

JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY

REGULAR MEETING AGENDA

DATE & TIME: September 15th, 2015 at 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 Council meeting minutes from July 21st, 2015.

5. BUSINESS ARISING FROM THE MINUTES:

6. PRESENTATION AND DELEGATION:

7. REPORTS:

8. BYLAWS:

9. NEW BUSINESS:

(a) July cheque register in the amount of \$1,454.15

(b) August cheque register in the amount of \$1,670.63.

10. CORRESPONDENCE AND INFORMATION ITEMS:

(a) Communications regarding modified Master Plan.

11. NOTICE OF MOTION:

12. ADJOURNMENT

4 ca).

JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY

REGULAR COUNCIL MEETING MINUTES FROM JULY 21ST, 2015.

PRESENT: Mayor Greg Deck, Councillor Hugunin, Councillor Ostrander (via teleconference), Jim Galloway, Bob Campsall, Grant Costello, Ian Cobb, Steve Hubrech, two additional members of the public, and Mark Read.

1. CALL TO ORDER:

Mayor Deck brought the meeting to order at 1:03 p.m.

2. ADOPTION OF THE AGENDA:

Resolved, that we approve the agenda with the addition of the Pheidias Group letter of July 20th.
(Moved by Councillor Hugunin) Carried.

3. ADOPTION OF THE MINUTES:

Resolved, that we approve the regular Council meeting minutes from June 16th, 2015, as circulated.
(Moved by Councillor Ostrander) Carried.

4. PRESENTATION AND DELEGATION:

Jim Galloway read his letter dated July 21st, 2015 expressing concerns over vehicular access within the CRA. Mayor Deck indicated that staff would review the issue.

5. BYLAWS:

Resolved, that we provide third reading, reconsideration and adoption to JGMRM Official Community Plan Bylaw No. 0013, 2015.
(Moved by Councillor Ostrander) Carried.

6. NEW BUSINESS:

Mayor Deck provided an opportunity for questions and comments respecting the draft 2015 Annual Report. There were none.

Resolved, that we approve the 2015 Annual Report.
(Moved by Councillor Hugunin) Carried.

JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY

Regular Council Meeting Minutes from July 21st, 2015 continued...

6. NEW BUSINESS continued:

Resolved, that we request deferment of the pending 2015 Small Community Grant payment until such time as the status of the municipality is clarified.

(Moved by Mayor Deck) Carried.

Resolved, that we accept the June cheque register in the amount of \$24,100.37.

(Moved by Councillor Ostrander) Carried.

7. CORRESPONDENCE AND INFORMATION ITEMS:

Mark Read advised Council members that we are changing financial software.

Resolved, that we receive and file the Pheidias Group letter of July 20th, 2015.

8. IN CAMERA MEETING:

Resolved, that we go 'in camera' to discuss the receipt of advice that is subject to solicitor-client privilege under Section 90 of the Community Charter.

(Moved by Councillor Ostrander) Carried.

9. ADJOURNMENT:

The open portion of the meeting adjourned at 1:25 p.m.

HEREBY CERTIFIED CORRECT:

Mayor Greg Deck

Acting CAO Mark Read

9 (ca).

JGM RESORT MUNICIPALITY

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Cheque Listing For Council

2015-Sep-9
10:04:34AM

Cheque #	Cheque Date	Vendor Name	General Ledger	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
20150048	2015-07-27	DECK, GREGORY S					618.81
20150049	2015-07-27	HUGUNIN, NANCY A					416.67
20150050	2015-07-27	OSTRANDER, STEPHEN R					416.67

Total 1,452.15

*** End of Report ***

9 (b)

JGM RESORT MUNICIPALITY

Cheque Listing For Council

2015-Sep-9
10:05:11AM

Cheque #	Cheque Date	Vendor Name	General Ledger	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
20150051	2015-08-11	MUNICIPAL INFORMATION S					
			9-112-10-1026-0624	20150722	PAYMENT AUGUST SUPPORT	109.24	109.24
20150052	2015-08-27	DECK, GREGORY S					618.81
20150053	2015-08-27	HUGUNIN, NANCY A					416.67
20150054	2015-08-27	OSTRANDER, STEPHEN R					416.67
20150055	2015-08-27	MUNICIPAL INFORMATION S					
			9-112-10-1026-0624	20150895	PAYMENT SEPTEMBER SUPPORT	109.24	109.24

Total 1,670.63

*** End of Report ***



File: 4401835
Ref: 216774

August 12, 2015

Mr. Oberto Oberti
Glacier Resorts Ltd.
660 1188 Georgia St W
Vancouver, BC V6E 4A2

Dear Mr. Oberti:

Per your inquiry concerning the Master Development Agreement (MDA) between the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) and Glacier Resorts Ltd. following the expiry of the Environmental Assessment Office's Environmental Assessment Certificate # TD04-01, FLNRO has reviewed the Jumbo Glacier Resort MDA and has determined that consistent with Article XII of the MDA, Glacier Resorts Ltd. may, if you choose, submit a modified resort Master Plan to FLNRO for review.

We acknowledge your interest in submitting a modified Master Plan with reduced Balanced Resort Capacity and reduced Bed Units. We will require a preliminary overview of the new proposal in order to determine specific Master Plan information requirements and the procedural steps of our review, including consultation requirements with other agencies and First Nations, going forward.

We will require the following information in the preliminary overview of the modified Master Plan:

- Balanced Resort Capacity by mountain phase;
- Number of Bed Units in a base area phase;
- Phasing Schedule;
- Spatial layout of:
 - Proposed Controlled Recreation Area;
 - Proposed resort access, within and outside of the CRA, consistent with the Ministry of Transportation and Infrastructure requirements;
 - Runs, Lifts and other 'Recreational Infrastructure', as defined in the Master Development Agreement;
 - Base Area/Village improvements;
 - Residential and Commercial units;
- Updated business plan reflecting the reduced Balanced Resort Capacity and reduced Bed Units; and,

Glacier Resorts Ltd.

Page 2

- Updated data on projected skier visits and other market based assumptions.

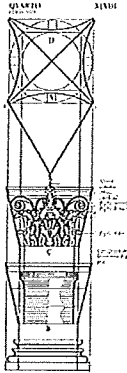
Please note that acceptance of a modified Master Plan does not imply approval and that modification of the Master Development Agreement and review of a major amendment to a Master Plan may be subject to fees.

We will provide you with a detailed summary of Master Plan information requirements, applicable fees and the procedural review requirements within 30 days of your submission of the preliminary overview of the proposed Master Plan alteration.

Yours truly,

A handwritten signature in black ink, appearing to read "Bill Hunter", with a long horizontal stroke extending to the right.

Bill Hunter
Senior Manager, Major Projects



September 3rd, 2015

Bill Hunter

Senior Manager, Major Projects
Ministry of Forest, Land and Natural Resource Operations
510 – 175 2nd Avenue
Kamloops, BC V2C 5W1
SENT BY EMAIL

Re: Jumbo Glacier Resort

Dear Mr. Hunter,

Following previous correspondence between Glacier Resorts Ltd. and the Minister of Environment and the Minister of Forests, Lands and Natural Resources Operations, and your letter of August 12th, 2015, and our letter of August 20th, 2015, we are attaching preliminary revised drawings of the mountain resort village and related statistics showing a project that will be below the thresholds of the regulations of the current Environmental Assessment Act. This is in response to the points in your letter outlined as:

- *Number of Bed Units in a base area phase;*
- *Phasing schedule;*
- *Spatial layout of:*
 - Base Area/Village Improvements;*
 - Residential and Commercial units.*

We are working on the response to all the other points of your letter but we would like to share with you our approach as we move forward to facilitate your review and to prepare the responses to the other points in your letter starting with a resort village plan that is in the right direction.

With kind regards,

Pheidias Project Management Corporation

Per: Oberto Oberti, Architect AIBC
President

OO/pc

Encl.

cc: Mr. Mark Read, Chief Administrative Officer
Norman Lee MBA, Executive Director, Mountain Resorts Branch,
Arnold Armstrong, Chairman of the Board, Glacier Resorts Ltd. & L.P.
Grant Costello, Senior Vice President, Glacier Resorts Ltd.

JUMBO GLACIER RESORT BUILDINGS & BED UNIT COUNTS

Last modified: August 31, 2015

STAGE 1									
Bldg. No.	Building Name / Use	Designation	Bldgs	Suites Per Bldg	Suites	Bed Units Per Suite*	Total Bed Units	Area Leased	Area Purchased
A0	Utility Building	Service	1	-	-	-	-	-	-
A1	Service Buildings	Service	-	-	-	-	-	-	-
A2	Daylodge	Daylodge	-	-	-	-	-	-	-
A3 - A10	Accommodation	Single Family Chalet	8	1	8	6	48	-	-
A11 - A15	Accommodation	Single Family Chalet	5	1	5	6	30	-	-
A16	Accommodation	Bed & Breakfast	1	1	1	8	8	-	-
A17 - A28	Accommodation	Single Family Chalet	12	1	12	6	72	-	-
A29 - A38	Accommodation	Duplex	10	1	10	6	60	-	-
A39	Accommodation	Condominium	1	32	32	3	96	-	-
A40	Accommodation	Condominium	1	29	29	3	87	-	-
A41	Accommodation	Condominium	1	30	30	3	90	-	-
A42	Glacier-Dome Daylodge	Daylodge	1	-	-	-	-	-	-
A43	Glacier-Dome Teahouse	Teahouse	1	-	1	-	-	-	-
A44	Farnham Glacier Lodge	Hotel	1	30	30	2	60	-	-
A45	Sewage Treatment Plant	Service	1	-	-	-	-	-	-
A46	Service Building	Service	1	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
Subtotal - Apartment	-	-	0	-	-	0	-	-	-
Subtotal - Bed & Breakfast	-	-	1	-	-	8	8	-	-
Subtotal - Condominium	-	-	3	-	91	9	273	-	-
Subtotal - Condotel	-	-	0	-	-	0	-	-	-
Subtotal - Duplex	-	-	10	-	10	6	60	-	-
Subtotal - Hotel	-	-	1	-	30	2	60	-	-
Subtotal - Single Family Chalet	-	-	25	-	25	18	150	-	-
Subtotal - Townhomes	-	-	0	-	-	0	-	-	-
Subtotal - Daylodge	-	-	2	-	-	0	-	-	-
Subtotal - Other unit	-	-	5	-	1	0	-	-	-
TOTAL STAGE 1			47		158	43	551		

STAGE 2									
Bldg. No.	Building Name / Use	Designation	Bldgs	Suites Per Bldg	Suites	Bed Units Per Suite*	Total Bed Units	Area Leased	Area Purchased
B1	Accommodation	Hotel	1	115	115	2	230	-	-
B2	Accommodation	Condominium	1	40	40	3	120	-	-
B3	Accommodation	Condotel	1	30	30	3	90	-	-
B4	Retail/ Accommodation	Condominium	1	36	36	3	108	-	-
B5	Place of Worship	Institutional	1	-	-	-	-	-	-
B6	Retail/ Accommodation	Condominium	1	37	37	3	111	-	-
B7	Retail/ Accommodation	Condominium	1	40	40	3	120	-	-
B8 - B15	Accommodation	Single Family Chalet	8	1	8	6	48	-	-
B16	Daylodge	Daylodge	1	-	-	-	-	-	-
B17	Service Building	Service	1	-	-	-	-	-	-
B18	Convention Ctr/Retail/Restau	Amenity	1	-	-	-	-	-	-
B19	Ski School/ Accommodation	Condominium	1	30	30	3	90	-	-
B20	Daylodge	Daylodge	1	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
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-	-	-	-	-	-	-	-	-	-
Subtotal - Apartment	-	-	0	-	-	0	-	-	-
Subtotal - Bed & Breakfast	-	-	1	-	-	8	8	-	-
Subtotal - Condominium	-	-	3	-	91	9	273	-	-
Subtotal - Condotel	-	-	0	-	-	0	-	-	-
Subtotal - Duplex	-	-	10	-	10	6	60	-	-
Subtotal - Hotel	-	-	1	-	30	2	60	-	-
Subtotal - Single Family Chalet	-	-	25	-	25	18	150	-	-
Subtotal - Townhomes	-	-	0	-	-	0	-	-	-
Subtotal - Daylodge	-	-	2	-	-	0	-	-	-
Subtotal - Other unit	-	-	5	-	1	0	-	-	-
TOTAL STAGE 2			20		336	26	917		

STAGE 3									
Bldg. No.	Building Name / Use	Designation	Bldgs	Suites Per Bldg	Suites	Bed Units Per Suite*	Total Bed Units	Area Leased	Area Purchased
C1 - C43	Accommodation	Single Family Chalet	43	1	43	6	258	-	-
C44	Interpretive centre	Amenity	-	-	-	-	-	-	-
C45 - C57	Accommodation	Single Family Chalet	13	1	13	6	78	-	-
C58	Society Building	Amenity	-	-	-	-	-	-	-
C59	Firehall/ Ambulance	Amenity	-	-	-	-	-	-	-
C60	Service Facility Building	Service	1	-	-	-	-	-	-
-	FIRST NATIONS'	-	-	-	-	-	-	-	-
D1	Retail/ Accommodation	Condominium	1	35	35	3	105	-	-
D2	Accommodation	Townhomes	1	2	2	4	8	-	-
D3	Accommodation	Townhomes	1	2	2	4	8	-	-
D4	Accommodation	Townhomes	1	4	4	4	16	-	-
D5	Accommodation	Townhomes	1	4	4	4	16	-	-
D6	Accommodation	Townhomes	1	4	4	4	16	-	-
D7	Accommodation	Townhomes	1	2	2	4	8	-	-
D8	Accommodation	Townhomes	1	4	4	4	16	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
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-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
Subtotal - Apartment	-	-	0	-	-	0	-	-	-
Subtotal - Bed & Breakfast	-	-	1	-	-	8	8	-	-
Subtotal - Condominium	-	-	3	-	91	9	273	-	-
Subtotal - Condotel	-	-	0	-	-	0	-	-	-
Subtotal - Duplex	-	-	10	-	10	6	60	-	-
Subtotal - Hotel	-	-	1	-	30	2	60	-	-
Subtotal - Single Family Chalet	-	-	25	-	25	18	150	-	-
Subtotal - Townhomes	-	-	0	-	-	0	-	-	-
Subtotal - Daylodge	-	-	2	-	-	0	-	-	-
Subtotal - Other unit	-	-	5	-	1	0	-	-	-
TOTAL STAGE 3			68		113	43	529		

GRAND TOTAL									
Designation		Bldgs	Suites	Bed Units Per Suite*	Total Bed Units	Area Leased	Area Purchased		
Subtotal - Apartment	-	0	-	0	-	-	-	-	-
Subtotal - Bed & Breakfast	-	3	-	24	24	-	-	-	-
Subtotal - Condominium	-	9	-	273	819	-	-	-	-
Subtotal - Condotel	-	0	-	0	-	-	-	-	-
Subtotal - Duplex	-	30	-	18	180	-	-	-	-
Subtotal - Hotel	-	3	-	6	180	-	-	-	-
Subtotal - Single Family Chalet	-	75	-	54	450	-	-	-	-
Subtotal - Townhomes	-	0	-	0	-	-	-	-	-
Subtotal - Daylodge	-	6	-	0	-	-	-	-	-
Subtotal - Other unit	-	5	-	3	0	-	-	-	-
TOTAL STAGE 1 + STAGE 2 + STAGE 3		135		607	112	1,997			

EMPLOYEE HOUSING

Bldg. No.	Building Name / Use	Designation	Bldgs	Suites Per Bldg	Suites	Bed Units Per Suite*	Total Bed Units	Area Leased	Area Purchased
E1	Employee Apartment	Apartment	1	32	32	3	96		
E2	Employee Apartment	Apartment	1	30	30	3	90		
E3	Employee Townhomes	Townhomes	1	4	4	4	16		
E4	Employee Apartment	Apartment	1	32	32	3	96		
TOTAL Employee Housing			4		98		298		

