

**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, December 7, 2021, at 2:30pm in Council Chambers at 7400 Prospect Street and via electronic means through a ZOOM Webinar. This is Meeting No. 221.

"This meeting is being recorded as authorized by the [Village of Pemberton Video Recording & Broadcasting of Electronically Held Council, Committee, and Board Meetings](#)"

Online participation is still encouraged and instructions for the public to view the meeting remotely by ZOOM webinar can be found [here](#). Link to the Zoom Webinar: <https://us02web.zoom.us/j/82612414529>

NOTE: Limited public attendance is allowed in Council Chambers and all members of the public attending in-person must wear a mask while at the meeting.

Item of Business	Page No.
1. CALL TO ORDER	
In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.	
2. APPROVAL OF AGENDA	1
Recommendation: THAT the Agenda be approved as presented.	
3. ADOPTION OF MINUTES	
a) Committee of the Whole Meeting No. 220, Tuesday, November 2, 2021	2
Recommendation: THAT the minutes of the Committee of the Whole Meeting No. 220, held Tuesday, November 2, 2021, be approved as circulated.	
4. DELEGATIONS	
a) Geothermal to Hydrogen Project - Craig Dunn, Meager Creek Development Corporation	7
5. ADJOURNMENT	

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

Minutes for the **Committee of the Whole** of Council of the Village of Pemberton held Tuesday, November 2, 2021 at 1:00pm in Council Chambers at 7400 Prospect Street and via electronic means through a ZOOM Webinar. This is Meeting No. 220.

ATTENDING: Mayor Mike Richman
Councillor Ted Craddock
Councillor Leah Noble*
Councillor Amica Antonelli*
Councillor Ryan Zant*

STAFF: Nikki Gilmore, Chief Administrative Officer
Scott McRae, Manager of Development Services
Christine Burns, Manager of Recreation Services
Cameron Chalmers, Contract Planner
Maddy Hepner, Recreation Programmer
Anngela Leggett, Recreation Programmer
Gwendolyn Kennedy, Legislative Assistant

PUBLIC: Cam McIvor, agent for Sunstone Ridge Developments Ltd.,
John Tynan, Webster Engineering

MEDIA: 0

** Attended electronically*

Please Note: A recording of the meeting was made available to the public & media.

1. CALL TO ORDER

At 1:02pm Mayor Richman called the November 2nd, 2021 Committee of Whole meeting to order.

In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.

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. 219, Tuesday, October 19, 2021

Moved/Seconded

THAT the minutes of Committee of the Whole Meeting No. 219, held Tuesday, October 19, 2021, be adopted as circulated.

CARRIED

At 1:04pm Cameron Chalmers and Scott McRae joined the meeting.

4. Development Permit No. 91 Retaining Wall Request for Decision

Cameron Chalmers, Contract Planner, presented a brief overview of the request for direction with respect to retaining walls in Phase 2B of the Sunstone Development, noting that direction provided by the Committee will be non-binding as a development variance permit application will be presented to Council for consideration. Mr. Chalmers suggested that, as the applicant has recently applied for a similar development permit for Phase 2C that includes a similar variance request, both phases be considered at today's meeting.

The developer's plan for Phases 2B and 2C includes comprehensive lot grading. Mr. Chalmers explained that the developer has proposed retaining walls of variable height, with two walls over the height permitted under Zoning Bylaw No. 832, 2018 in Phase 2B.

Mr. Chalmers presented Lot 4, as shown in Figure 2 of the report, as an example, comparing a view of the lot profile including only retaining structures built in compliance with Zoning Bylaw No. 832, 2018, in Figure 3, and a second view of the same lot showing the use of retaining structures of 2.4 metres in height, stepped back 1.4 metres from each other, in Figure 4. Mr. Chalmers confirmed that Lot 4 presents the steepest topography of the lots comprised by phases 2B and 2C.

Mr. Chalmers clarified that, should the Committee be supportive of the applicant's proposal, the Committee would choose Option 1, recommending to Council that Staff be directed to continue processing the application, which includes a proposed variance to the Village of Pemberton Zoning Bylaw maximum retaining wall height.

Committee members requested clarification regarding the number of lots that would require retaining walls of this height, and whether safety concerns had been considered.

Moved/Seconded

THAT the applicant be invited to address the Committee.

CARRIED

Mayor Richman invited Cam McIvor, agent for Sunstone Ridge Developments Ltd. and John Tynan, Webster Engineering, to present additional information to the Committee.

At 1:15pm Cam McIvor and John Tynan joined the meeting.

Mr. McIvor emphasized that the taller walls, stepped back by a greater distance, would be more sound from a geotechnical engineering standpoint and would present improved opportunities for landscaping, thereby reducing the visual impact of the walls. Mr. McIvor stated that the 2.4 metre height is common in hillside developments.

Mr. Tynan noted that, based on experience building on similar terrain in West Vancouver, North Vancouver, Squamish, and Whistler, Webster Engineering favours 2.4 metre walls as they are constructable, safe, and allow for more robust plantings due to greater soil depth and width.

Mr. McIvor concluded by stating that the proposed walls would result in a better outcome for the development.

At 1:26pm Mr. McIvor and Mr. Tynan left the meeting.

Committee members expressed concern regarding the height of the proposed walls, and the perceived inconsistency of supporting this variance when other retaining wall variance requests have not been supported.

Moved/Seconded

THAT Committee of the Whole recommends to Council that Staff be directed to ensure conformity with the Village of Pemberton Zoning Bylaw maximum retaining wall heights in consideration of Development Permit 91 submitted by CATA Project Management on behalf of Sunstone Ridge Developments Ltd.

MOTION FAILED

**OPPOSED: Councillor Antonelli
Councillor Noble
Mayor Richman**

Moved/Seconded

THAT Committee of the Whole recommends to Council that Staff be directed to continue processing the applications by CATA Project Management on behalf of Sunstone Ridge Developments Ltd for Development Permit No. 91 and Development Permit No. 92, which include proposed variances to the Village of Pemberton Zoning Bylaw maximum retaining wall height.

MOTION FAILED

**OPPOSED: Councillor Zant
Councillor Craddock
Councillor Antonelli**

Discussion took place respecting the need for more detailed information regarding Phase 2C. The Committee would like to see renderings for Phase 2C as were presented today for Phase 2B.

Moved/Seconded

THAT Committee of the Whole recommends to Council that Staff be directed to continue processing the application by CATA Project Management for Phase 2B, on behalf of Sunstone Ridge Developments Ltd, for Development Permit No. 91, which includes a proposed variance to the Village of Pemberton Zoning Bylaw maximum retaining wall height.

CARRIED

**OPPOSED: Councillor Craddock
Councillor Zant**

At 1:43pm Mr. Chalmers and Mr. McRae left the meeting.

At 1:43pm Christine Burns, Manager of Recreation Services, and Recreation Programmers Maddy Hepner and Anngela Leggett joined the meeting.

5. National Heritage Grant Application

Ms. Hepner and Ms. Leggett presented a report requesting the Committee's input on collaborating with Lil'wat Recreation on the development of a joint application to Heritage Canada's Celebrate Canada grant program. Staff is proposing coordinating with Lil'wat Nation recreation team to develop a series of activities and events that would take place between National Indigenous Peoples Day on June 21st and Canada Day on July 1st.

Ms. Hepner and Ms. Leggett requested the Committee's comments on the proposed activities, events, and other ideas that might be considered for inclusion in the proposed program.

CAO Gilmore explained that more details would be forthcoming as plans progress.

Councillors expressed support for the proposal.

Moved/Seconded

THAT the Committee of the Whole supports the Recreation Services proposal to collaborate with Lil'wat Recreation on the development of a joint application to Heritage Canada's Celebrate Canada grant program for \$5,000 funding for activities and events acknowledging Indigenous Peoples day on June 21st and Canada Day on July 1st, 2022.

CARRIED

At 1:49pm Ms. Burns, Ms. Leggett, and Ms. Hepner left the meeting.

6. ADJOURNMENT

Moved/Seconded

THAT the November 2, 2021, Committee of Whole meeting be adjourned at 1:49pm.
CARRIED

Mike Richman
Mayor

Sheena Fraser
Corporate Officer

Green Energy Opportunity

"Canada's Hottest Renewable Energy Play"

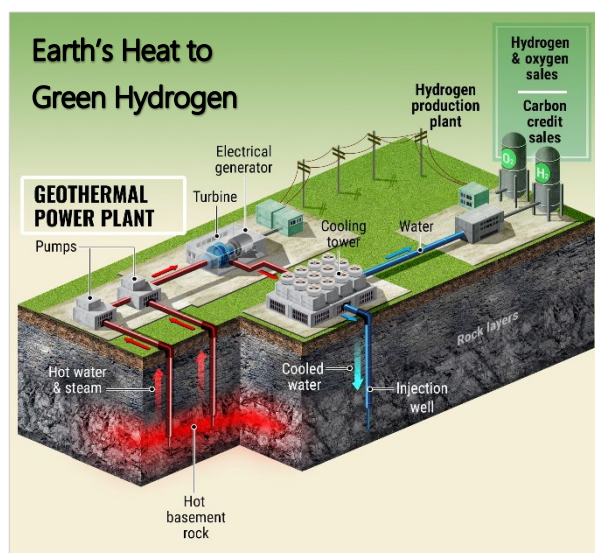
July 2, 2021

Summary

Issuer:	Meager Creek Development Corporation(MCDC)
Industry:	Geothermal Electric Power Generation Industrial Gas Manufacturing (Hydrogen)
Purpose:	To complete exploration work, finalize the development plan, obtain hydrogen offtake agreements and pre-sales of carbon credits.
Growth Potential:	MCDC Phase 1 is for 35MW of geothermal electric power to produce green hydrogen. Once proven, Phase 2 can expand the project to over 100MW.

Green Hydrogen

Produced using a renewable, zero emission energy source via electrolysis of water.



Market Access

Close proximity to hydrogen markets. The location offers road access (Highway 99) to metro Vancouver, rail (BC Rail) for cross Canada and USA markets as well as access to world-wide markets via the Delta super-port.

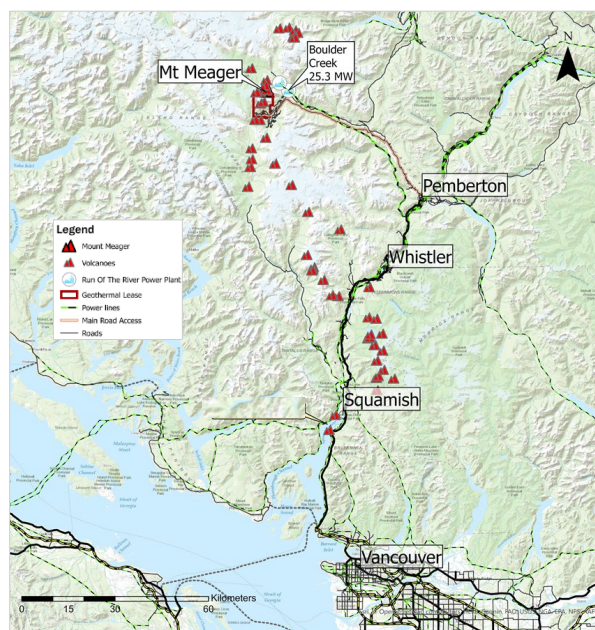
Carbon Market

MCDC's Hydrogen offsets diesel & natural Gas. Offsets are estimated to be greater than 99,000 tonnes CO₂ per year! With CO₂ priced at the value of Federal Carbon Tax, carbon credit revenue alone could reach \$16.5M/year by 2030.



Background

Meager Creek Development Corporation ("MCDC") is a Canadian corporation focused on developing geothermal power for the production of green hydrogen. MCDC has the geothermal lease for the Mount Meager area, Canada's best undeveloped geothermal energy resource. MCDC is an early stage geothermal company that has completed substantial exploration work in the lease area. With the teams expertise and seed capital, MCDC will design, develop and operate a 35MW geothermal power plant that will generate power to produce hydrogen and oxygen for sale to commercial buyers while generating carbon credits and offsets that can also be sold.



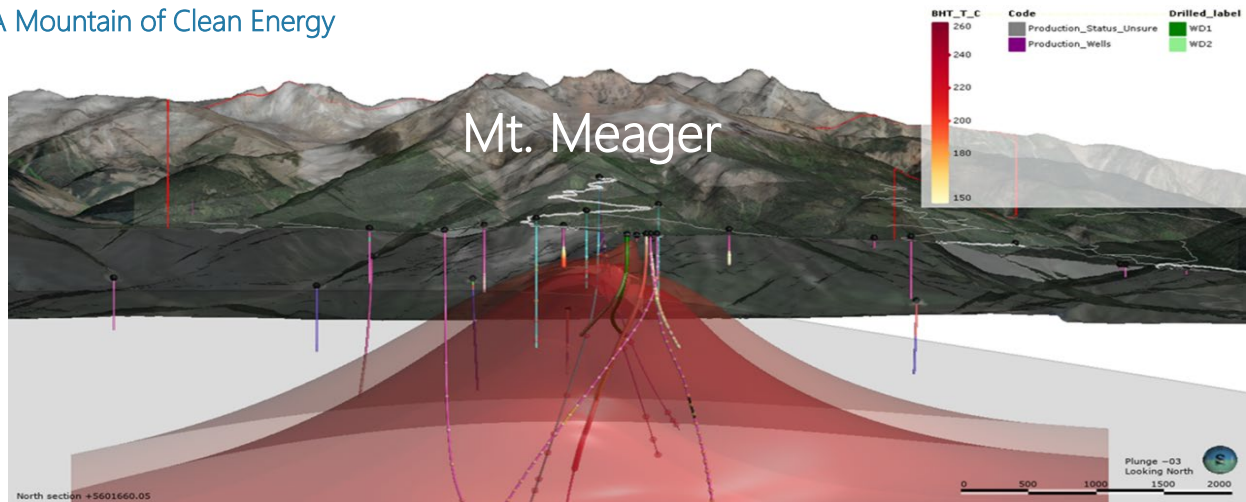
Development Plan

MCDC will develop the geothermal reservoir using existing well infrastructure and innovative horizontal production drilling. The 35 MW power plant will power an electrolysis process to produce 4.2 million kg/year of hydrogen, with negligible CO₂ emissions. Once proven, MCDC has plans to expand capacity to 100MW+ that will produce 20+ million kg/year of hydrogen.

By producing hydrogen from clean renewable energy, MCDC will also be able to generate carbon credits that can be sold in the active carbon market, contributing ~40% to operating income by 2030.

*This overview is intended for information purposes only and does not constitute and should not be construed in any way as an offer to sell or as a solicitation of an offer to purchase any of the securities of Terrador Energy Inc. ("Terrador"). Terrador cautions investors that any forward-looking statements in this or any of the documents contained in Terrador's data room are not guarantees of future performance and that actual results may differ materially from those in the forward-looking statements. Private company investing is considered highly speculative and, as such, is suitable only for investors who are prepared to risk the loss of their entire investment. Interested investors should review all subscription documents carefully and consult with licensed legal professionals and advisors for any investment advice.

A Mountain of Clean Energy



Canada's Best Geothermal Resource

- World-Class resource: >250°C resource at depth
- 30+ holes drilled to date: >\$50M invested to date
- From 1970s to 2019, the Meager Creek resource was extensively researched and analyzed including:
 - Geophysics, drill data, & reservoir modelling

Local infrastructure for project development

- New road access to Meager Creek
- Forestry activities in area
- Pemberton (road & rail) <70 km to site

Opportunity to monetize the electrical resource

- Use of existing wells and future design of horizontal drilling program for resource exploitation
- 35MW power plant from >220°C resource to power electrolyzer for 'green hydrogen' production

Project Schedule

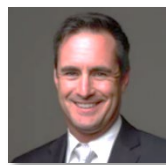


Management Team



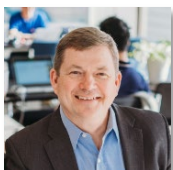
Richard Hawker, President

35+ years experience in exploration drilling, oilfield, geothermal, remediation. President, Remedy Energy Services Inc., a full-service resource exploration team. Advanced & sustainable exploration methodology for geothermal, metals.



Craig Dunn, Managing Director

Recognized geoscience expert in geothermal energy resource development in Canada with 20 years industry experience in natural resource exploration. President, WellDunn Consulting Ltd. Previous: Chief Geologist - Borealis Geopower, E&Y Entrepreneur of the Year Finalist 2016.



Michael Wellwood, CFO

Certified Private Equity Professional, founder of an Exempt Market Dealer in Alberta, serial entrepreneur, structuring private capital raises. Managing Director, 88 Street Capital Inc., Expert Advisor at Innovate Calgary.



Tim Bibby, COO

18 years of engineering, operations, corporate development and management in the energy sector. Certificate in Energy Innovation and Emerging Technologies from Stanford University, a BComm from Athabasca University, a Diploma in Petroleum Engineering Technology from SAIT Polytechnic and a member of APEGA.

"Super clean & incredibly green"



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