015.

Mayor Greg Deck

Clerk Mark Read

Hereby certified as a true copy of Bylaw No. 0015, 2015.

Clerk

SCHEDULE "A" TO BYLAW NO. 0015, 2015
JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY
FINANCIAL PLAN 2015 - 2019

<u>Financial Plan</u>	2015	2016	2017	2018	2019
Revenues					
Tax Revenue	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412
User Fees	-	-	-	-	-
Government Transfers	250,000	250,000	250,000	250,000	250,000
Non-government Transfers	-	-	-	-	-
Fees, Permits, Licenses and Fines	12,000	12,000	12,000	12,000	12,000
Services Provided to Other Governments	-	-	-	-	-
Investment Income	100	100	100	100	100
Miscellaneous Revenues	-	-	-	-	-
Total Revenues	267,100	267,200	267,302	267,406	267,512
Expenses					
General Government Services	112,200	114,444	116,733	119,068	121,449
Protection Services	-	-	-	-	-
Transportation Services	-	-	-	-	-
Development Services	24,765	25,260	25,766	26,281	26,806
Recreation Services	-	-	-	-	-
Total Expenses	136,965	139,704	142,498	145,348	148,255
Surplus	130,135	127,496	124,804	122,058	119,257
Adjustment for non-cash items:					
Amortization Expense	7,000	7,000	7,000	7,000	7,000
Adjustment for cash items, not recognized as revenues or expenses in the Statement of Operations:					
Transfer to Capital from Operating	-	-	-	-	-
Transfer to Operating Reserve	(137,135)	(134,496)	(131,804)	(129,058)	(126,257)
Financial Plan Balance	-	-	-	-	-

SCHEDULE "B" TO BYLAW NO. 0015, 2015

JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY FINANCIAL PLAN POLICY STATEMENTS 2015.

The Community Charter requires that municipalities provide explicit policy and objective statements as part of the financial plan that relate specifically to the proportions of revenue proposed to come from the various funding sources, the distribution of property taxes among property classes, and the use of permissive tax exemptions.

1. It is the objective of Council to operate an efficient municipality. Our focus is to develop an Official Community Plan and Zoning Bylaw to guide development.
2. With respect to the proportions of revenue proposed to come from the various funding sources the following applies:
 - (a) The folios held within the municipality are owned by the Crown. A few folios in 2014 were assessed as leased properties. In 2015 these folios will for the first time pay tax according to their assessed value.
 - (b) The Municipality supports an approach based on fee for service and supports provincial regulation that ties fees to the actual cost of providing a service. For this reason, demand for services largely dictates projected fee revenues.
 - (c) Revenue from other services is largely dependent on grants and transfers from senior governments. The Municipality will pursue such funding whenever the programs advance municipal goals. We will support provincial objectives, often attached as funding conditions, in any way that compliments or advances municipal policy or direction.

Table one: proportions of total revenue (operating)

Revenue Source	% Total Revenue
Tax Revenue	1.9%
User Fees	0.0%
Government Transfers	93.6%
Non-government Transfers	0.0%
Fees, Permits, Licenses and Fines	4.5%
Other Sources	0.0%

3. With respect to the distribution of taxes among property classes:

The municipality currently has assessed values in the business class only. The taxation applied is within the range of other municipalities whose population is less than 1000 and the multiples used are those of the province.

4. With respect to permissive tax exemptions:

Council will consider the merits of each tax exemption application on a case by case basis.

JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY

BYLAW NO. 0016, 2015

Being a bylaw to levy rates for Municipal, Hospital, and Regional District purposes for the year 2015.

The Council of the Jumbo Glacier Mountain Resort Municipality, in open meeting assembled, **enacts**, as follows:

1. That the following rates are hereby imposed and levied for the year 2015:
 - (a) For all lawful general purposes of the municipality on the value of land and improvements taxable for general municipal purposes, rates appearing in column "A" of Schedule "A" attached hereto and forming part of this bylaw.
 - (b) For hospital purposes on the value of land and improvements taxable for Regional Hospital District purposes, rates appearing in column "B" of Schedule "A" attached hereto and forming part of this bylaw.
 - (c) For purposes of the Regional District of East Kootenay on the value of land and improvements taxable for Regional District purposes, rates appearing in column "C" of Schedule "A" attached hereto and forming part of this bylaw.
2. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).
3. This bylaw may be cited as the "Tax Rates Bylaw No. 0016, 2015".
4. This bylaw shall come into full force and effect upon the date of final passage.

READ A FIRST, SECOND AND THIRD TIME THIS _____ DAY OF _____, 2015.

RECONSIDERED AND ADOPTED THIS _____ DAY OF _____, 2015.

Mayor Greg Deck

Clerk Mark Read

Hereby certified as a true copy of Bylaw No. 0016, 2015.

Clerk

SCHEDULE "A" TO BYLAW NO. 0016, 2015

**JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY
2015 TAX RATES**

	A	B	C
PROPERTY CLASS	GENERAL MUNICIPAL	REGIONAL HOSPITAL	REGIONAL DISTRICT
Class 1: Residential	5.1471	0.2574	0.6074
Class 2: Utilities	18.0149	0.9009	2.1259
Class 3: Supportive Housing	5.1471	0.2574	0.6074
Class 4: Major Industry	17.5001	0.8752	2.0652
Class 5: Light Industry	17.5001	0.8752	2.0652
Class 6: Business	12.6104	0.6306	1.4881
Class 7: Managed Forests	15.4413	0.7722	1.8222
Class 8: Rec/Non Profit	5.1471	0.2574	0.6074
Class 9: Farm	5.1471	0.2574	0.6074

District of Invermere

"ON THE LAKE"

RECEIVED

MAR 11 2015

March 2, 2015

Jumbo Glacier Mountain Resort Municipality
4836 Radium Boulevard
P.O. Box 58
Radium Hot Springs, BC
VOA 1M0, Canada

Re: District of Invermere Draft Official Community Plan referral.

Dear Mayor and Council.

Please be advised that the draft Official Community Plan (OCP) for the District of Invermere is available for the Jumbo Glacier Mountain Resort Municipality review and comment. The OCP document is available for viewing and download at the District's website:

<http://www.invermere.net>

Council has completed first reading of OCP Bylaw No. 1495, 2015 at their Council meeting February 24, 2015 and has adopted the following changes to the posted OCP document:

- Chapter 2, Goal 2, Section 2.8, #3 be removed from the OCP.
- "In general, the District supports the achievement of regional food security by encouraging the retention of ALR lands for agricultural uses when those lands have had proven agricultural uses in the past." be added to Chapter 2, Goal 2, Section 2.8 #2.
- Chapter 2, Goal 3. Objective 4 be reworded to include the word "environmental"

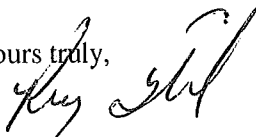
An open house, scheduled for March 11, 2015 from 6:00pm to 8:00 pm as well as a public hearing scheduled for March 17 at 7:00, has been approved by council, both events to be held at the District of Invermere office, 914 – 8th Avenue Invermere.

Consideration of the bylaw for second reading is tentatively scheduled for the April 14, 2015 Council meeting.

Comments regarding the Official Community Plan may be sent to my attention, at the following address:

District of Invermere
PO Box 339
Invermere, B.C.
VOA 1K0

Yours truly,



Rory Hromadnik
District of Invermere

9(b).

JGM RESORT MUNICIPALITY

Cheque Listing For Council

2015-Mar-6

1:37:11PM

FEBRUARY, 2015

Cheque					Invoice	Cheque
Cheque #	Date	Vendor Name	Invoice #	Invoice Description	Amount	Amount
20150012	2015-02-27	DECK, GREGORY S				
20150013	2015-02-27	HUGUNIN, NANCY A				
20150014	2015-02-27	OSTRANDER, STEPHEN R				
20150015	2015-02-27	BDO Canada LLP	88010715	PAYMENT 2014 FIN STMTS	4,200.00	4,200.00
20150016	2015-02-27	MUNICIPAL INFORMATION SYSTEMS INC.	20141799	PAYMENT JAN '15 SUPPORT	109.24	109.24
20150017	2015-02-27	MURDY & MCALLISTER	20770 20771	PAYMENT FILE#4659 - JUMBO PETITION FILE#4655 - GEN CORP MASTER	167.53 6,235.28	6,402.81
20150018	2015-02-27	OBERTO OBERTI ARCHITECTURE & URBAN DEI	OOI-998	PAYMENT OCP DRWNGS&REVISIONS TO €	3,024.00	3,024.00
20150019	2015-02-27	VILLAGE OF RADIUM HOT SPRINGS	20150058	PAYMENT AFFIT POSTED&JGMRM STAMP	60.68	60.68

Total 15,248.88

*** End of Report ***