

**VILLAGE OF PEMBERTON
- PUBLIC HEARING MINUTES-**

Minutes of the **Public Hearing** of Council of the Village of Pemberton held on Tuesday, December 5, 2017 at 7:00 p.m. in Council Chambers, 7400 Prospect Street.

IN ATTENDANCE:

Mayor Mike Richman
Councillor Karen Ross (arrived late)
Councillor Jennie Helmer (By phone)

STAFF IN ATTENDANCE:

Nikki Gilmore, Chief Administrative Officer
Sheena Fraser, Manager of Corporate & Legislative Services
Tim Harris, Manager of Operations & Development Services
Lisa Pedrini, Senior Planner
Elysia Harvey, Legislative Assistant

MEMBERS OF PUBLIC: 8

MEDIA: 0

1. CALL TO ORDER and OPENING STATEMENTS

At 7:05 p.m. Mayor Mike Richman, called the Public Hearing to order and read the following Opening Statement for the Village of Pemberton Zoning Amendment (BC Hydro Field Office/Works Yard) Bylaw No. 821, 2017:

Lisa Pedrini, *Village Planner* will make a brief presentation on the *Zoning Amendment Bylaw* and Sheena Fraser, *Manager of Corporate & Legislative Services*, will record your comments for the minutes which will form part of the public record on this matter.

Also in attendance is Councillor Jennie Helmer, attending by phone; Councillor Karen Ross is on route and will be joining the meeting as soon as possible. Councillor Ted Craddock is unable to attend this meeting tonight, and Councillor Ted Linklater is not in attendance.

This Public Hearing is convened pursuant to Section 465 of the Local Government Act to allow the public to make representations to Council respecting matters contained in proposed *Village of Pemberton Zoning Amendment (BC Hydro Field Office/ Works Yard) Bylaw No. 821, 2017*.

Notification of this Public Hearing was advertised in the November 28th, 2017, issue of the "Whistler Question" Newspaper and the November 23rd & 30th, 2017, issues of the "Pique Newsmagazine".

A Notice was also posted at *Village of Pemberton Offices, the Village Notice Board located at the Post Office, and on the Village Website*. Notices were also mailed to all properties within 100 meters of the subject property.

Every one of you present who believes that your interest in the property is affected by the proposed Bylaw shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed Bylaw.

Each speaker will have up to five (5) minutes to be heard. Once everyone has had a chance to speak, those who wish to speak again may do so if they have new points to present.

None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed Bylaw.

When speaking please commence your remarks by clearly stating for the public record your **full name and address** and whether or not you are in favour or opposed to the Bylaw.

Members of Council may, if they so wish, ask questions following a presentation. However, the main function of Council Members at this Public Hearing is to listen rather than to debate the merits of the proposed Bylaw. This Public Hearing is not a question and answer period; it is an opportunity for the public's views to be heard.

Please refrain from applause or other expressions.

After this Public Hearing has concluded, Council will further consider this Bylaw at the Regular Council Meeting to be convened on Tuesday, December 12, 2017, at 5:30 pm in Council Chambers, located at the Village Office.

May I remind you that tonight is your final opportunity for input on the proposed Bylaw.

2. INTRODUCTION OF VILLAGE OF PEMBERTON ZONING AMENDMENT (BC Hydro Field Office/Works Yard) BYLAW NO. 821, 2017

Lisa Pedrini, Senior Planner, provided an overview and explanation of the Village of Pemberton Zoning Amendment (BC Hydro Field Office/Works Yard) Bylaw No. 821, 2017.

The purpose of Bylaw 821, 2017 is to facilitate the re-development of BC Hydro's Field Office/Works Yard on the subject lands legally described as Lot 5, DL 203, Plan

31658, LLD located at 1363 Aster Street, by amending the Village's Zoning Bylaw No. 466, 2001 to rezone the subject lands from "Town Centre Commercial (C-1)" to "Public (P-1)".

Specifically, Bylaw 821, 2017 would result in amendments to the Zoning Bylaw that include:

- 1.) Adding a definition of "Works Yard", to Section 104 - DEFINITIONS.

"Works Yard means the use of Land, Buildings and Structures operated by, or on behalf of, the Village of Pemberton, Province of British Columbia or Government of Canada, for the interior and exterior storage, maintenance or repair of buildings, infrastructure, materials or equipment. The use may include office space but excludes communication tower &/or electrical sub-station."
- 2.) Adding "Works Yard" to the list of permitted land uses in the Public (P-1) Zone.
- 3.) Adding a proviso to the Public (P-1) zone that the "Works Yard" use shall only be permitted on Lot 5, Plan 31658, D.L. 203, LLD (the subject property), and is not permitted on any other lands in this zone.
- 4.) Amending the Zoning Map referred to as Schedule A by rezoning the subject property from C-1 to P-1, as illustrated in the proposed bylaw.

Ms. Pedrini explained that the reason the applicants require a rezoning is due to the fact that the land is currently zoned C-1 and a public utility field office/works yard is a permitted use in the C-1 zone. Previously the land was zoned Public (P-1) but this amended when Zoning Bylaw No. 466, 2001 was adopted. Therefore the use is considered 'legal non-conforming', and may continue at this location as long as it is not expanded (i.e. no additions are made to the existing building). By rezoning the property back to Public (P-1) zone, the use becomes legal and conforming again and the proposed improvements are able to proceed.

The intent of the P-1 zone is to accommodate public and institutional facilities, and the P-1 zone is not considered an industrial zone. Uses currently permitted in the P-1 zone include Assembly and Civic uses.

Ms. Pedrini noted that the subject land is designated Downtown in the Village Official Community Plan (OCP) and the proposed use is consistent with the OCP. The property has also been designated as a Development Permit Area for 'Downtown Revitalization' and as such a Development Permit application is also being processed concurrently to allow the upgrade to take place.

Ms. Pedrini also noted that renderings of the proposed upgrades were provided for information and available to view.

3. LISTING OF CORRESPONDENCE RECIEVED

Sheena Fraser, Manager of Corporate & Legislative Services, advised that the Village has received two (2) submissions as of noon, Wednesday, November 29th, 2017, which are included in the agenda package. One (1) submission was in opposition to the proposed bylaw and one (1) was in support of the proposed bylaw. The Village received no further submissions after the deadline noted above.

4. PUBLIC SPEAKERS

Mayor Richman called for submissions from the public:

Brody Dyck – 60-1450 Vine Rd. (Village of Pemberton) – SUPPORT

Mr. Dyck provided his comments both as a Village resident and also as a BC Hydro employee. He noted that having the BC Hydro field office located downtown and in close proximity to the substation located at the roundabout, facilitates a shorter response time for BC Hydro workers to attend to emergencies, etc.

Mr. Dyck also noted that upgrades to the current BC Hydro field office located downtown in the Village would enable use of a propane forklift to remain on site, resulting in a reduction to the noise, traffic, and safety concerns currently posed by the necessity of operating a crane truck around the Village.

Chris MacMurchy – 1476 Lupin St. (Village of Pemberton) – SUPPORT

Mr. MacMurchy stated he was also a BC Hydro employee living in the Village of Pemberton, and wished to support the previous comments.

He reiterated that the BC Hydro field office is currently in a good location, in close proximity to the substation, and allowing it to remain there would allow for continued quick response by BC Hydro workers to hydro related issues or emergencies.

He also commented that having a propane forklift accommodated on site at the upgraded field office would be quieter for Village residents than the current diesel crane truck being used.

Justin Davies – 8687 Pemberton Meadows Rd. - SUPPORT

Mr. Davies, a long-time area resident, spoke about the positive presence BC Hydro has had in the Village for many years. He commented that during several local emergencies over the years, including major floods, BC Hydro has assisted with good response times.

Mr. Davies further commented that upgrades to the existing BC Hydro facility would improve the area aesthetically.

At 7:15 p.m. Councillor Ross joined the meeting.

Albert Bush – 7446 Prospect St. (Village of Pemberton) – SUPPORT

Mr. Bush commented that the current site of the BC Hydro field office is in a good location from an emergency standpoint.

He also confirmed the good reputation BC Hydro has maintained over the years within the Village of Pemberton and that no one has complained about their presence at the current location.

Greg Thompson – 9416 Gaby Rd. (Birken) – SUPPORT

Mr. Thompson commented that having the BC Hydro field office remain in a central location within Pemberton is beneficial to all, including residents outside the Village limits, as it allows BC Hydro to have a good response time to calls.

Mr. Thompson supported the proposed building improvements/upgrades to the current BC Hydro field office.

Valerie Gagnon – 9422 Gaby Rd. (Birken) – SUPPORT

Ms. Gagnon noted that moving the BC Hydro office to the industrial park located in the flood plain would not be a good idea, and the BC Hydro office should stay in its current location.

Gabriela Kuester – 9416 Gaby Rd. (Birken) - SUPPORT

Ms. Kuester confirmed she is in support of the BC Hydro field office/works yard zoning amendment bylaw.

5. CLOSING STATEMENTS

Mayor Richman called three (3) times for any other submissions and hearing none made the following closing statements:

On behalf of Council and myself I would like to thank all of you who have attended this meeting. Your input and participation in the process is greatly appreciated.

Please note that after the Public Hearing is adjourned, the opportunity for public discussion is ended and Council may not hear from or receive correspondence from interested parties relating to this bylaw. This bylaw is now a matter for Council's consideration based upon information received to date.

6. ADJOURNMENT

At 7:20 p.m. the Public Hearing was adjourned.



Sheena Fraser
Corporate Officer