

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

Agenda for the **Committee of the Whole** of Council of the Village of Pemberton to be held **Tuesday, September 2, 2014 at 2:00pm** in Council Office, 7400 Prospect Street. This is meeting No. 120.

“This meeting is being recorded on audio tape for minute-taking purposes as authorized by the Village of Pemberton Audio recording of Meetings Policy dated September 14, 2010.”

Time	Item of Business	Page No.
	1. CALL TO ORDER	
	2. APPROVAL OF AGENDA Recommendation: THAT the agenda be approved as presented.	
	3. Public Works Update Recommendation: THAT the Committee of the Whole receives the report for information.	
	4. Official Community Plan Monitoring Report Recommendation: THAT the Committee of the Whole receive the Official Community Plan Monitoring Report for information.	
	5. Downtown Community Barn Programming and Management Update Recommendation: THAT the Committee of the Whole receive this report for their information; AND THAT the Committee of the Whole recommend to Council allocate \$2,500 to cover the costs of hiring to meet with local stakeholder groups, develop a work program and identify funding sources for a not-for-profit organization to manage of Downtown Community Barn.	
	6. Community Agricultural Parks Work Program Recommendation: THAT the Committee of the Whole receive this report for their information; AND THAT the Committee of the Whole recommend to Council to direct staff to allocate \$3,500 towards the Agricultural Park Planning initiative.	
	7. ADJOURNMENT	

Date: September 2, 2014
To: Sheena Fraser, Acting Chief Administrative Officer
From: Lonny Miller, Acting Manager of Public Works & Capital Projects
Subject: July/August 2014, Public Works Project Updates

PURPOSE

To provide Council with an update on several Public Works projects.

BACKGROUND AND COMMENTS

1. The Barn Landscaping

Public Works and Development Services met this past week to formalize the landscaping plan and schedule. The retaining wall on the east side is being constructed to allow the floor area to be raised as required for frost protection on the concrete posts and footings. The drainage ditch was cleaned out prior to the construction of the retaining wall as it will be more difficult to clean after the retaining wall is constructed. A water line will be installed from the meter chamber on Birch Street to service the landscaping at the south and north ends of the structure and provide a yard hydrant at the south west corner for potable water. We hope to get started on the landscaping and drainage work the second or third week in September and completion by mid-October; work schedules permitting. Once the floor is raised drainage will need to be managed through a catch basin system that will connect to the ditch between the Barn and the Railway. Ultimately a curb and gutter system should be installed to control the drainage, parking, pedestrian traffic and snow removal.

2. CRT-ebc Water testing and Sewer effluent testing.

Since April Public Works has been monitoring under contract the daily chlorine residuals and weekly Bacteria levels at the crew camp in the Industrial Park as required by Vancouver Health Authority. This camp has been closed and moved up to the Upper Lillooet Hydroelectric Project and CRT-ebc has requested our assistance once again to monitor waste water effluent from a small sewage treatment plant at the new site. Public works will provide a certified operator to travel to the site, take the test samples and then forward them to the lab as required by the Ministry of Environment. The Village is only responsible for taking the proper tests and not responsible for operation or maintenance of the plant. CRT will be reimbursing the Village for all its costs including travel, market wages, and testing costs.

3. Sewer and Water for Festival

With respect to the Public Works, water and sewer services the Pemberton Music Festival was a success and an education. We did not have a lot of hard facts and details from the 2008 festival as far as volumes and details on certain issues however with a good working relationship between ISL Engineering, Gilbey Engineering, waste water haulers, and the Resort Municipality of Whistler, we were able to provide good quality and quantity of water and provide disposal for all grey water and much of the black water.

The new McRae Road water main was completed on time and a total of 826 m³ of water was used during the festival. Daily meter readings were conducted as well as chlorine residuals recorded at the end of McRae road. We were pleased to be able provide quality water with chlorine residuals above .2 mg/l at the Festival site connection and as such the portable chlorination system was not required. There were some difficulties at the far reaches of the festival site maintaining a .2 mg/l level as the flows were minimal. That was remedied by the festival water operators by spilling and looping. The Festival was charged the bulk water rate of \$3.00 m³ and not the lower commercial rate.

A newly designed/constructed above ground screening tank eliminated the previous issues of the lift station pump failures and provided an environmentally sound receiving facility that minimizes any sewer spillage/dripping from the tanker trucks. We were able to keep up with the volumes until Sunday at noon when the Waste Water Treatment Plan maximized its treatment capacity and we had to divert the Black water to the Whistler facility. In total we received 172 m³ of Black Water and 368 m³ of Grey Water. Approximately 65m³ of Black water was moved to Whistler on the Sunday and Monday. The Festival was charged a rate of \$4.00 m³ for all effluent received plus cost of all wages for public works personnel working during the festival.

4. Water conservation.

As summer comes to a close we are pleased with the residents' efforts to conserve water during July and August. Levels have remained at or less than 1 million gallons per day and our system has been able to keep up with exception to a few minor pumping issues that have been manually managed. We are hopeful that with a new SCADA system small issues can be corrected electronically as opposed to a regular crew call out.

The extra signage during July and the Festival brought the message home to many of our residents who responded for the most part very well. We had a few irrigation systems that were out of sync or were not set to the appropriate days as they change each month. Staff spoke to a few residents as a result of non-compliance and all were understanding and made changes.

5. Aquifer Recharge and Well #2 Rejuvenation

John Belfour of Enterprise Geoscience Services Ltd. continues to monitor wells #2 & #3, temperature, flows, levels and iron content. In a telephone discussion last week John confirmed that since 2010 flows are increasing, well levels are decreasing, and iron content is increasing. Increase in well flows may be as a result of more visitors to our area, increase in resident population, and or increase in individual consumption. The water level in the wells is decreasing possibly as a result of the increased flow and the

increase in the iron content which plugs up the screens. We have scheduled Precision Pump to rejuvenate and treat well #2 in September which will clear up the iron issue and improve the flows and water levels of that pump. This is routine well maintenance and as the wells are used and age they will need to be rejuvenated more often; possibly three years to the next servicing and then possibly two years after that. It is not a surprise but these wells have a life span and the Village needs to start looking for future water sources in the existing aquifer or find other aquifers such as Miller Creek, Green River or the Birkenhead. It is recommended that the next step would be to drill a series of 6" wells in these aquifers and test for the quality and quantity of water available then make decisions on the feasibility of connecting the new water source to the existing distribution system.

6. Fire Hydrant Service

The servicing of the fire hydrants has been a summer long project as it has been difficult to keep crew on it for any length of time. It has been very educational and successful. Every one of the hydrants needed the breakaway rod reinstalled with the coupling at ground level and not in the bottom of the hydrant. Other minor issues and repairs were made making it a good service. Next year will be a "B" service which will be much quicker.

7. Eagle Drive Rock Slide

EXP conducted a Geotechnical Assessment of the Eagle Drive Rock slide on August 23 and we hope to receive shortly a detailed report and recommendation for stabilizing the slope, removal of hazardous materials and the possible construction of safety fences/catchment areas. Public Works has selected a number of the larger boulders for use in the defining of the landscape area for the Barn which can be moved when equipment is available over the next couple of weeks.

IMPACT ON BUDGET, POLICY, STAFFING

I am hoping to reviewed the Public Works department budgets to the end of August shortly to determine what funds are remaining and what projects can yet be completed in the last two months of the construction season. There are a number of road, water and sewer system repairs and minor improvements along with the Barn landscaping, drainage and water service installation that should be completed before we switch to our winter schedule.

Keaton Gibson has done a great job as our summer student working with Mel on our parks and landscaping to keep them in good shape. Keaton's last day will be Friday August 29 and Mel will continue through to October when she will move to part-time for winter snow removal and other minor projects.

LEGAL CONSIDERATIONS

No legal issues or concerns identified at this time.

ALTERNATIVE OPTIONS

No alternative options are identified at this time.

POTENTIAL GOVERNANCE CONSIDERATIONS

Replacing, maintain and improving infrastructure is an integral component of all four strategic priorities but is specifically recognized under Theme 3 EXCELLENCE IN SERVICE:

The Village is committed to delivering the highest quality level municipal services within the scope of our resources.

RECOMMENDATIONS

THAT the report be received as information.

Lonny Miller, Acting Manager of Public Works and Capital Projects

CHIEF ADMINISTRATIVE OFFICER REVIEW

Sheena Fraser, Acting Chief Administrative Officer

MONITORING AND REPORTING PROGRAM

September 2014

This report responds to the monitoring requirements as contained in the Official Community Plan, in particular, this report includes the required OCP scorecard, findings for key indicators, and the identification of recent community trends. The final section makes recommendations for future updates for the Official Community Plan.

This summary and analysis provides a short summary due to staff time constraints. In future years the monitoring report should continue and add additional indicators as deemed appropriate.

1. OCP Scorecard

In the past four years, the status of the Official Community Plan's action items is:

- Complete 22% (15%)
- Ongoing (not a specific program deadline) 39% (42%)
- In Progress 14% (20%)
- No Status [2014 and beyond] 22% (20%)

Together with the development of the 2015 Budget and Strategic Plan, the Village should review the actions that have no status to ensure that the directions continue to be appropriate. The scorecard is attached as Appendix A.

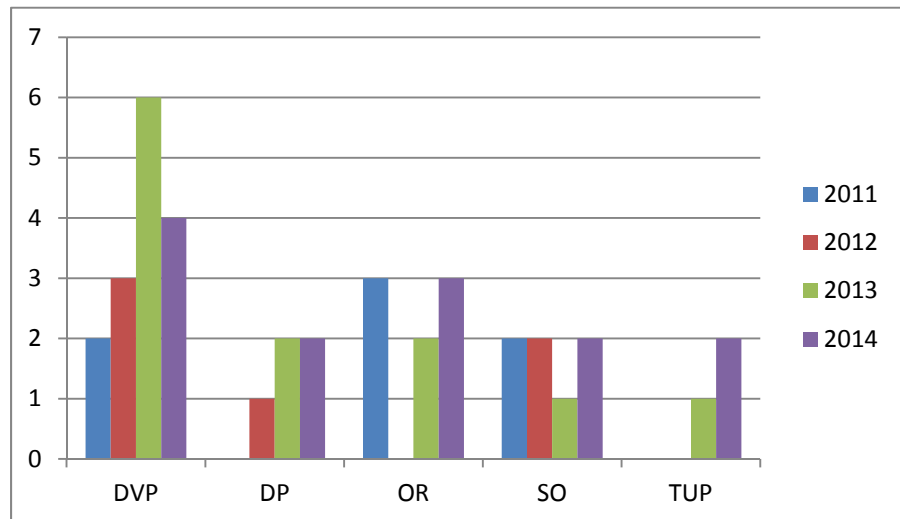
2. Key Indicators

The following provides information related to key indicators.

a) Development approvals (since the adoption of the new OCP).

This indicator provides an overview of new (and in process) development applications. There has been a slight increase in applications in 2014, which is likely reflective of the stronger economy in the community notably the Pemberton Music Festival, Sunstone, Tiyata and applications related to the Upper Lillooet Power Project. Appendix B provides more information related to the specific applications.

There has been a slight increase in development applications in the recent two years, which could translate into an increase in local construction (and population growth) in the next few years.



The Village may want to repeat the Community Census in 2015 as the information gained from this census was valuable for municipal planning, grants, transportation initiatives, etc.

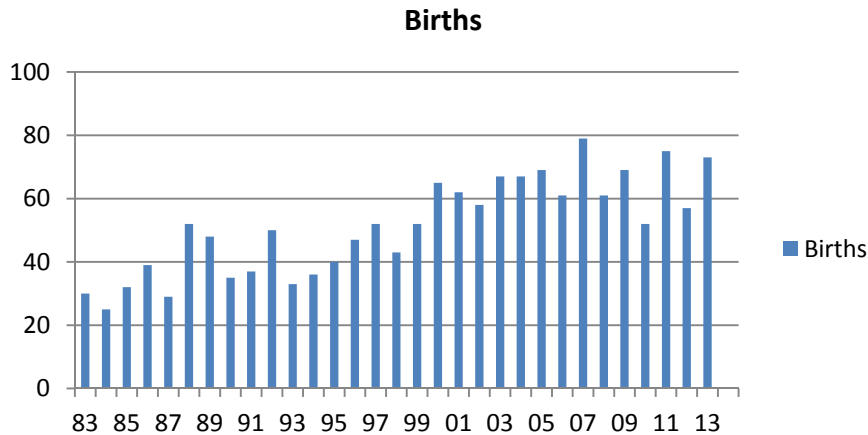
b) Population Growth

In accordance with the Canada Census the Village’s population in 2006 and in 2011 was 2192 and 2,369 residents, respectively. The increase was 8.1% over five years or 1.6% per annum. The growth rate is moderate-slow. The next national census will not be until 2016 whereby the published findings typically are not released until the following year.

The Village of Pemberton also undertook their own Community Census in 2010 as part of the preparation of the new OCP. This census succeeded with a 60-66.5% response rate and collected data related to household location; dwelling type, tenure and occupancy; sex; age; employment location, time of day, term and auto use; length and future residency; pets and bicycles.

c) Age

The Village’s average age was 34.9 years with 20.6% of the population under the age of 15 (BC’s average age is 41.9% and 15.4% of the population was under 15 years). Only 2.7% of the Village population was 65 years and older. The birth rates in Pemberton continue to be steady, as shown below:



d) Employment

The 2011 Census indicated that local residents are employed in the following sectors:

Sector	Percentage
Retail	15%
Business Services	15%
Construction	14.5%
Finance and Real Estate	8%
Health Care and Social Services	4%
Educational Services	3%
Agriculture and other resource based industries	3%
Manufacturing	1.5%
Other Services	36%

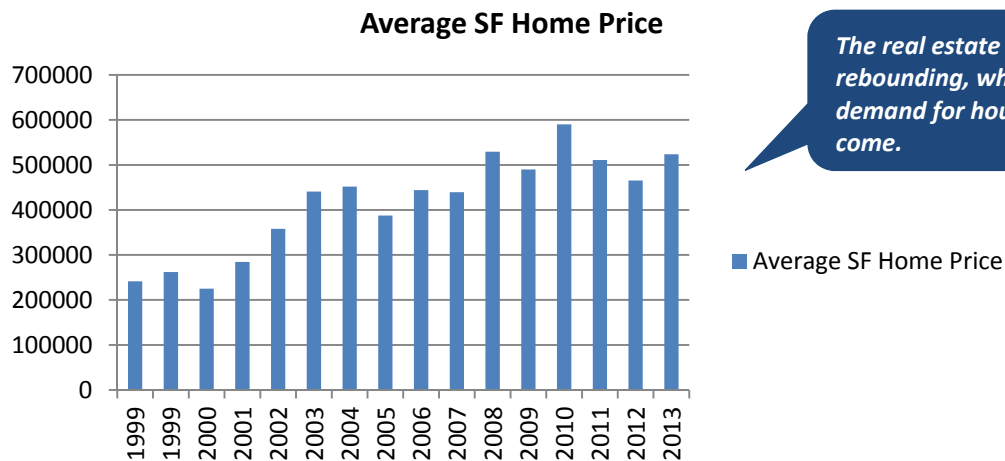
The federal Census does not differentiate whether certain services are in the tourism sector.

The 2010 Community Census local residents indicated that their place of employment was:

- Whistler 32 %
- Village of Pemberton 14.4%
- Not applicable 29% (unpaid employment and unemployed and retired, unpaid employment and unemployed).

As a result Pemberton residents continue to rely to a large degree on Whistler for employment.

e) **Average residential house prices** - Historically Pemberton has experienced both peaks and valleys in its housing prices. The average single family housing prices in the past five years, however, have moderated as shown in the chart below:



The real estate market seems to be rebounding, which could increase demand for housing in the years to come.

Source: Whistler Real Estate MLS listings

f) **Trail Development and Right of Ways**

The Village has varying types of trails, notably the Valley Loop (Friendship/Sea to Sky) Trail, urban walking trails and single track hiking and biking trails. The following trails, within Village boundaries, were constructed since the Pemberton and Area C Trails Master Plan was completed (2009), comprising almost 20 km of new or upgraded trail:

- One Mile Lake Boardwalk was extended , improved and accessible 2 km (2010)
- Friendship Trail Connection from One Mile Lake to Nairn Falls 2 km (2012)
- One Mile Lake Trail single track 1-2 km (2012-2014)
- Friendship Trail Industrial Park to Recreation Site 1.5 km (2014 – base work only by Music Festival)
- Fat Tug (Pemberton Creek) 3 km (2014)
- McKenzie Basin/Mosquito Lake trail re-routes 4-8 km (2011-2014)
- Benchlands development completed a trail system 2 km (2010)

The trails were constructed by the Village, Pemberton Valley Trails Association, Pemberton Valley Utility Service, Pemberton Music Festival, and independent contractors. Right of ways were secured for the Friendship Trail from the Lillooet River to McRae Road on the Ritchie and Sunstone properties and the North Arm channel. Section 57 applications are

There is a steady increase in trails, however, many trails may also be threatened by new development. The Friendship Trail is slowly proceeding, but must to resolve issues related to right of ways and bridge construction.

being made with the Ministry of Forests, Lands and Natural Resource Operations for the One Mile Lake single track, Fat Tug and the McKenzie Basin trails.

g) Playing fields, Parks and Open Spaces

The following additions have been made to the local open space:

There has been wonderful new outdoor recreation installations– the Village should continue to assist community groups in these initiatives.

- The lands surrounding the Community Centre had the following improvements:
 - the children’s pump park was completed (2009)
 - the waterpark was installed (2011)
 - the skatepark was constructed (2012)
 - the BMX park (with starting gate) was completed (2013)
- The bridge over Pemberton Creek and to One Mile Lake Park was installed with connecting trails (2009).
- The Village secured tenure to One Mile Lake Park and installed a 9 hole disc golf course (2013). The swing set was also improved at the beach (2013).
- The Village acquired tenure from the Den Duyf family for approximately 8.0 hectares of lands for regional recreation purposes (2012). Approximately 6 hectares will be designated for future playing fields, park and open space.
- The Village acquired tenure to Staehli Park and additional open space from the Benchlands development as a condition of subdivision and also added play equipment and a swing set (2012).
- The Village acquired tenure to 6.0 hectares of Lot 8 and 20 at the north end of Harrow Road for agricultural park purposes and a linear park connecting the Lillooet River (2014).

h) Environmentally Sensitive Area Designations

The 2011 OCP brought forward new designations for Development Permit Areas for Environmental Protection and designations of Riparian Areas. The Village has received three development permit applications for environmental protection. The Village learned that the endangered Sharp Tailed Snake has been forwarded in the Hillside Area.

i) Infrastructure Improvements

The following service improvements have been made since 2011:

- Wastewater Treatment Plant Decommissioning (2011)
- Pemberton – Lillooet Bus Shelters (2011)
- Airport Road Watermain Extension – to the Pemberton Fire Base (2012). This project was funded and executed by the Ministry, but is Village infrastructure.
- Poplar Road Sanitary Lift Station and Forcemain (2013)
- One Mile Access (2013)
- Frontier Road Upgrade – at Train Station (2013)
- McRae Road Watermain (2014)

There have been significant infrastructure improvements despite limited funding resources.

j) Community Facilities

The following facilities were completed since the adoption of the OCP:

The Village has leveraged funding opportunities and in house resources to deliver significant facility improvements in the downtown.

- The Village purchased the train station (2012) for the purposes of a transportation hub. Certain indoor and outdoor improvements were completed to improve the space (2014). The facility is now rented out for a commercial use, although community access is encouraged. The train station renovations included outdoor accessible, public washrooms.
- The Village completed the downtown community barn for enclosed but open air activities including but not limited to the Farmers Market (2014)

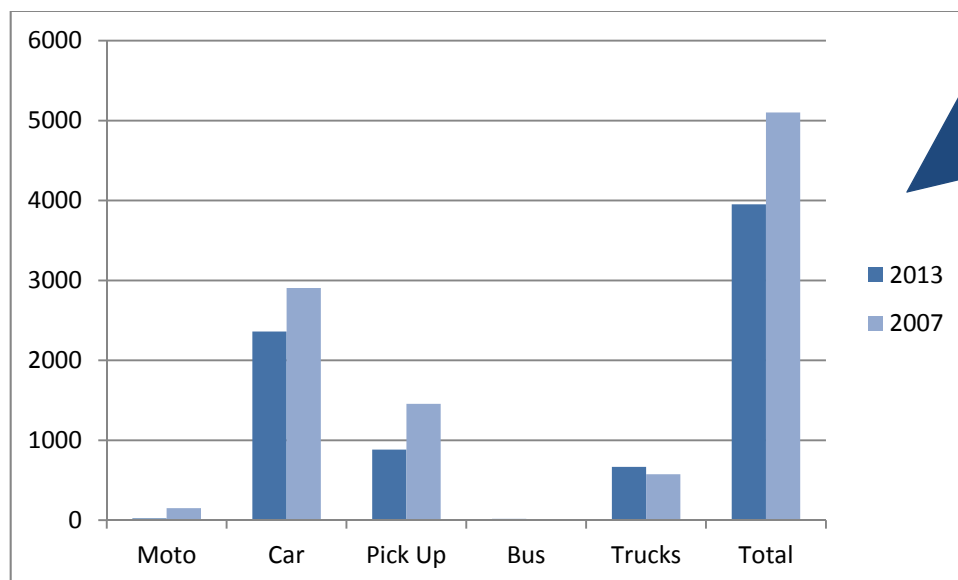
k) Recreation Facilities (indoor)

There were no new indoor recreation facilities constructed since 2011. The old community centre was demolished in 2012 taking with it a regulation gym. The Village did prepare a Recreation Facilities Implementation Plan, however, the cost implications of the recommended multi-use recreation facility was not supported by Village residents (June 2014 referendum).

Additional funding partners are needed to enable the construction of needed indoor recreation facilities

l) Highway and Road Counts

The Ministry of Transportation and Infrastructure has compiled traffic counts for Highway 99 at Nairn Provincial Park on Sunday August 12, 2007 and Sunday October 20, 2013. Below is the comparison between the years, by vehicle type. The counts indicate that from 2007 to 2013 there was a reduction in overall traffic but a slight increase in truck traffic. It should be highlighted that the 2013 counts were taken in the shoulder season (October), while the 2007 counts were taken in the summer (August). Typically employment in Whistler is greatest during the peak winter (December to March) and summer (July-August) seasons.

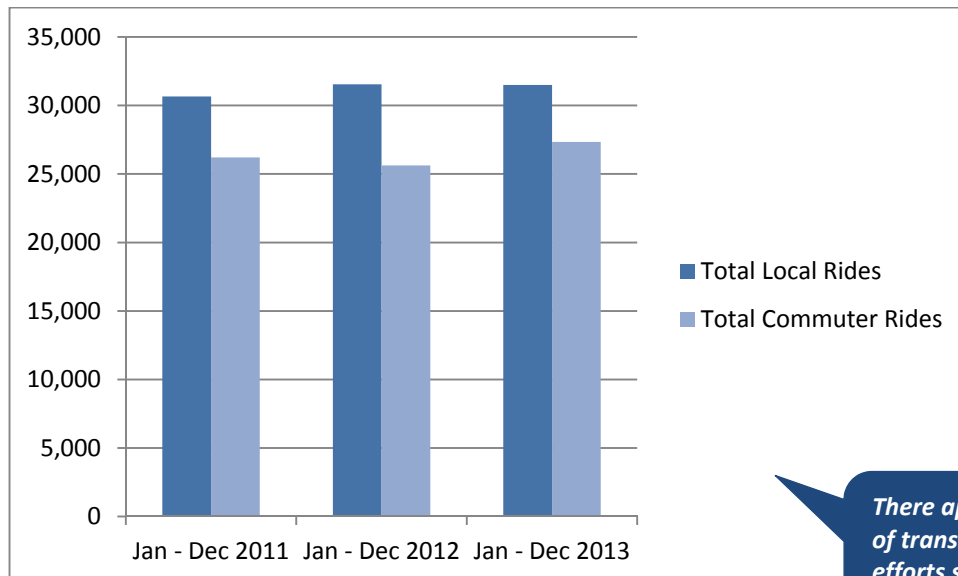


It would be useful to have traffic counts mid-week during the peak winter season. Reduced traffic on the highway could mean a reduction in tourism trips but also less local commuting to Whistler for work and other services.

m) Transit Ridership and Service

Transit ridership locally (in the Pemberton valley) and commuter (to Whistler) has remained fairly stagnant since 2011, except a slight increase in commuter trips in 2013. As mentioned the Village worked towards improving the transit experience with the purchase and

improvements to the train station (although Greyhound has since ended the lease) and the construction of protective transit stop shelters.



Source: BC Transit/SLRD

There appear to be loyal users of transit, but perhaps some efforts should go into better promoting the service.

n) Airport Activity

The airport has experienced local business and community investment as a local service.

The Village does not track the number of movements at the airport as there are not the resources (or need) at this time for such monitoring. Regardless the following improvements to the airport were completed since 2011:

- Blackcomb Aviation refurbished and opened to public the terminal building
- Crack sealing repairs
- Clean up airport park and renaming (2014)
- New office facility at Pemberton soaring (2012)
- Fuel service Jet A and Avgas as a result if lease commitments (2012)
- New entrance and access ramp to airside (2013)

The Village contributed (\$10,000) in partnership with Whistler Blackcomb (\$15,000), Tourism Whistler (\$15,000), Blackcomb Aviation (\$30,000) and the Ministry of Transportation and Infrastructure (\$30,000) towards the installation of an Automated Weather Observation System (AWOS) (2012- 2013).

A report was prepared in 2013, that questioned the feasibility of expansion of the airport for scheduled flights due to the location of the runway and emergency landing options.

o) Housing

The number of new residential building permits applied for since the adoption of the new OCP area as follows:

- 2011 – 3 single family & 22 multi-family (Lions Villa)

- 2012 – 4 single family
- 2013 – 3 single family
- 2014 – 1 single family

The majority of the single family homes were in the Benchlands/Dogwood neighbourhood. All within 100 metres of the downtown core (responding the Greenhouse Gas Emission reduction target contained in the OCP).

The Village's supply of building lots appear to fulfill the current supply – however the available lots are primarily focused on one neighbourhood. There are few small lots available and many of the available lots are difficult builds due

3. Community Trends

The following trends in the Pemberton community have been identified in response to the findings of the monitoring report as they relate to the OCP Principles:

- Pemberton is a young, family oriented community which values Pemberton's small town character.
- Community groups have spearheaded many new cultural and recreation amenities throughout the Village adding to local amenities such as the Skateboard Park, trails, the BMX Park, the Nature Centre, school playground and the Downtown Community Barn.
- Agricultural is of great importance to the area, which is reflective in the participation in the weekly Farmers' Market, the Slow Food Cycle, local sourcing by restaurants, agri-tourism and community gardens/farming.
- Community Economic Development has occurred with the initiation of many new small businesses which is helping to vitalize the local business districts. In particular downtown and the industrial park have seen many new businesses open in the past few years.

4. Reporting




The Village's Official Community Plan is intended to be a dynamic document that is amended over time to best align with the community's principles and strategic directions. The OCP was adopted in 2011, and has effectively directed land use decisions and development in the Pemberton community. To ensure that the OCP will continue to reflect the community's priorities, it needs to be monitored and adjusted over time.



This report brings forward the status of the current OCP actions as well as key indicators and trends in the community that impact land use decisions. The intent of this report is to provide direction with regard to future amendments to the OCP.

It is recommended that in 2015, the Village should undertake a review and update of the OCP that considers the following:




- a) "No Status" Actions - As mentioned in the Scorecard – approximately 20% of the actions have no status, which may be due to many factors such as lack of funding, need for third party agreements, and staffing limitations. These items should be reviewed to determine whether they should continue to be pursued.


- b) New Actions – The Village should also work with the community to determine if there are new actions that would be appropriate to add to the OCP to better achieve the strategic directions, or draw on the recommendations of initiatives that have subsequently been completed.
- c) Reaffirm Community Principles and Strategic Directions – The community provided input into the OCP principles and directions. Staff and Council should review these directions to ensure that they are appropriate.
- d) Community Engagement - The *Local Government Act* requires a statutory public hearing for any OCP amendment, however, it is recommended that the Village also engage the community and referring agencies in any significant changes before the hearing.



OCF REF #	ACTION	DONE	COMMENTS
5.1.3	Growth is Managed with Community Priorities 		
.1	Continue to consult and collaborate with the Li'l'wat Nation	Ongoing	Staff has frequent consultation with Li'l'wat staff, however, there has not been many Council to Council meetings due to scheduling challenges
.2	Update the Village's Zoning Bylaw to ensure consistency with the Official Community Plan	In Progress	2014-15 Work Program
.3	Develop an amenity zoning provision in the Zoning Bylaw	Complete	Sunstone precedence, implemented on a project by project basis
.4	Continue to ensure that new growth areas are in accordance with the Village's Wildland Fire Protection Plan	Ongoing	Development Permit Guideline requirements
.5	Integrate the OCP policies for the Benchlands and Tiyata into the Official Community Plan	Complete	2013 Work Program
5.2.3	Local Buildings & Open Spaces Complement Pemberton's Small Town Character  		
.1	Engage downtown businesses to discuss their interest in establishing a Business Improvement Area	Complete	2011 Staff Report prepared, Chamber of Commerce Chair (at time) not interested in pursuing
.2	Complete and implement the Downtown Enhancement Strategy	Ongoing	Train Station reno complete and Downtown Community Barn complete
.3	Develop a Cultural Plan	Complete	2012
.4	Develop a Heritage Plan	In Progress	2015 Work Program – challenges due to staff workload
.5	Prepare Construction Site Management Guidelines	Complete	Site Alteration DP Guidelines completed
.6	Prepare documents that provide greater understanding and certainty of flood protection requirements including clarification of the flood construction level and a floodproofing bylaw	Complete	Flood Protection Bylaw adopted
.7	Develop Crime Prevention Site Management Guidelines specific to Pemberton for parks, open spaces and new developments	No Status	The OCP has incorporated CPTED into the Development Permit requirements, but that does not consider parks and open spaces. It is recommended that budget be allocated in 2015 for the Bylaw Officer take the appropriate courses to be accredited, and then prepare the appropriate guidelines for Council's approval
.9	Develop Village Streetscape Specification for street furniture and lighting	No Status	This is currently a 2014 project, but it is unlikely to be fulfilled given staff workload
.10	Amend the OCP to incorporate illustrations into the Development Permit Area Guidelines	No Status	At this time the DP Guidelines seem appropriate, however, no major development has been proposed since their adoption (particularly downtown). Illustrations will greatly enhance the interpretation of these guidelines. It is proposed that budget be allocated in 2015 to retain a consultant to complete these works.


OCP REF #	ACTION	DONE	COMMENTS
5.3.3	Community Facilities shall be within our fiscal means and accommodates resident's needs for lifelong learning and leisure 		
.1	Update the community recreation master plan including governance decisions, facilities locations and the community needs	Complete	Recreation Implementation Strategy complete, need for partners to move forward (referendum failed for multi-sports centre).
.2	Ensure that future governance decision identify the expectations and ongoing costs to local government administration, operations and works.	Ongoing	PVUS compiled governance review, nothing implemented
.3	Facilitate discussions with the SLRD and Lil'wat Nation with regard to combining available resources to expand on the recreational offerings of the entire valley	In Progress	Village to reconsider in 2015
.4	Develop and acquisition plan to acquire lands identified for future community facilities	Complete	Village entered into a lease and option agreement of Biro lands in August 2012
.5	Develop a Community Initiated Process Checklist for new community initiated projects.	Complete	Adopted Policy 2012, applied to many community projects since.
5.4.3	Pemberton Offers a Diverse Recreational Experience through a System of Parks, Trails and Open Spaces 		
.1	Implement the Actions of the Parks and Open Spaces Master Plan	Ongoing	Should be reviewed with Public Works and reviewed and updated as part of the 2015 work program
.2	Assist in securing the alignment of the Friendship Trail	Ongoing	Through Service Area (administered by SLRD)
.3	Assist in acquiring the alignment of the Valley loop and other trails	Ongoing	Through Service Area (administered by SLRD)
.4	Continue to work towards enhancing and expanding the One Mile Lake trail system, with priority for an all season (hard surface) connection to Nairn Provincial Park.	Complete	Part of One Mile Lake Master Plan 2013 Work Program Nairn Sea to Sky Trail completed 2012
.5	Expand the network of hard surface, all season trails to the Downtown from nearby neighbourhoods	Ongoing	As new development or municipal budget permits
.6	Work towards providing lighting on commuter networks of hard surface trails	Ongoing	As new development or municipal budget permits
.7	Facilitate trailhead enhancements as identified in the Corridor Management Plan	In Progress	Recreation Facilities Implementation Strategy addressed trailhead improvements for the Hillside Area while One Mile Lake Master Plan will consider the other trailhead improvements.
.8	Assist the SLRD in the establishment of a non-motorized, equine friendly bridge across the Lillooet River	In Progress	Friendship Trail Bridge initiative ongoing
.9	Work towards achieving a crossing of the CN Rail line near Pemberton Creek to enable the Valley Loop Trail to provide an alternative and safe access to the Downtown	No Status	A level crossing will likely be very difficult to achieve. Council should determine whether they would want to pursue an elevated crossing.

OCF REF #	ACTION	DONE	COMMENTS
.10	Establish Village Trails Standards consistent with the Trail Master Plan	In Progress	2014 Work Program
.11	Assist in the development of the Sea to Sky Trail through the Village	Ongoing	S2S Trail in Pemberton a priority, through Sea to Sky Service Area (administered through SLRD). Village coordinating Friendship Bridge as 2014 project.
.12	Secure the designation of the Sea to Sky Trail as a Trans-Canada Trail through to D'Arcy	Ongoing	TCT is anxious for designation, once additional connections in place from Whistler.
5.5.3	Infrastructure Accommodates the Needs of the Village and New Growth Areas \$\$		
.1	Continue to ensure that the Development Cost Charge Bylaw meets local servicing needs	Complete	
.2	Prepare a new Subdivision and Development Control Bylaw	Complete	Adopted June 5, 2012
.3	Develop a Fire Protection Strategy related to sprinklering and wildland fire interface initiatives	Complete	Burning Bylaw part of 2013 Work Program
.4	Continue to work with the SLRD in the reduction of waste and the operation of an efficient, effective and convenient solid waste system	Ongoing	Implementation of the Solid Waste Management Plan
.5	Develop communications infrastructure guidelines for providers of communications systems	Complete	.Antenna Protocol Policy
.6	Work with the Regional District to locate a waste disposal depot closer to Downtown and existing neighbourhoods	Ongoing	Pending results of Zero Waste Initiative
.7	Investigate the ability to work with the providers of communications systems in their location and expansion	Complete	Free Wireless in Downtown (Shaw)
.8	Continually monitor the requirements of emergency service agencies, to ensure that they have the appropriate resources;	Ongoing	
.9	Investigate initiatives that will decrease energy use and/or increase local electricity generation	No Status	Village allocate budget or pursue grant funding of an Energy Plan in 2015.
.10	Identify a site for a permanent emergency services and community boat launch	Ongoing Complete	Village has been trying to coordinate the development of a multi-service building Boat launch no longer needed
.11	Identify potential locations for neighbourhood garbage pick-up sites	No Status	Waiting for direction from the Solid Waste Management Plan (SLRD) and SLRD Zero Waste Initiative
.12	Prepare a Community and Municipal Energy Greenhouse Gas Emissions Reduction Plan	No Status Complete	This is a community wide initiative that could be added to the 2014 Energy Plan (budget allocation or pursue grant funding). Municipal GHG Reduction Plan

OCP REF #	ACTION	DONE	COMMENTS
5.6.3	A Range of Transportation Options are Promoted and Accommodated  		
.1	Continually expand the road and sidewalk system through new development and Village initiatives in accordance with Map J	Ongoing	As new development or municipal budget permits
.2	Update the Airport Strategic Plan, Development Plan and Land Use Manual	Complete No Status	SNC Lavalin 2013 This initiative is on hold pending direction from Strategic Plan as well as decision from Lil'wat Nation..
.3	Explore the options for improving the flow of Pemberton Creek either by achieving enhanced flood protection or working with the Ministry of Transportation and Infrastructure for the replacement of the Highway 99 bridge	Ongoing	Met with MoTI for bridge replacement, new Tiyata development will undertake flood protection works
.4	Work with the Ministry of Transportation and Infrastructure to improve Portage Road/Birch Street to an acceptable Village standard for eventual municipal legal assumption	No Status	This item would be part of the Boundary Extension considerations.
.5	Undertake the transportation improvements as recommended in the Age Friendly Plan and the Downtown Enhancement Strategy	Ongoing	Continue to apply for grant funding.
.6	Work with regional partners and BC Transit to increase transit service within the Pemberton/Lil'wat are and to Whistler	Ongoing	
.7	Include transit infrastructure and park 'n ride facilities in the Downtown Enhancement Strategy	In Progress	Purchase and renovation of the former train station, renovations part of 2013 Work Program
.8	Complete the design and installation of the transit pull outs and shelters	In Progress	Shelters installed, lighting outstanding on a few shelters, 2013 Work Program
.9	Continue to require illuminated sidewalks and trails in accordance with Map J for civic and private development projects	Ongoing	As funding permits
.10	Continue to work towards achieving level, public rail crossings in the vicinity of Pemberton Creek and Pemberton Farm Road East	No Status	Pemberton Farm Road East achieved At vicinity of Pemberton Creek determine whether they would want to pursue an elevated crossing, as level crossing likely not possible.
.11	Develop a long term strategy for public snow storage areas	Ongoing	
.12	Review the opportunities to support and encourage transportation sharing initiatives in the community.	No Status	Part of community GHG reduction plan (Energy Plan) to be initiated in 2014.
5.7.3	There is Recognition and Support for a Healthy and Diverse Economy 		
.1	Continually ensure that any economic initiatives are reflected in the OCP land use and policies	Ongoing	
.2	Update the Development Procedures Bylaw including the delegation of	Complete	Adopted May 21, 2013

OCP REF #	ACTION	DONE	COMMENTS
	certain approvals to staff		
.3	Update the Sign Bylaw together with developing a wayfinding sign program for the community	In Progress	2014 Work Program - Proposed draft by August
.4	Enable municipal land use regulations to have the ability to accommodate independent school operations and/or development in accordance with statutorily required approvals and the OCP	Complete	OCP and ZBL amendments adopted
.5	Ensure that the necessary land use requirements are considered in any community hydro-electric project including community consultation.	Ongoing	
5.8.3	Agriculture and Related Businesses are Retained and Encouraged 		
.1	Facilitate the development of a permanent location for the Farmers Market in the Downtown through the implementation of the Downtown Enhancement Strategy	Complete	Landscaping outstanding to be completed September 2014
.2	Work with the agricultural community to ensure that existing uses accommodate farm related activities	Ongoing	Concern with SLRD lack of enforcement, introduced as a regional issue with neighbouring communities
.3	Encourage food growing within the community (small gardens, landscaping, greenhouses. etc.) through the introduction of productive land use requirements and approval processes	Ongoing	Commencing garden planning initiative, acquired tenure to Lot 8 and 20 – farming plans initiated.
.4	Determine those agricultural related uses that may be permitted in accordance with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation	No Status	This action relates to enhancing agricultural services and processing facilities in the area. At this time the Village has limited ALR lands, however, if a larger boundary extension application is approved, the Village needs to become familiar with ALC requirements as well as the direction of Area C's Ag Plan. This should be identified as a project to be pursued following boundary expansion.
.5	Investigate bylaw amendments to encourage more farm uses in the Village	No Status	The Village has a bee keeping bylaw, however, they may also want to consider allowing (regulating) chickens and other farm animals.
.6	Review the land use regulations to ensure that opportunities and locations for food processing can be maximized	In Progress	2014 Work Program
.7	Identify a location for a permanent equestrian facility for eventing	No Status	The Village pursued with equestrian interests the potential for using Lot 8 and 20 for a permanent eventing area. Additional consultation is ongoing with regard to these lands.

OCP REF #	ACTION	DONE	COMMENTS
5.9.3	Pemberton Offers a Stock of Livable, Affordable and Secure Housing 		
.1	Implement the policies and actions of the Affordable Housing Strategy	Ongoing	
.2	Update the Development Procedures Bylaw to further promote affordable housing	Complete	Adopted May 21, 2013
.2	Prepare a zoning bylaw amendment that encourages innovation in the design of affordable housing and accessory suites	Ongoing	New Zoning Bylaw
.4	Review opportunities to provide an affordable housing land reserve	Complete	Land Use Inventory completed
.5	Pursue partnerships that can lead to the development of non-market housing projects	Ongoing	
.6	Continue to liaise and facilitate dialogue with key stakeholders and community groups regarding housing	Ongoing	
.7	Support opportunities to provide education and outreach to community members regarding affordable housing considerations	No Status	The large amount of resident housing in Whistler since the Olympics has reduced demand for affordable housing in Pemberton. No outreach campaigns have been initiated, although the Village has streamlined development review processes to encourage affordable housing.
.8	Review the Affordable Housing Strategy no later than 2013	No Status	As noted above, the Pemberton market is still very slow and therefore little has changed since the 2009 study was finalized. In addition, the SLRD's Regional Growth Strategy has an action to complete a regional housing strategy. It is recommended that this initiative be moved to 2014 for consideration.
.9	Prepare a Mobile Home Retention and Relocation Policy	In Progress	2014 Work Program
5.10.3	The Natural Environment is Preserved and Protected 		
.1	Work with other communities in the region to develop guidelines to mitigate the impacts of the expansion of transmission lines through the corridor	No Status	There have been no initiatives to mitigate transmission lines. The B.C. government have recently mentioned the development of the Site C hydroelectric dam as infrastructure needed to support the liquefied natural gas industry.
.2	Continue to support the Sea to Sky Clean Air Society	Ongoing	
.3	Continue to support provincial and SLRD initiative to eliminate invasive species	Ongoing	
.4	Identify important public view corridors	No Status	Public view corridors were identified for the Hillside in the area plan, however, this action item remains outstanding for the remainder of the Village. This should be part of a 2015 OCP update.
.5	Consider introducing Development Permit Areas for water and energy conservation and reduce greenhouse gas emissions	No Status	This project should be part of the 2015 OCP Update.

OCP REF #	ACTION	DONE	COMMENTS
.6	Introduce lighting standards to preserve Pemberton's dark sky	In Progress	2014 Work Program
5.11.3	Local Decision Making is Collaborative and Open 		
.1	Ensure accountability and reporting to all the public of all community consultation and decision making initiatives	Ongoing	
.2	Re-establish the Pemberton and Area C Planning Committee	No Status	There is no status to this initiative.
.3	Continue to work with Joint Council Meetings with the Lil'wat Nation	Ongoing	Staff has frequent consultation with Lil'wat staff
.4	Work with the SLRD and the RMOW on joint planning and land use decision making on matters that are of mutual interest	Ongoing	Could be improved
.5	Pursue federal and provincial opportunities to work together on land use matters	Ongoing	
.6	Organize with other regional jurisdictions a meeting of referral agencies to discuss local issues and approval processes	No Status	
.7	Follow provincial protocol with regards to land use issues within the Lil'wat and Traditional Territory	Ongoing	

APPENDIX B – DEVELOPMENT PROJECTS SINCE 2011
September 2014

Application Date	Application	Approval with Conditions	Completion
2011	DVP102 Signal Hill School Marquee Sign	Yes	Yes
2011	DVP105 Element Variance Loading	Yes	Yes
2011	OR107Ravenscrest Independent School	Yes	No
2011	OR109 Ravenscrest Residential	Yes	No
2011	OR110 Harrow Portage	Yes	No
2011	SO53 Airport Subdivision	TAL	No
2011	SO54 Sabre Biro Tulloch Subdivision	TAL	Yes
2012	DVP106 7340 Arbutus Gateway Parking	Yes	Yes
2012	DVP106 Aster Street Parking	Yes	No
2012	DVP108 7431 Dogwood (BoV)	Yes	No
2012	DP#70 PVDD	Yes	Yes
2012	SO52 Sunstone 67 Lots	TAL	No
2012	SO55 Tiyata Mill Phase 2	TAL	No
2013	DPE#1 Sunstone	Yes	No
2013	DPE#2 Tiyata	Yes	No
2013	DPL001 Sunstone	Yes	No
2013	DPL002 Tiyata	Yes	No
2013	DPF001 Sunstone	Yes	No
2013	DPF002 Tiyata	Yes	No
2013	DVP109 Sunstone Road Standards	In part	No
2013	DVP110 Tiyata Road Standards	Yes	No
2012	OR112 Lil'wat Rutherford	Yes	No
2012	OR113 Durfeld Rutherford	Yes	No
2013	Tiyata Mill Site	TAL	TBD
2013	TUP#003 Cedar View Estates	Rejected	No
2014	DP#59 Downtown Community Barn	Yes	Oct 14
2014	DP#71 Independent School	TBD	
2014	DPE#3 Independent School	TBD	
2014	DPF003 Independent School	TBD	TBD
2014	DVP111 Old Mill Road CRT Landscaping	Yes	Yes
2014	DVP112 1350 Greenwood (BoV)	Yes	No
2013	OR111 Ravenscrest Recreation	Yes	No
2013	OR114 Tiyata Single Family and Duplex	Yes	No
2013	OR115 Pub Site	Yes	No
2014	Mitchell Meredith ALR	TAL	TBD
2014	Recreation Site	TBD	TBC
2014	TUP#00 Pemberton Music Festival	Yes	Yes
2014	TUP#006 CRT/ebc Temporary Workers Camp	Yes	Yes

Date: September 2, 2014

To: Sheena Fraser, Acting Chief Administrative Officer

From: Caroline Lamont, Manager of Development Services

Subject: Downtown Community Barn
Programming and Management

PURPOSE

The purpose of this report is to provide the Committee of the Whole with information with regard to the input received at the Community Barn brainstorming session and to identify the next steps in establishing a not for profit society for barn operations.

BACKGROUND

On July 8, 2014 Council considered a report from staff that recommended that the Village exploring a non-profit concept for the management of the Downtown Community Barn. The intent would be to establish a Society composed of local stakeholder interests similar to those involved in the construction Working Group. Pemberton already has a similar organization being Stewardship Pemberton's operation of the Nature Centre at One Mile Lake Park whereby it is shown that a non-profit has greater capacity to find funding from outside agencies, be creative and promote the facility's use.

On August 25th the Village held a brainstorming session with interested community members for ideas and direction related the enhanced use of the barn space.

BRAINSTORMING SESSION: Agenda

The brainstorming session was held under the barn roof, in part to introduce a new use of the facility, but also to spark ideas from the attendees. The session agenda was as follows:

- a brief introduction of the existing uses and Village's role
- principles for making great public spaces
- opportunities and constraints in the use of the barn structure
- recommendation for programming and management of the barn

There were seven residents that attended the entire session as well as a representative from Pique Newsmagazine.

BRAINSTORMING SESSION: Findings

As noted, participants were asked about the opportunities and constraints, and recommended directions for the programming and management of the barn. The following is a listing of the findings from the group as well as a few other comments the Village received by email:

Opportunities:

- *Year round programming*
- *Making ice for curling or other ice activities*
- *Multi-purpose functions*
- *Christmas events*

- *Dinners, teas, camps, fitness*
- *Monthly flea markets*

Constraints:

- *Programming ideas and opportunities are in their infancy*
- *Winter use in an open air structure*
- *Ice surface challenges in maintaining and ensuring the ice quality and safety*
- *Wind blows through barn*
- *Funding and ongoing operating costs*

Additional Improvements:

- *Signage*
- *Landscaping*
- *Washroom*
- *Decorative Banners*
- *Hard flooring (and challenges such as concrete and skateboarding)*
- *Fire Pit (secured)*

Programming:

- *Not compete with other local businesses*
- *Support of Village as they are the owner*
- *Understanding costs for operating*
- *Need for a vision*

Management:

- *A doer and a funder*
- *Oversee the appropriate operations (noise, type of events, etc)*
- *Recognize community needs and priorities*
- *Communications to the community as what is happening*
- *Board of Directors with paid staff person*
- *Funding sources through foundations, grants, local government (seed funding opportunities)*
- *Hosting events*
- *Social enterprise that has community goals*
- *Develop a business case*
- *Village involvement in Board of Directors*
- *Financial sustainability over time*

DISCUSSION AND NEXT STEPS

The brainstorming session focused the discussions on the programming and management of the facility. The management structure of Stewardship Pemberton was shared together with how the hiring of staff significantly assisted the organization in meeting their goals. There was general support that the management of the facility follow a not-for-profit / social enterprise model.

At this time, however, addition outreach and information is needed to better frame what is being pursued. In particular:

Engaging Existing Community Organizations – The timing of the meeting during the summer may have been a challenge for several local stakeholder groups. For example, there was no representative at the brainstorming session from Tourism Pemberton, the Pemberton Chamber, the Pemberton Farmers' Market, WinterFest Committee, etc. It would be appropriate to have additional outreach done to determine if there is any interest from other stakeholders in participating in the social enterprise. One option

discussed was rather than creating a new not for profit, consider adding the barn management to an existing organization.

Developing a Work Program – As both Council and the participants are supportive of the not-for-profit initiative, further investigations are needed to develop a work program for the next steps. Additional information is needed to consider:

- Whether the not-for-profit is a new entity or in partnership with an existing organization; and
- if a new not for profit, identify a process for the selection of a Board of Directors, development and an organizational mandate (business case).

Identify Funding Sources – Research possible funding sources which would consider not only the seed funding to get the organization established but also the identification of funding of programming or capital improvements.

It is anticipated that such a contract would take less than 32 hours to complete.

COMMUNICATIONS

The Village has promoted the barn management initiative on their website, in the newspaper and the Enews. There is also a barn specific Facebook Page (Pemberton Downtown Barn) which provides further updates.

BUDGET AND STAFFING

Typically the next step in the process would be for internal staff to frame the work program as noted in the Discussion section of this report. With the departure of the Manager of Development Services (and the expected delay in hiring) there is not the capacity to complete the work in-house. It is therefore recommended that a contractor be hired to a maximum fee of \$2500 to undertake the proposed work.

STRATEGIC PLAN

The review of this application is consistent with providing economic vitality.

RECOMMENDATION

THAT the Committee of the Whole receive this report for their information;

AND THAT the Committee of the Whole recommend to Council allocate \$2,500 to cover the costs of hiring to meet with local stakeholder groups, develop a work program and identify funding sources for a not-for-profit organization to manage of Downtown Community Barn.

Respectfully submitted,



Caroline Lamont
Manager of Development Services

CHIEF ADMINISTRATIVE OFFICER

Sheena Fraser,
Acting Chief Administrative Officer

Date: September 2, 2014
To: Sheena Fraser, Acting Chief Administrative Officer
From: Caroline Lamont, Manager of Development Services
Subject: Community Agricultural Parks
Work Program

PURPOSE

The purpose of this report is to provide Council with information with regard to the input received at the Community Agricultural Park brainstorming session and to identify a work program that will set a course of action for the planning and eventual agricultural use of various Village tenured properties.

BACKGROUND

On July 22, 2014 Council considered a report from staff that recommended that staff explore with the community certain opportunities to farm selected municipal tenured properties. The intent would be to establish a possible course of action in farming these properties in response to community need.

On August 26th the Village held a brainstorming session with interested community members for ideas and direction related the farm planning. There were seven (7) adults and four (4) children attending, and despite the small numbers, they all provided meaningful input.

BRAINSTORMING SESSION: Agenda

The brainstorming session was held under the barn roof, in part to spark ideas from the attendees. The session agenda was as follows:

- a brief introduction of the initiative
- overview of the properties
- opportunities and constraints for each properties
- recommendation for next steps

BRAINSTORMING SESSION: Findings

General Introductions

Everyone in attendance was asked to share their interest in the meeting.

- To have sustainable farms producing healthy foods
- Learning opportunities about farming
- Biodiversity in farming
- New agricultural products in the valley, including cheese, chickens, orchards
- Promote eco-tourism, yurts on learning farms
- Working forest (Garden of Eden – Jim Morrison)
- Horse paddocks/riding school (Western)
- Rescue animals – 4H club

- Community corrals/horse co-op
- Low cost, organic, grassroots facilities
- Processing of farm products
- Hops
- Hemp

Opportunities by Property

The participants indicated the potential uses on each of the five (5) properties*:

	Opportunities	Constraints
Lot 8/20	<ul style="list-style-type: none"> ▫ community orchard, fruit trees, nut trees ▫ education on grafting trees ▫ maintaining orchards/local fruit/produce ▫ vegetables (Back to Eden model) ▫ bees and chickens ▫ animals ▫ permaculture school ▫ eco-agriculture ▫ dairy farm (cheese) ▫ bridge gaps in food sustainability ▫ “transition town” ▫ Horse paddocks and shelters for boarding (close to Village) 	<ul style="list-style-type: none"> ▫ water fowl ▫ bears (need electric fence) ▫ near existing neighbours ▫ need to be an example of how we can be community leaders in sustainability
Lot 13 & future Tiyata Community Garden	<ul style="list-style-type: none"> ▫ Raise chickens and goats (milk) ▫ Education permaculture ▫ Garden beds ▫ Kids work after school activity and take produce home to eat ▫ Nut trees ▫ Develop program for good food for school ▫ Hot lunch, fresh fruit and vegetable program 	<ul style="list-style-type: none"> ▫ Power line concerns for animals and produce ▫ Water source ▫ Money ▫ Volunteers coordination ▫ School district red tape ▫ Bears/wildlife
Airport	<ul style="list-style-type: none"> ▫ Hemp ▫ Lavender – commercial crop ▫ Sheep farm ▫ High human input/low machinery = jobs ▫ Land regeneration ▫ Education potential and permaculture centre 	<ul style="list-style-type: none"> ▫ Noise for animals ▫ Water ▫ Power ▫ Low growing ▫ sustainable

*There were no specific comments related to the Future Sunstone Community Garden

Next Steps and Other Ideas

The following were miscellaneous comments from the participants related to the vision for the farm planning and next steps.

- Education potential
- Partnerships with educational institutions (Kwiltlen University)
- Professional expertise
- Consultation with local farmers
- Understanding the history of farming and importance to the value
- Need for soil scientist
- Horses/Western learning centre
- Benefits of a community based project
- Sustaining food sources for local community
- Local food and regional gaps in food supply
- Investigate other examples in BC

- Agri-tourism
- Greenhouses for all seasons
- Food storage facilities
- Food processing facilities
- Solid farm planning, may take longer but do in properly.
- Funding opportunities (grants and partnerships)

DISCUSSION

The session was a true brainstorming session that considered all possible opportunities of the various properties. Although those in attendance represented a range of community interests (personal farming, start-up farming, sustainable methods, commercial needs, education, agri-tourism, etc) the meeting was not attended by many of the key agricultural stakeholders and interest groups in the community. In addition, it was evident that there is a level of education and expertise that is needed before any decisions are made with regard to improving any of the properties. The session participants and Village staff clearly recognized the magnitude of this initiative but yet recognized that there is the passion and the expertise in Pemberton to create a lasting farming legacy.

At this time, however, additional outreach and information is needed to better frame what is being pursued. In particular:

Engaging Existing Community Organizations and Partners – As mentioned there was a relatively low turnout and no representations from many agriculture interests such as long-time local farmers, equestrian interests and food services (restaurants). The participants indicated that it would be appropriate to have additional outreach done to determine if there are opportunities for greater community engagement. The Lil'wat Nation and the SLRD should be engaged in an effort to share resources and knowledge in the planning, development and farming stages.

Recognizing Expertise Needed – Additional investigations within the local community as well as other similar agricultural initiatives should be undertaken to clearly understand the challenges involved in this project. For example, the quality of the soils (and opportunities for upgrading), irrigation (or other sustainable methods), and the mitigation of possible land use conflicts (wildlife, power lines, airplanes, etc).

Identify Funding Sources – Research possible funding sources which would consider not only the seed funding to get the organization established but also the identification of funding of programming or capital improvements.

Identify Organizational Structure – A review of possible structures for the organization could be considered, which may include adding this initiative to an existing not-for-profit, a new organization, or part of the Village staff responsibilities.

Developing a Work Plan – Following the compilation of the information noted; a work plan should be developed for Council's consideration that outlines a course of action for the agricultural properties as well as funding sources and organizational structures.

COMMUNICATIONS

The Village has promoted the agricultural park initiative on their website, in the newspaper and the Enews. It would be the intent that the website continue to include updates on the initiative as it moves forward.

BUDGET AND STAFFING

Typically the next step in the process would be for internal staff to frame the work program as noted in the Discussion section of this report. With the departure of the Manager of Development Services (and the expected delay in hiring) there is not the capacity to complete the work in-house. It is therefore recommended that a contractor be hired to a maximum fee of \$3500 to undertake the proposed work. It is anticipated that such a contract would take approximately 50 hours to complete

Although certain seed funding may be needed for this project, it is the intent that over the mid to long term the project will be self-sustaining.

STRATEGIC PRIORITIES

The review of this application is consistent with providing economic vitality, notably retaining and encouraging local agriculture.

RECOMMENDATION:

THAT the Committee of the Whole receive this report for their information;

AND THAT the Committee of the Whole recommend to Council to direct staff to allocate \$3,500 towards the Agricultural Park Planning initiative.

Respectfully submitted,



Caroline Lamont
Manager of Development Services

CHIEF ADMINISTRATIVE OFFICER

Sheena Fraser,
Acting Chief Administrative Officer