

**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, January 18, 2022 via electronic means through a ZOOM Webinar. This is Meeting No. 222.

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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  
Sheena Fraser, Manager of Corporate & Legislative Services  
Tom Csima, Manager of Operations & Projects  
Scott McRae, Manager of Development Services  
Lisa Pedrini, OCP Planner  
Cameron Chalmers, Village Planning Consultant  
Gwendolyn Kennedy, Legislative Assistant

**APPLICANTS:** Nkwûkwma: Caroline Lamont, Kerry Mehaffey, Paul Fenske  
Redwoods: Sasha Rasovic

**PUBLIC:** 7

**MEDIA:** 1

***A recording of the meeting was made available to the public & media.***

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Prior to calling the Committee of the Whole meeting to order, Mayor Richman advised that pursuant to section 10 (a) of the Village of Pemberton Council Procedure Bylaw No. 788, 2015 this meeting will be held electronically with no in-person attendance.

**1. CALL TO ORDER**

At 1:02pm Mayor Richman called the January 18, 2022 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. 221, Tuesday, December 7, 2021

Moved/Seconded

**THAT** the minutes of the Committee of the Whole Meeting No. 221, held Tuesday, December 7, 2021, be approved as circulated.

**CARRIED**

At 1:06pm Tom Csimá, Manager of Operations and Projects, joined the meeting.

### 5. Canada Infrastructure Program – Green Infrastructure Stream Grant – Water Treatment Plant Project

Tom Csimá, Manager of Operations and Projects, summarized the findings of the draft Water Treatment Investigation Report, which recommends that a new water treatment facility be built to address the high manganese and iron content of the Village's current water source, and identifies a major grant funding opportunity that would cover 73.3% of the cost of the plant.

The Committee raised questions regarding the following issues:

- The possibility of accessing an alternate water source and whether this treatment plan could be expanded to treat those sources as well..
- Potential future needs for water treatment, and whether the proposed plant would have capacity for future needs.
- The high (40%) contingency fund component of the funding request.
- Whether in-kind contributions will be considered as part of the Village's contribution.
- The Village's potential financial contribution requirements.

Moved/Seconded

**THAT** the Committee of the Whole recommend to Council that Staff be directed to prepare and submit an application to the Canada-British Columbia: Investing in Canada Infrastructure Program; Green Infrastructure – Environmental Quality Sub-Stream, for funding to support the development of a new Water Treatment Plant Facility for the Village of Pemberton.

**AND THAT** Staff prepare a report seeking the formal authorization by way of resolution required by the Village for this project for consideration by Council at the February 1, 2022 meeting.

**CARRIED**

At 1:35pm Tom Csimá left the meeting.

At 1:36pm Scott McRae, Manager of Development Services, Cameron Chalmers, Planning Consultant and Lisa Pedrini, OCP Policy Planner, joined the meeting.

## **6. Nkwûkwma (Benchlands) Application Process Update**

Cameron Chalmers presented a process update report, noting that much work has been done to get to the current stage. A traffic impact assessment has been submitted and is under review. Next steps include completion of the detailed municipal servicing study and the first draft of the sub area plan (SAP) report. The applicant will initiate additional community consultation that will inform the next steps. The next update for the Committee will take place when the draft SAP is ready for review.

Mr. Chalmers noted that the draft SAP and the Village's official community plan (OCP) review will run contemporaneously. The SAP will include detailed land use policy, development permit area guidelines, and schedules to guide the long-term buildout. The Committee will have the opportunity to judge how well the SAP is aligned with the OCP as the application and the OCP review advance.

The rezoning process will involve a comprehensive review of community amenities and benefits proposed.

The Committee invited the applicants to address the Committee.

At 1:57pm Caroline Lamont, Kerry Mehaffey, and Paul Fenske joined the meeting.

Caroline Lamont, Kerry Mehaffey, and Paul Fenske presented an overview of the project and the work done since 2005, emphasizing the community-centered design approach that has guided the group in working within the land constraints to develop a concept that aligns with the OCP. Mr. Fenske closed with a video of a three-dimensional model illustrating how the proposed development will fit in with the topography of the Benchlands area.

Committee members posed questions regarding the phasing of the development, road network, affordability, housing type and inclusion of suites. The applicants noted that they have not yet received feedback from Village staff on all elements of the proposal and they will act on input and direction once received.

The Committee thanked the applicants for their presentation.

At 2:45pm Mr. Mehaffey, Ms. Lamont, and Mr. Fenske left the meeting.

Moved/

**THAT** a workshop meeting of the Committee of the Whole be scheduled to discuss the process for moving forward with review of the Nkwûkwma application.

**The motion failed for lack of a seconder.**

Moved/Seconded

**THAT** Committee of the Whole receives the Nkwûkwma (Benchlands) Application Process Update report for information and directs Staff to submit the draft Sub-Area Plan to a future Committee of the Whole meeting for review.

**CARRIED**

**OPPOSED: Councillor Antonelli**

## **7. OR134 – Redwood Estates, OCP and Zoning Application – Direction to Proceed**

Cameron Chalmers introduced the Redwoods OCP and rezoning application, stating that this report is the first step in the review process and that Staff are seeking direction due to concerns related to the proposed density relative to the neighbourhood, building form and massing, the extent of commercial development, and the fit with the site.

Moved/Seconded

**THAT** the applicant, Sasha Rasovic, be invited to address the Committee.

**CARRIED**

At 3:06pm Sasha Rasovic joined the meeting.

Mr. Rasovic described the proposed development that will include 112 three-level townhomes, 52 stacked townhomes, and approximately 25,000 square feet of indoor and outdoor space for amenities. Approximately 15% of the housing units will be rented at a rate 10% below market value for ten years. The applicant will not be seeking a variance for parking. Mr. Rasovic invited questions from the Committee.

The Committee sought information regarding how the applicant would ensure that the development fits into the natural landscape of the hillside.

At 3:16pm Mr. Rasovic left the meeting.

Discussion centered on the high density of the proposed development, the large space allotted for commercial use, and the questionable fit with the neighbourhood and natural landscape.

Moved/Seconded

**THAT** The Committee of the Whole recommend to Council that Official Community Plan and Zoning Bylaw amendment proposed lands located at 7374 East Pemberton

Farm Road, legally described as Lot 5, DL 211, LLD Plan EPP21848 (PID: 028-961-102), not proceed in its current form;

**AND THAT** Staff be directed to request a substantial amendment to the proposed application to align it more closely with the guidance in the Official Community Plan, existing and proposed development in the area, and the Hillside Development Guidelines;

**AND FURTHER THAT** the revised proposal be returned to a future Committee of the Whole meeting for review and direction.

**CARRIED**

At 3:20pm Scott McRae, Cameron Chalmers and Lisa Pedrini left the meeting.

## 5. ADJOURNMENT

Moved/Seconded

**THAT** the January 18, 2022 Committee of Whole meeting be adjourned at 3:21pm.

**CARRIED**

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Mike Richman  
Mayor

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Sheena Fraser  
Corporate Officer