

# THE VILLAGE OF PEMBERTON

## -COMMITTEE OF THE WHOLE – - MINUTES -

**Minutes** of a Committee of the Whole of the Village of Pemberton held Tuesday, February 6, 2007 at 4:30 p.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  
David Allen - Director of Development Services  
Sheena Fraser – Deputy Clerk  
Michael Rosen, Village Planner

**GUESTS:** Greg Bikadi, President, Creekside Resources, Lil'wat Nation  
John Gerbrandt, Integrated Land Management Bureau  
Mike Fitzsimmons, Manager, Crown Land Partnerships and Sales,  
Integrated Land Management Bureau

\* Denotes Late Arrival

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### 1) **CALL TO ORDER**

At 4:30 p.m. Mayor Sturdy called the Meeting to Order.

It was agreed to adjust the Agenda and review the Benchlands Neighbourhood Concept Plan first in order to facilitate the guests in attendance.

### 2) **BENCHLANDS NEIGHBOURHOOD CONCEPT PLAN – Report and Bylaw Review**

Michael Rosen, Village Planner, provided Council with an update on the Benchlands Neighbourhood Concept Plan and reviewed two areas of concern that have been raised by the current landowners related to Parcel 2A and the request for an increase in affordable housing.

#### **Parcel 2A**

Rosen reviewed policy statement Section 3.5.3 that had been included in the plan that stated:

“Should the land lying both within the ALR and the Lillooet River Floodplain be excluded from the ALR, and if it can be demonstrated that issues related to floodplain management and environmental protection can be adequately addressed, Council will consider revising the OCP and Zoning Bylaw to accommodate development.”

### **Affordable Housing**

Rosen advised that the NCP provides for an allocation of 15% to affordable housing and has provided options in which to gain this type of housing in various ways. Section 6.1.1 Community Housing Policies was reviewed.

Other issues were raised related to:

- Storm water management
- Infrastructure costs to develop
- Dyking District requirements and expansion
- Defining affordable housing

### **Recommendation:**

Moved/Seconded

**THAT** at the regularly scheduled council meeting Council defer First Reading of the Village of Pemberton Official Community Plan Bylaw No. 435, 1999, Amendment Bylaw (Benchlands Neighbourhood Concept Plan) No. 594, 2007;

**AND THAT** a working session be scheduled on February 20, 2007 to allow for further review and discussion.

**CARRIED**

### **3) AMENITY POLICY**

The draft amenities policy was reviewed and discussion centered around the concept of a 50/50 split with Area C and the proposed fee amount. Staff was asked to provide further information and provide a revised draft policy for discussion at working session scheduled for February 20<sup>th</sup>.

### **Recommendation:**

Moved/Seconded

**THAT** the draft Amenity Policy be revised and a new draft be provided for review at a working session of Council scheduled for February 20<sup>th</sup>.

**CARRIED**

### **4) ADJOURNMENT**

At 6:30 p.m. Mayor Sturdy terminated the meeting.

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Mayor

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Administrator