

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

Minutes of the **Committee of the Whole** of Council of the Village of Pemberton held on Tuesday, July 8, 2008 at 10:00 a.m. in Council Chambers, 1350 Aster Street.

IN ATTENDANCE:

Mayor Jordan Sturdy
Councillor Jennie Helmer
Councillor David MacKenzie

ABSENT:

Councillor Mark Blundell
Councillor Kirsten McLeod

STAFF:

Sheena Fraser, Manager of Administrative Services
Lorien Chilton, Management Intern
Allison Macdonald, Recording Secretary
Michael Rosen, Planning Consultant (by telephone)

1. CALL TO ORDER

At 10:00 AM, Mayor Sturdy called the Committee of the Whole meeting to order.

At 10:00 a.m. Michael Rosen, Planning Consultant, joined the meeting by telephone.

2. BYLAWS 609/610 - INDUSTRIAL PARK OCP ZONING

Planning Consultant Michael Rosen outlined the background of the proposed bylaws, and clarified a number of issues. He stated that the key item was the addition of office use to be included in the OCP which requires an amendment to the OCP as office use is not currently allowed. This OCP Amendment will effectively allow office development in the Industrial Park. Secondly, the Zoning Amendment would add office use as well as add to the list of allowable uses that are either not currently included or unclear as to whether or not they would be acceptable uses under the current bylaw.

The issue of most concern for the referral agencies has been the office component. Rosen suggested Council could remove business office use out of the Industrial Park completely, and if that is the case then there would be no need to amend the OCP and it would mean the Zoning Amendment would be simply clarifying current uses and adding several new Industrial type uses. Reference was made to the definition for Industrial Park uses in the Squamish Bylaw and the SLRD referral comments referenced that wording suggesting that it would be appropriate to consider a similar approach.

Ancillary uses to industrial uses would be permitted (eg surveying, architecture) but office uses such as medical/dental would be excluded.

Mr. Rosen noted that staff are not supportive of the offices but supportive of other uses in the bylaw.

Council comments included the following:

- What about site specific rezonings? The Regional District recommended that if Council would include offices, that in the OCP it be stated that these particular types of offices be permitted on a site specific basis, ie., if someone wanted office in business park it would be subject to site specific rezoning as is done in Squamish. Rosen advised that it would become cumbersome for anyone who wants to do this activity at the industrial park because everyone would have to go through rezoning process and therefore it did would defeat the purpose of the amendments.
- Concern that there will be too much commercial real estate coming online at one time.
- Councillor MacKenzie – under current recommendation, where does the Stl'Atl'imx tribal office fit into this characterization. Mr. Rosen advised that they would be included in the definition of professional office.
- Councillor MacKenzie – parking seems like overkill. The number of required spots should be decreased. Councillor Helmer disagrees.
- Councillor Helmer requested clarification as to whether business and professional use would be removed. Rosen advised that it would not be removed completely but the list would better clarify what can be done at the Industrial Park as per the proposed amendment Section 311.9.
- Rosen advised that Staff is not supportive of including business/professional uses (other than those listed) in the amended bylaw and noted that the ALUC also supported the removal of business/office use from the bylaw.

The Mayor provided members of the gallery to provide some comments on the discussion and the comments/suggestions are as follows:

Lisa Ames – Pemberton Realtor:

Suggested that the bylaws be brought forward at July 22nd Special Council meeting as a way to ensure the process keeps moving forward.

Cam McIvor: - Industrial Park Land Owner:

Noted that the business park has the potential to outstrip the downtown core in tax revenue for the community. Council needs to be accountable to the taxpayers. He believes that the downtown will thrive when the industrial park grows. If Council allows business offices, but limits the uses, it will not hurt the village core.

It was noted that the Industrial Park users/owners are in the process of rebranding the area as a Business Park.

Moved/Seconded:

THAT it be recommended to Council:

THAT Zoning Amendment (Industrial Park Use) Bylaw No. 610, 2008 be amended by removing the temporary use component from this Bylaw;

AND THAT a new Zoning Amendment Bylaw be brought forward that deals specifically with the temporary use permit component for First and Second Reading on August 12, 2008.

CARRIED

Moved/Seconded:

THAT section 311.9, the exclusionary list of businesses and professional offices, be expanded to include the "continuous flow" clause utilized in the District of Squamish Bylaw that suggests that any business that relies on a continuous flow of customers visiting the establishment is also not permitted.

AND THAT both OCP Amendment Bylaw No. 609 and Zoning Amendment Bylaw No. 610 be brought forward for second reading at the Council meeting to be held on Tuesday, August 12, 2008.

CARRIED

3. HIGH SCHOOL PROPERTY DEVELOPMENT OPTIONS

Planning Consultant Michael Rosen advised that in May staff were asked to investigate the possibility of rezoning the lot adjacent to high school (P-1) to another designation. Rosen explained that Staff had concluded that single family and small lot single family development would be appropriate on that site given the location of that land and taking into account the surrounding lands/zoning.

The smaller lots would be preferred to increase densities, provide more affordable property. Consideration was also given to a multi-family options and although it would be a good idea concern was raised because of the location at the edge of urban/agricultural areas that may effect compatibility of use between the two areas.

Rosen advised that Staff determined very clearly that commercial or industrial uses would not be appropriate.

Rosen reminded Council that it is important to keep an open mind with respect to rezoning of any land and although Staff understands the purpose for the request to investigate it is uncommon to seek Council's support of a rezoning in advance of making an application.

Mayor Sturdy provided background on the request to review options for zoning on the land and advised that the School Board plans to tear down the old community centre gym and build a bus garage. Mayor Sturdy advised Council that he had spoken with the School Board Chair and expressed concern about these plans suggesting that the most appropriate location for a bus garage was the Industrial Park. Mayor Sturdy reported that the School District is looking for ways to raise funds for this project and one option would be to look at making application to rezone the remaining highschool lands and sell it for development.

Councillor MacKenzie expressed concern that real developers are being shunted aside while Council works on projects which are less valuable to the community in terms of tax dollars.

Moved/Seconded:

THAT the Planning report on the potential rezoning of the high school lands, dated July 8, 2008, be received;

AND THAT representatives of the School District be invited to attend the Committee of the Whole meeting scheduled July 22nd to review the report and discuss options.

CARRIED

At 10:30 a.m. Michael Rosen left the meeting.

At 11:00 a.m. Dave Mitchell and Paul Edgington joined the meeting.

4. 9-1-1 PRESENTATION

Dave Mitchell (E-Comm)
Paul Edgington, Administrator, SLRD

Mr. Mitchell gave a presentation regarding 9-1-1 service, its operating procedures and performance standards.

Council comments included the following:

- Concern that local dispatch would no longer be necessary. Mitchell advised that this would be the case as all calls would go through E-Comm.
- Interest as to whether or not there are any other 9-1-1 type programs. Mitchell advised that there is a separate program in Fraser Cheam in the Fraser Valley.

Edgington provided information on the proposed costs to implement the 911 service. The SLRD is proposing that the participants do not need to borrow for the capital costs. The costs for the first fiscal year are estimated at \$289,000 or approximately \$0.17/\$1,000 of assessed value per property. It is estimated that the costs would decrease to approximately \$0.02/\$1,000 in subsequent years.

Moved/Seconded:

THAT it be recommended to Council:

THAT the 9-1-1 proposal be referred to the Pemberton District Fire Department for review;

AND THAT Council provides consent to the SLRD 9-1-1 Bylaw at the Council meeting to be held on August 12, 2008.

CARRIED

Mr. Mitchell and Mr. Edgington were thanked for their presentation and left the meeting at 12:05 PM.

5. TERMINATION

The meeting was adjourned at 12:10 PM.

Mayor

Administrator