

REGIONAL DISTRICT OF EAST KOOTENAY

M E M O

DATE: July 30, 1991

TO: Chairperson and Members of the Regional District of East Kootenay Planning and Protection to Persons and Property Committee.

FROM: R.D. Whetham, Deputy Director of Planning

SUBJECT: PLANNING DEPARTMENT PROJECTS
Proposed Jumbo Creek Ski Development

The Ministry of Lands and Parks has recently submitted a conceptual outline for development of a major four season ski resort west of Invermere in the upper Jumbo Creek valley. A response from the Regional District has been requested before September 30, 1991.

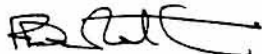
Based upon the input received from the public and other government agencies, the Ministry will determine whether to proceed to an advertised Proposal Call or discontinue the process and notify the proponent that development of the Jumbo Creek area will not be permitted. The criteria for making this evaluation have not been identified.

If the decision is made to proceed, the proponent will be required to prepare a Resort Master Plan and apply to the Regional District for rezoning. While the planning process will give the public an opportunity for an open review of the project, this will only occur after the Ministry has made an "interim arrangement" agreement with the successful proponent and after the proponent has made a very considerable commitment of resources to develop the proposal. The basic question as to whether large scale commercial recreational development should or should not have priority over other uses in this area will not be addressed until this time.

In view of the potential economic and environmental impacts of such large-scale development, and the commitments which are implied by encouraging the submission of detailed site proposals, it would be desirable to invite public consultation before a decision is made by the Ministry to proceed to a formal Proposal Call.

The Regional District has previously identified to the Provincial Government the need for implementation of a comprehensive, integrated land use plan. The scale of development proposed for Jumbo Creek and the absence of any identified parameters for purposes of evaluating the proposal reinforce the urgency of this request.

Respectfully submitted,



R.D. Whetham
Deputy Director of Planning

RDW/dc