



October 7, 1994

Mr. Oberto Oberti
President
Pheidias Project Management Corporation
300 - 1445 West Georgia Street
Vancouver, BC V6G 2T3

Dear Mr. Oberti:

I am writing to re-assure you of the Government's interest in your resort development proposal west of Invermere.

I understand the CORE regional table recommendation to the Commission recognizes your proposal as a compatible land use for that area.

In view of this and the potential investment and employment benefits associated with the Jumbo Glacier project, I will be asking our Government to take early action on the CORE report recommendation so that your project can now move forward. I will also be recommending to Government that they expedite the review of ski projects, including your project, under the Commercial Alpine Ski Policy (CASP) process.

I have asked the British Columbia Investment Office staff to become involved to resolve outstanding issues precluding an interim agreement for Jumbo Glacier under the CASP and to work with you and the agencies to permit you to finish your master plan over the coming months.

When the master plan and any other necessary studies are completed I will ensure that you receive a timely and fair review.

.../2

In the interim if there is anything else I can do to continue the confidence of your investment partners in this important project, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Glen Clark". The signature is fluid and cursive, with the first name "Glen" and last name "Clark" clearly distinguishable.

Glen Clark
Minister

cc: **Honourable Mike Harcourt**
Premier of the Province
of British Columbia

Honourable Moe Sihota
Minister of Environment, Lands and Parks
and Minister Responsible for Multiculturalism
and Human Rights

JUL 19 1996



BRITISH COLUMBIA

July 12, 1996

Oberto Oberti
President
Pheidias Project Management Corporation
300 - 1445 Georgia St. W.
Vancouver British Columbia
V6G 2T3

Dear Oberto Oberti:

I want to take this opportunity to tell you that my government welcomes investment in B.C.'s tourism industry. Tourism plays a significant role in our efforts to enhance B.C.'s competitive strength, and by working together to promote and develop our natural advantage, we hope to maximize job creation to meet our target of 23,000 new tourism industry jobs by the year 2001.

At the same time, my government is cognizant of the need to ensure that B.C.'s resources and environment are sustained and renewed so they can serve this and future generations. Our comprehensive environmental assessment process is designed to achieve that goal in a way that balances the needs and interests of business, the environment and all British Columbians.

I appreciate you're anxious to obtain approval of your Jumbo Glacier alpine resort proposal and I am confident that the *Environmental Assessment Act* is being applied in a reasonable and just manner.

Sincerely,

A handwritten signature in black ink that reads "Glen Clark".

Glen Clark
Premier



MAY 21 1997

May 21, 1997

Mr. Oberto Oberti, MAIBC
President
Pheidias Project Management Corporation
300 - 1445 West Georgia Street
Vancouver, BC V6G 2T3

Dear Mr. Oberti:

Thank you for your recent letter regarding the Environmental Assessment (EA) review process for the Jumbo Glacier Alpine Resort project, and the need to extend the BC Lands Interim Agreement dated July 12, 1995.

I understand you met recently with Mr. Charles Kang, Deputy Minister of my Ministry, to discuss better integration of the EA and Commercial Alpine Ski Policy (CASP) review processes, to clarify the project review parameters and the need to finalize project report specifications to get the project review process back on schedule. These items are now under active discussion with the Environmental Assessment Office and the Ministry of Environment, Lands and Parks.

I will ask Mr. Kang to raise the issue of extending the Interim Agreement for one year with Ms. Cassie Doyle, Deputy Minister of the Ministry of Environment, Lands and Parks, so the EA/CASP review can be completed.

This government continues to recognize the need for further sustainable development, new jobs and diversification of our economy. Additional ski development and new mountain resort tourism opportunities such as you have proposed offer British Columbia the opportunity for significant investment, additional employment, job training and increased community stability. In this regard my Ministry will continue to work with your company and the relevant review agencies to mitigate adverse impacts associated with your project, and to complete the assessment in a timely fashion.

.../2

Staff from my Ministry will advise you of our progress on the Interim Agreement and the other issues around the review of your resort proposal in the near future.

Yours truly,

A handwritten signature in black ink, appearing to read 'D. Miller', written in a cursive style.

Dan Miller
Minister

cc: Honourable Cathy McGregor
Minister of Environment, Lands and Parks

Mr. Charles Kang
Deputy Minister
Ministry of Employment and Investment

Ms. Sheila Wynn
Deputy Minister
Environmental Assessment Office



MAR 21 2000

Reference: 53558

MAR 16 2000

Oberto Oberti
President
Pheidias Project Management Corp
1660 - 1188 West Georgia St
Vancouver BC V6E 4A2

Dear Oberto Oberti:

The Honourable Ujjal Dosanjh, Premier, has asked me to respond to your letter of January 25, 2000, to his predecessor, the Honourable Dan Miller, regarding the Jumbo Glacier Alpine Resort project. In your letter and attached correspondence, you mentioned a newspaper report about provincial government attitudes towards your company's proposal to develop the Jumbo Glacier alpine resort project.

I have been asked by Premier Dosanjh, to assure you that there has been no change in the government's commitment to ensure that your company's project (and other projects) subjected to the *Environmental Assessment Act* are reviewed in a fair, impartial manner by the government.

Premier Dosanjh supports economic development initiatives in the Province of British Columbia that can be shown to be sustainable. It is for this reason that major projects that are proposed in the province are required to undergo an environmental assessment to ensure that all concerns are identified, and to determine whether, and to what extent, they can be prevented or mitigated.

Thank you for bringing your views to our attention.

Yours sincerely,

A handwritten signature in black ink that reads 'Joan M. Sawicki'.

Joan M. Sawicki
Minister

cc: The Honourable Ujjal Dosanjh, Premier
The Honourable Dan Miller, Minister of Energy and Mines

• THE GOVERNMENT OF BRITISH COLUMBIA IS AN "EMPLOYMENT EQUITY EMPLOYER" •



Ref: 4926

20 September 2005

Oberto Oberti
President
Pheidias Project Management Corporation
Suite 1160 – 1158 West Georgia St
Vancouver BC V6E 4A2

Dear Mr. Oberti:

Thank you for your letter regarding resort development approval processes and the Jumbo Glacier Resort (JGR) Project in particular. As I have previously indicated, we very much support your efforts to move forward with this project and to obtain certainty about the process.

I understand that the Resort Master Plan for JGR has now been received by our Kamloops office and that the review process will commence immediately with an in-office assessment of its content in relation to requirements identified through the Environmental Assessment Review process and the Commercial Alpine Ski Policy. An outline of the Resort Master Plan review process, including a specific work plan, will be provided to you as quickly as possible.

It is our intention to enter into discussions with our colleagues in the Ministry of Community Services and the Regional District of East Kootenay concerning the matters of rezoning and local governance as it relates to the project area. We will also continue to consult with the ski industry as we move forward from the work done under the Resort Strategy and Action Plan. This includes the Transitions Report, which looks at planning, servicing and local governance in BC's resort communities.

I appreciate your dedication to the Jumbo Glacier Resort project and your contribution to the tourism industry in general. The Deputy Minister's office will be in contact with you to set up a meeting with Virginia Greene to further review the above issues.

Yours truly,

Olga Ilich
Minister

pc: Virginia Greene, Deputy Minister

JAN 25 1996



January 17, 1996

Ms. Inger Kronseth
West Kootenay Coalition for Jumbo
19 - 250 Russell Street
Victoria, BC V9A 3X2

Dear Ms. Kronseth:

I am responding to the October 24, 1995 letter that you left with Mr. Ron Wickstrom regarding the proposed ski development in the Jumbo Creek area. I have read your letter in detail and offer the following response.

The Government of British Columbia has not decided in favour of, or against the proposed Jumbo Creek project at this time, as we are firmly committed to a fair and open review process of this initiative under the Environmental Assessment Act (EA).

The Government of British Columbia signed an interim agreement with Glacier Resorts Ltd., as of July 12, 1995 in accordance with the Commercial Alpine Ski Policy (CASP). This is the only agreement signed in relation to this project at this time. If the project proceeds it is possible that a Master Development Agreement (MDA) could also be signed under CASP. The intention behind this interim agreement is to advance the proposal into the new EA review process, where a broadly based government assessment of the costs and benefits can be made, and where an open forum for public input to this process can be established. Under the EA review, the proponent will be required to provide additional information or undertake additional site investigations. This is the "further research" that the press release referred to, and that you made reference to in your October 24 letter.

British Columbia has utilised its natural resources extensively in the past for economic and social benefit, which in turn have provided both good incomes and employment opportunities. But our economy and society are going through a transition and other forms of investment and employment are needed if we are going to maintain our quality of life. Ski development projects such as this proposal, other new resort projects and expansions of existing ski areas offer one alternative way of providing sustainable

economic development in rural areas around British Columbia. If the government review and public consultation can identify and resolve, or mitigate the issues affecting the sustainability of such projects, then additional ski resort development could assist in dealing with this transition away from a resource based economy.

Concerning correspondence between the proponent and the government that you have requested, a number of Ministries are involved in this project, and have been for some time. If you are looking for specific project information, first review the files on-hand at the public Project Registry of the EA office located on the first floor at 836 Yates Street, Victoria. If this search does not meet your needs, please contact my office again to discuss your remaining information needs.

The area under study for the resort has been mapped by the proponent showing a proposed ski lift layout, and the proposed road access. This map should be available at the above noted EA offices. If the project is issued a Project Approval Certificate under the EA review, it will return to the CASP review process for negotiations leading to a MDA. A successful MDA would define the Crown land to be leased, licensed or sold to the resort developers.

The area ultimately made available for resort purposes will be determined at that time, in accordance with the CASP. A copy of the CASP should be on the public registry for you to review. Current government policy would allow establishment of a controlled recreation area for the project, leasing or licensing the mountain and base lands needed for ski development, and selling fee simple base lands needed for commercial and residential development. In this way public access to the mountains and the ski area is maintained in perpetuity and the overall size of the ski area is limited to the size of the controlled recreation area. This would also limit the impact of the proposal on the surrounding wilderness and restrict any unplanned development in the area.

The base land development would also be controlled by local zoning, and by an official community plan to be established through a separate public consultation process.

Panorama Resort was purchased by Intrawest Corporation, a Vancouver based company that now also owns Blackcomb and ski areas in Quebec, Vermont and Virginia. Mr. Oberti has not been involved as an investor with Intrawest, Blackcomb, Whistler Mountain or Panorama, however, Mr. Oberti has worked as an architect and a project consultant in the Whistler community for many years.

I believe you expressed some concern over the development of public road access to the

site and beyond into the West Kootenays. The Ministry of Transportation and Highways has investigated the costs of developing a public access connecting the West Kootenays and the East Kootenays via Jumbo Pass as part of a regional road system review. Total costs were estimated in 1994 to be in the order of \$200 million to build a road beginning near Cooper Creek in the West and ending at Panorama Resort. Given the high cost, estimated limited use, minimal time savings and resource use management issues identified in the West Kootenays, it is unlikely such a road will ever be built.

It should also be noted that the East Kootenay Commission of Resources and the Environment (CORE) report, specifically recommended that in reviewing the Jumbo Ski Resort proposal, no consideration should be given to allowing a road to be built over Jumbo pass linking the East and West Kootenays. The proponent has acknowledged his concurrence with this recommendation as such a road has never been proposed as part of the project. However, a successful resort development proposal would require an improvement over the road that currently is used to drive from Panorama Resort to the study site. In the event a public road is constructed, it is likely that some formula to recover the public cost of improved access would be negotiated with the resort owners and users.

My staff are investigating your concerns over the use and management of the glaciers, and there is no evidence of the use of dynamite or other explosives by British Columbia ski area operators to blow up glaciers or glacier crevasses. Explosives are used by ski areas, highways and parks staff throughout western Canada to control avalanches. This resort operation, like many others would incorporate an avalanche protection program to provide for public safety in the ski area and on the roads.

Recent findings by an independent British Columbia avalanche consultant indicate that with conventional approaches to avalanche control, the index rating for the approach road to the proposed site would have a rating of low hazard. This would increase to a moderate hazard assessment in later stages of the development as the volume of road traffic increased. Such a rating would be in keeping with ski area road access and highway passes in many areas throughout the Province.

I have been told most ski areas only use salt in limited amounts to maintain select or key runs like a ski-out. They do not use it widely to maintain all of the ski runs. Ski areas will also use a form of fertiliser to harden the snow surface, but this use is mostly restricted to major events or races or to preserve glacier runs in summer periods. A large ski area would likely apply 2-4 tonnes of salt or fertiliser during an entire winter, plus an

additional 3-4 tonnes for a major international race event. It is unlikely any ski area would use 5-6 tonnes a day as has been suggested in one instance. Mr. Oberti has claimed that this project will not require the use of fertiliser or salt in any significant fashion due to the high elevation and overall size of the glaciers.

The application for the waste management permit that you asked about has been accepted to be reviewed in tandem with the project under the EA process. The applicant will be required to submit a technical support document for review by Environmental Protection staff, however, no permit can be issued under the Waste Management Act until a project approval certificate is issued under EA.

These issues of avalanche protection, ski area grooming, and wildlife that you raised, and many other issues, are all to be addressed by the proponent, in detail, in Stage II of the EA review process. In that stage, the government Project Committee will assess the positive and negative project impacts on the communities, the environment and the economy. I would encourage you to participate in the public review of the Stage II findings.

I understand my colleague the Honourable Bill Barlee and his staff have completed a study of the market demand for ecotourism in British Columbia and Alberta. There is considerable regional and international demand for such commercial outdoor activities in the back-country of British Columbia, as you mentioned in your letter. It is this growing demand that we are planning for and expecting to manage under the recently drafted Commercial Backcountry Recreation Policy. Well designed, self-contained and environmentally sustainable destination resorts, such as is being proposed here, could provide considerable capacity in meeting these demands, using a very limited land base.

This area will not be added to the Purcell Wilderness Conservancy. The CORE process resulted in recommendations for this region and this project that were approved by government. The recommendations included designation of the site as a special management area which would allow resort development, and also a direction that the project be subject to an EA review. Accordingly, this current review is not a land use assessment but a project review.

There are no guarantees of business success and considerable risk is associated with the development of mountain resorts. However, British Columbia has developed an extensive ski industry offering many employment, recreation and business opportunities for people of all ages.

Part of this success can be attributed to the current CASP and other government policies used to plan and manage such projects on Crown land. The EA process will spend considerable time evaluating the public benefits and costs of this project before making any recommendations to proceed to make sure the public is not burdened with an unwarranted subsidy.

In closing, let me point out that further ski area development is an extensive and on-going activity in many British Columbia ski resorts. This provides clear economic and social benefits using proven technology and requirements that often exceed many of the environmental requirements for existing communities. Expansion takes place most often in phases, in accordance with an approved long term masterplan and with on-going environmental monitoring. Such detailed planning and a comprehensive review allows government to deal successfully with many of the issues that arise in developing a new mountain resort such as this one in the Jumbo Creek area.

This government is committed to an open and due process for such proposals which are intended to take into account both public support and opposition. I am confident that both Mr. Doyle and Mr. Evans would agree with this approach.

Thank you for taking the time to write to me and to come in and meet with my staff. If you require additional information, I would suggest you pursue the issue with Mr. Ray Crook, Chair of the EA Project Review Committee, or Mr. Oberto Oberti representing the proponent company. I would also encourage you to continue to participate in the review process.

Sincerely,

**ORIGINAL
SIGNED BY**

Glen Clark
Minister

cc: Honourable Mike Harcourt
Premier of the Province
of British Columbia

Honourable Moe Sihota
Minister of Environment,
Lands and Parks

Honourable Bill Barlee
Minister of Small Business,
Tourism and Culture

Mr. Jim Doyle, M.L.A.
Columbia River-Revelstoke

Mr. Corky Evans, M.L.A.
Nelson-Creston
Parliamentary Secretary, Forest Renewal Plan
and Forest Practices Code

Mr. Ray Crook
Project Committee Chair
Jumbo Creek Project Review

✓ Mr. Oberto Oberti
President
Pheidias Project Management Corporation

Tourism Action Society in the Kootenays

April 14, 2004

Members of the Board of TASK (Tourism Action Society in the Kootenays) have reviewed the documents and attended meetings for the proposed Jumbo Glacier Resort Project. The Board of TASK provides the following comments to the Environmental Assessment Office regarding the potential environmental, economic, social, heritage and health effects of the Project.

TASK is an industry led non-profit organization that assists the development of a sustainable tourism industry in the Kootenays. To achieve these goals TASK supports collaboration between businesses, organizations and communities to create a self-sustaining network of responsible tourism providers.

The Project Report for the Jumbo Glacier Resort responds to principles of sustainable tourism development recognized by our organization for development that meets the changing needs of tourists and conserves natural and aesthetic resources. TASK is particularly interested in opportunities for mutually beneficial partnerships between the resort and small to mid-sized tourism businesses and organizations in the host region.
