

**VILLAGE OF PEMBERTON  
-COMMITTEE OF THE WHOLE MEETING MINUTES-**

Minutes for the **Committee of the Whole** of Council of the Village of Pemberton held Tuesday, June 16, 2009 at 10:30 a.m. in Room C, Pemberton Community Center, 7390 Cottonwood Street. This is meeting 016.

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**ATTENDING:** Mayor Jordan Sturdy  
Councillor Lisa Ames  
Councillor Ted Craddock  
Councillor Alan LeBlanc  
Councillor Susie Gimse

**STAFF:** Lori Pilon, Administrator  
Sheena Fraser, Manager of Administrative Services  
Caroline Lamont, Manager of Development Services  
Richard Nicolas, Manager of Community Services/Building Inspection  
Roger Lundie, Manager of Finance

**OTHERS:** Garth Phare, BCR-SHH  
Bruce Van Mook, BCR-SHH

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**1. CALL TO ORDER**

At 11:25 a.m. Mayor Sturdy called the meeting to order.

**2. APPROVAL OF AGENDA**

Moved/Seconded

**THAT** the Agenda be approved as presented.

**CARRIED**

**3. BCR Properties/Signal Hill Homes Development Proposal – OR 103 Community Amenities Contribution – Discussion**

Caroline Lamont, Manager of Development Services, reviewed a discussion paper from the applicants regarding dyking and off site infrastructure requirements and costs. Lamont advised that through the review and referral process issues have been raised with respect to the developer's responsibility for certain flood protection requirements and off-site servicing.

**Flood Protection:**

The Developer has expressed concern as to whether they should be solely responsible for contributing the 10% matching funds for the Build Canada Grant should the grant

application be successful. Lamont noted that the Village does not have the funds to contribute to the matching funds. Lamont recommended that the issue of matching funds be referred to the PVDD to determine if they might have alternate sources of matching funds.

#### **Off Site Servicing:**

Lamont advised that there are two challenges related to off site servicing which are whether the developer is required to pay for both the project-specific and community-wide off-site servicing improvements and what is the appropriate mechanism to achieve the servicing upgrades (DCC's or CAC contributions).

Garth Phare spoke further to the concerns they have had related to these two issues advising that there are a number of areas by which conditions are being imposed by other authorities such as Hydro, the School District, Riparian setbacks, MOT and the PVDD. These conditions and/or restrictions are creating challenges that have decreased the amount of land available for development and will be impacting the per unit cost which will impact the sale price of the lots.

Further discussion took place regarding options for alignment of the servicing infrastructure and it was established that further information is needed related to costing and impacts prior to making any decisions.

Lamont advised that information continues to come forward and that Staff is hopeful that there will be more clarity around the costs of the infrastructure by July 7<sup>th</sup>. Lamont also noted that Build Canada Fund Grant announcements are expected by the end of June and depending on whether or not the PVDD is successful there will be more certainty and/or understanding around next steps with regard to the Dyking issues.

At 12:10 p.m. Garth Phare and Bruce Van Mook left the meeting.

#### **4. Unsightly Premises Amendment Bylaw No. 638, 2009**

Richard Nicolas, Manager of Community Services/Building Inspection, advised that the initiative to amend the current bylaw came about as a result of a meeting held with Industrial Park owners who noted that the Bylaw did not take into account that there is a difference between what is acceptable within a residential area and an Industrial Park. The amending bylaw will enable staff to better interpret the bylaw particularly when it relates to properties at the Industrial Park. The current bylaw is restrictive with respect to the storage of materials which in essence means that many properties at the Industrial Park are not in compliance.

Moved/Seconded

**THAT** the proposed Unsightly Premises Amendment Bylaw No. 638, 2009 be amended by removing in the title the reference to the Industrial/Business Park;

**AND THAT** the amended Bylaw be brought forward for First, Second and Third Reading on July 7, 2009.

**CARRIED**

**OPPOSED: Councillor LeBlanc**

At 12:20 p.m. the Committee of the Whole meeting was recessed.

At 12:30 p.m. the Committee of the Whole reconvened.

**5. Temporary Business Licence and Signage**

Moved/Seconded

**THAT** the report, dated June 16, 2009, be received;

**AND THAT** as part of the upcoming Sign Bylaw review consideration be given to including and addressing criteria for sandwich boards and handbills within the revised bylaw.

**CARRIED**

At 12:45 p.m. Caroline Lamont, Manager of Development Services and Richard Nicolas, Manager of Community Services left the meeting.

**6. Smoking Regulations Bylaw**

Moved/Seconded

**THAT** the report, dated June 16, 2009, be received;

**AND THAT** the ‘gold standard’ Smoking Regulations Bylaw No. 637, 2009, be brought forward at the July 7<sup>th</sup> Council meeting for First, Second and Third Reading.

**CARRIED**

**7. ADJOURNMENT**

At 1:08 p.m. Mayor Sturdy adjourned the meeting.

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Mayor

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Administrator