

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

Minutes of the Regular Meeting of Council of the Village of Pemberton held on Tuesday, April 1, 2014 at 7:00 p.m. in Council Chambers, 1350 Aster Street. This is Meeting No. 1357.

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
Lonny Miller, Manager of Public Works and Capital
Projects
Suzanne Belanger, Project Coordinator
Ben Hansler, Compliance Officer
Jennifer Kirk, Communications Coordinator

Public:

40

1. CALL TO ORDER

At 7:15 p.m. Acting Mayor LeBlanc called the meeting to order.

2. APPROVAL OF AGENDA

Moved/Seconded

THAT the agenda be approved as amended:

- Add Rise with Report after the Public Information Meeting has concluded
- Item 9 (b) Village of Pemberton Termination Bylaw No. 717, 2014 to be removed from the agenda and deferred until May.

CARRIED

3. DEVELOPMENT SERVICES

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

Moved/Seconded

THAT the approval of Development Permit No. 59 (Downtown Community Barn) be rescinded.

CARRIED

4. PUBLIC INFORMATION MEETING PURSUANT TO SECTION 7.4 VILLAGE OF PEMBERTON DEVELOPMENT PROCEDURES BYLAW NO. 725, 2013.

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

Caroline Lamont, Manager of Development Services, provided an overview of the application by the Village for a Major Development Permit to facilitate the development of the Downtown Community Barn on Frontier Street and requested that consideration be given to providing an opportunity for public comment.

At 7:25 p.m. Acting Mayor LeBlanc opened the floor to questions and comments from the gallery in relation to the Development Permit Application.

Drew Meredith – 1759 Sea to Sky Hwy 99 (Village of Pemberton)

Mr. Meredith asked for clarification as to whether a Development Permit was related to the form and function of a building or whether the building in question should be there?

Mr. Meredith also stated that he has worked on several committees related to the Community Barn and is in support of the building structure.

Ms. Lamont clarified that a Development Permit is related to the form and function of a building.

Rob Szachury – 7395 Larch Street (Village of Pemberton)

Mr. Szachury stated that he was not against the project and, referencing several sections of the Village Council Handbook, expressed concerns regarding the following:

1. Whether the Village was in contravention of the following bylaws:
 - Subdivision and Development Control
 - Zoning
 - Building
2. Other concerns raised related to the following:
 - Requirement for sprinklers in the building
 - Electrical requirements
 - Geotechnical reports
 - Excavation and impact on hydro lines buried underground
 - Cost of roofing
 - Where the \$75,000 committed by Council is being drawn from
 - Circumvention of the process by the Village
3. Mr. Szachury acknowledging that although there has been a tremendous amount of information over the past few years, due to busy lives, residents are not always aware of what is happening until the last hour.
4. Mr. Szachury questioned whether the tax dollars would be going towards the barn project and whether the Squamish Lillooet Regional District would be making a financial contribution based on the fact the one of the primary user groups, the Pemberton Farmers Market, is made up of Area C residents.

5. As a final comment, Mr. Zachery expressed concerns regarding whether the barn project was being pushed through by Council.

Bob Menzel – 7476 Prospect Street (Village of Pemberton)

Mr. Menzel expressed his support for the project and raised concerns regarding:

- Setbacks to the Arn Canal/ditching along rail lines
- Watercourse issues
- Structure proximity to the train tracks
- Location of the structure in general
- Impact on any covenants currently on the lands

Mr. Menzel also commended Project Coordinator Suzanne Belanger for her efforts in relation to making the Community barn a reality.

Lynda Clark – 3-1448 Vine Road (Village of Pemberton)

Ms. Clark expressed her support of the project and Village staff and thanked Village Council, Staff and Community Volunteers for their contributions.

Betty Mercer 7451 Frontier Street (Village of Pemberton)

Ms. Mercer provided comment and concern respecting the following:

- Major Development Permit No. 59 - Downtown Community Barn requirements have not been met.
- Requested the date on which the DP application was submitted
- Lack of required signage advising of the DP application and signage not conforming to the requirements set out in the Development Procedures Bylaw (information missing)
- Hopes for resolution of parking issues prior to the completion of the structure.
- Impacts and location for oversized parking.

Nikki Vanker – 7451 Aspen Boulevard (Village of Pemberton)

Ms. Vanker expressed her support for the barn project commenting on the following:

- Great initiative and structure design.
- Pleased with Timber Framers Guild coming to Pemberton.
- Community engagement.

Ms. Vanker expressed concerns respecting the following:

- The Village having double standards and not following the rules which they have set out.
- Cost and lack of involvement from the community regarding other upcoming Village projects.
- Whose responsibility parking lot line painting is?

Hilary Downing - 7567 Oberson Road (SLRD Area C)

Ms. Downing expressed support for the barn project noting that there has been a fair bit of information available regarding this project and questioned the fears being raised. Ms Downing did raise concern with respect to late night loitering and the need for police presence and concluded by commending Council and Staff.

Cathryn Wood – 7451 Frontier Street (Village of Pemberton)

Ms. Wood provided comment regarding her support for the barn project as well as her concern respecting the following:

- Vehicle and Pedestrian Traffic
- Pedestrian safety
- Parking
- Loading zones issues and concerns
- Future use of green space adjacent the barn site and impacts it will have on the community if developed into a parking lot

Geoff Mcleod – 7402 Clover Road (SLRD Area C)

Mr. Mcleod requested clarification with regard to who owns the land on which the Barn is being built.

Ms. Lamont advised that the lands are Village owned.

Adam Adams – 1-1446 Vine Road (Village of Pemberton)

Mr. Adams provided comment and concern respecting the following:

- Availability of public washrooms.
- Type of material used for barn roof.
- The source of funding for sidewalks and landscaping.

Grace Chadsey – 7465 Frontier Street (Village of Pemberton)

Ms. Chadsey expressed her support for the barn and provided comment and concern respecting the following:

- Impacts on parking in the area
- Vehicle and Pedestrian Traffic
- Need for sidewalks that accommodate pedestrians and strollers
- Disappointment that the development permit application process was not followed noting that the VOP should be an example of doing it right. This oversight on the information signage has resulted in a missed opportunity for public to provide feedback and learn about the project.

Susie Gimse – 925 Portage Road (SLRD Area C)

As a former Councillor who has taken part of the Community Barn discussions, Ms. Gimse expressed her support for the project noting that there has been communication regarding the barn project in several different forms over the years and that this is the first negative feedback that she has heard. Ms. Gimse advised that Area C has not contributed to the project as of yet but would consider doing so in some form.

Anna Helmer – 7451 Aspen Boulevard (Village of Pemberton)

Ms. Helmer indicated her support for the project and commented that the project is groundbreaking and innovative.

Ms. Helmer provided comment and concern respecting the lack of community awareness of upcoming Village projects in general.

Paul Vacirca - 1749 Pinewood Drive (Village of Pemberton)

Mr. Vacirca provided comment regarding the minimal project material costs due to the support from Pemberton Valley Hardware/Rona and the anticipation of the landscaping which will transform community.

Louise Stacey-Deegan - 17-7467 Prospect Street (Village of Pemberton)

Ms. Stacey-Deegan provided comment and concern respecting the following:

- Support of the barn project
- Cost to Pemberton tax payers over time
- Ongoing maintenance costs
- Unpainted crosswalks/pedestrian safety
- Traffic
- Misuse of structure (loitering)

Barbara Turrin - 1413 Poplar Street (Village of Pemberton)

Ms. Turrin expressed her support for the barn project.

Leah Mercer – 10-1447 Vine Road (Village of Pemberton)

Ms. Mercer requested recommendations and suggested that it would be appropriate for there to be some form of plan that included established areas for oversized vehicle parking.

Mark Mendonca – 106-7433 Frontier (Village of Pemberton)

Mr. Mendonca complimented the Village and Suzanne Belanger and provided comment on the importance of the downtown core and its ability to draw in the community and visitors.

Valerie Butters – 7467 Dogwood (Village of Pemberton)

Ms. Butters provided comment that she is thankful for having hardworking community members. Being new to the area, it is projects such as the barn that drew her family to Pemberton.

David Ashworth – 32-1400 Park Street (Village of Pemberton)

Mr. Ashworth provided comment and concern respecting the following:

- The Village spending within its budget.
- Footprint of the barn structure.
- Whether the barn project is within the Village's budget.

Al Bush - 7446 Prospect Street (Village of Pemberton)

Mr. Bush provided comment and concern respecting the following:

- Pedestrian, vehicle flow and loading and unloading issues
- Pedestrian safety

At 8:50 pm Acting Mayor called three times for further comment and hearing none closed the Public Information Meeting portion of the Regular Council meeting and thanked everyone for their input.

5. RISE WITH REPORT FROM IN CAMERA

a) Squamish Lillooet Regional District Pemberton North Water System Outstanding Debt:

The Village of Pemberton service notice on Friday, March 21, 2014 to the SLRD respecting the Village's claim for payment of the outstanding invoices for water service to the PNWS dating back to 2007.

6. ADOPTION OF MINUTES

a) Committee of the Whole Meeting No. 113 – Tuesday, March 18, 2014

Moved/Seconded

THAT the minutes of the Committee of the Whole Meeting No. 113, held Tuesday, March 18, 2014, be adopted as circulated.

CARRIED

b) Regular Council Meeting No. 1356 – Tuesday, March 18, 2014

Moved/Seconded

THAT the minutes of Regular Council Meeting No. 1356, held Tuesday, March 18, 2014, be adopted as circulated.

CARRIED

7. BUSINESS ARISING

There was no business arising.

8. MINUTES TO BE RECEIVED

There are no minutes to be received.

9. REPORTS

a) DEVELOPMENT SERVICES

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

Moved/Seconded

THAT Council approve Development Permit No. 59 including the Site Alteration Plan and Parking Management Plan;

AND THAT Council grant a variance to the proposed community barn project reducing the rear yard setback to 3.0 metres.

CARRIED

ii) Temporary Use Permit Guidelines

Moved/Seconded

THAT Council direct staff to prepare guidelines for the Temporary Use Permits.

CARRIED

b) ADMINISTRATION

At 8:58 pm Councillor Mike Richman declared a conflict of interest pursuant to Section 100 of the *Community Charter* as he is involved with the organization of the Spring Gala.

i) Community Enhancement Fund Request – Pemberton Spring Gala Support

Moved/Seconded

THAT Council approves an allocation from the Community Enhancement Fund, in the amount of \$1435, to support the advertising and marketing costs for the Pemberton Spring Gala.

CARRIED

At 9:01 pm Councillor Richman returned to the meeting.

At 9:01 pm Acting Mayor Alan LeBlanc declared a conflict of interest pursuant to section 100 of the *Community Charter* as he is a member of the Pemberton Lion's Society.

Councillor Linklater assumed the Chairs position in Acting Mayor LeBlanc's absence for this discussion.

ii) **Whistler Blackcomb Foundation Grant Application - Seniors Villa Roof Repair Project**

Moved/Seconded

THAT the Village of Pemberton application to the Whistler Blackcomb Foundation, in the amount of \$40,000, to assist the Pemberton Lions Activities Society with the replacement of the roof at the Pemberton Lions Villas be supported.

CARRIED

At 9:08 pm Acting Mayor LeBlanc returned to the meeting.

c) **FINANCE**

i) **Alternative Approval Process - Poplar Street Sewer Line Loan Authorization Bylaw No. 756, 2014**

RECOMMENDATION One:

Moved/Seconded

THAT Council rescind the following resolution made at the March 4, 2014 Regular Council Meeting No. 1355:

THAT Council proceed with an Alternative Approval Process to borrow funds, in the amount of \$270,000, to cover the costs of the Village's portion of the Poplar Street Sewer Line Upgrades;

AND THAT Council establish Monday, April 14, 2014 at 4:30 p.m. as the deadline for receipt of elector response forms from electors not wanting Council to proceed with the adoption of Bylaw No 756, 2014;

AND THAT Council establish the elector response form as shown on Appendix A;

AND THAT Council determine the total number of electors as 2,369 for which the alternative approval process applies as shown on Appendix C.

CARRIED

RECOMMENDATION Two:

Moved/Seconded

THAT Council proceed with an Alternative Approval Process to borrow funds, in the amount of \$270,000, to cover the costs of the Village's portion of the Poplar Street Sewer Line Upgrades;

AND THAT Council establish **Monday, May 12, 2014 at 4:00 p.m.** as the deadline for receipt of elector response forms from electors not wanting Council to proceed with the adoption of Bylaw No 756, 2014;

AND THAT Council establish the elector response form as shown on Appendix A;

AND THAT Council determine the total number of electors as 2,369 for which the alternative approval process applies as shown on Appendix C.

CARRIED

During the Question and Answer period it was noted that the number of eligible electors noted in the resolution passed above did not align with that noted in the ERF and Notices. As a result this item was brought back and Council rescinded the resolution made above and passed a subsequent resolution that included the correct number of eligible electors to be 1885.

ii) Alternative Approval Process - Poplar Street Sewer Line Loan Authorization Bylaw No. 756, 2014

Moved/Seconded

THAT Council rescind the following resolution made earlier at this meeting:

Moved/Seconded

THAT Council proceed with an Alternative Approval Process to borrow funds, in the amount of \$270,000, to cover the costs of the Village's portion of the Poplar Street Sewer Line Upgrades;

AND THAT Council establish **Monday, May 12, 2014 at 4:00 p.m.** as the deadline for receipt of elector response forms from electors not wanting Council to proceed with the adoption of Bylaw No 756, 2014;

AND THAT Council establish the elector response form as shown on Appendix A;

AND THAT Council determine the total number of electors as 2,369 for which the alternative approval process applies as shown on Appendix C.

CARRIED

Moved/Seconded

THAT Council proceed with an Alternative Approval Process to borrow funds, in the amount of \$270,000, to cover the costs of the Village's portion of the Poplar Street Sewer Line Upgrades;

AND THAT Council establish **Monday, May 12, 2014 at 4:00 p.m.** as the deadline for receipt of elector response forms from electors not wanting Council to proceed with the adoption of Bylaw No 756, 2014;

AND THAT Council establish the elector response form as shown on Appendix A;

AND THAT Council determine the total number of electors as 1,185 for which the alternative approval process applies as shown on Appendix C.

CARRIED

d) ACTING MAYOR

Acting Mayor Leblanc reported on the Committee of the Whole budget discussions and brought forward the following motions for confirmation related to Recreation and Transit::

i) RECREATION

Moved/Seconded

THAT Staff be directed to seek a legal opinion with respect to whether or not additional electoral approval/assent should have been sought to support the cost overruns of the Community Centre Project;

AND THAT staff be instructed to request from the SLRD the final cost of site prep and construction of the Community Centre.

AND THAT staff undertake a review the Community Centre Building Permit file and prepare a report clarifying what professional sign-offs were provided and what building guarantees were included with those sign-offs.

CARRIED

ii) TRANSIT

Moved/Seconded

THAT correspondence be sent to the SLRD advising that due to the three year delay in billing from the SLRD and to the unforecasted increase in costs, the Village does not have the funds to pay the transit deficit, in the amount of \$22,000;

AND THAT the Village respectfully requests that the deficit of \$22,000 be covered out of the SLRD General Funds as was done for SLRD Area C.

CARRIED

Acting Mayor LeBlanc continued by acknowledging the passing of Mr. Phil Perkins, a previous member of the Village of Pemberton Council and longtime Village resident, and Mr. Bill Fowler, a previous long standing member of the Pemberton community.

Moved/Seconded

THAT Staff be directed to send a card of condolence to the Perkins and Fowler families on Councils behalf.

CARRIED

Acting Mayor Leblanc also reported on the following upcoming events:

- The Signal Hill Elementary School Choir will be performing with the Whistler Children's Chorus on Friday, April 4th at 7:00 p.m. at Signal Hill and in Whistler on Saturday. Entry will be by donation.
- The Community Alcohol Policy survey deadline has been extended to April 10, 2014. Please complete the survey if you have not already.

e) COUNCILLOR

i) Councillor Craddock

Councillor Craddock reported out on the following:

- On Saturday, April 5, 2014 the first 100 people will receive a free composting bucket as the Pemberton & Area Waste and Recycling Depot (Transfer Station) will now accept food scraps at no cost for the next six months.
- At the Squamish Lillooet Regional District meeting discussion took place regarding the Regional District withdrawing from transit. Council responded with the following recommendation:

Moved/Seconded

THAT staff be directed to draft a letter to the SLRD Board seeking clarity on why the SLRD is providing notice to withdraw from transit services without first notifying or dialoguing with transit partners Village of Pemberton and Lil'wat Nation.

CARRIED

10. 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 Third reading.

CARRIED

11. CORRESPONDENCE – For Action

- a)** Susie Gimse, Electoral Area C Director, Squamish-Lillooet Regional District, dated March 14, 2014, regarding concerns with the proposed Multi-Sport Facility.

Daniel Sailland, CAO, presented Council with a draft response to the Director Gimse letter noting that many of the questions asked were addressed in the staff

and consultant reports developed over the last 2 years. He further clarified that the Village has provided to the Area C Director and the SLRD all the relevant information and reports going back to early 2012 and that further information associated with the multi-sport recreation facility will be provided as it becomes available. Sailland advised that the additional information being sought by director Gimse is largely part of the work that is being completed with the Project Manager and that it will be issued with the final information to the community as part of the referendum process. CAO Sailland stated that the draft response continues to seek support for participation from Area C as this is a unique opportunity for the greater community. He closed by stating that he would also request direction from the SLRD on how they would like to participate in this process.

Moved/Seconded

THAT Council receive the correspondence from Director Gimse, dated March 14, 2014:

AND THAT the draft correspondence as presented be finalized and sent to the SLRD Area C Director Gimse and copied to the SLRD Board of Directors, SLRD CAO Lynda Flynn and the Pemberton Utilities and Services committee.

CARRIED

12. CORRESPONDENCE – For Information

- a) Cheryl Hoosen, Steven Hitchen and Adrian Ralph, The Pemberton Philanthropists, dated November 15, 2013, requesting that the Village of Pemberton proclaim April 6-12, 2014 to be "National Victims of Crime Awareness Week".
- b) Corlee Oakes, Minister, Ministry of Community, Sport and Cultural Development, dated, March 14, 2014, regarding recently released new guidance on community amenity contributions (CACs). A summary and more information can be found at: http://www.cscd.gov.bc.ca/lgd/planning/community_amenity.htm
- c) Squamish Lillooet Regional District Update Newsletter – March 2014

Moved/Seconded

THAT the above correspondence be received for information.

CARRIED

13. NEW BUSINESS

There was no new business.

14. NOTICE OF MOTION

There was no Notice of Motion.

15. QUESTION PERIOD

Adam Adams – 1-1446 Vine Road (Village of Pemberton)

Mr. Adams requested clarity regarding the lack of consultation provided to the Pemberton Chamber of Commerce in respect to the withdrawal of Greyhound from the Train Station building and the reasons for the withdrawal of tenancy. Mr. Adams also shared his concerns regarding the withdrawal of business from the downtown core.

Mr. Adams questioned whether Council had considered using social media as a communications tool.

Nikki Vanker – 7451 Aspen Boulevard (Village of Pemberton)

Ms. Vanker questioned Council as to whether they felt that two weeks was sufficient time for the public to obtain and understand the information required to make an informed decision with respect to the upcoming Alternative Approval Process (AAP) for the Poplar Street Sewer Line Loan Authorization Bylaw No. 756, 2014.

Ms. Vanker went on to express concerns regarding the many upcoming and coinciding projects such as the AAP for the Poplar Street Sewer Line Loan Authorization, Independent School, Downtown Community Barn, Pemberton Music Festival, the Friendship Trail Bridge, the proposed multi-sport recreation facility and possible referendum and reservoir and whether residents will have enough time to gather the information required to follow and understand each of the projects as well as Village staff's ability to keep up with so much on the go.

David MacKenzie – 1-1446 Vine Road (Village of Pemberton)

Mr. Mackenzie questioned the population of Pemberton estimates and the eligible electoral numbers established for the Alternative Approval Process - Poplar Street Sewer Line Loan Authorization Bylaw No. 756, 2014 and Information Pack.

(Note: see earlier minutes as it was determined that there was an error in the established number of eligible electors and this was corrected.)

16. ADJOURNMENT

Moved/Seconded

THAT the April 1, 2014 Regular meeting be adjourned at 10:00 p.m.

CARRIED



Alan LeBlanc
Acting Mayor



Sheena Fraser
Corporate Officer