

## JUMBO GLACIER MOUNTAIN RESORT MUNICIPALITY

### Public Hearing Report for Official Community Plan (OCP) Bylaw No. 0013 June 16<sup>th</sup>, 2015.

Present: Mayor Greg Deck, Councillors Hugunin and Ostrander, staff members Mark Read, Jill Logan, Karen Sharp, and Gary Burford, media representatives and members of the public.

Note: The speakers list was made available for sign up to applicants at 9:15 a.m. Copies of the bylaw, OCP related avalanche material, and submissions received were available for viewing.

Preface: This record is not intended to be a verbatim account of statements made at the public hearing. Rather, it is a summation, including quotations, of the views and opinions voiced by the speakers as interpreted by the minute taker.

Mayor Deck brought the public hearing to order at 9:36 a.m. noting the process and rules that the public hearing would follow.

Mark Read provided an overview of submissions received. The WildSight form letter submitted via email by 210 signatories and the website messaging that introduced the form letter were read aloud. This information is attached as 'Appendix A'. The WildSight form letter provided the opportunity to edit and/or add additional comments. Mr. Read noted that 104 such submissions had been received and that these submissions reflected the following primary recurrent themes:

“The municipality exists solely to support a commercial development”;  
“This process is a waste of BC tax-payers money”;  
“Specific concerns expressed regarding the content of the OCP”;  
“BC does not need another ski resort”;  
“This development will destroy or damage the environment”, and;  
“This is not an economically viable project”.

These submissions are attached, in their entirety, as 'Appendix B'.

Nineteen letters were received, via email, directly from the authors. Mr. Read noted that these submissions largely reflected the primary recurrent themes noted above. However, one letter in particular raised new issues and one letter was in support of the project. These two letters, from Amanda Patt and Alan Artibise, were read aloud. One letter was received from Rowena Eloise by regular mail, and this was also read aloud.

These submissions are attached, in their entirety, as 'Appendix C'.

Mayor Deck next invited comments from persons believing their interests in land to be affected by the proposed bylaw.

1. Jim Galloway.

Mr. Galloway read out his submission which is attached as part of 'Appendix D'.

2. Judy Burns

Ms. Burns identified herself as a resident of the Toby Benches, noting that the access to the proposed resort affects her property. Ms. Burns continued to read out her submission which is attached as part of 'Appendix D'.

3. Shirley Campbell

Ms. Campbell raised the question of whether the appointed members of Council, who are paid for with BC tax-payer funds, were "aware of any other monies any government department has invested in the private company they are promoting". Ms. Campbell continued, asking if the Council members "realize there is a probable moral and ethical dilemma in accepting public appointments to promote a private resort growth company, especially as one of them already holds a senior position with CBT, which could well show a conflict of interest".

4. Michael Power

Mr. Power identified himself as a resident of Brownsville. Mr. Power advised that under the BC Building Code slab on grade construction is not normally permitted and that some kind of footings are usually required. Mr. Power asked what building code was used for the construction permitted in the Jumbo Creek valley.

5. Gurmeet Brar

Mr. Brar requested that his opportunity to speak be deferred until the end of the hearing and he stated that he "may not speak at all". Mr. Brar's request was granted by Mayor Deck.

6. Bob Campsall

Mr. Campsall read out his submission, which is co-signed by Lorraine Campsall, and which is attached as part of 'Appendix D'.

7. Robyn Duncan

Ms. Duncan, an Executive Director for WildSight Kimberley and representing that organization, read out her submission which is attached as part of 'Appendix D'.

8. Graham Holt

Mr. Holt, a resident of Windermere and General Manager for RK Heliski, and representing that organization, read out his submission which is attached as part of 'Appendix D'.

9. Doug Anakin

Mr. Anakin, a resident of Invermere, advised that he hoped Council members will forward the information coming out of this public hearing to their "employer", this being the provincial government. Mr. Anakin expressed that his feelings originated as a young boy sledding down a hill in Ontario; a hill that was later replaced by an apartment building. Mr. Anakin went on to compare the Jumbo area with Tuckerman's Ravine in New Hampshire, where experienced skiers would hike up the mountain and "with other skilled people looking after each other, you ski safely". Mr. Anakin noted a conversation with Mr. Oberti twenty years ago in which he asked why a hut, similar to the Olive Hut, could not be located in the alpine for adventure skiing, as opposed to a "big Village". Mr. Oberti's response was that a Village was needed to generate money.

Mr. Anakin predicted that the operation, as proposed, would lead to "dangerous deaths" because of the dangerous conditions, including crevasse and fog, on the Jumbo-Karnak massif. "The skiing part hasn't been looked at", he stated.

Mr. Anakin went on to describe the creation of company towns for mining in which the companies paid for development. He suggested that the Council should resign their positions and continue development of the plan as employees of the promoter.

Mr. Anakin wrapped up his submission with the opinion that the proposed resort would only provide jobs for individuals from abroad.

10. Marjie Jamieson

Ms. Jamieson, a resident of Tata Creek, advised that she has been a professional ski guide her entire life and that she has extensive avalanche training and experience. Ms. Jamieson stated that placing foundations at the bottom of a class four avalanche slope is "absolutely unbelievable" and "utter stupidity". Ms. Jamieson continued that this demonstrates a "lack of planning" and she opined that "there is no funding" for this "sham" of a project. Ms. Jamieson also referenced a discussion involving a BC Highways employee, avalanche expert and engineer who 'off the top of his head' speculated, twenty years ago, that road construction costs to access the resort would be \$20 million. Ms. Jamieson closed with the query "how can you even consider a community that has an access issue like that".

## 11. Jean Blackstock

Ms. Blackstock, an landowner in Windermere, advised that she is here representing her family who want her to speak “on behalf of the wilderness in Jumbo”. Ms. Blackstock has “climbed Jumbo three or four times”. Ms. Blackstock stated that “as a tax payer in British Columbia I feel insulted” and that Council members “need to rethink the entire Jumbo plan” in light of the issues brought up including avalanche dangers, grizzly bear population, and road construction costs. Ms. Jamieson continued that “the whole thing needs to be stopped in terms of the waste of time, energy, resources, and tax payer’s money”.

## 12. Gurmeet Brar

Mr. Brar began stating that “as a procedural matter I would like to know why these proceeding aren’t being recorded”. Mr. Brar opined that simple note taking is “wholly inadequate”. Mr. Brar expressed satisfaction with the comments made at the public hearing noting that he “has little to add”. Mr. Brar continued stating that the OCP is “full of many falsehoods, it’s full of false assertions, it’s full of blatant lies”. Mr. Brar expressed his regret that “the Indian Nations are not here speaking for themselves” and he suggested that the reason “the Ktunaxa are not here is that they do not want to add any legitimacy” to the process. Mr. Brar noted that he has followed this development proposal closely over “many decades” and that the dominant issue in his mind is the access road. Mr. Brar advised that he is familiar with the access road and avalanche corridors along it, and that anyone who suggests that it will cost “twenty or forty million dollars to build that road now is dreaming, the actual cost is going to be hugely higher, and I want to know why I’m paying for it”. Mr. Brar continued “this is not a ski resort; it’s not a golf resort, there’s nothing, it’s a land grab, it’s authenticated by I don’t know whom”. Mr. Brar stated “I myself am not going to lend any credibility to this document by speaking about it; it’s a bad document.”

Mr. Brar turned his attention to the Ktunaxa noting that he is “not empowered by them to speak, they’re not here to speak for themselves, and like I said maybe they don’t want to because it adds legitimacy to something that they don’t recognize”. Mr. Brar referenced the recent report produced by the Truth and Reconciliation Commission and stated “development in that valley, in my mind, is the equivalent of spiritual genocide to the Ktunaxa Nation.” Mr. Brar cautioned Council members to heed these issues carefully and he suggested that “the three of you need to resign; you need to not be taking our money to promote a developer’s project – it’s outlandish.” Mr. Brar continued: “Mr. Deck, you should not be involved in this at all, as the head of CBT, as your presence in the Regional District, all your shenanigans in this valley for many many years... you and Mr. Oberti are personal friends, I don’t know if he is doing your bidding, or you are doing his bidding, but someone is doing someone’s bidding because none of this makes sense.” Mr. Brar continued in this vein suggesting that Minister Bennett is also a member of the “triumvirate” that is allowing the project to proceed. Mr. Brar next mentioned his engineering credentials and stated “I would like to meet the person who gave a permit for placing slabs as a foundation in that terrain, no footings, no nothing...” Mr. Brar opined that if the structures were completed “...and there was loss of life, I am certain that the liability would lay against us”. Mr.

Brar finished with an objection to any involvement on the part of the Village of Radium Hot Springs or its staff in the project.

Following Mr. Brar's presentation, Mayor Deck thanked attendees for their respect for the public hearing process and noted that Council members will not be able to receive or discuss further submissions regarding the proposed bylaw. The public hearing adjourned at 10:45 a.m.

HEREBY CERTIFIED as a fair and accurate report of this public hearing:

  
Acting CAO Mark Read

July 10th, 2015.