

THE VILLAGE OF PEMBERTON
-COMMITTEE OF THE WHOLE –
- MINUTES -

Minutes of a Committee of the Whole of the Village of Pemberton held Tuesday, March 4 2008 at 10:00 a.m. in Council Office, 7400 Prospect Street.

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

STAFF IN ATTENDANCE: Lori Pilon, Administrator
Sheena Fraser, Manager of Administration
Christian Staehli, Manager of Community Services
Michael Rosen, Village Planning Consultant

GUESTS: Stuart Croft – Summit Power Group
Nigel Protter - Exergetics

Steve Olmstead, Manager of Development & Planning, SLRD
Kim Needham, Senior Planner, SLRD

1. Call To Order

At 10:00 a.m. Mayor Sturdy called the Meeting to Order.

10:00 a.m. – 10:45 a.m.

2. Summit Power – Independent Power Project Feasibility Study

Guests:

Stuart Croft – Summit Power
Nigel Protter – Exergetics

Stuart Croft presented the feasibility review for the development of a small hydro project on Pemberton Creek, dated February, 2008, and reviewed with Council the highlights of the findings of the study that included:

- Generating Capacity
- Development Process
- Intake Locations
- Potential Penstock routes
- Powerhouse Alternatives
- Construction Costs
- Funding Options/Opportunities

The presentation concluded and the following recommendations were presented for consideration:

- (a) Secure Village's interest – submit water licence application and land tenure application to ensure control in Village hands.
- (b) Development/Commercial structure – how the village may wish to facilitate development of project and participate in the project – look at options and determine the one best for the Village.
- (c) Initiate Technical/Environmental Review that would include hydrology, topography, engineering, fish & wildlife assessments.
- (d) Stakeholder Engagement with First Nations (Lil'wat), commercial interests (logging companies), community and public.

A discussion of the findings followed the presentation and included:

- Maximum vs. minimum water flows and the impacts to the plant
- Powerhouse locations and impacts to the neighbourhoods
- Penstock options and what would be most suitable
- Employment opportunities that may come from the project
- Fish and Riparian habitat and impacts on One Mile Lake
- Impact on the water fall

Further discussion took place regarding next steps that include:

- A Land Tenure Application - \$3,000
- Investigative Use Permit valid for two (2) years - \$500
- Water Licence Application - \$5,000

Moved/Seconded

THAT Staff be directed to proceed with making application for the Water Licence, at a cost of \$5000, and for Land Tenure, at a cost of \$3,000.

CARRIED

OPPOSED: Councillor McLeod

11:05 a.m. Stuart Croft and Nigel Protter left the meeting.

11:05 a.m. Michael Rosen, Village Planning Consultant, Steve Olmstead, Manger of Development and Planning, SLRD and Kim Needham, Senior Planner, SLRD joined the meeting.

4. SLRD Rutherford Creek Rezoning Application Referral

Michael Rosen, Village Planning Consultant, provided an overview of the referral from the SLRD on the Rutherford Creek Rezoning Application and the Zoning Amendment Bylaw No. 1070, 2008 and Official Community Plan Amendment Bylaw No. 1077, 2008.

Rosen explained that although the Village OCP and SLRD Area C OCP both recommend that industrial activity should be situated in the Industrial/Business park further review has suggested that it would be appropriate for heavy industrial use to be located in another location than the current Industrial/Business Park. The Sub Regional Growth Study identified an area by Rutherford Creek as a potential future industrial area as do other local planning initiatives.

Rosen pointed out some areas of concern for the Village of Pemberton that included how servicing, such as water and sewer, would be managed and the environmental impacts concluding that these are issues the Village might consider providing comment on as this area may in the future be within the Village boundaries.

Rosen provided Council with the following resolution for consideration:

THAT the Regional District be informed that the Village of Pemberton is supportive of Official Community Plan Amendment Bylaw 1077, 2008 and Zoning Amendment Bylaw 1070, 2008 on the condition that the applicant can demonstrate to the satisfaction of the Regional District that:

- a) the industrial operations can be serviced with water and sewage disposal in accordance with Provincial and Regional District standards;
- b) the industrial operations will not create environmental issues for Rutherford Creek nor dust and odour problems for the general area based upon findings in a consultant report;
- c) the Rutherford Creek area is safe from a hazard perspective for the development of industrial activities based upon findings in a consultant report; and
- d) a visual simulation will be conducted by a Landscape Architect demonstrating that area will be visually buffered.

Steve Olmstead, Manager of Planning and Development, SLRD provided some background information related to the property and the Temporary Use Permit that Lil'wat Properties currently holds on the land for the concrete plant operations. An agreement has been made between the Terrane, the owner of the top soil processing operation, and MCB to move the operation to this site as a way to remedy the challenges faced with having the operation located next to residences and businesses in Mount Currie.

Discussion followed regarding concerns related to visual impacts, the definition of Industrial 2 and environmental buffers and compliance to zoning requirements. Olmstead explained that the concrete plant is currently operating under the provisions of the Interpretation Act and as the work they are doing is directly related to the construction of the Sea to Sky highway improvements they are exempt from current zoning requirements.

Moved/Seconded

THAT the recommendation from the Planning Consultant be redrafted and brought forward at the evening council meeting for reconsideration.

CARRIED

3. Regional Growth Strategies Overview and Review

Guests:

Steve Olmstead, Manager of Planning and Development, SLRD

Kim Needham, Senior Planner, SLRD

Steve Olmstead provided Council with an overview of RGS and touched on highlights that included a review of the background to the Regional Growth Strategy process that began in 2003/2004 explaining that the fundamental reason for establishing a plan is to manage growth in the region. The Sea to Sky corridor is the fastest growing areas in the province with expected increase in population to 35,000 by 2030. Other reasons for moving in this direction include transportation, Olympics, economic recovery in the northern part of the region, First Nations relations have grown in importance, promotion of crown land development throughout the region.

Underlying the plan are the concepts of sustainability and smart growth. Sustainability incorporates some elements of the Natural Step and strategic direction considers this as part of the RGS. Smart Growth principles look at the fundamental purpose which is containment of urban sprawl.

Olmstead reviewed the Vision Statement and the nine RGS Goals that include:

1. Focus development into sustainable, compact communities
2. Improve transport linkages and options
3. Support range of affordable housing
4. Achieve sustainable economy
5. Protect natural eco-system functioning
6. Encourage the sustainable use of parks and natural areas
7. Create healthy and safe communities
8. Enhance relations with Aboriginal Communities
9. Improve collaboration among jurisdictions

An overview was provided of the implementation process and how local municipalities should incorporate the planning into their own documents. A component of this will be through Implementation Agreements to:

- Resolve issues related to the application of the RGS including delineating the final settlement area boundaries where this may be required.
- Further coordinate and harmonize local government planning and crown land and resource management decision making
- Further develop effective dialogue and working relationships with FN regarding their economic development aspirations and best practices/sustainable land use strategies.

Olmstead advised that there will be a sixty day referral period as a way to move forward toward the formal process of adopting the bylaw. Between now and mid may RD staff will be meeting with local governments to review the RGS and receive feedback on where the document is headed and what needs to happen to ensure sign off from member municipalities.

Council requested further clarification with respect to the amendment process as outlined in the RGS advising that there is concern with respect to the how this process will work and the impacts that may or may not occur if an amendment is not accepted by another agency.

Olmstead agreed that the amendment process can be cumbersome and therefore looking at implementation agreements to look at ways to sort out our own agreements. Province is reviewing and looking at establishing a process that will allow regions to deal with minor amending issues.

Council will review the presentation and discuss further and requested opportunity to meet again with SLRD Planning Staff on this issue.

5. TERMINATION

At 12:55 p.m. the meeting was adjourned.

Mayor

Administrator