

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

Minutes of the **Public Hearing** of Council of the Village of Pemberton held on Tuesday, December 10, 2019 at 7:00 p.m. in Council Chambers, 7400 Prospect Street.

IN ATTENDANCE:

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

STAFF IN ATTENDANCE:

Nikki Gilmore, Chief Administrative Officer
Sheena Fraser, Manager of Corporate & Legislative Services
Lisa Pedrini, Manager of Development Services
Jill Brooksbank, Communications & Grant Coordinator
Joanna Rees, Planner
Gwendolyn Kennedy, Building & Planning Clerk

MEMBERS OF PUBLIC:

9

MEDIA:

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1. CALL TO ORDER and OPENING STATEMENTS

At 6:59 p.m. Mayor Mike Richman called the Public Hearing to order and read the following Opening Statement for the Village of Pemberton Official Community Plan (Pemberton Secondary School) Amendment Bylaw No. 872, 2019 and Village of Pemberton Zoning (Pemberton Secondary School) Amendment Bylaw No. 873, 2019:

Good Evening. My name is Mike Richman and as Mayor of the Village of Pemberton I will be chairing this Public Hearing.

Joanna Rees, Planner for the Village, will make a brief presentation on the Official Community Plan and Zoning Amendment Bylaws 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 are Councillor Ryan Zant, Councillor Leah Noble, Councillor Ted Craddock, and Councillor Amica Antonelli.

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 Official Community Plan (Pemberton Secondary School) Amendment Bylaw No. 872, 2019 and Village of Pemberton Zoning (Pemberton Secondary School) Amendment Bylaw No. 873, 2019

Tonight we will be holding two public hearings concurrently for the Official Community Plan (Pemberton Secondary School) Amendment Bylaw No. 872, 2019, and the Zoning (Pemberton Secondary School) Amendment Bylaw No. 873, 2019.

Notification of this Public Hearing was advertised in the November 28th and December 5th, 2019, issues of the "Pique Newsmagazine" Newspaper. Notice was also posted at Village of Pemberton Offices, the Village Notice Board located at the Post Office, and on the Village Website, Facebook Page, and eNews. Notices were also mailed or hand delivered 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 Bylaws shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed Bylaws.

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 Bylaws.

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 Bylaws.

Members of Council may, if they so wish, ask questions following a presentation. However, the main function of Council Members at these Public Hearings is to listen rather than to debate the merits of the proposed Bylaws. This Public Hearing is not a question and answer period but 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 these Bylaws at the Regular Council Meeting to be re-convened this evening, Tuesday, December 10th, 2019, here in Council Chambers.

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

I would now like to open the Public Hearing for the Village of Pemberton Official Community Plan (Pemberton Secondary School) Amendment Bylaw No. 872, 2019, and Village of Pemberton Zoning (Pemberton Secondary School) Amendment Bylaw No 873, 2019, and ask Ms. Rees to introduce the Bylaws.

2. PRESENTATION OF VILLAGE OF PEMBERTON OFFICIAL COMMUNITY PLAN (PEMBERTON SECONDARY SCHOOL) AMENDMENT BYLAW NO. 872, 2019, AND ZONING (PEMBERTON SECONDARY SCHOOL) AMENDMENT BYLAW NO. 873, 2019

Joanna Rees, Planner, provided an overview of the OCP amendment and zoning bylaw amendment bylaws under consideration including compliance with public notice requirements, the application process, the purpose of the application (to facilitate the development of one single family residential dwelling), and a description of the subject lands.

As the proposed zoning amendment bylaw refers to land that is within 800 m of Portage Road, a controlled access highway, sign off from the Ministry of Transportation and Infrastructure is required.

Ms. Rees explained that the proposed development is generally consistent with the Official Community Plan, the addition of a residential lot at the corner of Poplar and Aspen Boulevard will be in character with the surrounding residential neighborhood and will provide infill close to the downtown core and public institutions. The proposed lot meets the minimum parcel size and lot width requirements for the R-1 zone. As such, Staff are in support of the proposal and of the bylaws under consideration.

1. CORRESPONDENCE AND PETITIONS RECEIVED BY THE VILLAGE AS OF 4:30 PM, THURSDAY, DECEMBER 5, 2019.

Clair Fuller, Village of Pemberton Resident, received November 19, 2019.

3. ANY OTHER CORRESPONDENCE OR PETITIONS RECEIVED.

Sheena Fraser, Manager of Corporate & Legislative Services, advised that the Village received one submission from the public after the deadline and that this submission was in support of the bylaws.

4. MEETING OPEN FOR PUBLIC COMMENT

Mayor Richman called for submissions from the public:

Fran Cuthbert, 1411 Poplar Street, Pemberton

Ms. Cuthbert noted that her house is located on the property adjacent to the subject lands. Ms. Cuthbert raised the following concerns regarding the proposed development:

- When the subject lands were rezoned prior to the creation of Aspen Boulevard, Ms. Cuthbert offered her support for the rezoning with the understanding that this portion of the parcel would not be developed.
- The proposed parcel is very small due to the presence of a right-of-way for utilities that runs along one side of the lot and a manhole located at the back corner of the parcel.
- Existing parking and traffic safety and congestion issues due to the presence of multi-family dwellings on Poplar Street and Aspen Boulevard would worsen with the addition of a house on this parcel.
- Vision of the intersection with Aspen Boulevard would be reduced.
- There is no tax advantage to the Village if the lot remains in the possession of the School District.
- The School District has hired a contractor to build the proposed house. Thus, the learning opportunity and extent of involvement of Pemberton Secondary School students is questionable.
- If the house is sold the proceeds of the sale may go to the Ministry, providing no benefit to the community.
- The project is being rushed and will be completed within a six-month period, thus providing little opportunity for students to benefit.
- There might be other, better opportunities for the School District which should be considered before approving this project.

Ms. Cuthbert stated that should the development proceed she would require that the applicant provide a buffer between her property located at 1411 Poplar Street and the new home. Ms. Cuthbert urged the Village and the R.C.M.P. to implement strict parking and speed enforcement in this area due to the safety hazards that would accompany development of the proposed lot.

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 these Bylaws. These Bylaws are now a matter for Council's consideration based upon information received to date.

This Public Hearing for Village of Pemberton Official Community Plan (Pemberton Secondary School) Amendment Bylaw No. 872, 2019, and Village of Pemberton Zoning (Pemberton Secondary School) Amendment Bylaw No. 873, 2019, is now adjourned.

6. ADJOURNMENT

At 7:12 p.m. the Public Hearing was adjourned.

Sheena Fraser
Corporate Officer

From: Claire Fuller [REDACTED] >
Date: November 19, 2019 at 7:30:59 AM PST
To: Lisa Pedrini <lpedrini@pemberton.ca>, Sheena Fraser <sfraser@pemberton.ca>
Subject: High School House Build Proposal

Hi Lisa and Sheena,

Great to see you last night at the school. Thanks for coming and taking peoples' opinions, it is appreciated.

I just wanted to put a little more info towards the discussions you may be having today. I thought the school's plans were exciting, ambitious, and a great model for creating real world opportunities for our students. I also think it would be amazing to see this kind of work rolled out year-on-year.

I think it is crucial for the school to incorporate long term support for teachers in the way of teacherage options in Pemberton. Housing prices have no sign of reversing, a slow down is possible, but not reversing. Furthermore I think it would be short-sighted of the school to make a plan to sell off parcels of its land; these are plots of immense long term value, it's really not worth losing them for the sake of a slither of profit. Nest eggs for the 'next build' should be found from other sources and activities in my opinion. The speaker presenting to us, Nolan, said this last night:

"we lose so many, SO MANY teachers to work in SD48 because of housing"

So I feel, yes, 100% support the project but please consider the long term losses of allowing this to be sold off to a private owner.

Thanks so much
Claire

Claire Fuller
[REDACTED]
Pemberton, BC

From: Alan LeBlanc <[REDACTED]>

Sent: December 10, 2019 9:30 AM

To: VoP Admin <admin@pemberton.ca>

Subject: Public Notice Bylaw No 872,2019 & Zoning Amendment Bylaw 873,2019

Mayor and Council

My name is Alan LeBlanc I live at [REDACTED]

What a wonderful opportunity Zoning Amendment Bylaw 873,2019 presents to the Village of Pemberton and the School District 48 for negotiations.

I had a very forward thinking teacher when I was in high school and allowed me to design and draft a house for a school project: 45 years later I still reside in that project my home.

As Mayor and Council members its a difficult position to balance todays needs with the future vision of our community, does or has the Council considered a land swap. The School District 48 bus garage and office on Meadows Road has long out lived its intended use, the Village has this opportunity to acquire down town property; the consideration I would like to propose is to trade the lot the Village has in the Pemberton Business Park to School Dist. 48 for construction of a new office and bus garage, in return for the lots along Popular St and the other side of the Arn Cannel.

The students of Pemberton Secondary could be instrumental in helping to envision and help create a neighbourhood they could be proud of for the next 45 years.

Alan LeBlanc

Sent from [Mail](#) for Windows 10