



April 30, 2025

To: Mayor & Council

Re: Pemberton Industrial (Business) Park

In December of 2024, Mayor & Council received correspondence from the Pemberton & District Chamber of Commerce (PDCC) discussing the roundtable that the PDCC had with the Business Park business owners and operators in October of 2024.

With the discussion of the Complete Communities, we feel this is a good time to address one of the major macro concerns that was discussed at that meeting: the Vision for the Business/Industrial Park.

In writing this letter, we still don't know how to address this particular part of the Pemberton community; it is a Business Park or is it an Industrial Park? There is much to be said about what is in a name. The signage to the entrance shows this to the Pemberton Business Park, but it is constantly referred to as the Industrial Park. One implies more commerce and the other implies industry. From looking at the current make up of the Park, it is not clear what the intent is.

The biggest feedback that we received indicates that the tenants and owners in the Park do not know what the Vision for the Park is. There is a combination of uses going on in the Park at the moment: light industrial (welding, home building), waste removal, store front commercial (bakery, nursery, hardware store), services (dance & gymnastic studio) and residential.

We have heard commentary from residents in the Park that they might not be so happy with some of the noise that some businesses might be creating. This starts to bring in conflict between users. This becomes reminiscent of the Cheakamus residents fighting to have the asphalt plant moved after residential was constructed near an existing industry. As of writing this, the Village has posted on their own social media about parking in the Business Park; you are putting up no parking signs and there is parking in the middle of the cul de sac (this would be the Bread Warehouse location), so we are seeing the resulting conflict of integrating various entities without a plan.

Some of the questions we have for Mayor & Council:

1. Is there an overall vision for what this business/industrial park will become?
2. Are there conversations to try and locate other sites within the area that would accommodate more light to heavy industrial uses?
3. There were multiple amendments in the M1 & M2 zoning in 2019 to keep adding uses. What was the overall consideration for the vision of the Park that went into these amendments? It is starting to feel like an 'anything goes' usage.

The business owners and operators in the industrial/business park would like to understand what the long term strategy is for this dense commercial area and if there is a cohesive strategy for what is being approved.

The Chamber is in favour of businesses of all kinds operating in the community. But as this community continues to grow, we will need various forms of commercial entities to service the growing needs. We want assurance that there is a cohesive overall strategy for what that looks like.

We look forward to hearing back from you on what the long term goals are for the Park.

Sincerely,

A solid black rectangular box used to redact the signature of Adam Adams.

Adam Adams

Director