

JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY
OCP Public Hearing Report Appendix C

From: Darcey Lutz [mailto:d2lutz@telus.net]
Sent: June-03-15 1:31 PM
Subject: Jumbo Municipality OCP - comments

Only on paper are you a municipality.

A community is not defined by a decree. It is defined by the citizens and the community that they create.

Jumbo is an important wilderness area. It can sustain light visitation, but not occupation. Thus your OCP is a fantasy/travesty. Your official plan should be to leave the Jumbo mountain area to continue to evolve and recover from human impacts, without the additional burden of your grandiose plans. "Development" is so often just another word for destruction. Your 'municipality' falls clearly into this category.

Find another investment opportunity.

Leave Jumbo Wild.

Darcey Lutz

From: roddunnett [mailto:roddunnett@yahoo.ca]
Sent: June-03-15 7:40 PM
Subject: Jumbo

My comments concerning the Jumbo OPC - insanity prevails. No population, no logic, waste of my tax payer money.

Rod Dunnett, Kaslo

From: bethdauk@yahoo.ca [mailto:bethdauk@yahoo.ca]
Sent: June-04-15 10:33 AM

Subject: Re: Jumbo OCP

I am opposed to the developments of a large resort that will threaten wildlife and wild spaces; that is poorly planned and not feasible; that has so far been pushed through government regulations and given exceptions; that is strongly opposed by many different groups; that threatens current businesses in an over crowded and failing sector of tourism; that has been declared a municipality and has been allocated funds in a total farce of proper governmental decision-making.

Declaring Jumbo a municipality- and appointing a mayor- is unethical and a waste of tax payers money.

Please listen to all the opposition to this proposal- it has been opposed for decades- if you don't think there is enough opposition, it is because people tire of fighting their own elected officials for what's right, and they lose hope that their voices will be heard.

Beth Dauk, Nakusp

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From: Vanessa Blais [mailto:vnssdrk1@outlook.com]
Sent: June-09-15 11:30 AM
Subject: Regarding Jumbo

I'm sending u this message in support for KEEPING JUMBO WILD!
As we all know this affair regarding Jumbo has gone on way too long. This so called Jumbo Resort should have been stopped years ago, and hopefully come to an end. The lands of Jumbo should remain as they are. A mayor still collecting good tax payers money for a town that doesn't exist should come to an end.
I wish I could be standing beside all that are against everything Jumbo Glacier Resort stands for. My heart and my words are with you
Vanessa Blais, Cranbrook.

From: Amanda Patt [mailto:aptadamant@yahoo.com]
Sent: June-09-15 10:10 PM
Subject: Re: Official Community Plan Bylaw, Jumbo Glacier Mountain Resort Municipality

I have several concerns with the way in which the development of the Jumbo Glacier Mountain Resort Municipality is proceeding.

My main concern is that glacier is predicted to rapidly shrink in size and eventually disappear due to climate change. I just cannot see how building a very large development is feasible if it is predicated on a single main industry that is predicted to be shortly non-existent. It seems like a very good way to face economic disaster a short time into the potentially long lifespan of a municipality. British Columbia is full of stories of towns that went from boom-to-bust when their single industries were exhausted.

I have a second concern that the development as an entity of the Jumbo Glacier Mountain Resort Municipality has itself been an irregular process in several regards. The municipality was created without as yet any residents. This thus leads to the necessity to appoint a council, as there is no one to elect. Which further leads to a heavy dependency on external public taxpayer money to support a municipality and its council that has no revenue base due to having a population of zero.

My third concern is that of creating a development with a very intensive use of land in an area which is currently so undeveloped as to be: a haven for native flora and fauna, a mecca to recreational users in the Purcell Wilderness Conservancy Provincial Park, and a sacred site to the local First Nations with un-extinguished title to their traditional lands. Creating a municipality from scratch requires a huge amount of financial backing, planning, resources, action and time. This very large process I do not believe has been substantially, or thoughtfully, started within the period allotted by the work permits issued by the government. That lack puts the

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future of the entire project in jeopardy, especially in the face of all the other social, environmental, and economic concerns listed above.

If an intentional community is to be built on the Jumbo Glacier Mountain Resort Municipality site as your Community Plan would suggest, then I would hope it would be built with an insight into best economic, social and ecological practices. For a mindful 21st century development could last well into the 22nd century if it was built on a such a sustainable foundation. I would suggest that the municipality: diversify its economic base from short-term, capital-heavy tourism to long-term, capital-paced eco-tourism, shift its vision for from buildings that blend-with-the-natural-elements to building that are built and powered by renewable products, re-evaluate its strongest assets from being a shrinking ski hill to being a growing reserve of biodiversity, and refresh its commitment to local people from a stance of increased prescriptive development to a stance of increased collective co-creation with its local neighbours. I would take this opportunity to ask you to become marvelous in this moment.

So, Thank You for taking to time to hold public space for dialogue on our British Columbian vision for our communities. I look forward to seeing this letter besides many, many others that you receive in feedback to your Official Community Plan Bylaw creation process.

Amanda Patt, Fruitvale

Additional note to letter above:

From: Amanda Patt [mailto:aptadamant@yahoo.com]
Sent: June-10-15 1:33 PM
Subject: Re: Jumbo Official Community Plan Bylaw Feedback Edit

Greetings again Mr. Read,

As I lay thinking last night about the whole issue of Jumbo, my thoughts resolved into the most important take away message I wanted to pass to your Community Plan:

"I would argue that you are not necessarily beholden to the vision of the parent company that created you, that now is a time that your fledgling municipality can take back its power of self-determination and choose its own destiny."

I would appreciate if you used this up-dated version of my letter as feedback into the Official Community Plan Bylaw creation process, as it could I believe open your council to very positive possibilities at the Jumbo Municipality.

Amanda Patt

From: Fred Wah [mailto:wah@ucalgary.ca]
Sent: June-10-15 3:01 PM
Subject: Jumbo, from my side of the pass.

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I continue to be appalled at the absurdity of this fake town. The attempted urbanization of this wilderness represents a hollow greed and represents the kind of hegemonic power that thrives on secret agendas and deflected civic responsibility. As I say in a poem ("Requiem Jumbo Utaniki"), their (the provincial government and the developers) desire is a "medium for sucking." Fred Wah, former Parliamentary Poet Laureate, Vancouver
*June-August: Riondel, B.C.

From: d.polster@telus.net [mailto:d.polster@telus.net]
Sent: June-10-15 3:08 PM
Subject: Jumbo Official Community Plan

I am appalled to see the farce of the Jumbo – Glacier Mountain Resort Municipality (JGMRM) Official Community Plan. The plan states that the Core Values of the JGMRM include, “Respect for the environment, wildlife, and natural areas” but how can you respect the environment, wildlife and natural areas when you dump a modern ski resort in what is currently an important part of the natural areas of British Columbia. This area borders the Purcell Wilderness Conservancy and is adjacent to the internationally famous Bugaboo’s. It is an important Grizzly Bear habitat and has a variety of natural hazards that make building a resort a very risky proposition. I understand that foundations for the new lodge have been poured in an avalanche path in their haste to get something established before their environmental permit expired.

In addition, a resort that depends on visitors coming from “away” and depends on snow and glaciers is not responsible in the face of climate change. We need to protect our wilderness areas to maintain as much ecological resilience in the face of an uncertain future climate. I trust you will not approve this sham of an OCP and that you will work to remove the threat of the JGMRM from our important wilderness area.

David Polster, M.Sc. R.P.Bio. Plant Ecologist.

From: Bauman, Paul (Calgary) [mailto:Paul.Bauman@WorleyParsons.com]
Sent: June-10-15 3:39 PM
Subject: ongoing development at proposed Jumbo Pass ski area

I would like to present my opposition to any and all pursuits related to ongoing development of Jumbo Pass as a ski area. The overwhelming opposition to this project in both the East and West Kootenays, the waste of public money on an unpopular project, the waste of human resources of those spending significant time in opposing this project, and the long term economic folly of another ski resort in an area that already cannot support the ski resorts present, these and other

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issues compel me to voice my opposition. Given that the government has been more than generous with the proponent to date, and given that the proponent has not met their “substantial start” requirements, I would like to see the projected definitively halted at this point in time.

Thank you for your consideration.

Paul Bauman, Calgary

From: Christine Kraayvanger [mailto:stine_ca@yahoo.com]

Sent: June-10-15 8:51 PM

Subject: Jumbo OCP

I would like to register my opposition in principle to the proposed OCP for Jumbo. I do not believe that such a plan should exist for a non-existent community.

Christine Kraayvanger, Quesnel, B.C.

From: Shauna [mailto:geeode@yahoo.com]

Sent: June-10-15 8:53 PM

Subject: Jumbo

I oppose the development at Jumbo, and all it's corporate games, like false buildings, and a community plan that represents no physical community, except delusional corporation.

Say no to this Loki of development and preserve prime grizzly habitat!

Shauna Morey

From: Loni/Norm Funnell [mailto:leinor@telus.net]

Sent: June-10-15 9:55 PM

Subject: Emailing: To the Appointed Mountain Resort Municipal Council.docx

As taxpayers of BC we're affected by the use of our money being spent by the unelected paid council on establishing and now revamping of the OCP for a non-existent mountain resort municipality.

Since there has been no confirmation of substantial construction the appointing of a council was premature and undemocratic.

We resent the use of our tax dollars being used to support a mickey-mouse operation of Glacier Resorts Limited who has never disclosed the existence of a financial backer in over 20 years.

Stop making a mockery of democracy.

Loni and Norm Funnell, Edgewater

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From: pamwight@superiway.net [mailto:pamwight@superiway.net]
Sent: June-10-15 9:49 PM
Subject: Comment on draft JGMRM Official Community Plan

An Official Community Plan (OCP) is an important document that reflects the long-term vision of a community.

JGMRM has no residents, therefore I do not believe that the appointed council should proceed with the adoption of an OCP.

Residents of the Kootenay region have made it extremely clear that they want to keep Jumbo Wild. P public engagement in land use decisions is a key component of local democracy - with no members of the public (any residents) in the Jumbo Municipality, this is not possible.

I object to the process of you creating and adopting an OCP for a town with no residents.

Pamela Wight

From: Elsie Dean [mailto:ewdean@telus.net]
Sent: June-10-15 10:00 PM
Subject: Leave Jumbo Mountain alone no community exists

Dear Sir or Madam

The Jumbo Glacier Mountain Resort Municipality's (JGMRM) OCP is "intended to reflect the long term vision of the community." Whose vision? What community? The JGMRM has no residents, an appointed mayor and council and is funded by \$200,000 of BC taxpayer dollars every year.

As a BC provincial taxpayer I object to funding a non-community with no people. As part owner as a taxpayer/land owner I have a responsibility to speak up against the travesty. The people of BC made a decision to keep Jumbo Mountain a wilderness area to help the glazier and animals survive, we have not been asked if this area should now be developed as a recreation area. More than ever we need to protect our glaziers and surviving animals faced with increasing climate change.

We have plenty of ski resorts in BC that are looking for tourists we do not need another; for example the resort in Revelstoke BC is world class and is looking for more clients.

Do the right thing, shut it down!

Elsie Dean, Burnaby

From: Mocha Proudtail Carter [mailto:mochaproudtail@gmail.com]
Sent: June-11-15 7:51 AM
Subject: OCP for Jumbo Mtn. Resort

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For the record we would like to express our disapproval of the Jumbo Mtn. Resort municipal council going ahead and seeking to adopt an Official Community Plan.

This "so-called" municipality does not have any residents, nor does it represent a community or population. OCP's are designed for community development and not for corporate development. Thank you for recognizing our opposition to these proceedings.

Clare and Dave Carter

From: Darla Spiry [mailto:radspiry@telus.net]

Sent: June-11-15 8:36 AM

Subject: JUMBO

Your email has been provided to respond to the Jumbo Municipality and Back country Resort. I understood from reading our local newspapers that you are on the Radium Council, so was surprised to send a Jumbo email to you.

I am not in favor of a resort and a community in the Jumbo Glacier and Mt Farnum area. I have never been in favor of this plan.

I am also not in favor of a small appointed council without a community.

And most importantly, I am in support of the First Nations views, particularly our local First Nations, and the five bands of the Ktunaxa Nation. The Nation is not in favor of Jumbo resort and municipality to my knowledge, nor were they consulted early on.

Anyway, I am unable to attend a public meeting due to your scheduled days and times of the Radium council meetings, so I am sending you this email in it's place.

Darla Spiry, Invermere

From: Kim Charlesworth [mailto:kimcharlesworth310@gmail.com]

Sent: June-11-15 8:45 AM

Subject: Jumbo OCP

I believe that there should be no development in Jumbo resort municipality. Jumbo should remain in its current undeveloped state, and no more building, either residential or commercial, should be allowed.

It is an affront to democracy that a town with no citizens should adopt an OCP that is for the benefit of a corporation. The very fact that the OCP is subordinate to the master development agreement makes this a complete farce. Towns are for people. OCP's are for the benefit of the vision of people who live in towns, not corporate interests.

Kim Charlesworth

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From: Johanne Frappier [mailto:johannemf8@icloud.com]
Sent: June-11-15 8:29 AM
Subject: jumbo

I am against developping a glacier, it will be an environment disaster.....please....let it be wild and beautiful.....thank you johanne frappier

From: alan artibise [mailto:alanfartibise@gmail.com]
Sent: June-15-15 6:34 AM
Subject: Fwd: JGR and its controversy

I am a planning professor; I am the former head of the School of Community and Regional Planning at UBC and have held senior positions at universities in Arizona, Texas and New Orleans. I am also a planning consultant and I was an associate planner with the Pheidias Group of Vancouver, B.C. in the 1990s.

I was a participant in the design and the approval process of the Jumbo Glacier Resort project since the early 1990s, and continued until when I moved to the United States in 1999. As an expert, I was also appointed a director of Glacier Resorts Ltd., which I still am.

I am following with great interest the journey of this project through the approval process, and I wish to refer to the chronology of the project, available through the web site at www.jumboglacierresort.com/chronology/

I was present when the East Kootenay CORE Table, the most extensive public consultation process ever undertaken for a land use decision in British Columbia, voted 17 to 4 for a land use designation that would permit the project to proceed. It was very significant as the only site-specific decision of CORE.

I also remember well that the Commissioner wrote that the environmental review referred to in the CORE decision could happen under the CASP process, as opposed to the EA Act process. He explained that the overriding concern was that the project would receive a fair and timely process.

I was there when we received the written unanimous decision of the Regional District of East Kootenay requesting that the Province create a mountain resort municipality for the project.

It is clear to me that the four sectors of the CORE process that voted against the project are still trying to prevent the conclusion of the approval process by denying the land use designation that was at the origin of the process. I am surprised that the latest objection to the project is that there are no residents there and that the residents of other locations should be entitled to deny zoning. British Columbia in fact pioneered the creation of employment through resource development creating municipalities like Tumbler Ridge where there were no residents. If it is done for mining why it cannot be done for skiing?

I wish to applaud your work to bring to a logical conclusion a process that started 25 years ago and continued under six different governments. Jumbo Glacier Resort will be the best mountain

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resort in North America, with proven and reliable snow conditions due to its high elevations and glaciers – a factor that was made obvious this year in BC, in which its mostly low-elevation ski resorts experienced terrible snow conditions.

As a scholar in planning issues and the democratic process leading to land use decisions I wish to encourage you to stand firm and to do your civic duty regardless of the intimidation that has afflicted the approval process for this beautiful project ever since the opponents did not get their way in the land use decision that was the basis of the process.

Alan Artibise, PhD

Received by regular mail.

04.06.15

Hello JGMRM Council,

You all know. We all know. They all know. This has got to be the biggest joke since, so called civilization began. But who should you object to this sham, or, care if the word integrity is obliterated in the process, aye? You're having fun, the pays good and it's all legal – though completely contrived.

Sincerely,

Rowena Eloise, Argenta

For: The West Kootenay Coalition for Jumbo Wild.