

**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.

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**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.***

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**1. CALL TO ORDER**

At 1:02pm Mayor Richman called the November 2<sup>nd</sup>, 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 Mclvor, agent for Sunstone Ridge Developments Ltd. and John Tynan, Webster Engineering, to present additional information to the Committee.

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

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

At 1:26pm Mr. Mclvor 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 21<sup>st</sup> and Canada Day on July 1<sup>st</sup>.

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 21<sup>st</sup> and Canada Day on July 1<sup>st</sup>, 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**

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Mike Richman  
Mayor

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Sheena Fraser  
Corporate Officer