

**VILLAGE OF PEMBERTON**  
**-COMMITTEE OF THE WHOLE MEETING MINUTES--**

Meeting #: 249  
Date: Tuesday, October 24, 2023, 3:00 pm  
Location: Council Chambers  
7400 Prospect Street

COUNCIL: Mayor Mike Richman  
Councillor Ted Craddock  
Councillor Katrina Nightingale  
Councillor Laura Ramsden

REGRETS: Councillor Jennie Helmer

STAFF: Elizabeth Tracy, Chief Administrative Officer  
Ethan Fredeen, Deputy Corporate Officer  
Colin Brown, Planner II  
Mia Bojic, Planning Assistant  
Cameron Chalmers, Planning Consultant  
Elena Aranguren, Office Coordinator

PUBLIC: 6

MEDIA: 1

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

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**1. CALL TO ORDER**

In honour of the Lílwat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lílwat Nation.

At 3:00pm Mayor Richman called the October 24, 2023 Committee of Whole meeting to order.

**2. APPROVAL OF AGENDA**

Moved/Seconded

**THAT** the Agenda be approved as presented.

**CARRIED**

### 3. ADOPTION OF MINUTES

#### 3.1 Committee of the Whole Meeting No. 248, Tuesday, September 12, 2023

Moved/Seconded

**THAT** the minutes of Committee of the Whole No. 248, held Tuesday, September 12, 2023, be adopted as circulated.

**CARRIED**

### 4. DELEGATIONS

### 5. REPORTS

#### 5.1 Second Nkwúkwma Workshop

Cameron Chalmers, Planning Consultant, presented background and supporting information for the second Committee of the Whole workshop on the Nkwúkwma development application. The workshop aims to continue the open dialogue with Committee on the Sub-Area Plan and zoning for the Nkwúkwma neighbourhood.

Mr. Chalmers introduced the updates on the previous resolutions passed by the Committee, noting several items are still in process. Since the Committee of the Whole Meeting held on May 23, 2023, Staff have worked closely with the proponents to address, each of the recommendations put forward by the Committee at that meeting.

The Nkwukwma Sub Area Plan was updated further in the context of trails, open spaces, and housing as it relates to the Housing Needs Report. New schedules have been added to the Sub Area Plan to reflect these changes.

Mr. Chalmers presented a preliminary draft of the Zoning Bylaw, noting the bylaw is still in its early stages. The bylaw defines a Comprehensive Development Zone that establishes various sub-zones with specific land use regulations. During this stage, Mr. Chalmers requested feedback from the Committee on the permissive approach to alternative forms of housing. Specifically, the proposal introduces up to 20% of all lots as Houseplexes (fourplexes to look as if it were a single-family dwelling).

Discussion took place respecting the following:

- Parking concerns
- Consideration for infrastructure and services
- Accessible public information
- Secondary home market concession

- Vacant home concerns
- Consideration of secondary suites
- Concerns regarding the increase in people density and traffic flow
- Importance of transportation and green spaces
- Clarification on the Affordable Housing definition
- Concerns regarding the excess number of homes beyond Pemberton's needs
- Use of Ebikes on the trails

**6. ADJOURNMENT**

At 5:21pm the meeting was adjourned.

Moved/Seconded

**THAT** the Committee of Whole meeting be adjourned.

**CARRIED**

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Mike Richman, Mayor

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Elizabeth Tracy, Chief Administrative Officer