

# THE VILLAGE OF PEMBERTON

## -COMMITTEE OF THE WHOLE – - MINUTES -

**Minutes** of a Committee of the Whole of the Village of Pemberton held Tuesday, February 19, 2008 at 10:30 a.m. in Council Office, 7400 Prospect Street.

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**IN ATTENDANCE:** Mayor Jordan Sturdy  
Councillor Kirsten McLeod  
Councillor Jennie Helmer  
Councillor Mark Blundell  
Councillor David MacKenzie

**STAFF IN ATTENDANCE:** Lori Pilon, Administrator  
Liz Jones, Manager of Development Services  
Russell Mack, Public Works Manager

**GUESTS:** Ione Smith – Smart Growth BC  
Bernice Patterson – Industrial Park User Group

**OTHERS:** Garth Phare  
Alexandra Ross  
Lisa Ames

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### **1. Call To Order**

At 10:30 a.m. Mayor Sturdy called the Meeting to Order.

### **2. Ione Smith, Smart Growth BC – Sea to Sky Greenbelt Initiative – Presentation and Discussion**

Ione Smith provided a power point presentation and advised that Smart Growth will be developing a map showing benefits/impacts of a Sea to Sky Greenbelt. The Greenbelt Initiative is about protecting a greenbelt from urban development. Some issues raised were the impact on:

- Forestry
- Additional level of bureaucracy
- Redundancy with LRMP

Council confirmed that they would like to receive a copy of the map once developed before taking a “Council” position on the Sea to Sky Greenbelt Initiative.

### **3. Bernice Patterson, Industrial Park User Group – Presentation**

Bernice Patterson provided Council with an overview of issues raised by Industrial Park users and landowners and advised that working with Alex Ross, EDC, and the Chamber of Commerce the following items have been identified and are being worked on by the EDC:

- Establishment of a downtown merchant focus group to work with commercial zoning as brought forward by Drew Meridith at the February 5, 2008 meeting of the COW, and

- Development of Temporary Use Zoning to address zoning and development requirements for temporary facilities

Patterson further advised that the Park Focus Group had identified ways the group feels that the Village could move forward with to support development at the Industrial Park:

- Call the Park a Business Park instead of an Industrial Park,
- Increase the level of the maintenance for the Industrial Park to provide for more snow removal, boulevard landscaping and maintenance, lighting, street sweeping
- Develop a more comprehensive development requirement list, with an aim to include everything that might possibly be required in order to limit the requirement to request additional information other than that which is included on the list. Garth Phare volunteered to assist staff. It was suggested that if there are different requirements for residential vs commercial vs industrial vs public, that separate lists/packages could be made available.

#### Permitted Uses in the Industrial Park

Lisa Ames spoke about the permitted uses in the Industrial Park and advised that she was representing the business community (both the industrial park and town centre) with support of the Chamber of Commerce. Ames advised that:

- Permitted land uses are not clear in the zoning bylaw,
- Time is of the essence if we are to take advantage of opportunities associated with 2010,
- The addition of offices, yoga studio and other personal recreation uses should be included,
- Other communities – Castlegar, Vernon and Kitimat, allow office use in Industrial Parks.

Ames requested that staff be directed to prepare a bylaw amendment to clarify and add to uses at the Industrial Park for First and Second Reading at the next Council meeting.

Moved/Seconded

**THAT** Staff be directed to amend the current uses in the M1 Zone to clarify permitted uses and to add offices as permitted use, as well as to develop and include a waiver/disclosure statement to advise all potential residents that businesses are permitted that may make noise, smell and/or be unattractive with outside storage or usages.

**CARRIED**

Council further discussed the concept of subzoning in the park to direct more intensive industrial uses towards the back of the park, and to consider limiting the percentage of a building that could be used as office space.

#### Temporary Use of Industrial Park for 2010

The Village does not currently have provisions for temporary use, however a permitting process could be established that would allow for temporary use but would ensure that any temporary use

would not negatively impact neighboring properties with regard to traffic, noise, garbage or add any burden to the municipal infrastructure. Any temporary use process should also address the issue of DCC's.

It was agreed that the process may be different for downtown commercial, residential (Lions land), airport and the industrial park and requested that staff focus on developing a process for the industrial park, followed by other areas at a later date.

#### Review of Signage in the Industrial Park

At the ADRC meeting in May 2007 the committee recommended that guidelines for signs in the industrial park be developed requiring that the signs must conform to existing Bylaw 380 and amendments except that any materials or combination of materials is permitted and relief is not required. Staff will prepare amendments to the Sign Bylaw based on the ADRC recommendation as time permits.

The delegation left the meeting.

At 12:45 p.m. the meeting recessed for lunch and resumed at 1:20 p.m.

#### **4. IN CAMERA**

Moved/Seconded

**THAT** the meeting move In Camera at 1:20 pm.

**CARRIED**

At 1:30 p.m. Council Rose without Report.

#### **5. BOUNDARY EXPANSION**

Liz Jones, Manager of Development Services, presented a draft map showing areas that staff understood council wanted to include in the first phase of boundary expansion.

Moved/Seconded

**THAT** Stantec (John Stiles) be engaged by the Village of Pemberton, paid for by the Hillside Group Developers, to complete in as expeditious a manner as possible a boundary extension including the following properties:

1. Ravenscrest
2. Biro
3. Mount Currie Transfer lands and option lands
4. Drew Merideth
5. Terrane Developments (Quarry)
6. Big Sky Golf Club
7. Roland Wushke
8. Pemberton Adventure Ranch
9. Ingrid MacDougall
10. North Arm Farm
11. Paul Selina

12. Rutherford Power Plant
13. Rutherford Concrete Plant Lands
14. Motocross Track (Crown)
15. Pemberton Creek Watershed (Crown)
16. Pemberton Fire Base at Airport (Crown)

**CARRIED**

## **6. TERMINATION**

At 2:10 p.m. the meeting was adjourned.

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Mayor

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Administrator