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# Industrial Development Subsidiary Agreement

VILLAGE OF PEMBERTON  
SOCIO-ECONOMIC IMPACT STUDY

June 1982

## Research Report



Province of  
British Columbia

Ministry of  
Industry and Small  
Business Development



Government  
of Canada

Gouvernement  
du Canada

Regional  
Economic  
Expansion

Expansion  
Économique  
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# VILLAGE OF PEMBERTON SOCIO-ECONOMIC IMPACT STUDY

June 1982

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Prepared for:  
**THE VILLAGE OF PEMBERTON**

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*The responsibility for the content of this report is the Consultant's alone, and the conclusions reached herein do not necessarily reflect the opinions of those who assisted during the course of this investigation or the Federal and Provincial Governments which funded the study.*



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## SUMMARY AND GENERAL RECOMMENDATIONS

The existing socio-economic environment in Pemberton has been identified and documented. During the next ten years, seven proposed developments that are discussed in Chapter 3 will impact in varying degrees upon the existing situation. By far the largest impact will be generated by the resort related development in Whistler, and the level of this impact is subject to considerable influence by Village Council actions.

Population growth of up to 100% would place minimal requirements upon the Village to expand its basic infrastructure systems. Should Council policies result in a Village population increase of not more than 25% in any single year (10% per year would be more desirable), the Village would be able to adequately accommodate this level of growth without significant non-recoverable costs to the Village.

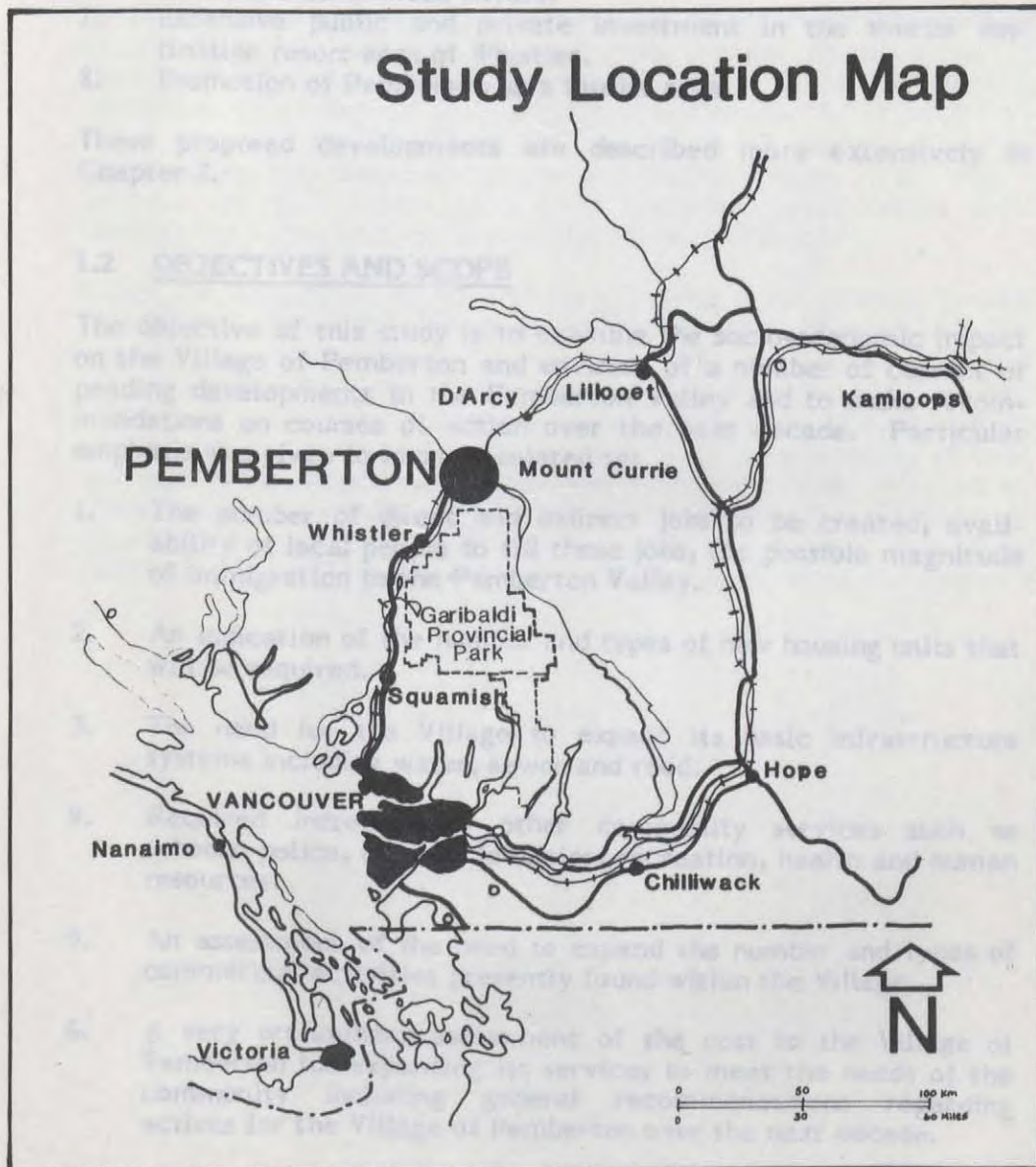
General recommendations evolving from this study include:

- o Village Council should make policy decisions regarding the desirability of population growth and the rate of growth.
- o Should Council deem the type of growth forecast in this report as desirable, the implementation activities outlined in the Pemberton Official Community Plan should be pursued. The approval of new subdivisions should not add more than 25% to existing housing supply in any one year in order to ensure that a reasonably constant standard of municipal and other public services can be maintained.
- o Provision for "looping" of water mains should be pursued as policy in future subdivision developments.
- o As the elementary school is at or near capacity, any additional subdivision applications entertained by Village Council should be discussed with School District #48 prior to any decision.

## INTRODUCTION

### 1.1 BACKGROUND

The Village of Pemberton, located in the Pemberton Valley, approximately 170 kilometers north-east of Vancouver (see the following Study Location map), is the location of a number of current or pending developments that could have significant impact on the socio-economic environment of the area. With the assistance of the Ministry of Industry and Small Business Development and the Department of Regional Economic Expansion, the Village of Pemberton commissioned William Graham Consultants to prepare a socio-economic impact study.





The nature of the socio-economic environment in any given community is complex; major changes in regional structure will create not only direct impacts which can be described in terms of the number of jobs or the amount of space taken up, but also in terms of secondary impacts which can be described in terms of additional demands on public services, greater demand for regional services, and changes in character of the community. The list of proposed developments in the Pemberton Valley is impressive and includes:

1. Construction of a natural gas pipe line through the Valley.
2. Extension of the Pemberton/Whistler Airport.
3. Development of a Pemberton Industrial Park.
4. Construction of B.C. Hydro Transmission Lines and Substation.
5. Construction of a major Geothermal Power Plant.
6. Construction of a major dyking program along the Lillooet, Ryan, and Birkenhead Rivers.
7. Extensive public and private investment in the tourist destination resort area of Whistler.
8. Promotion of Pemberton as a tourist area.

These proposed developments are described more extensively in Chapter 2.

## 1.2 OBJECTIVES AND SCOPE

The objective of this study is to examine the socio-economic impact on the Village of Pemberton and environs of a number of current or pending developments in the Pemberton Valley and to make recommendations on courses of action over the next decade. Particular emphasis was given to impacts related to:

1. The number of direct and indirect jobs to be created, availability of local people to fill those jobs, the possible magnitude of immigration to the Pemberton Valley.
2. An indication of the number and types of new housing units that will be required.
3. The need for the Village to expand its basic infrastructure systems including water, sewer and road.
4. Required increases to other community services such as schools, police, cultural facilities, recreation, health and human resources.
5. An assessment of the need to expand the number and types of commercial activities presently found within the Village.
6. A very preliminary assessment of the cost to the Village of Pemberton for expanding its services to meet the needs of the community including general recommendations regarding actions for the Village of Pemberton over the next decade.

The study is to address issues which may be encountered within the Pemberton Valley and the Village of Pemberton.

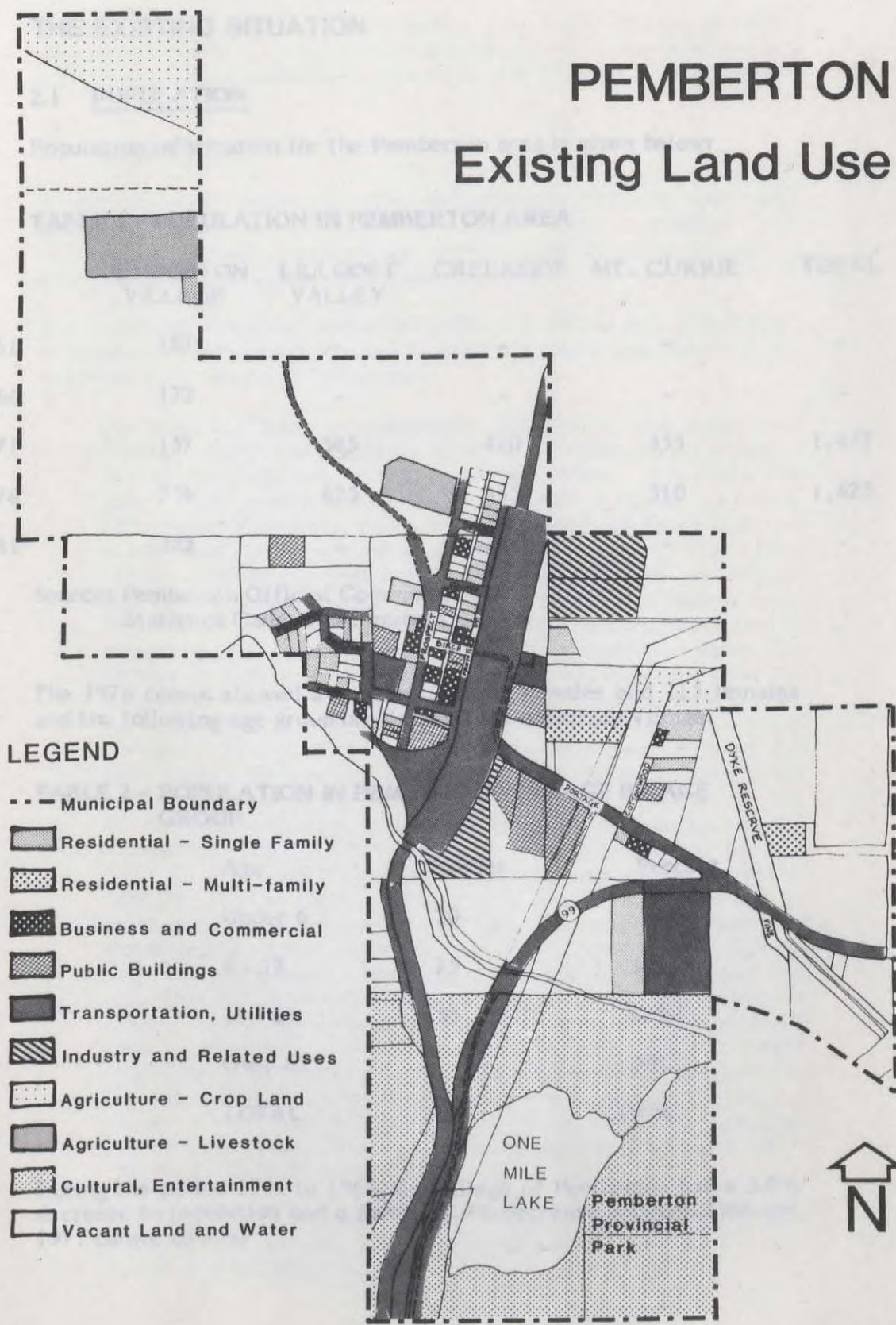
### **1.3 APPROACH TO THE STUDY**

The existing socio-economic environment of Pemberton and the Pemberton Valley, was identified and is documented in Chapter 2. Much of this information was available from the Pemberton Official Community Plan. This information was supplemented and expanded by numerous discussions with Council and Municipal Administration, interviews with a number of persons working or living in the Pemberton Valley, research with appropriate statistical documents, and field reconnaissance.

From interviews with the proponents of the proposed developments or their consultants, and research concerning similar developments, a description of proposed developments and their direct impacts was identified. This information is presented in Chapter 3. It should be noted that during the course of the study an additional major development was proposed for the Pemberton Valley. This was a proposal by B.C. Hydro to extend additional transmission lines through the Valley and set up a substation near Creekside.

Given the existing situation and the proposed developments, overall impact was identified. This includes the potential changes in local population and employment, demand for additional housing, demand for additional Village services, the supply of commercial services, the impact on education, police, cultural, recreation, transportation, health care and social services. This led to an understanding of how the existing community character and stability may be affected by these proposed developments, and is documented in Chapter 4. Finally, a strategy for the Village of Pemberton to deal with these projected impacts is presented in our summary and recommendations.

# PEMBERTON Existing Land Use



## LEGEND

- Municipal Boundary
- ▨ Residential - Single Family
- ▩ Residential - Multi-family
- ▤ Business and Commercial
- ▧ Public Buildings
- ▦ Transportation, Utilities
- ▨ Industry and Related Uses
- ▩ Agriculture - Crop Land
- ▨ Agriculture - Livestock
- ▩ Cultural, Entertainment
- Vacant Land and Water



## THE EXISTING SITUATION

### 2.1 POPULATION

Population information for the Pemberton area is given below:

**TABLE 1 - POPULATION IN PEMBERTON AREA**

	PEMBERTON VILLAGE	LILLOOET VALLEY	CREEKSIDE	MT. CURRIE	TOTAL
1961	181	-	-	-	-
1966	172	-	-	-	-
1971	157	545	420	355	1,475
1976	254	625	435	310	1,625
1981	282	-	-	-	-

Source: Pemberton Official Community Plan  
Statistics Canada Preliminary Census

The 1976 census showed a population of 135 males and 115 females and the following age group breakdown for Pemberton Village.

**TABLE 2 - POPULATION IN PEMBERTON VILLAGE BY AGE GROUP**

Age	Number	Percent
Under 6	20	8%
6 - 17	75	30%
18 - 64	155	62%
Over 65		NIL
TOTAL	250	100%

During the period 1961 to 1966, the Village of Pemberton had a 5.0% decrease in population and a further 8.7% decrease between 1966 and 1971 census counts.



In 1971, Evans Products Ltd. opened a plant in Pemberton providing job opportunities. This resulted in an upsurge in housing activity and a 61.8% increase in population growth for the 1971 to 1976 period.

## 2.2 EMPLOYMENT

A general description of the employment situation has been assembled from the Official Community Plan, discussions with officials of Canada Employment and Immigration, and interviews with various individuals in the Pemberton area.

The following synopsis extracted from the Pemberton Sub-Region Official Settlement Plan, Volume 1, gives a general impression of the employment situation in Pemberton.

*Farming has been a traditional industry in the Pemberton Valley. Within the corporate limits of Pemberton there are no active farm operations at the present time. For those who farm, their predominant product is either potatoes or cattle. Throughout the years, Pemberton farmers have found the area is excellent for the growth of disease free potatoes. The Valley has no vegetable processing facilities, all potatoes are shipped out to the urban centres. Raising cattle is the second most important agricultural activity and with recent increases in return to the farmer this activity is increasing. Since the raising of cattle, depending on the size of the herd, does not demand as much time, the farmer is also able to hold a non-agricultural job. The Pemberton Valley has a gross income in excess of \$1 million from agriculture each year; 80% of the total comes from potato production. The forest industry is the prime endeavour in the Valley. With logging gradually reducing in the Squamish Area, more activity is being generated in the Pemberton Valley. There is a shift in the district and the Soo P.S.Y.U. is probably the busiest forestry district in the Mainland No. 1. The main logging area is Meager Creek, about 50 kilometers from Pemberton, and logs are hauled to Squamish approximately 100 miles away. The local Forest Ranger indicated the potential yield could be sustained indefinitely and reforestation programs are under way. The area could be subject to intensive forest management activity for at least the next twenty years. The Pemberton Forestry Office provides employment for thirty persons, with fluctuations. Encouragement is also given to local youth in various programs. Logging trucks make approximately 100 trips per day through Pemberton Village. There are two sawmills in the Valley which employ 30/40 local persons .*

*The Pemberton Shopping Centre (Central Business District) is the principal service and retail commercial centre for the Pemberton Valley.*

*The study of the Central Business District revealed that 25 retail business and service industries occupied approximately 6,822 square metres, or 75,930 square feet, with sufficient parking for approximately 263 vehicles.*

*No available statistics are at hand concerning the total number of persons employed, however it would be fair to say at least sixty persons are gainfully employed in the Central Business District.*

Employment in Pemberton, Pemberton Meadows, and the portion of Mt. Currie outside the Indian Reserve is given in Table 1. This data has been assembled by the consultants from the above sources and it should not be considered definitive.

**TABLE 3 - EMPLOYMENT IN PEMBERTON AREA 1981**

TYPE OF EMPLOYMENT	NUMBER OF EMPLOYEES	NOTES
Education	35	Mt. Currie 10
Health	7	
Social Service	3	All Live in Squamish & work in Pemberton only part-time
Government		
Municipal	3	
R.C.M.P.	5	
Forestry	6	does not include 12 part-time
Transportation	6	
Forestry	+ 150	Includes both logging and trucking. Seasonal and highly variable
Retail	77	Mt. Currie 12, 20 part-time
Office	16	3 part-time
Agriculture	20	Includes many part-time
Construction	30 - 40	Seasonal and highly variable
Recreation and Entertainment	4	
Manufacturing	30 - 40	2 sawmills
Accomodation		
Mt. Currie Hotel	4	
Pemberton Hotel	12	
Approx.	<hr/> 425	

Canada Employment and Immigration was contacted and provided the information which is summarized on Tables 2 - 5.

TABLE 4 - UNEMPLOYMENT FIGURES 1979 - 1980

1979	PEMBERTON	D'ARCY	MT. CURRIE	WHISTLER	TOTAL
Jan	105	14	54	128	301
Feb	97	15	64	125	301
Mar	100	16	62	121	299
Apr	94	16	51	94	255
May	43	14	35	88	180
Jun	9	1	1	32	43
Jul	8	2	3	28	41
Aug	8	1	8	23	40
Sep	8	2	5	13	28
Oct	18	6	21	48	93
Nov	7	3	3	21	34
Dec	11	3	4	26	44
1980					
Jan	20	3	10	22	55
Feb	11	2	5	22	40
Mar	14	1	5	18	38
Apr	14	1	8	26	49
May	12	1	13	33	59
Jun	10	2	4	58	74
Jul	14	1	5	60	80
Aug	15	4	21	60	106
Sep	10	5	16	55	86
Oct	7	7	10	44	68
Nov	17	18	35	62	132
Dec	21	8	11	46	86
1981					
Jan	30	7	18	51	106
Feb	34	6	20	60	120
Mar	24	4	22	64	114
Apr	25	5	16	55	101
May	20	3	16	46	85
Jun	12	4	14	66	96
Jul	14	3	11	63	91
Aug	19	3	12	73	107
Sep	21	4	15	73	113
Oct	17	5	16	70	108
Nov	18	5	16	60	99
Dec	24	7	24	87	142
1982					
Jan	35	9	20	73	137
Feb	39	9	19	86	153
Mar	41	9	21	79	150
Apr	42	8	29	79	188
May	72	9	57	97	235



## TABLE 4 - UNEMPLOYMENT FIGURES 1979 - 1980 (Cont'd)

Source: Canada Employment and Immigration

Note: Claimants were identified by community according to postal code, that is the community in which they pick up their mail, not necessarily the community in which they live. Unemployment figures are based on the Canada Employment Centre's active unemployment insurance claims, and exclude those claimants not required to register for employment at the Canada Employment Centre, such as those covered by a union hiring hall or other job-search arrangements.

In addition, the figures exclude the following claimants:

sick, maternity, severance (age 65), claims going dormant, terminated claimants, deceased claimants, Yukon claimants, claimants less than 15 years old, claimants in Canada Manpower training classes, claimants on short-term lay-off, claimants employed part-time, claimants disentitled because they are: not unemployed, involved in a labour dispute, prison inmates, living outside Canada, or receiving Worker's Compensation benefits.

Unemployment figures also do not include people who have been out of work for a long period of time, or persons entering the work force for the first time.

**TABLE 5 - NO. OF CLAIMANTS BY OCCUPATION AND COMMUNITY, MAY 1982**

OCCUPATIONS	PEMBERTON	D'ARCY	MT. CURRIE	WHISTLER	TOTAL
Medicine & Health				2	2
Teaching			1	1	2
Social Services	1		3	1	5
Managerial, Administration	1		1	4	6
Sciences, Eng. etc.	2		1	6	9
Sport, Rec.				6	6
Clerical	2		2	13	17
Sales	3			5	8
Service	3		6	13	22
Forestry, Logging	21	4	12	2	39
Mining	2				2
Machining	1		1	1	3
Fabricating	6			3	9
Construction	21	5	19	32	77
Transport Equipment	4			5	9
Mat. Handling			3		3
Other Crafts			2		2
Processing	4		6	2	12
Farming	1			1	2
Disqualification: Voluntary Leaving not included in number of claimants	(1)		(1)		
<b>TOTAL</b>	<b>72</b>	<b>9</b>	<b>57</b>	<b>97</b>	<b>235</b>

**TABLE 6 - NO. OF CLAIMANTS BY SEX AND COMMUNITY, MAY 1982**

	PEMBERTON	D'ARCY	MT. CURRIE	WHISTLER	TOTAL
MALE	60	8	48	60	177
FEMALE	12	1	9	37	59
TOTAL	72	9	57	97	235

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Source: Canada Employment and Immigration  
See Footnote for Table 4

**TABLE 7 - NO. OF CLAIMANTS BY AGE AND COMMUNITY, MAY 1982**

	PEMBERTON	D'ARCY	MT. CURRIE	WHISTLER	TOTAL
15 - 19	4			2	6
20 - 24	24		11	32	67
25 - 34	25	5	26	47	103
35 - 44	10	2	14	13	39
45 - 54	6	2	3	2	13
55 - 64	3		3	1	7
65+					
TOTAL	72	9	57	97	235

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Source: Canada Employment and Immigration  
See Footnote for Table 4

From the preceding tables, it is apparent that the occupation groups with the largest number of unemployed persons are construction, forestry and logging, services, clerical, and processing, with males making up just over 75% of the unemployed labour force. High unemployment months occurred in January to May 1979, and August to December 1980. 1981 and 1982 have seen an escalation in unemployment, with highest levels in April and May 1982.

### **2.3 HOUSING**

Prior to 1981, the housing supply in Pemberton was almost completely utilized. Few, if any, vacant homes were available and rental accommodation was scarce. Between 1976 - 1980 an average of one house was built a year.

Pemberton's current housing stock includes 98 single family homes, two multi-family housing developments built in 1972, with 32 and 20 units each, and one trailer park with approximately 15 trailers, for a total of 165 units. This situation is rapidly changing as the Village has sold 25 single family lots at \$20,000 each and 2 private developers have placed 40 additional single family and duplex lots, including 14 single family homes, on the market during the summer of 1981. In addition, there are plans for additional multi-family housing developments underway in the area.

Pemberton's Official Community Plan has identified adequate space to provide an additional 450 - 500 units at densities of 13 - 50 units per hectare.

Housing and land costs are considerably cheaper in Pemberton than in the Whistler area. Land costs range from \$20,000 - \$30,000 per lot compared to upwards from \$70,000 in Whistler. A single family dwelling with lot ranges from \$60,000 to upwards of \$100,000 in Pemberton, whereas comparable housing would be at least \$150,000 in Whistler.

### **2.4 COMMERCIAL/HOTEL**

As identified in the Official Community Plan there are approximately 6,900 m<sup>2</sup> of commercial space in Pemberton with an additional 500 m<sup>2</sup> in Mount Currie.

There are currently 0.6 hectares of commercial land zoned in Pemberton and 0.2 hectares in Mount Currie. The Official Community Plan stated that this should be adequate to meet current and full development population needs.



The one hotel in the Village, the Pemberton Hotel, has 38 rooms, a dining room, cafe, pub, and lounge.

It has been expressed by a number of people that there is need for a motel/restaurant facility in Pemberton. One such development was scheduled to start in the Spring of 1981. However, due to high interest rates and a slowing economy, the project was postponed.

## **2.5 PUBLIC TRANSPORTATION FACILITIES**

There are three modes of public transportation available to Pemberton residents - taxi, bus, and train. Other modes of transportation in the Village include private plane, automobile, bicycling, walking and hitch-hiking.

Mountain Taxi in Mount Currie provides the taxi service for the Village. They operate two vehicles, and service is available basically 7 days a week, 24 hours a day depending on demand. The taxis provide service to get to and from town, to meet bus and train connections, as an alternative to the ambulance in case of emergencies, and occasionally to Whistler and the Airport.

SMT Coach Lines operate a daily bus service between Pemberton and Vancouver with regular stops at Whistler, Garibaldi and Squamish and flag service for any place in between. The bus departs from Vancouver three times daily, at 6:30 a.m., 2:00 p.m. and 8:00 p.m., and leaves Pemberton at 8:00 a.m., 3:30 p.m. and 5:30 p.m. to return to Vancouver. The trip, one way, takes approximately three hours and costs \$10.50 (1982 rates). Return fare is \$20.50.

B.C. Railway operates a daily train service from Vancouver to Pemberton and Lillooet and three times a week to Prince George. Between Vancouver and Pemberton there are twenty regular and requested stops including Squamish and Whistler. Departure time from North Vancouver is 7:30 a.m. daily, and the return train leaves Pemberton at 5:30 p.m., arriving in North Vancouver at 8:30 p.m. The journey from Vancouver to Pemberton takes approximately 3 hours and costs \$9.05 (1982 rates). Return fare is \$18.10.

Currently, there is no regular plane service to and from Pemberton. The closest major airport to Pemberton is the Vancouver International which is located 180 kilometres south of Pemberton. It has complete facilities and offers domestic and international scheduled service. The airport at Pemberton is presently used by the Pemberton Flying Club and Pemberton Helicopter Services, as well as by eight or nine commercial operations.

## 2.6 SCHOOLS

The Pemberton area is included in School District No. 48, Howe Sound. There are two schools in Pemberton - the Signal Hill Elementary School and the Pemberton Secondary School which actually sits just outside the Village boundary. Signal Hill School serves the area including D'Arcy, Birken, Pemberton Meadows and Pemberton. Pemberton Secondary School serves the area including D'Arcy, Birken, Pemberton Meadows, Pemberton, Mt. Currie and Whistler.

Enrollments for the last 10 years at the secondary school ranged from 175 in 1972 to 214 in 1976, with a leveling off at 200 for the last three years (See Table 8). The schools have a maximum capacity of 342 students with operating capacity of 290 students. The policy now is to look at the operating capacity as the guideline for school capacity. Pemberton High School has one portable classroom used for music class and band practice. There are 15 teachers and the teacher/student ratio for 1981 was 1:13, compared to a province wide average of 1:19.

Signal Hill Elementary School has had enrollment figures for the last 10 years ranging from a low of 195 in 1978 to a high of 324 in 1973. For the last five years enrollment has leveled off at around 200 students, with the 1981 figures of 225. Maximum school capacity is 270 elementary students and 50 kindergarten students with an operating capacity of 225. The elementary school is therefore near its operating capacity. There are 13 teachers and the teacher/student ratio is 1:17, compared to the province wide ratio of 1:19.

There are no construction plans for additions to the existing buildings, or for new buildings.

If the population were to increase rapidly in the next few years this would create a strain on both schools, especially the elementary school. It would be likely that a new elementary school would be required under these circumstances. There is an existing school site available in Mt. Currie that could be used for this purpose. Also, space has been set aside in Whistler for a secondary school when demand warrants it.

**TABLE 8 - SCHOOL ENROLLMENT 1971 to 1981**

Year	Number of Elementary Students	Number of Secondary Students	Total
1971	271	183	454
1972	274	175	449
1973	324	195	519
1974	287	201	488
1975	232	199	431
1976	196	214	410
1977	199	208	407
1978	195	185	380
1979	206	201	407
1980	194	198	392
1981	225	200	425

Source: British Columbia Ministry of Education

## **2.7 LAW ENFORCEMENT AND COURT FACILITIES**

Pemberton has an R.C.M.P. office located near the centre of town. Staff at the office includes one corporal, three constables and a secretary. In the fall of 1980, a request was put in for an additional constable.

The area covered by the R.C.M.P. office includes Port Douglas, Lillooet Lake, Lillooet Glacier, Duffy Lake, Pemberton, Mt. Currie, and south as far as Whistler, but not including Whistler. The R.C.M.P. have two vehicles - one truck and one car. The office has one private office, a common area and two large cells - one for males and the other for females, which together could hold overnight up to twenty persons.

The courthouse is located above the Village firehall and the court sits twice a month. Serious offenders are taken by car or truck to Burnaby's Okalla Prison.

Discussions with the local RCMP office indicated that there was not, at present, a serious crime problem in Pemberton. The majority of the crimes tend to be alcohol related - impaired driving, drunk and disorderly, family fights. Other crimes include willful damage to logging vehicles in bush areas, break-ins to cabins in outlying areas, and the odd theft or wild party at the campgrounds.

## **2.8 HEALTH UNIT**

Pemberton has a modern health centre which opened in June 1977. It offers out-patient service with three holding beds, but no overnight service. (Overnight facilities are located in Squamish, which has a small 30-bed hospital, and in North Vancouver at Lions Gate Hospital). The health centre serves Pemberton, Mt. Currie, D'Arcy and, to some extent, the Whistler area, although Whistler recently has had several doctors set up practices in the area. Pemberton has two doctors who split the work week, which includes two hours a day at Mt. Currie, as well as sharing an on-call service.

There is also a dentist who works out of the health centre four full days a week. In addition, there is a nurse-administrator, a nurse, a laboratory and X-ray technician, a clerk and janitor. Currently, the Lions Gate Hospital is used on a daily basis for laboratory work. The community has two ambulance vehicles.

The Hospital Board has expressed an interest in investigating the possibility of providing an intermediate care facility in Pemberton. Since the health care facility was designed such that it could be easily expanded, this intermediate care facility could be attached to the existing building. This facility is still in the planning stages and such details as size, number of beds, costs, etc., have not been formulated. Intermediate care facilities are presently available in Lillooet, Squamish and Vancouver.

## **2.9 PROVINCIAL HUMAN RESOURCES - SOCIAL SERVICES**

The Village receives social services from the Human Resources Office in Squamish. There are six workers in that office, three of whom work in the Whistler, Pemberton, Mt. Currie, D'Arcy area. These three include a social worker, a financial assistance worker and a family support worker. In the past, there has been a Human Resources office in Pemberton at the Health Centre or court house one or two days a week. Since April 1980, there has been no demand for an office facility. This is largely a result of the area being a "non-designated work area", meaning that a single employable person could not move into the area and collect income assistance without first being employed in the area for a period of time. Those currently requiring assistance in the area tend to be long term clients.

The Human Resource workers are now in the area once or twice a week on an on-call basis. Clients include a large number of foster parents and foster children, some abused children and some persons on income assistance. At present, there is no demand for facilities such as group homes, training courses or drop in centres. If there was sufficient demand, arrangements could be made to provide such facilities.

It was indicated that it would take about a doubling of the population or 50 - 60 more clients, before it would be necessary to open a Human Resources Office in Pemberton and have workers there on a regular basis.

## **2.10 FIRE PROTECTION**

The Fire Department in Pemberton consists of a Fire Chief (the Village works superintendant), and fourteen volunteer fire fighters. There are two fire trucks, one fairly new, built in 1973 and the other quite old and outdated, built in the early 1940's. Both are in good running condition; however, the older one is quite slow, and pumps at a rate of only 150 gal/min compared to the newer one which pumps at 625 gal/min. The main feature of the older vehicle is its large water capacity which is essential for any fires outside the Village boundaries.

The Fire Protection District covers an area up to five miles from the fire hall in Pemberton and includes Pemberton Meadows, Mount Currie and part way to Whistler. Water becomes a problem outside the Village. The Provincial Fire Commission surveyed the water system in 1979 and indicated that the current system outside the Village with its 2 inch waterline and fire hydrants was not adequate. The Commission recommended that the system be upgraded immediately; however, this has not been done.

The Fire Chief has indicated a need for two additional trucks. One would be a rescue truck, which would be used mainly for traffic accidents, and would contain oxygen and other rescue equipment, while the second, a new pumper, would carry foam and pump water at a reasonable rate, upwards of 625 gal/min.

The statistics show 1980 to be a low year for fire calls, 27 calls compared to 106 calls in 1979. In case of a large fire, there is no supplemental help available.

The Fire Chief expressed concern over the possible airport expansion. With current equipment, only one truck could fight an aviation related fire.

## **2.11 PARKS/RECREATION/LEISURE TIME FACILITIES**

Pemberton has approximately 35 hectares of recreational and park land. The majority of this is in One Mile Lake Provincial Park located within the Village boundaries, to the south of the centre of town. The remainder of the open space is provided in school playgrounds, and Pemberton Exhibition Park. New subdivision developers within the Village are required to provide open space in the form of tot lots, buffer areas, small parks and pedestrian linkages.

In addition to the recreation opportunities within the Village boundaries, there are numerous opportunities just outside the boundaries. Two Provincial Parks -Nairn Falls and Birkenhead, are within easy access of the Village and provide camping, picnicking and hiking facilities. There are numerous other hiking, camping, boating, fishing and cross-country skiing opportunities in the Valley. The resort town of Whistler is within a half hour drive and provides excellent opportunities for downhill skiing, hiking, boating and golf.

Prior to December 1980, the Village had a community hall which served as an indoor facility for fairs, bazaars, dinners, dances, wedding receptions and meetings for groups such as Girl Guides. With the loss of the community hall these needs are now being accommodated at the various churches, schools, and Legion hall. There is no recreation centre in this community, however, both schools are used for community activities. The Pemberton Secondary School has tennis courts for use by the school as well as the public, and the gymnasium is used for a variety of keep-fit and sporting activities. Private swimming pools are used for organized swim classes in the summer time, and B.C. Hydro frequently creates an outdoor skating rink on its property in the winter.

Other entertainment activities include the Mt. Currie theatre and night clubs, and restaurants in Whistler. The local hotel also provides a lounge, pub, dining room and cafe, and the local Legion provides dinner and bar facilities which are sometimes open to the public.

## **2.12 HISTORIC AND ARCHAEOLOGICAL RESOURCES**

According to the secretary of the Pemberton Pioneer Women, there are three historic buildings that are fifty or more years old in Pemberton. These buildings are:

- 1) The Section House at the Pemberton Railway Station,
- 2) The Pemberton Hotel, and
- 3) The Pemberton Market.

Of these three, only the Section House remains in its original form. All three buildings are believed to have been built during the railway construction, around 1914 - 1915 or shortly thereafter.

According to the Assistant Regional Archaeologist - South Coast, with the Provincial Government Archaeological Branch, there are no known archaeological sites within the Pemberton area.



## **2.13 PUBLIC LIBRARY**

The library, located about a half mile east of the centre of town just off Portage Road on Cottonwood Street, is contained in a small, old, wood frame structure of roughly 800 square feet, with storage below. The library has been in operation since early 1979 and serves a population of 1,000+ persons.

Six people work in the library - two nominally paid and four volunteers. Membership is close to 550 persons, including 100+ junior members. There are 3000+ books in the library, with a 1979 circulation of 4,000 volumes. There is adequate space available for additional books and shelves. The library is open twelve hours a week, on four days each week, including one evening and half day on Saturday.

The librarian has expressed some concern that the library service will deteriorate with a large increase in membership unless adequate funds are acquired to buy additional books and to provide for a full-time librarian.

## **2.14 CHURCHES AND OTHER RELIGIOUS MEETING PLACES**

Currently, Pemberton has at least five religious groups that meet on a regular basis. These include:

United Church - 50 members meet at St. Davids United Church once a week.

Pemberton Christian Fellowship - 35 members meet twice a week at the Anglican Church located outside the Village boundaries near the secondary school.

Mormons - 3 or 4 families meet at private homes on a regular basis.

Catholic Church - a small group of members meet on an irregular basis at the Catholic Chapel located outside the Village boundaries near the secondary school.

Jehovah Witnesses - 25 to 30 members meet three times a week at Signal Hill Elementary School and private homes.

All of the groups indicated that they could easily accommodate additional members without putting a strain on their facilities. The Jehovah Witnesses are currently looking for a permanent meeting place, and are hoping to find some land to build a hall.

Other organizations using the church buildings include:

Alcoholics Anonymous  
Day Care Centre  
R.C.M.P.  
Girl Guides

## **2.15 MUNICIPAL SERVICES**

The water and sewage facilities serving the Village were inspected by the consultant on July 9th, 1981 in the company of a Village alderman and the works superintendent. On the basis of this inspection and discussion, an evaluation of the capacity of the systems to accommodate increased flows from new development within the Village boundaries was made. A number of operational difficulties came to light and these were discussed at length. An overall description of the systems is below.

### **Sewage System**

The collection system consists of a 12 inch diameter trunk main and 8 inch collectors all draining to a lift station which pumps flow to the sewage treatment plant through a 6 inch force main. Flow records suggest that the system accepts very little infiltration. Methods to check the flow recorder and pump performance, to ensure accurate records, were discussed as this data would be of great value in operating and monitoring the system. The sewage treatment plant is apparently running with flows of approximately 30,000 Imperial Gallons Per Day against its rated capacity of 100,000 Imperial Gallons Per Day.

In the consultant's opinion, the collection system is adequate to convey sewage flows when the Village is fully developed as planned. The sewage treatment plant should effectively handle approximately triple the present population.

### **Water Supply**

The water intake extending into Pemberton Creek is a crude but effective perforated pipe directing flow into a 100,000 gallon reservoir. There is sufficient water in the creek to keep the reservoir overflowing at all times and, in fact, the reservoir operates to some degree as a sedimentation tank. Methods to limit the flow into and overflow from the reservoir were discussed as sedimentation would be improved at lower flows. During about two months of the year, rock flour suspended in the water causes cloudiness in the water and this will not be completely removed by sedimentation. Should this water quality be deemed unacceptable to the community, filtration of the water or pumping from groundwater for the affected period could be considered.

The distribution system consists essentially of an 8 inch main with branches off it. Some woodstave mains, which were part of the original system, remain and parts of these are believed to leak badly. Methods of measuring the leakage were discussed using the reservoir as a measuring tank, and the superintendent is to proceed with this investigation. There is no metering of flows so consumption records are unavailable.

Water pressure in the lower flat area of the Village is about 50 - 55 psi, while supply pressure to houses on the hill near the reservoir is approximately 30 psi. Any development at higher elevations must be supplied at a higher pressure and future subdivisions must be within a separate pressure zone which should provide pressures in the range of 35 - 100 psi. Consideration should be given to serving existing houses, which experience low pressures, as part of this new high pressure zone.

#### Drainage

The ground water table is high in many parts of the Village and water is believed to exfiltrate from Pemberton Creek through a permeable layer of granular material. It would appear highly unlikely that this regime can be altered at reasonable cost, and any new development should allow for the high water table. This is being instituted as new buildings must be built above the flood elevations. Site specific drainage improvements for some existing buildings may be possible but would be local in nature. New development, if properly designed, should not have a significant impact on the drainage problems, as the increment of impervious area will be small in relation to the total permeable land area.

#### Roads

Currently, the local roadway system in Pemberton is adequate for existing demands. The main haul route from the Meager Mountain logging area runs through the Village to the mills in Squamish creating an undesirable conflict between pedestrians in the Village Centre and approximately 100 log trucks a day. A desire has been expressed for upgrading the bridge over the Lillooet River to 2 lanes and increasing traffic flow.

## THE PROPOSED DEVELOPMENTS

### 3.1 PEMBERTON INDUSTRIAL PARK

When Evans Products closed its plant between Pemberton and Mt. Currie it was willing to sell its property at a discount to the Village. The Village did not have the financial resources to purchase the site, so it was arranged that B.C.D.C. purchase it in December 1979.

B.C.D.C. had anticipated that all the land would be developed and all the prospective tenants would be operating by the summer of 1981. The number of new permanent jobs to be created was estimated at 150 - 200, with a number of employees coming from Mount Currie. The site was already leveled and serviced, with all but a sanitary sewer.

In early 1981, the economic climate changed and the viability of certain tenants and new industries moving into the area diminished. The major tenant was going to build a mill and when approval was not obtained from the Ministry of Forests for cutting rights, his application for space in the park was subsequently withdrawn, along with those of a number of support industries such as machine shops.

In order for the industrial park application and subdivision plans to be approved, the sanitary sewer must be completed. B.C.D.C. is reluctant to spend the several million dollars needed to complete the servicing until the market improves and new tenants can be assured. B.C.D.C. is currently looking at ways the site may be utilized without further large investments and which would allow the site to be developed, possibly on a more gradual basis.

### 3.2 TOURISM DEVELOPMENT

A number of tourism related opportunities are occurring in the Whistler-Lillooet region which involve Pemberton or will have a spin-off effect on Pemberton and its environs. The major occurrence is the expansion and developments in the Whistler area. Another includes the promotion of the Pemberton area as part of the Nugget Circle Scenic Tour Route, and the extensions to the highway network around Pemberton. These events are described in more detail below.

#### Whistler

The resort town of Whistler has been expanding rapidly in the last year or two. Approximately \$350 million is expected to be expended in the next five or six years in public and private capital investment.

Employment opportunities are good in the Whistler area, although they are of a rather seasonal nature. Between 1981 and 1987, there are anticipated to be approximately 3,400 man-years employment required for construction activities and approximately 5,100 for operating the facilities. These figures are estimated "net" employment and are therefore far less than the total employment opportunities. Whistler has currently 13,000 beds, with potential for another 26,000 beds. Housing is expensive in the Whistler area. For employees, it is often difficult to find reasonably priced accommodation. This problem, however, is being carefully studied by the Municipality.

Retail facilities are limited due to the seasonal and daily variations in demand. Entertainment facilities, including nightclubs, restaurants, pubs and lounges are common and are expanding in number.

There already has been some spin-off effects from this massive tourist development on the Village of Pemberton. Demand for building lots and rental accommodation has increased. Increases in numbers of patients at the Pemberton Health Unit have resulted, yet with several doctors moving into the Whistler area, this may eventually decrease.

Nearby opportunities for both outdoor recreation and evening entertainment have increased for Pemberton residents.

#### The Nugget Route: Scenic Circle Tour

Tourism British Columbia has produced a brochure describing a circle route linking Vancouver, Squamish, Pemberton, Lillooet, Lytton, Hope and Vancouver to encourage tourists to travel in this area. The brochure describes Pemberton as an "excellent base for day trips, canoeing and photography buffs". A recent discussion with one of the promoters of this route has indicated that there has been a positive response to the brochure and increasing numbers of tourists are travelling through the area. The one problem area along the route is the Duffy Lake Road which is, as yet, unpaved and good only in the summer. The road is, however, now being regularly graded as a result of increased traffic. Traffic statistics have doubled in 1980 over 1979, and increasing activity is expected to continue.

In addition, the Pemberton area has excellent potential to expand and promote its tourist facilities. Recent TIDSA reports have identified tourism potential for Pemberton and a number of opportunities have been identified, including:

1. Development of One Mile Lake in Pemberton Provincial Park.
2. Improvements to the Pemberton Exhibition Park for monthly or seasonal events such as rodeos, horse racing, bike and car racing, etc.
3. Commercial use of the Meager Creek hot springs.

### 3.3 ARDSA DYKING PROJECT

The Pemberton Dyking District is currently working on a \$3.2 million flood and erosion control project that will be completed in 1983. This project consists of raising and strengthening 10 miles of existing dykes and the construction of 10 miles of new dykes, improvement to 13 miles of main drainage channels, the installation of two flood boxes at the Birkenhead River, and the construction of 13 miles of bank protection work on the Lillooet, Ryan and Birkenhead Rivers. The project is three-quarters funded by the senior governments under the ARDSA program, with the federal and provincial governments each providing half of the three-quarters cost. The remaining one-quarter is being  $\frac{3}{8}$  funded by the Mt. Currie Indian Band and  $\frac{5}{8}$  by the Pemberton Dyking District.

The existing dykes in the Pemberton Valley, built in 1948, were never completed and were in need of upgrading. The upgrading will safeguard some 13,000 acres of agricultural land which produced \$935,000 of farm produce in 1978. Of the total agricultural land about 7,500 acres are improved and 5,000 acres are forest grazing land. Of the total 13,000 acres, approximately 2,000 acres of Indian land will be upgraded by constructing the proposed works. In addition, protection will be provided to the following public works:

- 1) 30 miles of highway
- 2) 5 miles of railway
- 3) 1.5 miles of power line.

During construction season lasting from May to November, the Dyking District hires local contractors to carry out the works. In an interview with the secretary treasurer of the Pemberton Dyking District, a list was obtained of the local individuals who had purchased equipment and were working for the Dyking District on this project. There were 12 local individuals contracting large trucks to the dyking district. In addition, two backhoes, two loaders, and two bulldozers were also contracted. The Mt. Currie Indian Band purchased two trucks, a loader, a grader and an excavator for dyking work on the Reserve.

The project is being carried out by the Pemberton Valley Dyking District, with the Water Investigations Branch of the Ministry of Environment providing engineering and inspection services. The project is scheduled for construction over the period 1979 -1983.

### 3.4 B.C. HYDRO GEOTHERMAL DEVELOPMENT

The Meager Creek area, located about 50 miles northwest of Pemberton Village, has been the subject of study for its potential for geothermal power by B.C. Hydro since 1974. This area contains a dormant volcanic complex which includes Mt. Meager, Plinth Peak, Mt. Job and Pylon Peak, each about 9,000 feet high. A hot spring is located on an alluvial fan of sand and gravel and releases water at temperatures from 47 to 58 degrees Celsius at the surface.

Since the initial discovery some years ago, a number of detailed geological and geophysical studies have been carried out in the vicinity of Meager Creek. Typically, this has involved sending crews of 25 to 50 to the Meager Creek area. Due to the transportation difficulty between Meager Creek and Pemberton, these crews have normally set up base camps in the vicinity of the hot springs.

To date, the results of these explorations have been most favourable. Two holes drilled to depths of about 250 metres and 600 metres had temperatures exceeding 100 degrees Celsius in 1978. Since that time, drillers have found temperatures of 140 degrees Celsius at a depth of only 239 metres in the southern portions of the area. The next step, which is now underway, involves drilling an 8½" diameter hole to a depth of 3000 metres. If the results are favourable, a geothermal demonstration project will likely be built by B.C. Hydro. Production wells would follow if test results approximate the following criteria:

- Surface temperatures of 180 degrees Celsius,
- Pressures of 600 to 700 kilopascals:
- 50,000 kilograms of steam per hour.

There is currently a crew from Calgary at the site year round, with a permanent staff member living in Pemberton. B.C. Hydro may make a decision in the coming months regarding the building of a demonstration project and the drilling of a production well or it may continue exploratory activities for periods of up to 10 years. In the summer of 1981, B.C. Hydro increased the level of effort in exploratory activities in the Meager Creek area. If a decision on the demonstration project is made soon, several years would still be required to design and construct the plant.

If the project does go ahead, there are two types of impacts that the community of Pemberton will experience. These will be the construction impact, which may last for as long as three to five years, and the operational impact. To determine the extent of the operational impact, a thermal generating plant provides a comparison for the level of employment. The Burrard Thermal Generating Plant in Ioco, which is used during peak periods, is of a design similar to one that would be used for the Meager Creek operation. It is highly automated and has a total staff requirement of approximately 75 persons.



### **3.5 PROPOSED GAS PIPELINE**

In the past several years, much discussion and study has been done by a number of firms to determine the optimal gas pipeline route to Vancouver Island. One route under extensive study involves running a line from Williams Lake, south through the Pemberton Valley, and on to Vancouver Island. This route was recently rejected in favour of a route running through the Lower Mainland. Although hearings for all possible route options are presently being reinstated, the Ministry of Industry and Small Business Development does not anticipate the Vancouver Island gas pipeline will be routed through the Pemberton Valley. Our study therefore has not addressed itself to the potential construction and operating impacts that such a development could have on Pemberton.

### **3.6 PEMBERTON AIRPORT EXPANSION**

The Regional District of Squamish-Lillooet commissioned a study to be done of the potential for a Whistler/Pemberton airport. This report was completed in December, 1980. The following information is extracted from this report.

The report recommends adoption of the Pemberton site as an airport for both Whistler and Pemberton. This recommendation was made after a thorough study of all possible sites within the general area, including the existing Squamish Airport.

The projection of traffic demand indicates that designation of the Pemberton site as an airport for Whistler will generate much higher airport usage within the next five years. While the report recommends development to a Category C airport initially, it also recommends continuing discussion with Transport Canada with a view to possible licensing for instrument flights at some future date.

### **3.7 B.C. HYDRO TRANSMISSION LINE AND CREEKSIDE SUBSTATION**

#### **Transmission Line**

B.C. Hydro has indicated that the electrical transmission system serving the Lower Mainland and Vancouver Island needs strengthening between the Kelly Lake Substation near Clinton and the Cheekye Substation at Brackendale near Squamish in order to meet projected demand. Two existing transmission lines run through the Pemberton Valley. Within the Pemberton Valley, three route options are being investigated.

Only one option creates a third crossing of the Pemberton Valley and runs on the steep hillside west of Pemberton. A second option utilizes the existing right-of-way which lies adjacent to Highway 99 at the entrance to Pemberton, and crosses over the schoolyard of Signal Hill Elementary School. A third option follows the existing lines east of

Pemberton and would be farthest from the town and Highway 90. The first route would create a high visual impact on the steep hillside, as well as disrupt an area of the Valley unmarked by transmission lines. The second crossing would minimize disruption of the terrain by utilizing an existing right-of-way but, at the same time, would be highly visual from the highway and through town. The third route also follows an existing route and thereby minimizes disruption of terrain and also creates less visual impact due to its distance from town and highway. B.C. Hydro has indicated that further study of this route, in light of the proposed airport expansion, is needed to determine if there would be a conflict with the desired approach path. If the existing line is removed with the construction of the new one, it is felt that the visual appearance of Pemberton would improve.

If the project proceeds on schedule, the in-service date is November 1988. The construction of the line will not occur year round as it is dependent on ground cover, and fish life cycle in creeks and rivers. The work involved in constructing the line will be contracted out to a firm that specializes in construction of transmission lines. The total number of workers along the line at any one time would be 25 - 100 persons who would spend a few days to a week in any one area. Locals may be employed, but only if they are trained linemen and riggers, or where clearing will be needed. The route through the Pemberton Valley likely will utilize existing rights-of-way and the need for clearing will be minimized. The workers would be accommodated in local hotels/motels if they are available, or in temporary camps along the way.

#### Creekside Substation

As part of the overall plans for strengthening the Lower Mainland grid, there are plans for a new substation in the Pemberton area by late 1980's or early 1990's. The construction of the Creekside Substation is dependent on the northern transmission lines running to the Liard or Stikine River areas. Recent statistics on future electricity demand in the Lower Mainland show a decline which means that the timing of these northern projects can be put back. If and when the substation goes in, the Kelly Lake-Cheekye Transmission Lines will also be linked up with it. The substation will require a 100 acre site and will have 13 high voltage lines. The tentative location for the new substation is in the general vicinity of the existing capacitor station near Spetch Creek.

Construction and operation of the substation will likely become part of the workload of the Squamish office of B.C. Hydro. It may be necessary to increase the number of persons working there to handle the extra work created by the new substation, along with the proposed transmission lines.

During the substation construction stage, some work may arise for skilled workers in the Pemberton area for short durations. However, in all likelihood, a specialized crew will be brought in from Vancouver to do the work.

## IMPACT ASSESSMENT

The purpose of this section is to identify the likely impacts on population, employment, residential development, commercial development, municipal services, other public services, and community character which will result from the developments discussed in Chapter 3. Except for the area of municipal services, all impacts apply to the Pemberton area. Where possible and specifically for municipal services, effects on the Village of Pemberton are examined.

A most likely scenario for each of the proposed developments has been identified based upon the latest information available. These most likely scenarios were developed based upon extensive discussions with the proponents of each development; research and analysis concerning government policy; constraints and opportunities; and the economic requirements for each of the developments.

With the exception of the gas pipeline, it appears that the realization of each of the proposed developments is possible, albeit for some, it will require a long time period and occur in a significantly changed form. The gas pipeline proposal through the Pemberton Valley was rejected during the course of this study.

With the exception of the ARDSA dyking project, full realization of all of these projects are highly dependent upon future government investment and/or a favourable economic climate. To some extent, the determination of the long-term situation with respect to these two items is imprecise; however, for the purpose of impact identification, we have assumed all projects will proceed.

We have chosen to concentrate only on the level of development within those projects which most likely will occur within the next five to ten years. This provides the Village of Pemberton with a realistic description of the situation they face in the immediate years, as well as a yardstick for dealing with longer-term impacts or changes in government policies and economic conditions.

A synoptic matrix outlining the existing situation, the proposed developments and their most likely scenario, and their impact on the various components of the socio-economic environment, is provided in Appendix A.

With respect to the relative significance of the individual developments, it is our opinion that the developments currently occurring in the Whistler area will have by far the greatest short-term and long-term impacts on the Village of Pemberton. The remaining developments are either relatively small in terms of total numbers of jobs created for residents of the Pemberton area, or are susceptible to economic or government policy variations or other unknowns that will significantly influence their impacts on the Village.

#### 4.1 POPULATION

The population for the Village of Pemberton in 1981 was approximately 282 with an additional 1,600 persons living in the Pemberton area which includes Mt. Currie, D'Arcy, and the Pemberton Meadows area.

With respect to the additional population that might accrue to the Pemberton area due to the proposed developments, two categories must be identified. These are a transient population which will be associated with the construction of these major developments, and a permanent population which will be associated with their operation.

##### Transient Population

It may be expected that both the B.C. Hydro transmission line/substation construction and geo-thermal plant exploration and construction will result in an increased transient population. The former will require rather skilled workers and the length of construction period will be minimal. It is likely to have very little impact on Pemberton. The geo-thermal plant, when constructed, will have a construction period as long as three to five years. It is likely that this construction crew would live at the site, well removed from Pemberton and also would not significantly increase the population of Pemberton, yet accompanying servicing and supplies for the construction site workforce will be brought through Pemberton, thus the Village could realize an increase in service activity through this linkage.

The ARDSA Dyking Project is being carried out largely by the local Pemberton workforce, as will be most construction activities at the airport. The extensive construction occurring in Whistler will generate some increase in population related to the availability of housing units in Pemberton. As this construction is ongoing until 1987, the additional population it generates in Pemberton may be considered as permanent, and its size will be directly related to the number of vacant housing units available in Pemberton.

##### Permanent Population

With respect to permanent population increases in the Pemberton area due to these developments, a range between 100 to 800 persons is forecast for the next 10 years. It appears that the industrial park, airport, and the B.C. Hydro developments will provide for minor population increases during this 10 year time period. The Whistler development will provide by far the largest population impact and various scenarios are identified in the table below. The Whistler Official Community Plan anticipates the permanent population of Whistler will increase between 3,000 and 5,000 during the next ten years. It is reasonable to assume that a proportion of this growth may accrue to Pemberton. The Whistler Official Community Plan developed its forecast based upon a projected increase in employment in Whistler and made no provision for commuting to work from outside the Municipality. The exact percentage of the projected Whistler growth which will accrue to Pemberton will be related to the availability of housing and land prices.

Whistler growth which will accrue to Pemberton will be related to the availability of housing and land prices.

**TABLE 9 - WHISTLER RELATED GROWTH**

Projected Whistler Increase in Population	Projected Pemberton Growth due to Whistler Development		
	<u>3%*</u>	<u>7%*</u>	<u>15%*</u>
3,000	90	210	450
4,000	120	280	600
5,000	150	350	750

\* Percentage of Whistler growth assumed to accrue to Pemberton.

Assuming reasonable land prices, and Council approval for residential development, it appears reasonable to expect that Pemberton can attract between three to seven percent of Whistler's growth. The current lot price differential between Pemberton and Whistler is approximately \$70,000 for a single family building lot. This differential results in the Village of Pemberton being a very desirable residential area for those middle income employees at Whistler who cannot afford to pay resort prices for residential land.

Related to the increase in population due to employment opportunities in Whistler, as well as tourism development in the Pemberton Valley, it may be expected that an additional population increment of 20 to 100 may be expected as new commercial facilities are developed in Pemberton. This may include a new motel, lounge, restaurant, and expansion of existing restaurant and accommodation facilities .

The total projected population increase for Pemberton area for the most likely scenario, of 7% growth, is in the range of 210 - 350 persons.

#### **4.2 EMPLOYMENT**

There are approximately 500 jobs in the Pemberton area. There are limited employment opportunities for women, and employment in the forestry, construction, and service sectors is highly seasonable. Presently, the employment breakdown by sectors is as follows:

Forestry	150
Construction	50
Trade	40
Service	70
Manufacturing	25
Agriculture	60
Transportation	40
Other	80
TOTAL	<u>515</u>

With the completion of the ARDSA dyking project in 1983, approximately 15 to 20 construction employees of the project will be seeking new employment. It may be expected that a large proportion of these will find work in the Whistler area.

As the other proposed developments identified in Chapter 3 do not occur within the Village of Pemberton, it may be expected that the employment impacts of these proposed developments on the Village will be somewhat diminished. Certainly the employees of these completed facilities will live in an area extending from Squamish to D'Arcy.

In the next ten years, the prospects for the development of the industrial park and the geo-thermal plant are not high. The industrial park is situated close to neither an assured supply of a raw material, nor a large market. The park has high front end servicing costs and the local labour supply is adequate but unskilled. It is unlikely that the full development of the industrial park will be realized in the foreseeable short term unless a substantial investment is made in labour training, transportation, relocation, and servicing. This subsidy does not appear forthcoming. However, should the geo-thermal plant prove feasible, considerable potential for employment during the construction stage exists for Pemberton residents. Construction of the facility and a separate construction camp site would require road improvements from Pemberton to Meager Creek, which would allow better access to the site for potential employees in Pemberton.

The development of the B.C. Hydro transmission lines and Creekside substation are keyed to B.C. Hydro developments in northern British Columbia. It appears that the approvals for these northern power developments may take up to ten years. The transmission lines/substation show little potential for a significant increase in permanent employment at any rate. A small amount of local labour may be used for right-of-way clearing once the approvals go through, however, this will be of very short duration. The actual construction crew for the transmission line is transient and would likely not remain in the Pemberton area for an extended period.

The Pemberton/Whistler airport at full development would bring a maximum of three full-time jobs to the Pemberton area. This includes a manager/operator, a station master and an assistant mechanic. It has been estimated that \$40,000 would be spent in Pemberton for labour during the construction period.

The ARDSA dyking project has resulted in a temporary creation of 15 to 20 jobs for Pemberton area residents. A number of individuals in Pemberton and the area have purchased equipment and have been working under contract to the Dyking District since construction began. These contracts will end in 1983 and they will have to find other employment.



The Whistler development will result in a significant number of employment opportunities during both the construction and operational stages. The Whistler Official Community Plan indicates between 350 and 880 construction jobs a year will be available during the period 1979 to 1987. During the operating phase of the tourist resort, some 300 to 820 jobs per year will be available. It may be expected that a significant number of the jobs available in the on-going activities at Whistler will be filled by women. During the next ten years, employment at Whistler will be highly seasonal and related directly to the ski season. However, as the resort area develops, it will become more of a year round activity centre, and employment will both increase and become less seasonal. In ten years, as many as one-third of the employed population of the Village of Pemberton may be working in tourism-related activities.

#### **4.3 RESIDENTIAL DEVELOPMENT**

Currently, there are approximately 165 residences in Pemberton which includes 52 units in multi-family developments. The Pemberton Official Community Plan provides space for an additional 400 to 500 units to be developed within the Village boundaries. During the last year, 50 new building lots were released for development, including 25 single family units marketed by the Village itself. The price for vacant lots in Pemberton range from \$20,000 to \$40,000 for a single family lot, which is some \$70,000 less than for a similar lot in Whistler. During the next ten years, it may be expected that the demand for housing in Pemberton will increase sharply from that of the past five years. With the exception of the Whistler developments, all of the developments discussed in Chapter 3 will likely result in only marginal increases in demand for housing units. Should the B.C. Hydro geo-thermal plant commence operation within the next five years, the approximately 75 employees at the plant will increase this demand. It appears likely that B.C. Hydro would encourage its employees to settle in the Pemberton Valley and provide transport for them to the site. This would result in an additional demand of approximately 75 dwelling units which would be reached at the commencement of operations.

The demand for housing in the Pemberton area, generated by the Whistler development, will be directly related to the residential price differential between Whistler and Pemberton. A 20 minute commute to the place of employment in a resort area is not uncommon and many employees will choose this in favour of lower housing costs. The Whistler Official Community Plan has projected the population growth for Whistler (see Section 4.1). A proportion of this population growth will accrue to Pemberton Village: with an increase of 210 - 350 people over the next 10 years, a demand for 72 - 120 new units based on 2.9 persons per family could be projected. Highest population projections of 750 persons could create a demand for 259 units. These units would be approximately 50% rental and 50% single family.

#### **4.4 COMMERCIAL DEVELOPMENT**

The Village of Pemberton is the commercial service centre for the entire Pemberton Valley, and will continue to remain so for the foreseeable future. Currently, there are approximately 6,800 square metres of commercial development in Pemberton, with an additional 500 square metres in Mt. Currie. This appears adequate for local demand, although some comments have been received indicating a desire for improved quality and increased variety. With increased activity in the Pemberton area in the last two years, some demand has been generated for a moderate priced motel/restaurant lounge for increased transient populations. Such a development has been proposed within the last year; however, for economic reasons, it has not yet been constructed.

The total amount of commercial space an area can support is closely related to both population and income. As the population increases, additional commercial space will be warranted, particularly for food, general merchandise and personal service. Furthermore, as a large portion of any new growth in the Pemberton/Whistler area will be related to tourist activity, it can also be expected that tourists will create additional demand for commercial space.

There are approximately .6 hectares zoned and unoccupied for commercial development in the Village of Pemberton. The Pemberton Official Community Plan states that this is adequate for future demand related to forecast population growth. It seems likely that a new motel with attached restaurant/lounge facility, will be developed in Pemberton in the near future. This new accommodation would be utilized not only by tourists and visitors to Pemberton, but also would be supported by the transient employees involved in exploration and construction activities of the proposed developments.

#### **4.5 MUNICIPAL SERVICES**

Existing municipal services in Pemberton are adequate for current demand and are documented in Section 2.15. An investigation of the sewage system revealed that the collection system is adequate to convey flows when the existing Village is fully developed as planned. The treatment plant should effectively handle triple the present population.

New residents moving into the Village of Pemberton may have different expectations with respect to water cloudiness and could request a change to the system.

If the varying water quality is accepted, the water supply system is reasonably adequate for the Village and planned developments within its boundaries. The reliability of the distribution network and the fire flow capability would be improved by 'looping' the mains, and this should be pursued as a policy, as part of any further subdivision development.

With the implementation of the proposed development cost charge by-law, and the requirement that the developer of any subdivision be responsible for provision of roads and services, additional residential development in the Village of Pemberton will not place excessive capital costs on the Village. Additional operating costs that may accrue to the Village can be recovered through user charges and other Village revenues.

Conflicts between pedestrians and through traffic in Pemberton Village would be heightened with the upgrading of the main haul route between Meager Mountain and Squamish, and its increased use to new developments. Thus, safety design features for the Village area should accompany plans for the haul route.

With respect to fire protection services, a replacement for the old fire truck is required at the present time. It is expected that, with the additional protection requirements for the airport, the new truck should have the capability of pumping at 825 + gallons per minute and have foam capability. In addition, a rescue vehicle for accidents and emergencies has been identified as desirable at the present time and, with increased development, the pressure for such a service would increase. The basic cost for these vehicles would be \$107,000 for a pumper fire truck and approximately \$16,000 for a rescue and safety vehicle.

As the Municipality reaches its development capacity of 1,000 permanent population, or 2,000 seasonal population by 1990, as identified in the Official Community Plan, it is likely that an additional man will be required to look after Village works, in addition to airport staffing requirements.

#### **4.6 OTHER SERVICES AND FACILITIES**

As new families move into the Pemberton area, additional strains will be placed upon Signal Hill Elementary and Pemberton Secondary Schools. The elementary school is currently operating at capacity and the secondary school at approximately 2/3 capacity. As planned additional schools are developed in Whistler in conjunction with that municipality's forecast growth, some reduction in demand in the Pemberton schools will occur as Whistler students are transferred back to that Municipality. If the development of additional schools in Whistler does not occur for some time and growth in Pemberton is immediate, there could be over-crowding in the Pemberton schools. This situation should be monitored by School District Number 48 - Howe Sound, and should the elementary school population increase by more than 40 to 50 students, an investigation of the need for additional school facilities should be undertaken.

Demands for additional R.C.M.P. services will relate directly to the incidence of crime in the area. Increase in R.C.M.P. staff will occur when the workload of the existing four members of the force is deemed worthy of additional staff. A very general standard for

police service is one officer for approximately 750 persons. Currently for the Pemberton area the existing standard is approximately 1 officer per 500 - 600 population. If the population of the Pemberton area were to increase by 500 or more persons, it is likely that an additional officer would be required.

Existing health care services are sufficient for a village of Pemberton's size. Additional services are desirable, particularly an intermediate care facility which could be developed at the health centre as sufficient additional demand is created in Pemberton by population growth. Services that will be provided in the Municipality of Whistler can alleviate some of this demand in Pemberton.

As the Village of Pemberton will grow in response to increased employment in the area, little additional demand for Human Resources services is anticipated. Should there be a substantial increase in new clients, an office can be established in the health centre.

Pemberton is currently well served with parks and recreational opportunities. As additional residential subdivisions are developed in Pemberton, neighbourhood parks, tot lots, and pedestrian linkages should be required of the developer in accordance with the Municipal Act.

A replacement for the burned Community Hall should be contemplated. As population in the area increases, the demand for a public meeting place, such as provided by the Community Hall, will increase, and should be satisfied. The basic cost for a shell for a one-storey community hall of 300 square metres is \$180,000.

Demand for library services will also increase in relation to population increase. It can be expected that an adequately paid librarian will be required in the near future. Funds of up to \$25.00 for each additional person will also have to be provided for the purchase of additional books.

It appears likely that, should the population of Pemberton increase beyond double its present level, land for an additional church facility will be required. This could occur in one of the new subdivisions or on other vacant lots in the community.

#### **4.7 COMMUNITY CHARACTER**

As the population of Pemberton and the Pemberton area increases, the existing small rural service centre character of the Village will change. A substantial portion of new growth will come from the resort related growth in Whistler. These individuals will be employed largely in the service sector and will have different aspirations, and more urban activity patterns. They will also tend to be more transient than existing residents in Pemberton.

As further residential subdivisions are developed in the Village, the Village will gradually take on a more suburban character, as opposed to the existing rural service centre. The pace of activity in Pemberton will appear to pick up. Residents will be less familiar with everyone they meet on the street, and the close knit community "feeling" will be diminished. Interruptions in municipal services such as drops in water pressure or the annual cloudiness that appears in the Village water system, may not be tolerated by the newer residents. Pressure may build for a higher standard of municipal services, such as an expanded library, more developed park space, or a more active street maintenance program. As the opportunities for female employment will increase due to the resort area of Whistler, a new demand for daycare services for working mothers may develop.

In summation, as a substantial portion of the increased population in the Pemberton area will be employed in the service industry, the Village should anticipate that this new population will demand a higher standard for community services and facilities. Less reliance will be placed upon informal shared responsibilities and the new residents will increasingly look to the Village itself to take an active part in providing or encouraging this higher level of service. This will be a gradual change, and will not be noticed immediately by the existing residents of Pemberton. Indeed it will be considered by most as "modernizing" or bringing the level of service up to what it should be. The familiarity, friendliness, self-reliant, "out of the main stream" rural village character, that has been fostered by both Pemberton's relative isolation and small size, will begin to change slightly. The more the population of Pemberton grows, the greater the change.

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# VILLAGE OF PEMBERTON

## Socio-Economic Impact Study

### SYNOPTIC MATRIX

AREAS OF STUDY	EXISTING FACILITIES/SITUATION	IDENTIFIED DEFICIENCIES	GAS PIPELINE	PEMBERTON/WHISTLER AIRPORT	PEMBERTON INDUSTRIAL PARK	B.C. HYDRO TRANSMISSION LINES/SUBSTATION	B.C. HYDRO CLOTHESMAL PLANT	AROSA DYKING PROJECT	TOURISM/WHISTLER
			- route rejected during study - not investigated to identify impacts	- recent study completed states Pemberton best location for Airport in Squamish-Lillooet Area	- 78 useable acres	- study underway for large substation + 3 transmission lines - preferred location for 100 acre site is Mt. Currie Spetch Creeks - detailed studies completed April 1983 - in service date 1988 - transmission lines may parallel existing lines.	- continued exploration - demonstration plant, could begin construction 2 - 10 years hence or not at all - will be small camp at site for workers	- will safeguard 13,000 acres - 7,500 acres improved - 5,000 forest grazing also, 30 miles highway, 3 miles railway, 1.5 miles power-line, 15-16 persons from Pemberton work on project	Whistler Improvement - development at Whistler to establish a major tourist destination resort - proceeding on schedule - road upgrading proceeding by stages - TIDSA opportunities - Galien-Nugget Route is being actively promoted
MOST LIKELY SCENARIO			- Will not occur	- improvements staged over long term. Full development as proposed in study in 10 years	- site preparation complete except for sanitary sewer - current economic conditions warrant development of this time	- will proceed - preferred route will utilize Pemberton corridor - projects development 1983-1984 (transmission lines) late 1980's (substation)	- exploration phase preferable - decision on demonstration plant due in 1983 - 3 year construction - first full year operation possible 1987	- under construction, project will be completed 1983	- to 1987, 3400 man years construction - 5100 man-years operating employment - Public & private capital investment in residential, tourist & other commercial development to exceed \$350 million
POPULATION	1980 est Pemberton 336 Pemberton Area 1,425		NA	- up to 3 additional families at full development therefore marginal increase expected	- insignificant, likely 0 immediate future, depending on economic conditions may increase significantly	- temporary construction camp increase - small increase possible with maintenance functions	- directly related to level of development - small permanent increase in near future related to year round exploration activities	- insignificant increase	- significant permanent increase possible - significant transient increase also possible
EMPLOYMENT	Forestry 150 Construction 30-40 Trade 77 Service 59 Manufacturing 30-40 Transportation 6 Agriculture 20 Other 20  TOTAL - 425 approximately for the Pemberton Area	- limited employment opportunities especially for women - unemployment 1980 - 10-70 claims - highest unemployment groups Forestry, Construction & Service	NA	- est. 3 jobs (at full development) 1) Manager/Operator 2) Station Master 3) Assistant/Mechanic - some volunteer work - during Construction \$40,000 for Pemberton labour	- est. 0-200 jobs - Mill proposed + 10-15 other small businesses - locals from Mt. Currie available to fill jobs	- during construction - limited opportunities for locals, only if trained lineamen etc., possibly some labour jobs, minimal clearing of existing R.O.W. required	- Potential for employment during construction stage - one full time employee now, etc. for demonstration project 75 - 100 employees. - exploratory and construction stages produce temporary increase in camps	- Temporary creation of 15-20 jobs for construction	Whistler - construction stage 4,700 man-years 1979-1987 (880-350/yr) Operating - 5,400 man-years 1979-1987 (300-820/yr)
HOUSING	- 145 res. units including 50 multi-family, 15-20 Trailers - OCP provides space for 400-500 units with densities of 13-50 units per hectare - 40 building lots to come on market	- current demand for affordable building lots or housing units	NA	- marginal increase in demand	- no immediate demand expected	- negligible	- marginal immediate increase with growth in demand related to development decisions	- None	- directly related to Council policy - demand spinoff from Whistler expected to be high - a large price differential (from resort prices) for lots will encourage workers to commute from Pemberton
ACCOMMODATION	- one hotel with 38 rooms (30 w. bath), diningroom, pub lounge, cafe - one hotel in Mt. Currie	- need for hotel/motel of good quality	NA	- some increase due to increase in transients	- minimal at full development	- significant increase in demand may be expected during construction phase - during operation some increase for maintenance work	- significant increase in demand may be expected during construction phase - during operation some increase for maintenance work further exploratory & expansion	- No permanent increase - Some minimal increase for inspection and supervision	- significant
COMMERCIAL SPACE	- 6,900 m <sup>2</sup> in Pemberton, 500 m <sup>2</sup> more in Mt. Currie. - 0.6 hectares zoned commercial. OCP states this is adequate		NA	- minimal increase	- some increase if full development	- temporary increase with construction only	- temporary increase with further exploration and construction activities - with full development increased demand will result	- Temporary - increase cash flow to Pemberton Valley	- significant
PUBLIC TRANSPORTATION FACILITIES	- airplane - private/commercial use - train - daily service Van. to Lillooet, 3 times/week to Prince George, \$9.05 one-way - bus, SMT lines, daily service Pemberton/Vancouver, \$10.50 one-way - taxi, daily service, 2 vehicles generally local use only	- need for more regular air service	NA	- Bus/Taxi Transport Airport-Pemberton/Whistler - increase in level of service for above desirable	- minimal	- insignificant	- insignificant	- insignificant	- significant



SCHOOLS	<ul style="list-style-type: none"> <li>- Signal Hill Elementary 225 Students, 13 Teachers, (includes students from Whistler) school capacity, -225</li> <li>- Pemberton High School, 200 students, 15 Teachers, school capacity, -290</li> <li>- evening courses - depend on demand</li> </ul>	<ul style="list-style-type: none"> <li>- additional college courses desirable</li> <li>- elementary school is operating at capacity</li> </ul>	NA	- minimal	- will be significant at full development	- insignificant	- increased requirement related to level of development & population growth	- insignificant	<ul style="list-style-type: none"> <li>- substantial increase can occur</li> <li>- new schools planned for Whistler will create additional capacity in Pemberton, when operating</li> </ul>
LAW ENFORCEMENT AND COURT FACILITIES	<ul style="list-style-type: none"> <li>- 1 Corporal, 3 Constables</li> <li>- 2 large holding cells for up to 20 persons each</li> <li>- court sits twice a month</li> <li>- take prisoners by car to Burnaby's Dealla Prison</li> <li>- mostly alcohol related crimes, damage to vehicles in bush, break-ins to outlying cabins</li> </ul>	<ul style="list-style-type: none"> <li>- need for air transport of prisoners</li> </ul>	NA	<ul style="list-style-type: none"> <li>- minimal</li> <li>- will aid in prison transfer</li> </ul>	<ul style="list-style-type: none"> <li>- increase demand at full development for security of site</li> <li>- at full development may require additional personnel</li> </ul>	- minimal	- minimal, related to population growth	- insignificant	- Significant
HEALTH UNIT	<ul style="list-style-type: none"> <li>- 2 Doctors, 1 Dentist, 1 Nurse Administrator, 1 X-ray/Lab Technician, 1 Nurse</li> <li>- day service only, 3 holding beds</li> <li>- overnight facilities and most lab work done in North Vancouver</li> </ul>	<ul style="list-style-type: none"> <li>- Hospital Board expressed need for intermediate care facilities, Health Centre could be expanded for such a use</li> <li>- need for air ambulance</li> </ul>	NA	<ul style="list-style-type: none"> <li>- minimal</li> <li>- will aid in medical evacuation</li> </ul>	<ul style="list-style-type: none"> <li>- increase related to population increase</li> </ul>	- marginal	- minimal, related to population growth	- insignificant	- Significant
PROVINCIAL HUMAN RESOURCES - SOCIAL SERVICES	<ul style="list-style-type: none"> <li>- 1 Social Worker, 1 Family Support Worker, 1 Financial Assistance Worker</li> <li>- work on call out of Squamish</li> <li>- no demand for in town office at present. Space for it at Health Centre</li> <li>- calls mainly concern foster children, child abuse</li> </ul>		NA	- insignificant	<ul style="list-style-type: none"> <li>- minimal, possible decrease with additional employment opportunities</li> </ul>	- insignificant	- minimal, related to population growth	<ul style="list-style-type: none"> <li>- when project complete unemployment claims will likely increase</li> </ul>	- Significant
FIRE PROTECTION	<ul style="list-style-type: none"> <li>- 1 Fire Chief, 18 volunteer firemen</li> <li>- 2 trucks, only one with foam, one pump 725 gal/min, the other 160 gal/min</li> </ul>	<ul style="list-style-type: none"> <li>- Fire Chief expressed need for new truck to replace old fire truck, one that carries foam and pumps at 825 gal/min</li> <li>- need also for rescue truck mostly for traffic accidents</li> <li>- water lines outside village need upgrading</li> </ul>	NA	<ul style="list-style-type: none"> <li>- need for fire protection, truck with foam required</li> </ul>	<ul style="list-style-type: none"> <li>- increased services, industrial protection required</li> <li>- increase in calls expected with population increase</li> </ul>	- insignificant	- minimal, related to population growth	- insignificant	<ul style="list-style-type: none"> <li>- may provide opportunity to undertake cooperation standby arrangement with Whistler</li> </ul>
PARKS/ RECREATION/	<ul style="list-style-type: none"> <li>- Outdoor Rec. opportunities - hiking, skiing, fishing, boating, One Mile Lake Provincial Park</li> </ul>	<ul style="list-style-type: none"> <li>- One Mile Lake needs flushing and general upgrading</li> </ul>	NA	- insignificant	<ul style="list-style-type: none"> <li>- increased usage of existing facilities - relates to population growth</li> </ul>	- aesthetic impact is significant	- minimal, related to population growth	- insignificant	<ul style="list-style-type: none"> <li>- extent &amp; variety of opportunities in Whistler will reduce demand expected in Pemberton</li> </ul>
LEISURE TIME FACILITIES	<ul style="list-style-type: none"> <li>- movie theatre at Mt. Currie</li> <li>- Legion - not open to everyone</li> <li>- hotel restaurant</li> <li>- Whistler facilities</li> </ul>	<ul style="list-style-type: none"> <li>- Community Hall - need for additional restaurant</li> </ul>	NA	- insignificant	<ul style="list-style-type: none"> <li>- some increase expected due to increased employment &amp; population growth</li> </ul>	- insignificant	- minimal, related to population growth	<ul style="list-style-type: none"> <li>- May be slight reduction in demand due to reduction in disposable incomes at project completion</li> </ul>	<ul style="list-style-type: none"> <li>- extent &amp; variety of opportunities in Whistler will reduce demand expected in Pemberton</li> </ul>
PUBLIC LIBRARY	<ul style="list-style-type: none"> <li>- 5 workers, 2 nominally paid</li> <li>- 3,000 books, circulation 1979 4,000 volumes</li> <li>- open 12 hours/week</li> <li>- roughly 800 sq.ft., excess space for additional books</li> </ul>	<ul style="list-style-type: none"> <li>- need for paid librarian</li> </ul>	NA	- insignificant	<ul style="list-style-type: none"> <li>- minimal - related to population growth</li> </ul>	- insignificant	- minimal, related to population growth	- insignificant	- significant
CHURCHES AND OTHER RELIGIOUS MEETING PLACES	<ul style="list-style-type: none"> <li>- 5 groups meet regularly</li> <li>- 3 churches used, school gym private homes</li> <li>- surplus space for new members in each group</li> </ul>	<ul style="list-style-type: none"> <li>- Jehovah Witnesses expressed a desire for land to build a hall</li> </ul>	NA	- insignificant	<ul style="list-style-type: none"> <li>- minimal - related to population growth</li> </ul>	- insignificant	- minimal, related to population growth	- insignificant	<ul style="list-style-type: none"> <li>- increased population could result in increased demand for facilities</li> </ul>
SEWER AND WATER SERVICES	<ul style="list-style-type: none"> <li>- adequate to meet DCP projected population of 1800 people</li> </ul>	<ul style="list-style-type: none"> <li>- no deficiencies</li> </ul>	NA	<ul style="list-style-type: none"> <li>- insignificant</li> <li>- improved road access needed to airport</li> </ul>	<ul style="list-style-type: none"> <li>- may utilize excess sewage treatment capacity in existing facility</li> </ul>	- insignificant	- insignificant	- insignificant	<ul style="list-style-type: none"> <li>- significant increase in demand expected</li> </ul>

## APPENDIX B

### PEOPLE CONTACTED DURING THE COURSE OF THE STUDY

The following individuals, groups and agencies provided information and assistance during the study.

B.F. Ball	-	Director of Industrial Lands, B.C. Development Corporation
C. Bomford	-	R.C.M.P.
M. Fernandez	-	Fire Department, Pemberton
R. Fotch	-	Mormon Church, Pemberton
M. Fougberg	-	Secretary, Pemberton Pioneer Women, Pemberton
A. Glosley	-	B.C. Development Corporation
N. Halier	-	Ministry of Human Resources
S. Henry	-	Mayor, Village of Pemberton
I. Knowles	-	Administrator, Squamish - Lillooet Regional District
B. Kuajala	-	Community Relations Department, B.C. Hydro
A. Manser	-	St. Davids United Church, Pemberton
D. Meredith	-	MacGregor Pacific Realty Ltd.
T. Mitchell	-	Pemberton Christian Fellowship
J. Naylor	-	Librarian, Pembroke Public Library
D. Perkins	-	Willis Cunliffe Tait/DeLCan - Whistler/ Pemberton Airport Study
P. Perkins	-	Alderman, Village of Pemberton
E.R. Proudlock	-	Pemberton Dyking District
B. Read	-	B.C. Forest Service
F. Scott	-	Christian Centre, Pemberton
R. Smelser	-	Economic Services Branch, Canada Employment and Immigration
M. Toews	-	Health Unit, Pemberton
A. Wood	-	Jehovah's Witness, Pemberton
R. Wuschke	-	Chamber of Commerce, Pemberton



