

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

**Minutes of the Regular Meeting** of Council of the Village of Pemberton held on Tuesday, March 16, 2021 at 9:00 a.m. via electronic means through a ZOOM Webinar. This is Meeting No. 1534.

---

**IN ATTENDANCE\*:** Mayor Mike Richman  
Councillor Ted Craddock  
Councillor Leah Noble  
Councillor Amica Antonelli

**ABSENT:** Councillor Ryan Zant

**STAFF IN ATTENDANCE\*:** Nikki Gilmore, Chief Administrative Officer  
Sheena Fraser, Manager of Corporate & Legislative Services

Lisa Pedrini, Manager of Development Services  
Joanna Rees, Planner  
Cameron Chalmers, Contract Planer  
Robert Grossman, Fire Chief  
Chris Derouin, Building Official  
Tom Csima, Manager of Operations & Projects  
Vinka Hutchinson, Communications & Grant Coordinator  
Emily White, HR Coordinator/Executive Assistant  
Nikki Segovia, Building & Planning Clerk  
Gwendolyn Kennedy, Legislative Assistant

**PUBLIC:** 10

**MEDIA:** 1

***\*ALL COUNCIL MEMBERS AND STAFF ATTENDED ELECTRONICALLY***

***A RECORDING OF THE MEETING WAS MADE AVAILABLE TO THE PUBLIC & MEDIA***

---

**9:00 a.m. 2021 BUDGET INFORMATION SESSION**

**This information session took place prior to the start of the Regular Council Meeting.**

**1. CALL TO ORDER REGULAR MEETING**

At 9:46 a.m. Mayor Richman called the Regular 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) Regular Council Meeting No. 1533, Tuesday, March 2, 2021**

Moved/Seconded

**THAT** the minutes of Regular Council Meeting No. 1533, held Tuesday, March 2, 2021 be approved as circulated.

**CARRIED**

## **4. BUSINESS ARISING FROM THE PREVIOUS REGULAR COUNCIL MEETING**

There was no business arising from the previous Regular Council Meeting.

## **5. RISE WITH REPORT FROM IN CAMERA**

## **5. BUSINESS ARISING FROM THE COMMITTEE OF THE WHOLE**

## **6. COMMITTEE MINUTES - FOR INFORMATION**

There were no Committee minutes for receipt.

## **7. DELEGATION**

There were no delegations.

## **8. REPORTS**

### **a) Office of the Chief Administrative Officer**

#### **i. Verbal Update**

There was no verbal update.

### **b) Corporate & Legislative Services**

#### **i. Lower Mainland Local Government Association - Resolution for Consideration**

Moved/Seconded

**THAT** the following resolution be submitted to the Lower Mainland Local Government Association for consideration at the Annual General Meeting to be held May 12<sup>th</sup> to 14<sup>th</sup>, 2021:

**WHEREAS** in the summer of 2020, in response to the COVID-19 pandemic, the Province moved to Phase 3 of BC's Restart Plan which resulted in Destination BC focusing on encouraging residents to Explore BC as a way to promote domestic tourism;

**AND WHEREAS** the Explore BC campaign has been so successful that unprecedented numbers of residents and visitors have sought ways to experience the Province's natural environment and these numbers are expected to continue beyond the active pandemic phase;

**THEREFORE BE IT RESOLVED THAT** UBCM request that the Provincial government provide funding to the provincial ministries responsible for managing parks, crown lands, and recreation sites and to local governments to assist in establishing sustainable tourism policies and programs to ensure that visitor use of lands and natural resources is done in a manner that protects the natural environment in perpetuity.

**CARRIED**

Moved/Seconded

**THAT** Councillor Noble attend the 2021 Virtual Annual LMLGA Conference and AGM;

**AND THAT** Staff be directed to arrange registration for the Councillors who will attend.

**CARRIED**

Moved/Seconded

**THAT** Council supports the following resolution, to be submitted jointly with the District of Squamish to the Lower Mainland Local Government Association for consideration at the Annual General Meeting to be held May 12<sup>th</sup> to 14<sup>th</sup>, 2021:

**WHEREAS** the Province of B.C. has committed to supporting universal childcare and launched the New Spaces Fund to create thousands of new childcare spaces across B.C.

**AND WHEREAS** many rural and remote communities in BC face higher-than-average construction costs, including additional hazard mitigation and flood construction level requirements, also face a high unmet community demand for safe, affordable, and licensed childcare facilities.

**THEREFORE BE IT RESOLVED THAT** UBCM requests that the Minister and Ministry of Children and Family Development acknowledge communities contending with defensible higher-than-average construction costs and evidenced unmet childcare needs by updating the New Spaces Funding criteria to allow for the submission of proposals that exceed the current \$40,000 per space funding limit.

**CARRIED**

**c) Pemberton Fire Rescue Department**

At 10:03 a.m. Fire Chief Grossman joined the meeting.

**i. FireSmart – Community Resilience Investment Grant Funding Opportunity**

Moved/Seconded

**THAT** an application for grant funding, up to \$150,000.00, from the Union of BC Municipalities (UBCM) under the Community Resiliency Investment (CRI) program, which provides 100% funding for the Village of Pemberton FireSmart program be supported.

**CARRIED**

**ii. Road Rescue Service Provision Outside Squamish-Lillooet Regional District Electoral Area C**

Moved/Seconded

**THAT** Council supports the continuation of Pemberton Fire Rescue to provide Road Rescue Service to areas outside the Squamish-Lillooet Regional District Electoral Area C that include the following:

- Highway 99 North/Duffey Lake Road, to the boat launch on Duffey Lake and to Blowdown Creek as per agreement with Lillooet Road Rescue,

and, when a known entrapment is confirmed, the following areas:

- Hurley River Forest Service Road past the 16-kilometer boundary
- Pemberton Portage Road past the SLRD Electoral Area C boundary
- Highline Road
- In-Shuck-ch past the 25-kilometer boundary

**CARRIED**

At 10:18 a.m. Fire Chief Grossman left the meeting.

**c) Development Services**

At 10:18 a.m. Joanna Rees and Cameron Chalmers joined the meeting.

**i. Development Variance Permit No. 127 – 7665 Cerulean Drive**

Joanna Rees, Planner, presented a report describing the non-conforming retaining wall and the variances requested. Ms. Rees noted that four written comments of the application had been received prior to the report deadline and

were attached to the report. Two additional letters, were received prior to the meeting and forwarded to Council.

Following the Staff report, Mayor Richman opened the meeting to the public for comment regarding DVP No. 127.

Niki Vankerk, Village resident, left the meeting prior to when the floor was opened to the public. Ms. Vankerk's comment submitted in writing in the meeting chat was read aloud by Legislative Assistant Gwendolyn Kennedy:

*I would like to register my concerns about the use of huge retaining walls to build houses more suited for flat lots than hillside lots. I think developers need to be held to a higher standard before lots are approved on steep slopes. I don't support this particular request as the wall is much too high. It creates an environment in which neighbors will be in the shadow unless they also build out, and also visually the neighborhood starts to look very unappealing. A straight wall of such a height seems unsafe from both the top and bottom.*

Stephanie Nicoll-Russell, Applicant, spoke in support of the application, emphasizing the challenge of building on a steep lot and requesting that Council return a favourable reply to their variance request.

David Russell, Applicant, spoke in support of the application, noting that the house design with a walk-out basement is suited to a steep lot. Mr. Russell also questioned the apparent inconsistencies between the building and zoning bylaws.

Marc MacIvor, new owner of neighbouring property, 7663 Cerulean Drive, stated that he would not repeat the points made in his letter, but added a concern that once the fill is removed from the toe of the wall on the eastern side, the wall will further encroach on his property.

Councillors requested clarification from Staff regarding the following issues:

- the apparent inconsistencies between building and zoning bylaws;
- confirmation that granting of the variances would not include relaxation of additional bylaw requirements; and
- the steepness of the lot relative to other properties in the neighbourhood;

Barbara Turrin, Village Resident, explained that her property located at the Ridge, and other Ridge properties, are much steeper than the subject lands at 7665 Cerulean Drive.

Mayor Richman called for more questions or comments, and hearing none, closed the floor to the public.

Councillors discussed the variance request from the perspective of the bylaw contraventions, the visual impacts of the wall that are not in alignment with the Hillside Design Guidelines, and the hardship imposed on the neighbouring property owners by the wall.

Moved/Seconded

**THAT** Council authorizes issuance of Development Variance Permit No. 127 with the following conditions:

- (a) Provision of a landscape bond in the amount of \$6,000.00, 120% of the soft landscaping costs

Further discussion ensued and as a result the above noted motion was withdrawn and a new motion put forward.

Moved/Seconded

**THAT** Council refers the application for Development Variance Permit No. 127 back to Staff to work with the applicants and the developer to address concerns of the neighbouring property owners.

**CARRIED**

At 11:10 a.m. Ms. Rees and Mr. Cameron left the meeting.

## 11. BYLAWS

### a) Bylaws for Adoption

#### i. Village of Pemberton Board of Variance Bylaw No. 893, 2021

Moved/Seconded

**THAT** the Village of Pemberton Board of Variance Bylaw No.893, 2021 be adopted.

**CARRIED**

## 12. MAYOR'S Report

Mayor Richman reported on the following meeting and events:

- The Pemberton Valley Utilities and Services Committee meeting was rescheduled due to lack of quorum and will take place Thursday, March 18<sup>th</sup>.
- Weekly conference calls with Vancouver Coastal Health have focused on the vaccine roll out. Mayor Richman suggested that, due to low numbers of seniors registering for the vaccine, to improve efficiency in small communities, the vaccine could be offered to all adults. VCH will consider potential ways to improve the efficiency of the vaccine roll out.

- COVID-19 vaccinations commence tomorrow, Wednesday March 17 for Seniors, 80 years of age or older. To book your appointment, call 1.877.587.5767. Visit the Village website or [vch.ca/covid-19](http://vch.ca/covid-19) for more information.
- The Public Health Officer has amended the gathering and events order. Up to 10 people may now gather outdoors. All restrictions for indoor gatherings remain in place.
- The Parcel Roll Review Panel will sit at 3pm today, Tuesday March 16. For Zoom meeting details, visit the Village website.
- The Affordable Housing survey results are now available. Visit [haveyoursay.pemberton.ca](http://haveyoursay.pemberton.ca) to view the results.

## **12. COUNCILLORS Reports**

### **Councillor Craddock reported on the following:**

- Attended the Economic Development Collaborative meeting and introduced Laura Murphy, Village Research and Projects Coordinator, who will be providing support to the Collaborative on behalf of the Village. The Collaborative received and discussed Veronica Woodruff's report, Regional Economic Development Strategy.

**Councillor Noble did not report.**

**Councillor Antonelli did not report.**

**Councillor Zant was absent from the meeting and did not report.**

## **13. CORRESPONDENCE**

### **a) For Action**

There was no correspondence for action.

### **b) For Information**

- i. Correspondence from Margaret McCullough, City of Victoria resident, dated February 28, 2021, presenting an e-petition requesting that the Government of Canada ban the operation of puppy mills.**
- ii. Correspondence from Jonathan Coté, Mayor, New Westminster, dated March 4, 2021, requesting Council's support at the LMLGA Virtual Conference in May for their resolution regarding Local Government Election Candidate access to multifamily dwellings for the purposes of canvassing or distributing candidate information.**

- iii. Correspondence from Jonathan Coté, Mayor, New Westminster, dated March 4, 2021, requesting Council's support at the LMLGA Virtual Conference in May for their resolution requesting that the Province engage with regional governments to develop legislation that would provide regional districts with the authority to restrict the sale and distribution of single-use items.**
- iv. Copy of correspondence from Jonathan Coté, Mayor, New Westminster to the Honourable Harry Bains, Minister of Labour, dated March 5, 2021, requesting that the BC government protect the livelihoods of laid-off hotel and tourism industry workers.**
- v. Copy of correspondence from Jonathan Coté, Mayor, New Westminster to the Honourable Melanie Mark, Minister of Tourism, Arts, Culture and Sport, dated March 5, 2021, requesting that the BC government protect the livelihoods of laid-off hotel and tourism industry workers.**
- vi. Copy of correspondence from Christine Fraser, Mayor, Township of Spallumcheen, to the Honourable Patty Hajdu, Minister of Health, dated March 5, 2021, supporting the adoption of 988, a national three-digit suicide and crisis hotline.**
- vii. Correspondence from Patrick Weiler, MP, West Vancouver-Sunshine Coast-Sea to Sky Country, dated March 10, 2021, announcing a 10-year, \$517 million investment in the Canada-British Columbia Housing Benefit that will provide financial support to low income, marginalized groups, to help with monthly rent payments.**
- viii. Correspondence from Patrick Weiler, MP, West Vancouver-Sunshine Coast-Sea to Sky Country, dated March 10, 2021, announcing details of funding support for live arts and music and heritage programs under the Emergency Support Fund for Cultural, Heritage and Sport Organizations.**
- ix. Correspondence from Patrick Weiler, MP, West Vancouver-Sunshine Coast-Sea to Sky Country, dated March 10, 2021, announcing \$2.75 billion in funding over five years, starting in 2021, to enhance public transit systems and switch them to cleaner electrical power, including supporting the purchase of zero-emission public transit and school buses.**
- x. Copy of correspondence from Jamie Ross, Mayor, Belcarra, to Nelly Shin, MP, Port Moody-Coquitlam, supporting the 9-8-8 crisis line initiative.**
- xi. Correspondence from Kelly Kenney, Corporate Officer, City of Langley, dated March 11, 2021, requesting favourable consideration at the LMLGA Virtual Conference in May for their resolution requesting the**

**Province permanently reinstate the \$300/month benefit for people receiving disability benefits and income assistance and move to raise disability and income assistance to a livable rate that is above the market basket measure.**

- xii. **Correspondence from Kate Barchard, Corporate Officer, City of Pitt Meadows, dated March 11, 2021, presenting for information two resolutions related to fair taxation from railway operations and industrial parks for inclusion and discussion at the upcoming LMLGA Convention.**
- xiii. **Correspondence from Patrick Weiler, MP, West Vancouver-Sunshine Coast-Sea to Sky Country, dated March 11, 2021, inviting feedback through an online program development questionnaire regarding potential priorities for federal funding from Infrastructure Canada that will support retrofits, repairs or upgrades of existing public buildings and the construction of new public buildings.**

Moved/Seconded

**THAT** the correspondence be received  
**CARRIED**

## **15. DECISION ON LATE BUSINESS**

There was no late business.

## **16. LATE BUSINESS**

## **17. NOTICE OF MOTION**

There was no notice of motion.

## **18. QUESTION PERIOD**

There were no questions from the public.

At 11:21 a.m. the Regular meeting was recessed.

At 11:40 a.m. the Regular meeting was reconvened.

## **19. IN CAMERA**

Moved/Seconded

**THAT** the meeting is closed to the public in accordance with the *Community Charter* Section 90 (1) (c) Employee Relations (k) Negotiations and related discussions that in the view of Council could reasonably expect to harm the interest of the municipality if they were held in public.

**CARRIED**

## **20. RISE FROM IN CAMERA**

At 12:07 p.m. Council rose from In Camera and the Regular Meeting was recessed.

At 1:36 p.m. the Regular meeting was reconvened.

## **21. IN CAMERA**

Moved/Seconded

**THAT** the meeting is closed to the public in accordance with the *Community Charter* Section 90 (1) (c) Employee Relations (k) Negotiations and related discussions that in the view of Council could reasonably expect to harm the interest of the municipality if they were held in public.

**CARRIED**

## **22. RISE FROM IN CAMERA**

## **23. ADJOURNMENT OF REGULAR COUNCIL MEETING**

Moved/Seconded

**THAT** the Regular Council Meeting be adjourned.

**CARRIED**

At 1:40 p.m. the Regular Council Meeting was adjourned.

---

Mike Richman  
Mayor

---

Sheena Fraser  
Corporate Officer