

**VILLAGE OF PEMBERTON
-REGULAR COUNCIL MEETING MINUTES-**

Minutes of the Regular Meeting of Council of the Village of Pemberton held on Tuesday, March 18, 2014 at 9:00 a.m. in Council Chambers, 1350 Aster Street. This is Meeting No. 1356.

IN ATTENDANCE:

Acting Mayor Alan LeBlanc
Councillor Ted Craddock
Councillor James Linklater
Councillor Mike Richman

STAFF IN ATTENDANCE:

Daniel Sailland, Chief Administrative Officer
Sheena Fraser, Manager of Administrative Services & Corporate Officer
Andrea Leite, Administrative Services Coordinator
Caroline Lamont, Manager of Development Services
Nikki Gilmore, Manager of Finance
Russell Mack, Fire Chief
Suzanne Belanger, Project Coordinator
Ben Hansler, Compliance Officer

Public:

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1. CALL TO ORDER

At 9:20 a.m. Acting Mayor LeBlanc called the meeting to order.

2. APPROVAL OF AGENDA

Moved/Seconded

THAT the agenda be approved as presented.

CARRIED

3. ADOPTION OF MINUTES

a) Committee of the Whole Meeting No. 112 – Tuesday, March 4, 2014

Moved/Seconded

THAT the minutes of the Committee of the Whole Meeting No. 112, held Tuesday, March 4, 2014, be adopted as circulated.

CARRIED

b) Regular Council Meeting No. 1355 – Tuesday, March 4, 2014

Moved/Seconded

THAT the minutes of Regular Council Meeting No. 1355, held Tuesday, March 4, 2014, be adopted as amended.

CARRIED

4. BUSINESS ARISING

There was no business arising.

5. MINUTES TO BE RECEIVED

a) Cultural Roundtable Meeting No.10 – Wednesday, March 12, 2014

Moved/Seconded

THAT the minutes of the above noted meetings be received.

CARRIED

6. REPORTS

a) DEVELOPMENT SERVICES

i) Temporary Commercial Use Permit No. 006 - Short Term Worker Camp

Caroline Lamont, Manager of Development Services, provided an overview of the proposed Temporary Commercial Use Permit application for a short term worker camp in the Industrial Area and requested that consideration be given to providing an opportunity for public comment.

At 9:17 a.m. Acting Mayor LeBlanc opened the floor to questions from the gallery in relation to Temporary Commercial Use Permit No. 006.

David MacKenzie, Pemberton Valley Lodge – 1446 Vine Road:

Mr. MacKenzie provided comment and concern respecting the following:

- Need for more notice to the public respecting the TUP
- Potential loss of business for local accommodation and food vendors
- belief that existing accommodation providers could accommodate the needs of CRT during this period of time
- Importance of supporting those businesses that are invested in the community through tax contributions and providing employment to locals
- Interest in working with CRT to look for solutions to meet the needs of CRT so that a work camp is not required

Mr. MacKenzie concluded by stating that the PVL is supporting and partnering with the Village to facilitate accommodation for the Timber Framers Guild for the Barn project but if the Village supports this TUP they may have to revisit that support.

Claude Denault , CTR – 1179 Old Mill Road:

Mr. Denault provided comment as follows:

- Spreading workers throughout the Pemberton area would create transportation and logistical challenges and potentially extend the work day for most from 10 to 13 hours
- Adequate kitchen/food services must be available to feed all workers in one location and the local accommodations do not have services to facilitate this type of operation
- Currently housing 27 workers in the Gateway, PVL and private rentals and will continue to do so
- Seeking accommodation for 104+ people is challenging especially as there is a deficiency of rooms available through June and July.

Acting Mayor asked if there was any other comment and hearing none closed the public input portion of the meeting related to this matter.

Moved/Seconded

THAT the Village of Pemberton approve Temporary Commercial Use Permit No. 006 subject to the following conditions:

- a) valid only from April to August 31, 2014 (inclusive),
- b) resolve to the reasonable satisfaction of the Village, issues related to the following: the Zoning Bylaw Amendment for the M1 Zone (to permit TUPs and resolution with staff regarding tree planting and irrigation, water and sewer connection and ongoing supply fees, Lil'wat Nation's approval of water supply and approval of Vancouver Coastal Health.

CARRIED

ii) Major Development Permit No. 59 - Downtown Community Barn

Caroline Lamont, Manager of Development Services, provided an overview of the proposed Development Permit for the Downtown Community Barn application and requested that consideration be given to providing an opportunity for public comment.

At 9:53 a.m. Acting Mayor LeBlanc opened the floor to questions from the gallery in relation to the proposed Major Development Permit No. 59.

Grace Chadsey – 7465 Frontier Street:

Ms. Chadsey provided comment and raised concern respecting the following:

- Impacts on Parking during the construction and after the completion of the project (challenge with Elements parking areas).
- Impacts on snow storage in the area (where will it move to)
- Pedestrian safety – crosswalks across Frontier

- Requirement for a Public Information Meeting as per section 7.4 of the Development Procedures Bylaw as this is considered to be a Major Development Permit
- Impacts of building over lot lines
- Green space at the north end of the project is identified in the OCP as public park but parking is being considered
- Lack of a management plan and concerns respecting loitering
- Asphalt roof instead of a metal roof and impacts to tax payers for maintenance as metal lasts longer than asphalt

Caroline Lamont responded noting that a Development Permit does not require a Public Hearing but will follow-up with respect to the requirement for a Public Information Meeting as noted.

With regards to the remaining comments, Ms. Lamont responded as follows:

- Parking is being addressed
- The area is already being used for snow storage and includes privately owned lands.
- Timelines for permit issuance is sometimes challenging and can be impacted by deadlines, funding approvals and staff resources. The Village makes every effort to process permits within an appropriate timeframe.
- Lot lines were considered and in this case it is possible to build over it. A lot consolidation can be facilitated but in the interest of tax savings it is not being required for this project.
- Loitering continues to be a concern for the Village. The Village is frequently in contact with the RCMP on this matter with respect to looking for solutions.
- The material selected for the barn roof was selected based on cost considerations.
- Additional crosswalk placement is currently being reviewed in the area to steer pedestrian traffic and facilitate safety.
- If inconsistencies are found with the OCP regarding parking on lot 8, an amendment will be required.

Rob Szachury – 7359 Larch Street:

Mr. Szachury enquired whether the Community barn was considered a commercial space and whether sprinklers would be required.

Caroline Lamont advised that the barn is considered a Civic building.

Building Inspector, Ben Hansler replied that according to the BC Building Code a building of the size of the planned Community Barn does not require sprinklers.

Acting Mayor asked if there was any other comment and hearing none closed the public input portion of the meeting related to this matter.

Moved/Seconded

THAT Council approve Development Permit No. 59 subject to the following conditions:

1. Submission and approval of a Site Alteration Plan to the Manager of Development Services that considers the following:
 - parking management plan,
 - routing of any pedestrian/sidewalk detours and temporary construction and emergency service access,
 - the location of any construction offices and related parking, and
 - the location of storage areas and type of materials to be stored, as well as garbage/waste/recycling containers. Such storage shall not be attractants to wildlife.
2. Site drainage plan in accordance with the comments received by the Village Engineer.

AND THAT Council grant a variance to the proposed community barn project reducing the rear yard setback to 1.5 metres.

CARRIED

b) ACTING MAYOR

Acting Mayor LeBlanc reported on the following:

- March 20 First day of Spring
- March 22 Earth Day
- March 20, 7-8 p.m. Ironman Information Session meeting at the Pemberton Community Center
- March 29, 8:30-9:30 p.m. Earth Hour.

Moved/Seconded

THAT Council challenges the community of Pemberton to participate in the March 29 Earth Hour and issues a challenge to both Squamish and Whistler to participate.

CARRIED

c) COUNCILLOR

i) Councillor Craddock

Councillor Craddock reported out on the following meetings:

- SLRD Board Meeting
- Pemberton Valley Trails Association

ii) Councillor Linklater

Councillor Linklater attended the Pemberton Valley Utilities and Services meeting noting that budget discussions took place regarding the following:

- Recreation Service
- Museum Trails

iii) Councillor Richman

Councillor Richman reported out on the following meetings:

- Pemberton Valley Utilities and Services:
- Cultural Roundtable
- Pemberton Valley Dyking District

7. BYLAWS

a) Village of Pemberton Zoning Amendment (Temporary Use Areas) Bylaw No. 759, 2014 – First and Second Reading

Moved/Seconded

THAT Village of Pemberton Zoning Amendment (Temporary Use Areas) Bylaw No. 759, 2014 receive First and Second reading;

AND THAT Council schedule the Statutory Public Hearing on April 1, 2014 in accordance with statutory requirements.

CARRIED

8. CORRESPONDENCE – For Action

- a)** Peter DeJong, Director of Administrative Services, Squamish Lillooet Regional District, dated February 27, 2014, requesting consent to increase the maximum annual requisition limitation by 25 % of the Pemberton Public Library Contribution Local Service Establishment Bylaw No. 645, 1997, Amendment Bylaw No. 1321-2014.

Moved/Seconded

THAT the request be referred to the Committee of the Whole budget meetings to be held later in the day.

CARRIED

- b) Peter DeJong, Director of Administrative Services, Squamish Lillooet Regional District, dated March 12, 2014, requesting consent to increase the maximum annual requisition limitation by 25 % of the Pemberton/Area C Community Recreation Local Service Establishment Bylaw No. 646, 1997, Amendment Bylaw No. 1325-2014.

Moved/Seconded

THAT the request be referred to the Committee of the Whole budget meetings to be held later in the day.

CARRIED

9. CORRESPONDENCE – For Information

- a) David MacKenzie, General Manager, Pemberton Valley Lodge, dated March 7, 2014, expressing concern of the possible negative impact of the Work Camp Permit would have on the Pemberton Valley Lodge business and to other accommodation providers in the Village.

Moved/Seconded

THAT the correspondence be received for information.

CARRIED

10. NEW BUSINESS

There was no new business.

11. NOTICE OF MOTION

There was no Notice of Motion.

12. QUESTION PERIOD

David MacKenzie – Pemberton Valley Lodge

Mr. MacKenzie asked a question respecting the process for public comment on Temporary Use Permits and other matters and whether or not it would be appropriate for Acting Mayor LeBlanc to declare a conflict of interest given he is a property owner in the Industrial Park.

Anna Helmer

Ms. Helmer asked a question and provided comment respecting the precedent that will be set in approving the TUP and what the benefits or impacts will be on local employment.

Susie Gimes – Squamish Lillooet Regional District, Area C Director

Ms. Gimse asked a question respecting rental unit vacancy rates.

At 10:38 a.m. the Council meeting was recessed.

At 10:45 a.m. the Council meeting was reconvened.

13. IN CAMERA

Moved/Seconded

THAT pursuant to Section 90 (1) (k) Negotiations of the Community Charter, the Council of the Village of Pemberton serve notice to hold an In-Camera Meeting on today's date for the purpose of dealing with matters for which the public shall be excluded from attending.

CARRIED

At 10:52 a.m. Council moved In Camera.

At 1:38 p.m. Council Rose from In Camera and recessed the meeting and moved to Committee of the Whole.

At 4:40 p.m. the Council meeting was reconvened.

14. RISE AND REPORT FROM In Camera

Council Rose with Report on the following:

Moved/Seconded

THAT staff be directed to issue a Request for Expression of Interest/Proposal for use of the Train Station facility.

CARRIED

15. CORRESPONDENCE – For Action - Revisited

- c) Peter DeJong, Director of Administrative Services, Squamish Lillooet Regional District, dated February 27, 2014, requesting consent to increase the maximum annual requisition limitation by 25 % of the Pemberton Public Library Contribution Local Service Establishment Bylaw No. 645, 1997, Amendment Bylaw No. 1321-2014.

Moved/Seconded

THAT Council give participating area approval by consenting, on behalf of the electors of the Village of Pemberton, to the adoption, by the Squamish-Lillooet Regional District, of proposed SLRD Bylaw 1321-2014, cited as "Pemberton Public Library Contribution Local Service Establishment Bylaw No. 645, 1997, Amendment Bylaw No. 1321-2014", and attached hereto;

AND THAT staff notify the SLRD Board of its consent.

CARRIED

- d) Peter DeJong, Director of Administrative Services, Squamish Lillooet Regional District, dated March 12, 2014, requesting consent to increase the maximum annual requisition limitation by 25 % of the Pemberton/Area C Community Recreation Local Service Establishment Bylaw No. 646, 1997, Amendment Bylaw No. 1325-2014.

Moved/Seconded

THAT Council give participating area approval by consenting, on behalf of the electors of the Village of Pemberton, to the adoption, by the Squamish-Lillooet Regional District, of proposed SLRD Bylaw 1325-2014, cited as "Pemberton/ Area C Community Recreation Local Service Establishment Bylaw No. 646, 1997, Amendment Bylaw No. 1325-2014", and attached hereto;

AND THAT staff notify the SLRD Board of its consent.

CARRIED

16. ADJOURNMENT


Moved/Seconded

THAT the March 18, 2014 Regular meeting be adjourned at 5:00 p.m.

CARRIED



Alan LeBlanc
Acting Mayor



Sheena Fraser
Corporate Officer