

**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, May 26, 2009 at 2:30 p.m. in Council Office – 7400 Prospect Street. This is meeting 014.

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
Richard Nicolas, Manager of Community Service/Building Inspector

Others: Garth Phare
Sandy Ryan
Paul Vacirca

1. CALL TO ORDER

At 2:50 p.m. Mayor Sturdy called the meeting to order.

2. APPROVAL OF AGENDA

Moved/Seconded
THAT the Agenda be approved as presented
CARRIED

At 2:51 p.m. Councillor LeBlanc abstained from discussion or voting and left the meeting room.

3. TEMPORARY BUILDING POLICY

Council reviewed the policy and discussed concerns related to the implementation of the policy and how it will impact or affect businesses at the Industrial Park. Discussion centered around liability issues and enforcement of regulations in the Building Code that the Village is not empowered to vary or ignore.

Richard Nicolas, Manager of Community Services/ Building Inspector, provided some background on the British Columbia Building Code (BCBC) related to temporary buildings and discussed whether or not there was the ability to 'grandfather' buildings under the code. Nicolas advised that some temporary buildings are exempt if they are utilized for emergency purposes (ie: the Pemberton

Search and Rescue building) or school portables (which are constructed under a different standard. ATCO Trailers are constructed for the purpose of being a temporary or construction site trailer and therefore do not comply with the BCBC in terms of being used on a permanent basis. Mobile Homes are considered temporary but are constructed for that purpose but occupancy is based on living not office/business.

Nicolas reviewed the list of buildings that have been identified and advised that the next step would be do conduct an on site inspection to determine whether or not those buildings identified comply with the BCBC.

Discussion continued regarding liability, unsightliness, public safety related to temporary buildings.

Mayor Sturdy invited members of the public to speak on the issue.

Sandy Ryan – President, Chamber of Commerce, IP property owner

Ryan advised that the Chamber had not had a chance to really review the policy and agreed that if issues of liability and safety are of concern they must be addressed. Concern for the Chamber is the 2 year time line to comply and what happens if an owner is unable or can not comply. The Chamber raised concern that many businesses will move to the Regional District because there are fewer restrictions in place.

Garth Phare – IP property owner

Phare commented on some of the challenges of building and doing business at the IP and in particular how the establishment of the IP as a Development Permit area and the requirement to have every project go to the Advisory Design Review committee has impacted the ability to move development forward. Phare raised concern about the BCBC in general suggesting that by 2011 the Code may well look very different from today and will in all likelihood be more onerous. Phare suggested that this might be the time to look at allowing for residential use at the IP.

Paul Vacirca – Vice President, Chamber of Commerce, Manager – Home Hardware

Vacirca raised concerns about the long term viability of the IP, whether or not there is an opportunity to roll back some of the restrictions/taxes and questioned if this policy was a knee jerk reaction to facilitate liability and safety concerns of a few problems. Vacirca advised that Home Hardware will be utilizing space at the IP for storage of supplies in order to facilitate the growth of the business.

Further discussion took place related to the BCBC, the current economic climate, concerns related to businesses moving to the RD, Tisdale or First Nation's lands, and


the responsibility the Village has regarding enforcement of the Code particularly where liability and safety are concerned.

4. ADJOURNMENT

At 4:10 p.m. Mayor Sturdy adjourned the meeting.



Mayor



Administrator