

Jumbo Glacier Mountain Resort Municipality

OFFICIAL COMMUNITY PLAN

Schedule A
Bylaw No. 0013, 2015.

TABLE OF CONTENTS

1.1 INTRODUCTION AND PREAMBLE.....4
 1.2 Purpose of the OCP.....4
 1.3 OCP Goals.....4
 1.4 OCP Approval Process.....5
 1.5 Plan Area.....5
 1.6 Resort Approval History.....5
 1.7 Vision.....7
 1.8 Vision Statement.....7
 1.9 Origins and Interpretation of the Vision.....7
 1.10 Physical Components of the Resort.....7
 1.11 Resort Character.....7
 1.12 Values and Principles.....8
 2.1 PLAN IMPLEMENTATION.....8
 2.2 General Policy.....8
 2.3 Timeline and Phasing.....8
 2.4 Land Ownership and Acquisition.....8
 2.5 Zoning Bylaws.....8
 2.6 OCP Review.....9
 2.7 Monitoring.....9
 3.0 FIRST NATIONS.....9
 3.1 The Shuswap Indian Band.....9
 3.2 The Ktunaxa Nation.....9
 4.0 LAND USE.....10
 4.1 Residential Housing.....10
 4.2 Land Use General Principles.....10
 4.3 Residential Land Use.....11
 4.6 Tourism and Commercial Land Use.....11
 4.9 Light Industrial and Public Utility Land Uses.....12
 4.12 Recreational Land Uses.....12
 4.15 Institutional Land Uses.....13
 4.18 Agricultural Land Uses.....14
 4.19 Sand and Gravel Extraction.....14
 5.1 LAND USE RESTRICTIONS (HAZARD / ENVIRONMENTAL).....14
 6.1 SUSTAINABLE DESIGN.....15
 7.0 TRANSPORTATION.....17
 8.1 DRINKING WATER SUPPLY.....18

TABLE OF CONTENTS Continued...

8.4 DRINKING WATER CONSERVATION.....19

9.1 WASTEWATER TREATMENT.....19

10.1 SOLID WASTE MANAGEMENT.....20

10.4 HAZARDOUS AND SPECIAL WASTES.....21

11.1 EMERGENCY SERVICES.....21

12.1 PUBLIC FACILITIES.....22

13.1 HOUSING POLICIES.....22

14.1 GREENHOUSE GAS REDUCTION.....23

15.1 REGIONAL CONTEXT STATEMENT.....24

16.1 DEVELOPMENT PERMIT AREA.....25

 16.2 Development Permit Triggers.....26

 16.3 Protection of the Natural Environment Guidelines.....26

 16.4 Protection from Hazardous Conditions Guidelines.....27

 16.5 Form and Character Guidelines.....27

1.1. INTRODUCTION AND PREAMBLE

This Official Community Plan (OCP) establishes the land use policies for planned and future development of the Jumbo Glacier Mountain Resort Municipality (JGMRM). It 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.

Under the Letters Patent incorporating the municipality, this OCP must not supersede or impair the Jumbo Glacier Master Development Agreement (MDA or ‘Master Development Agreement’) or relieve a person of an obligation imposed by that agreement.

This OCP is a planning document and the principles herein are intended to reflect the long-term vision of the community. These principles are consistent with the Jumbo Glacier Resort Master Plan (JGRMP or ‘Master Plan’) which is an important reference document for this OCP.

1.2. PURPOSE OF THE OCP

The principles, objectives and policies of the OCP are meant to inform and guide the planning and land use decisions of staff and Council. The purpose of the OCP is to recognize the need to manage future development, protect the area’s resource base, and promote human settlement that is socially, economically and environmentally healthy while making efficient use of public facilities, services, land and other resources.

This OCP will guide land use decisions and policies in accordance with the goals of the Master Plan and terms of the Master Development Agreement as well as with Provincial policies and local government legislation.

1.3. OCP GOALS

The goals of the OCP are to create principles, objectives and policies that will:

- Be in accordance with the Master Plan and Master Development Agreement.
- Foster sustainable development in keeping with urban and rural best practices.
- Create aesthetically pleasing, compact and pedestrian-oriented development.
- Provide recreation and tourism infrastructure that is unique in Canada.
- Foster economic activity that supports the long-term sustainability of the resort.
- Create local employment and contribute to regional economic well-being.
- Protect and enhance environmental values and assets.
- Support the development of high quality and sustainable resort infrastructure.
- Promote the efficient use of water and energy.
- Foster cooperation with First Nations.

1.4. OCP APPROVAL PROCESS

The OCP is a bylaw adopted by Council following consultation opportunities as described in the Local Government Act and a mandatory public hearing. This OCP was circulated for formal review to the general public, relevant Provincial Ministries, Interior Health, First Nations, and the Regional District of East Kootenay.

It should be noted that Council has reviewed the extensive public consultation undertaken prior to the formation of the municipality in the preparation of this OCP. There were five major public review processes, including the process leading to the Interim Agreement with the Province, the CORE land use review, the Environmental Assessment Act review, the Master Plan approval process and the Master Development Agreement review.

1.5. PLAN AREA

This OCP is for the area defined by the boundaries of the Jumbo Glacier Mountain Resort Municipality. The Plan area map is included as Schedule B10.

Lands within the OCP area are under the authority of the local municipality and include provincial Crown lands. Crown land is subject to provincial policies and regulations under the umbrella of the All Seasons Resort Policy, the Master Plan, and the Master Development Agreement.

The plan area encompasses the entirety of the Jumbo Glacier Mountain Resort Municipality which includes the Controlled Recreation Area (CRA) and the resort development area (Resort 'Base Area' or 'Village'). The total area is approximately 5,961 hectares, including the groomed ski runs (approximately 650 hectares). This includes the Jumbo Mountain massif, Glacier Dome, Commander Glacier, Farnham Glacier and portions of the upper Jumbo Creek and Farnham Creek drainages.

The resort development area covers approximately 110 hectares in the upper Jumbo Creek valley.

1.6. RESORT APPROVAL HISTORY

The Jumbo Glacier Resort project was initiated in 1991 with an application to the Province under the Commercial Alpine Ski Policy (CASP), now named the All Seasons Resort Policy (ASRP), which is the governing policy for the ski area tenure. The ski area is entirely on provincial Crown land.

The ASRP stipulates that the use of the Controlled Recreation Area is granted to the operator under a licence. Within the licensed Controlled Recreation Area, the land that is specifically required to operate the ski area (the parking area, the right of way for the lift lines and the ancillary facilities, such as day lodges etc.) are covered by a lease agreement, allowing the Province to take over the area in case of default by the operator. The land required for overnight accommodation, infrastructure and tourism services is sold to the license holder as fee simple and may, in turn, be sold to third parties.

Following acceptance of the initial proposal, the Province provided an interim agreement in March 1993 and opened the door to the Master Plan approval process. This process was interrupted by a land use review process initiated by the Province in 1992. The ‘Commission on Resources and the Environment’ (CORE) was a comprehensive land use review which involved local stakeholders, agencies and government. The CORE process concluded in 1994 with the issuance of the East Kootenay Land Use Plan. This included a specific recommendation to approve the land use for the Jumbo Glacier Resort project subject to the outcome of an Environmental Assessment Act review. In April 1995, the Province formally announced the approval of the land use decision.

The project transitioned into the Environmental Assessment Act (EA Act) review process in 1995. In 1998, following considerable public consultation, the Environmental Assessment Office (EAO) produced ‘Project Specifications’ and commentaries regarding the Jumbo Glacier Resort Project, published in three volumes.

The review under the EA Act led to a revised preliminary Master Plan and culminated in 2004 with the EAO report and recommendations, which included a statement that the project was “in the broad public interest”. An Environmental Certificate was issued in October 2004. In July 2007, following a two year public review under the Commercial Alpine Ski Policy (CASP), the Province approved the Master Plan for Jumbo Glacier Resort. The Master Plan is the primary planning document used by Glacier Resorts Ltd to define the overall development of lands within the resort area. The Master Plan is the primary document referenced in the Master Development Agreement, approved in March 2012, which details the relationship between the Province of BC and Glacier Resorts Ltd with respect to all activities and development occurring on crown land, including the process by which crown land will be transferred to Glacier Resorts Ltd as fee simple parcels.

On November 19th, 2012, the Province of BC issued letters patent creating the Jumbo Glacier Mountain Resort Municipality.

1.7. VISION

The Jumbo Glacier Mountain Resort Municipality OCP envisions a resort community that is aesthetically appealing, environmentally aware, and that is focussed on family recreation, sightseeing and year-round skiing in a peaceful, alpine setting.

1.8. VISION STATEMENT

To provide the only North American community with lift access to high-alpine glaciers and mountains for year-round skiing and spectacular sightseeing via a boutique-sized, high quality resort designed in an authentic mountain character and in accordance with sustainable development principles and designs.

1.9. ORIGINS AND INTERPRETATION OF THE VISION

The vision for the ski area was developed in concert with the attributes of the project site, namely: a favourable climate, high quality and abundant natural snow, access to high alpine glaciers for year-round skiing and sightseeing, and the largest all-natural snow vertical drop with a continuous fall line in North America.

The plan is to gain access to the best terrain for sightseeing and alpine skiing on the continent and to create a destination for year-round skiing and snowboarding with unique sightseeing experiences, including a superior ski and snowboarding school.

1.10. PHYSICAL COMPONENTS OF THE RESORT

The project consists of several interrelated components: a Glacier Dome gondola, restaurant and viewpoint, summer skiing and sightseeing at Glacier Dome and at the Jumbo-Commander-Farnham glacier ski area, an integrated pedestrian oriented base area containing hotels, townhomes, strata residential and rental units, single family chalets, commercial facilities (restaurants, retail outlets and tourist facilities), an interpretive centre, environmental monitoring station, and a Guest Relations Centre.

1.11. RESORT CHARACTER

The resort will be designed with an authentic mountain style and character drawing from the tradition of the National Parks, with steep sloping roofs and small scale buildings emphasizing the use of natural materials, particularly stone and wood.

1.12. VALUES AND PRINCIPLES

The core values and principles that are the foundation of this Official Community Plan can be summarized to include:

- Creation of an aesthetically appealing resort community.
- Respect for the environment, wildlife, and natural areas.
- Respect for the history and character of the area.
- Provision of employment and local business opportunities.
- Provision of recreational opportunities in an alpine setting.

2.1. PLAN IMPLEMENTATION

The Official Community Plan outlines broad objectives, policies and directions for Jumbo Glacier Mountain Resort Municipality. This section outlines methods in which JGMRM may proceed with its implementation.

2.2. GENERAL POLICY

The JGMRM will review and implement the policies of the Official Community Plan when considering decisions with regard to land use, servicing and development in the plan area.

2.3. TIMELINE AND PHASING

This OCP for JGMRM is intended to provide policy direction for the duration of the resort's projected 20-25 year phased build out period as indicated by the Master Plan. The phased growth of the resort will ensure that at no time demands on service infrastructure will exceed the capacity of installed services.

2.4. LAND OWNERSHIP AND ACQUISITION

Crown lands are available for purchase or lease for the construction of the Jumbo Glacier Resort in accordance with the All Seasons Resort Policy. The terms and conditions are detailed in the Master Development Agreement between the Province and Glacier Resorts Ltd. Land may be purchased or leased according to the phased growth of the resort.

2.5. ZONING BYLAWS

JGMRM zoning bylaws will complement this OCP and provide more specific regulation with respect to subdivision, building and development.

2.6. OCP REVIEW

This OCP may be subject to periodic review by JGMRM, at Council's discretion, as planning is a dynamic and evolutionary process where change, including amendments to the Master Plan, is inevitable over time.

2.7. MONITORING

Periodic monitoring is essential to the effectiveness and value of this OCP. New information and changing circumstances may make aspects of this OCP obsolete if it is unable to change with them. Monitoring issues within the area and adjusting to changing processes and circumstances, on an as needed basis, will ensure the OCP is responsive to the needs of the municipality.

3.0. FIRST NATIONS

3.1. THE SHUSWAP INDIAN BAND

The Shuswap Band is a member of the Shuswap First Nation and has carried out traditional First Nation activities in the region near and surrounding the Jumbo Glacier project well before European contact. There is archaeological evidence in the region that, in conjunction with traditional stories, supports the use and occupation of the Columbia Valley region by the Shuswap First Nation people.

The Shuswap Indian Band has demonstrated its strategic interest in the project by working closely with the resort developers and the Province of BC from the initial stages of the project.

3.2. THE KTUNAXA NATION

The Ktunaxa traditional territory covers approximately 70,000 kilometres of south-eastern British Columbia. The Ktunaxa have occupied the region since early post-glacial time with archaeological records dating back 10,000 to 20,000 years. Their relationship to the land is supported by their language, oral history, legends, archaeological record and ecological knowledge.

The Ktunaxa Nation has political, social, economic, cultural, spiritual and historical connections and attachments to their traditional territory which pre-date European contact. The Ktunaxa Nation asserts aboriginal rights over their traditional territory, which includes the Jumbo Pass and Jumbo Valley.

3.3. Objectives:

1. Maintain a consultative relationship with local First Nations.
2. Establish collaborative partnerships with local First Nations for the provision of services when efficiencies and mutual benefits may accrue.
3. Promote First Nations interpretive and educational opportunities.

3.4. Policies:

1. JGMRM will maintain a First Nations Advisory Body for consultative purposes as required by the municipality's letters patent.
2. Opportunities for First Nations participation in joint-venture infrastructure projects will be supported in accordance with the Master Plan.
3. Collaborative opportunities with the First Nations Interpretive Centre and environmental monitoring station will be supported.

4.0. LAND USE

4.1. RESIDENTIAL HOUSING

JGMRM is a planned community with the type, number and phasing of development detailed in the Master Plan and with amendments approved by the Province under the Master Development Agreement. Residential housing options will include multifamily strata units, strata townhouses, bare land strata and fee simple single family dwelling units, and staff housing units. Built staff housing will satisfy 90% of the required employee housing or approximately 1000 bed units. Approximately 174 single family dwelling units are planned over a 43 hectare area while an additional 212 townhome units and 1019 multifamily dwelling units are planned within the 46 hectare resort core area. The lands intended for residential development are identified in Schedule B1 – Planned Land Use.

4.2. LAND USE GENERAL PRINCIPLES:

1. Collaborate with Glacier Resorts Ltd on the review of development proposals recognizing the framework imposed by the Master Plan and Master Development Agreement.
2. Require development to be serviced by the community drinking water and waste water treatment systems. Development located outside the resort base area may require independent treatment systems.
3. Support high standards of construction and architectural design that harmonize with the alpine landscape.

4. Ensure that infrastructure has the capacity to service new development.
5. Encourage pedestrian and cycling trail networks while managing public road systems to facilitate the safe and efficient movement of traffic flows to and within the resort.
6. Develop a Subdivision Servicing Bylaw to guide infrastructure requirements.
7. Require development to adhere to storm water and snow melt runoff best engineering practices to help prevent adverse effects to water bodies.
8. Require electrical and telecommunications facilities and infrastructure in the resort base area, with the exception of necessary communication towers, to be located underground.

4.3. RESIDENTIAL LAND USE:

4.4. Objectives:

1. Zone lands, as identified in the Master Plan, appropriate for a range of residential accommodation types, tenure and density.
2. Maintain a range of accommodation offerings to serve the varying needs of residents, recreational home owners, visitors and resort employees.
3. Balance the supply of accommodation with the resort's recreational carrying capacity.

4.5. Policies:

1. Encourage the development of secondary suites in single family residential units to increase the housing inventory and encourage rental by the local workforce.
2. Support the requirements iterated in the Master Plan for the creation of affordable employee housing in conjunction with commercial development.
3. Create a regulatory scheme allowing the development of home occupations provided that they are ancillary to the residential use and have no negative impacts on neighbouring residents.

4.6. TOURISM AND COMMERCIAL LAND USE:

4.7. Objectives:

1. Support the development of a broad spectrum of tourism accommodation types and commercial services that meet the needs of residents, recreational home owners, visitors and resort employees.

4.8. Policies:

1. Develop standards for the use of underground parking to minimize the footprint of proposed developments.
2. Support pedestrian networks by ensuring that development parcels connect to existing trail systems.
3. Encourage commercial uses that support the vitality of the resort such as restaurants, cafés, retail, art galleries, hotels and other businesses.
4. Encourage commercial uses that support the needs of residents and resort employees, such as grocery, convenience and liquor stores.

4.9. LIGHT INDUSTRIAL AND PUBLIC UTILITY LAND USES:

4.10. Objectives:

1. Ensure efficient and well-maintained infrastructure is provided to the resort.
2. Protect surface and groundwater sources.
3. Promote efficient and responsible management of solid waste, including waste reduction, while minimizing wildlife attractant conflicts.

4.11. Policies:

1. Limit the development of light industrial uses such as water and wastewater treatment, and solid waste management to those areas designated as ‘Institutional and Service’.
2. Discourage industrial uses that do not support the development or operation of a resort-oriented community.
3. Require all light industrial uses to integrate landscaping and screening to minimize impacts to human use corridors and neighbouring properties.

4.12. RECREATIONAL LAND USES:

JGMRM will be the premier resort destination for the region. Its primary recreation activities will be sightseeing, skiing and snowboarding in both winter and summer. Secondary recreational activities such as hiking in summer, and tobogganing, ice skating and snowshoeing in winter are also planned.

Within the resort base or “village” area, there will be green space and trails. Walking and bicycling trails will connect each node of the resort and will provide an additional recreational amenity.

Recreation lands are designated as the Controlled Recreation Area (CRA) under the Master Plan and Master Development Plan and will remain as crown lands. Development within the CRA will be administered by the designated authority under the Master Development Agreement through the tenure process. JGMRM will provide building permit services and regulate zoning within the CRA.

4.13. Objectives:

1. Support the development of a high quality year round resort for the enjoyment of residents and visitors of all ages that provides a wide range of recreational facilities and opportunities in a natural, forested setting.
2. Support a balance and harmonization between the built structures and natural environment.
3. Encourage the creation of a year round international-class destination resort while maintaining an overall family friendly and natural character.
4. Support the continued development of and participation in skiing and winter sports in the region.

4.14. Policies:

1. Support Glacier Resorts Ltd acquisition and use of Crown land for the purpose of implementing a phased resort development within the framework of the Master Plan and Master Development Agreement.
2. Ensure that the 'Resort Design Guidelines' (see Zoning Bylaws) including landscape management requirements are implemented.

4.15. INSTITUTIONAL LAND USES:

4.16. Objectives:

1. Support and enhance the provision of health care and fire protection services.

4.17. Policies:

2. Support the private provision of emergency health care services with an emergency responder medical team.
3. Partner with the private fire service to provide enhanced service delivery.

4.18. AGRICULTURAL LAND USES:

Agricultural uses are not contemplated within the resort base area. Traditional First Nations agricultural uses such as plant gathering and berry picking will be supported.

4.19. SAND AND GRAVEL EXTRACTION

No sand or gravel deposits, for the purposes of sand and/or gravel extraction, have been identified within the municipality. It is expected that aggregate will be sourced from alternate locations.

5.1. LAND USE RESTRICTIONS (HAZARD / ENVIRONMENTAL)

Natural hazard areas are lands susceptible to flooding, wildfire, avalanche, erosion, and or landslide. These areas may also pose a potential threat to adjacent lands, thereby creating areas unsafe for use and or development. Hazardous conditions (including but not limited to: flooding, mud flows, debris torrents, bank instability, erosion, groundwater seepage, land slip, rock falls, subsidence, avalanche or wildfire) may in some cases be abated by using appropriate precautionary measures as part of site and building design, construction, and long-term maintenance. JGMRM will take a conservative approach when considering development adjacent to natural hazard areas because of the uncertainties presented by future climate change.

A general biodiversity objective for the municipality is to retain all ecological elements and processes, including species richness, distribution and diversity during both the construction phase and the on-going operation of the resort. Protecting the integrity of diverse ecosystems and fostering biodiversity through the utilization of sound environmental practices, while safeguarding people and property from potentially hazardous conditions, are general principles to be followed.

5.2. Objectives:

1. Protect and enhance the biodiversity of aquatic and riparian zones, flora and fauna for their intrinsic wilderness and tourism values.
2. Identify hazardous lands when considering development for human safety and protection of property.
3. Identify interface wildfire hazards and implement wildfire mitigation initiatives and requirements.

5.3. Policies:

1. Encourage the use of environmental best management practices for development.
2. Require the use of erosion and sediment control measures, in conjunction with monitoring, during construction to minimize impacts on watercourses and riparian areas.
3. Limit and, if necessary, prohibit development that may be subject to natural hazards. Where construction is proposed in locations that might be subject to such natural hazards, buildings should be engineered to minimize risk of loss of property or personal injury.
4. An assessment of the susceptibility of an area to avalanches, mud flows, debris flows, debris torrents, erosion, land slip, rock falls, subsidence, flooding, wildfire and or avalanche may be required at the time development is proposed.
5. Seek to protect scenic views and mitigate visual impacts of development.
6. Require the implementation of Fire Smart principles and interface wildfire mitigation measures as a condition of development.
7. Require the use of invasive plant control measures to minimize the possible infiltration of invasive plant species, and to eradicate invasive plant species, if necessary.

6.1. SUSTAINABLE DESIGN

Tourism is the largest and fastest growing economic sector in the world and has significant environmental, cultural, social, and economic impacts, both positive and negative. If undertaken responsibly, tourism can be a positive force for sustainable development, conservation and environmental protection, and can provide unique opportunities for raising awareness and enhancing support for conservation. If unplanned, tourism can be socially, culturally and economically disruptive, and have a devastating effect on fragile environments.

JGMRM will incorporate sustainable economic, social, environmental and inclusive practices in its planning approach with the principles of minimizing waste, conserving water, ensuring efficient use of energy, and developing efficient services and facilities as priorities. The economic and social components of sustainability will be embraced in order to ensure balanced decision making, a long-term view of the area, community inclusiveness, equity and a healthy community.

The approach to sustainability is based on six key principles. These principles define the values that form the basis of JGMRM's sustainability:

1. Ecological Limits – Society must live within the earth's capacity to sustain life.
2. Interdependence – Economic and social prosperity are dependent upon one another and the natural environment.

3. Long-term view – Today’s decisions and actions must not compromise the choices available to future generations.
4. Inclusiveness – Participation by all people must be promoted and decisions must be based on input from key stakeholders.
5. Equity – People must be empowered to live sustainably and resources must be used fairly and efficiently in order to meet basic human needs.
6. Healthy Communities – Community health and quality of life is integral to global and local sustainability.

This commitment to sustainable environment, economic and social practices shall be met through the following principles.

Environmental Stewardship:

1. Conserving resources.
2. Preventing pollution.
3. Protecting and enhancing natural systems.

Economic Opportunity:

1. Maximizing economic opportunity.
2. Supporting international relationships and investment.
3. Advancing social equity through economic opportunities.
4. Strengthening community and stakeholder partnerships.

Social Responsibility:

1. Communicating openly and consulting with stakeholders.
2. Promoting diversity, community involvement and cultural heritage.
3. Helping to increase the public’s understanding of sustainability.

6.2. Objective:

1. Reduce the community’s impact on the natural environment via sustainable design methods, principles and technologies.

6.3. Policies:

1. Development should respect the natural resources of the site, enhance the appreciation of the natural environment, and strive to minimize impacts.
2. Development methods should minimize resource consumption and the production of material waste.
3. Development should adopt water conservation best practices and technologies.

4. Energy efficient design will be promoted in all buildings and appropriate standards adopted.
5. Night lighting should be adequate for safe movement, and designed for an intimate, aesthetic effect. It should not be bright and obtrusive and it should only illuminate what needs to be lit. Where possible, light sources should be shielded and directional so as to not impact on adjacent properties and the night sky.
6. Developed areas should be separated from environmentally sensitive areas like wetlands with natural buffers in the form of green spaces. Green spaces should preserve as much natural vegetation as possible while taking interface wildfire factors into account.
7. The use of locally sourced building materials shall be encouraged.
8. Architectural design should strive for "truthfulness" in the use of material and of the planning of space, choosing rustic simplicity and avoiding waste of space and materials, and optimizing the resources necessary for construction. In particular, architectural design should minimize the building "footprint" to reduce the amount of land required for construction and reduce the amount of water impermeable surface created
9. Consideration shall be given to sun exposure in order to take advantage of natural lighting for buildings and public spaces.

7.0. TRANSPORTATION

7.1. Objectives:

1. Ensure safe, efficient and accessible transportation options for pedestrians, cyclists and motorists.
2. Develop an integrated transportation network utilizing trails, sidewalks, cycling lanes and roads.
3. Encourage self-propelled modes of transportation over motorized.

7.2. Policies

1. Encourage development of the transportation system envisioned in the Master Plan.
2. Strive to ensure that the transportation system is well-maintained, safe and functional.
3. Enhance navigation throughout the resort with directional signage.
4. Adopt construction standards for roads that are appropriate to the needs of an alpine resort, and that facilitate winter maintenance.
5. Encourage development of safe ski routes between ski areas and accommodation areas.
6. Support the establishment of transit systems connecting the resort to major airports and population centers, like Calgary.
7. Require dedication of public rights-of-way for trails as a condition of development to achieve the transportation system envisioned by the Master Plan.

8.1. DRINKING WATER SUPPLY

The water supply capacity will increase gradually over the years, ahead of development. The water system for the municipality will be supplied from one or more drilled wells. Water will be treated to standards that meet or exceed Interior Health requirements. Treated water will be pumped to ground-level concrete reservoirs above the resort and will supply the municipality by gravity. Due to the differences in elevation across the site, the service area will be divided into pressure zones.

The water mains throughout the base area will be sized for fire flows as well as domestic use. Fire flows will be based on the most recent recommendations of the Fire Underwriter's Survey and NFPA requirements.

8.2. Objectives:

1. Facilitate the phased development and extension of JGMRM's drinking water treatment and distribution system so as to supply sufficient quantity of water for consumption, irrigation, growth and fire protection purposes.
2. Promote water conservation measures while ensuring that drinking water treatment and distribution systems meet or exceed Interior Health standards.
3. Protect watershed surface and groundwater sources.

8.3. Policies:

1. Ensure that the phasing and extension of the drinking water supply is coordinated with the phased expansion of the municipality.
2. Require that all properties are connected to the drinking water distribution system. Development located outside of the base resort area may require an independent treatment and distribution system.
3. Consider the provision of drinking water treatment and distribution under contract with a third party utility operator.
4. Incorporate sustainable design concepts, including water conservation, into development guidelines.

8.4. DRINKING WATER CONSERVATION

8.5. Objectives:

1. Support the implementation of a range of water conservation measures at the levels of planning, design, construction, operation and maintenance by developers, the drinking water utility, and the consumer.

8.6. Policies:

1. Support the implementation of universal water metering throughout the municipality. Universal water metering includes both source water metering and service connection metering. Source water metering is essential for water accounting purposes by the water utility. Service connection metering is needed to more accurately track water use and bill customers for their usage. It also informs the customers how much water they are using.
2. Heavy timber, log construction or solid timber construction, or non-combustible construction shall be utilized where possible. Require all major buildings and buildings over four storeys in height to be of non-combustible construction and have sprinklers. Require multi-unit and commercial combustible construction buildings to have sprinklers.
3. Develop water efficient landscaping and smart irrigation system requirements to reduce outside water demand.
4. Promote the use of water saving plumbing fixtures.
5. Promote the use of water-saving appliances, equipment and measures.
6. Promote water conservation strategies that educate consumers about the costs of supplying potable water and how water conservation practices provide long-term savings.

9.1. WASTEWATER TREATMENT

A tertiary treatment plant has been selected as the preferred waste water treatment system for the municipality. Wastewater treatment capacity will be phased to meet the demands of the Resort over time. No wastewater will be directly discharged into riparian areas or Jumbo Creek. The level of treatment is expected to exceed the requirements established by the Ministry of the Environment. Ultraviolet light will be used to treat effluent and it is expected that treated wastewater will drain to an approved outfall and small drainage field.

9.2. Objectives:

1. Facilitate the provision of wastewater treatment facilities that meet or exceed environmental standards.

2. Support the implementation of an advanced tertiary treatment plant that will grow in pace with municipal development.

9.3. Policies:

1. Consider the provision of wastewater treatment and distribution by a third party utility operator.
2. Treatment and disposal of wastewater will comply with applicable Provincial legislation and regulation.

10.1. SOLID WASTE MANAGEMENT

Solid waste generated within the municipality will be temporarily stored in a fully enclosed animal proof waste transfer station prior to transfer to a Regional District facility. The solid waste management plan for the Resort is detailed in the Master Plan.

10.2. Objectives:

1. To protect the natural environment and wildlife within the municipality with proper waste containment facilities and to transfer the solid waste to a landfill in the Regional District of East Kootenay.

10.3. Policies:

1. There will be no 'curbside' collection of garbage. Residents and visitors will be required to deposit garbage at the waste transfer station.
2. All domestic waste will be placed in a fully enclosed waste transfer station, which will be designed as a closed, odourless, and animal proof structure. Consideration may be given to freezing waste in the transfer station, especially during the summer months in order to reduce odour.
3. A recognized waste management hauler, under contract, will collect and remove the recyclable materials and solid waste from the transfer station. The non-recyclable refuse will be disposed of at the RDEK landfill site.
4. Residents and visitors shall be required to keep refuse in enclosed animal proof areas before dropping it off at the transfer station. Alternatively, residents and visitors may transport their solid waste and recyclables to an RDEK facility.
5. Hotels, multifamily strata corporations, bare land residential strata corporations and commercial operations shall contract for their own garbage collection and transfer to the transfer station.

6. Waste minimization and recycling programs will be supported. An enclosed recycling depot will be strategically located to ensure the cooperation of residents and guests and to keep garbage away from scavenging wildlife.
7. Recycling and refuse bins will be provided and maintained at ski lifts and on-mountain facilities by Glacier Resorts Ltd. These bins will be collected daily and dropped off at the transfer station.
8. Financial responsibility for the waste transfer station, recycling depot, and transportation to the RDEK landfill site will initially rest with Glacier Resorts Ltd until such time that sufficient assessment has been developed for the transfer of these services to JGMRM and the RDEK with financing through taxation.

10.4. HAZARDOUS AND SPECIAL WASTES

10.5. Objective:

1. To protect the natural environment and wildlife within JGMRM from hazardous and special wastes.

10.6. Policies:

1. Hazardous household waste includes all consumer products that are corrosive, toxic, reactive or flammable (paints, solvents, cleaners, etc.). The proper disposal of hazardous household waste will be the responsibility of the individual or business that has generated the waste.
2. Special waste includes waste oils and lubricants, refuse from the First Aid facility, and refuse from certain commercial facilities. The proper disposal of special waste will be the responsibility of the individual or business that generated the waste.

11.1. EMERGENCY SERVICES

The emergency services plan for the Resort is detailed in the Master Plan.

11.2. Objectives:

1. Strive to provide a safe environment for both visitors and residents of the municipality and to support the development of first responder, search & rescue and emergency services.
2. Support the provision of adequate facilities to respond to recreational accidents, fires, and other emergencies.

11.3. Policies:

1. Policing within the municipality will be the responsibility of the RCMP with additional on-site security provided by commercial operators as required.
2. Search-and-rescue operations will be dispatched by the RCMP utilizing volunteers under the Provincial Emergency Preparedness Program.
3. Private ski patrol services will provide rescue operations within the Controlled Recreation Area and will call in search-and-rescue volunteers on an as-needed basis and in accordance with industry standards.
4. Initial fire protection at the resort will be a volunteer fire department managed by Glacier Resorts Ltd, utilizing on-site equipment and trained volunteers. When the resort base has achieved sufficient assessment for financial feasibility, fire services may be transferred to the municipality.
5. Public highways and emergency egress routes accessing the municipality will be designed and constructed to Ministry of Transportation approvals. Access to the Farnham drainage area will be to standards required for tenure approval and to Forest Service Road standards. Public highways, access routes and emergency egress routes within municipal boundaries will be designed and constructed to standards developed by JGMRM.

12.1. PUBLIC FACILITIES

Based on the resort recreational focus and very small employee resident population anticipated for the Plan Area, facilities that are typical of permanent residential communities such as schools, hospitals, libraries, and other such facilities will not be required. Conference spaces and meeting facilities will be available at the resort.

13.1. HOUSING POLICIES

Resort development will be phased with the balanced growth of commercial, accommodation, and single family uses, as ski lift development within the CRA proceeds. Infrastructure capacity will proceed at the same pace as growth. While the resort will develop in phases, a linear construction sequence is planned so that construction will not be in the way of resort visitors.

On completion, hotels, bed and breakfasts, condominium apartments, townhouses and single family chalets will provide a complete variety and mix of sleeping accommodations. The resort core will be situated on the eastern side of Jumbo Creek while the single family chalet area will be located primarily on the western side of the creek.

13.2. Objectives:

1. Support the development of new overnight accommodation, in accordance with the provisions of the Master Plan and Master Development Agreement responding to both site capability and market conditions.
2. Support the provision of a spectrum of housing and accommodation types so that a wide market range of visitors and residents can find suitable accommodation.
3. Ensure that development of residential and accommodation facilities are undertaken in a controlled and organized manner, with infrastructure development and recreation facilities developed at corresponding levels, and in accordance with the terms and conditions of the Master Plan and the Master Development Agreement.

13.3. Policies:

1. Support secondary suites in single family dwellings as a form of affordable employee housing.
2. Require employee housing to meet architectural design guidelines.
3. Ensure that the development of facilities in each phase corresponds with the development of recreation facilities, in conformance with the Master Development Agreement and Phasing Schedule.
4. Approve residential and commercial development through a development permit approval process and in accordance with the Resort Design Guidelines.
5. Develop zoning controls that encourage a variety of accommodation types and tenures so as to provide a range of choices with respect to ownership and accommodation for resort users.
6. Require all residential and commercial development to be serviced by the resort's drinking water and waste water utilities.
7. Require site plan and conceptual building drawing approval by the Design Review Authority (DRA) prior to application for a Development Permit. Review by the DRA shall include confirmation that the proposed project is in compliance with the Master Plan.

14.1. GREENHOUSE GAS REDUCTION

Climate change will impact our ecosystems, infrastructure and people and JGMRM can play a role in mitigating these impacts. From storm water drainage system failures, to increased wildfire hazard, JGMRM is vulnerable to a changing climate and when problems and emergencies arise, the municipality will be involved. Despite uncertainty in the science of global warming, JGMRM will seek opportunities to reduce carbon emissions, while focussing on adaptive measures to mitigate climate change impacts over time.

14.2. Objectives:

1. Encourage energy efficient planning for development of the community.
2. Minimize greenhouse gas emissions where possible.

14.3. Policies:

1. Ensure that residents can conveniently and safely travel by bus or by foot, bicycle and other forms of active transportation to get to major community destinations while ensuring the efficient movement of goods and services.
2. Support the integration and development of the trail system to provide viable alternatives to vehicular use.
3. Support the reduced use of fossil fuels in buildings by encouraging renewable energy supplies, district energy systems, biomass based energy, and energy efficient technologies in new and existing buildings.
4. Restrict the installation of wood-burning appliances that do not meet or exceed the current Provincial *Solid Fuel Burning Domestic Appliance Regulation*.
5. Encourage development to minimize the energy and resource requirements of structures and landscapes using modern best practices, like passive solar heating.
6. Encourage energy efficient and renewable energy infrastructure and utilities.
7. Incorporate climate change, its potential impacts, and mitigation measures when reviewing new development applications and undertaking long-term planning initiatives.
8. Maintain high density principles, in balance with competing principles such as viewscape preservation, so as to maximize the efficiency and provision of infrastructure.

15.1. REGIONAL CONTEXT STATEMENT

The following policies relate to the Regional District of East Kootenay 'Regional Sustainability Strategy'.

Human Settlement:

Development within JGMRM will protect environmental and aesthetic values, within a compact, walkable resort setting that melds the surrounding mountain landscapes with complementary architectural elements. A spectrum of residential and tourist accommodation options for visitors and residents will be promoted, including employee housing sufficient to meet the needs of resort operations.

Climate, Energy and Transportation:

JGMRM is committed to efficient energy use and a minimal greenhouse gas (GHG) footprint. Despite uncertainty in the science of global warming, JGMRM will seek to reduce carbon emissions, while focussing on adaptive measures to mitigate climate change impacts over time. Efficient transportation systems will be supported with an emphasis on pedestrian networks while opportunities to develop public transit systems connecting to the Columbia Valley will be supported.

Economic Development:

JGMRM intends to become an international winter sports and sightseeing destination offering year round attractions and a full spectrum of tourism related services. Working cooperatively with Glacier Resorts Ltd, the municipality will support the development of enhanced backcountry recreation assets and wilderness opportunities while striving to attract a diversity of businesses compatible with this unique alpine resort.

Environmental Protection:

The surrounding mountains, glaciers and alpine vistas are the principal asset of the resort. JGMRM will support protection of these assets including the maintenance of water quality and conservation, sensitive ecosystems and riparian areas, and energy efficient practices. JGMRM will continue to support RDEK's vision of balancing ecosystem function with natural resource management.

Waste Management:

The Resort's waste management plan incorporates modern best management practices while fulfilling the additional role of minimizing wildlife attractants. JGMRM will partner with Glacier Resorts Ltd to ensure that waste management practices are sustainable and that the highest standards are delivered.

16.1. DEVELOPMENT PERMIT AREA

JGMRM has designated the resort base area, Schedule B2 'Development Permit Map', distinct and apart from the Controlled Recreation Area (CRA), as a Development Permit Area under the Local Government Act, and has implemented special conditions in the form of development guidelines that must be followed before a subdivision is approved or a building permit is issued. After receiving a development permit application, Council may decide to issue a development permit. The development permit can modify conditions found in the municipality's regulatory bylaws (i.e. zoning, and subdivision servicing) provided it does not alter use or density.

The Resort Base Development Permit Area is designated for the following purposes:

1. Protection of the natural environment, its ecosystems and biological diversity;
2. Protection of development from hazardous conditions, and;
3. Establishment of objectives and the provision of guidelines for the form and character of commercial, industrial, or multiple family developments.

16.2. DEVELOPMENT PERMIT TRIGGERS

Unless otherwise indicated as an exemption, a development permit must be obtained for any of the following development activities subject to local government authority:

1. Subdivision of land;
2. Construction, addition or alteration of a building or other structure, or;
3. Alteration of land.

Single family dwellings are subject to development permit requirements.

16.3. PROTECTION OF THE NATURAL ENVIRONMENT GUIDELINES

The extent of site disruption caused by site re-grading and cuts and fills must be minimized for all structures and roads by a combination of stepping the buildings down the natural slope, tree preservation, and re-vegetation. Wherever possible, the alignment of buildings and roads should run parallel to the natural contours.

All development and use of land shall be carried out such that the ecology of creeks and riparian areas are preserved and protected. To help ensure adequate protection from ground water degradation and watercourse quality degradation, JGMRM may regulate all land clearing, land filling, land grading, irrigation works, landscaping, and may require land to remain free from development.

JGMRM may require that vegetation or trees be retained or planted and that preservation zones be established in order to protect riparian areas and aquatic habitat.

In order to ensure that there is adequate protection from seasonal flooding, JGMRM may require land to remain free of development, and may require landscaping to control erosion or protect banks.

16.4. PROTECTION FROM HAZARDOUS CONDITIONS GUIDELINES

JGMRM is located within mountainous terrain and special consideration should be given to terrain hazards in the assessment of development proposals. Lands with steeply sloping terrain may be subject to land slip, avalanche, erosion or soil degradation. JGMRM may require land to remain free of development where there is concern about land slip, avalanche, erosion, or soil degradation and may regulate all land clearing, land filling, land grading, irrigation works, and landscaping. JGMRM shall require geotechnical design and supervision of construction by a professional engineer carrying adequate professional insurance to ensure that the above works are undertaken to the requirements specified. JGMRM may require financial security to ensure that the above works are undertaken to the requirements specified.

JGMRM may require works to be constructed, at the developer's cost, to protect watercourse or drainage banks and/or to prevent land slippage. Development, including buildings and roads, is in a mountain area and may occur on or near steep slopes. Such development shall be under the design and supervision of a professional geotechnical engineer carrying adequate professional insurance.

Design and separation, in conjunction with the nominal use of restrictive covenants, is the preferred mechanism to protect lands from the hazards of land slip and erosion.

To alleviate interface wildfire hazard, JGMRM may regulate the siting of buildings, the placement and type of landscaping, and require the thinning of natural forested areas.

16.5. FORM AND CHARACTER GUIDELINES

The resort base area is the primary focus of tourist accommodation, residential housing and resort services for the municipality and it constitutes a dense, highly integrated, pedestrian oriented, mixed use area. It is essential that the development of these lands be subject to strict use, density, height and design controls while respecting the adjacent features in consideration of scale in order that development remain visually and physically integrated. Development Permits shall be in accordance with the 'Resort Design Guidelines' (forming part of the Zoning Bylaw).

Building design, orientation and height shall consider and preserve views to the surrounding mountains and other important vistas.

Pedestrian walkway systems on private property must link to walkways of neighbouring buildings and provide barrier free access.

Garbage and recycling storage areas must be contained within the building or an animal-proof garbage enclosure that is suitably screened.

Roof design must establish effective snow and rain management and protect pedestrian and vehicular access locations from negative impacts like falling ice.

Utilities, service kiosks, propane tanks, gas and electrical meters, rooftop mechanical, satellite dishes, etc. shall be screened from view using materials consistent with the style and materials of the building.

Lighting should be designed for security and safety without glaring on neighbouring properties, or the sky.

JGMRM may impose financial security requirements for landscaping requirements.

All surface parking areas must be enhanced with landscaping. Parking areas must provide adequate areas for snow storage and drainage.