

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

**Minutes** of a Committee of the Whole of the Village of Pemberton held Tuesday, June 24, 2008 at 11:15 a.m. in Council Office, 7400 Prospect Street.

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**IN ATTENDANCE:** Mayor Jordan Sturdy  
Councillor David MacKenzie  
Councillor Mark Blundell – By Telephone

**ABSENT:** Councillor Jennie Helmer  
Councillor Kirsten McLeod

**STAFF IN ATTENDANCE:** Lori Pilon, Administrator  
Sheena Fraser, Manager of Administration  
Richard Diamond, Planning Technician

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**1. CALL TO ORDER**

At 11:40 a.m. Mayor Sturdy called the Meeting to Order.

At 11:40 a.m. Council adjourned to In Camera

**2. IN CAMERA**

Moved/Seconded

**THAT** pursuant to Section 90 (2) (b) of the Community Charter, the Council of the Village of Pemberton serves notice to hold an In-Camera Meeting on today's date for the purpose of dealing with matters of which the public shall be excluded from attending.

**CARRIED**

**3. RISE WITH REPORT**

At 12:05 p.m. Council Rose With Report.

**4. COMMUNITY CENTRE DEVELOPMENT PERMIT AMENDMENT**

**THAT** the Village Council authorize the issuance of Development Permit No. 45 to the Squamish-Lillooet Regional District (SLRD) to develop a community center building at the southwest corner of Lot 15 on Portage Meadows Road and Cottonwood Street generally in accordance with the amended drawing package prepared by Davidson, Yuen, Simpson Architects dated 10 June 2008, the final landscape master and phasing plans prepared by Eckford and Associates Landscape Architecture Inc. dated 10 June 2008, and final road works (civil) plan prepared by R.F. Binnie and Associates Ltd. dated 20 March 2008 including the civil works phasing plan dated 20 March 2008, issuance of said Permit to be subject to the satisfaction of the following conditions:

- 1) Resolve the outstanding issues identified in this report to Village of Pemberton staff's satisfaction;

- 2) The secondary 'maintenance' access is to be removed prior to 27 June 2008 and staff be directed to work with the SLRD to provide for a maintenance access from Arbutus Street or Cottonwood Street;
- 3) The developer providing the required legal survey plans to enable the Village to register a Section 219 Restrictive Covenant on title enabling and securing access to the parking stalls and storm water retention on Lot 12, Plan 7619 LLD.;
- 4) The developer providing a letter from BC Hydro indicating that BC Hydro has received the information noted in the letter approving the plan *in principal* from BC Hydro dated 17 March 2008, and that should the conditions be met, final approval will be given;
- 5) That the Civil Engineer provide an estimate of all the on site and off site trails/paths and off site infrastructure (roads, curb/gutter, sidewalks, parking lot etc.), corresponding with the proposed phasing, said estimate and phasing plan to form the basis of a legal undertaking to complete the civil works and be entered into by the SLRD;
- 6) That the Landscape Architect provide an estimate of all the on site and off site landscape works, corresponding with the proposed phasing, said estimate and phasing plan to form the basis of a legal undertaking to complete the landscaping works and be entered into by the SLRD;
- 7) That until such time as the civil works are completed pursuant to the approved drawings, Cottonwood Street be repaired and left in a usable dust free manner to the satisfaction of the Manager of Public Works;
- 8) That the temporary parking be provided and maintained in a dust free and safe manner until the final parking lot is completed in accordance with the approved drawings and that the developer is responsible for all works associated with providing said parking lot;
- 9) That the SLRD provide an undertaking, in a form acceptable to the Village, to ensure that the civil and landscape works are complete prior to 30 September 2010 as noted on the phasing plans;
- 10) Incorporate the following special clauses within the Permit:
  - a) that all signage related to the Community Centre will conform to Village of Pemberton Sign Bylaw No. 380, 1998 and its Amendments;
  - b) that as a condition of issuance of a Building Permit, the applicable Development Cost Charges shall be paid;
  - c) that as a condition of the issuance of a Building Permit,
    - i) the developer shall provide a water meter(s) in the building with a remote reader, the requirements of which to be confirmed with the Public Works Manager prior to installation;
    - ii) the building shall have an approved sprinkler system installed which complies with the current NFPA guidelines;
    - iii) the developer shall ensure compliance with the current *Provincial Water Conservation Guidelines*;
    - iv) a drainage master plan prepared by a qualified professional be provided pursuant to Section 3.3 of Subdivision and Development Bylaw 219, 1989 and its amendments ensuring there in no post development increase in storm runoff from the site; and,
    - v) details of the landscape irrigation system for Lot 15 are provided.

**5. TERMINATION**

At 12:05 p.m. the meeting was adjourned.

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Mayor

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Administrator