



# COMMITTEE OF THE WHOLE

Meeting Number 023

Tuesday, October 6, 2009

## Minutes from BCR/SHH discussion:

### **Delegation – Bruce Van Mook and Garth Phare, BCR/Signal Hill Homes and Don Nicholson, Stantec – Status of Rezoning Application – For Discussion**

Bruce Van Mook, representing BCR/Signal Hill Homes, provided comment regarding their disappointment that the PVDD Build Canada Fund grant application had not been successful and outlined the impacts on the project as a result of those funds not coming available and provided an update on the status of the project.

Van Mook advised Council that the engineering study commissioned by BCR/SHH has indicated that the site preparation costs are much higher than initially estimated and along with the requirement to pay DCC's, off site servicing costs as well as providing the agreed upon amenities the project may not be able to move forward.

Van Mook outlined BCR/Signal Hill's position:

**THAT** BCR/Signal Hill would be responsible for the costs of the following items:

- Dike improvements as they affect the subject properties
- Development of a bus staging area next to the elementary school
- Development of Creekside park with normal play park improvements
- Establishment of a Community Garden
- Installation of a bridge across Pemberton Creek west of the highway
- Upgrades and over-sizing of sewer through the development,

**THAT** the amenities and improvements noted above would be in lieu of the DCC's;

**THAT** the Community Amenity Charge not apply to this BCR/Signal Hill development as it was not being applied to any other development project.

Van Mook requested clarification regarding DCC credits and requested that Council consider applying credit opportunities for the small-lot portion of the development as per Section 933 (1) (c) of the Local Government Act.

Discussion took place regarding options that may or may not be available, issues related to diking and the cost to build the dike, the timeline for development of the site and whether or not it is worth continuing to pursue this project and see the bylaws through to fourth and final readings.

Staff were directed to review the above mentioned requests and bring back a report including:

- a chart providing information on Village DCC bylaw, Amenity Policy and legislative requirements (i.e. parkland dedications); what was previously offered/agreed to; and what is currently proposed by BCR/Signal Hill;
- value of the above amenities/improvements;
- a copy of the proforma financial statements;
- clarification on whether Section 933 (1) (c) applies.

In addition staff were to determine whether another public hearing was required.

This information was to be brought back for consideration at an in camera session of the Committee of the Whole meeting scheduled for Tuesday, November 3, 2009.



## REPORT TO COMMITTEE OF THE WHOLE

**Date:** October 20, 2009

**From:** Caroline Lamont  
Manager of Development Services

**Subject:** Breach Flow Analysis Report  
Future Development Cost Sharing Potential

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### **DIRECTION**

THAT Council provide direction to staff with regards to whether they would like to continue with the pursuit of shared funding for the preparation of the Breach Flow Analysis study.

If yes, Council provides direction to staff related to the following:

- Should the Village contribute to a portion of the funding of the Breach Flow Analysis?
- Is there preference to follow the Memorandum of Understanding process as outlined in the October 20, 2009 staff report? And if yes, provide comments to staff related to the contents of the MOU as well as possible dates for the corresponding meeting with the future development interests.

If no, Council provides direction to staff for alternative arrangements including:

- the Village contribute to the Study upfront (2010 budget) and recover a proportionate component of the Study costs through negotiations with benefiting developers mentioned at time of development approvals (which may be included as part of the Development Cost Charges).

### **PURPOSE**

This report provides Council with an update to their September 1, 2008 resolution which directed staff to determine if there was any interest from owners of undeveloped properties to assist in financing a portion of a Breach Flow Study.

### **BACKGROUND**

For many years, the Village of Pemberton has received concerns from its constituents related to the Ministry of the Environment's flood elevation requirements. In particular, many believe the existing flood control levels (FCLs) published by the Ministry of the Environment (MoE) are conservative, including the consulting engineers at the time (Kerr Wood Leidal).

The Village believes that a more detailed review of the Lillooet flood levels may assist in achieving other public and private sector goals particularly related to affordable housing and community character. In July 2009, the Village requested that Kerr Wood Leidal prepare a proposal to *undertake “an evaluation of the flood routing and develop a model to estimate the water levels that could occur in Pemberton if a major dike breach occurred on the Lillooet River”*. This analysis is known as a dike breach analysis. Kerr Wood Leidal has since developed the following work program:

**Phase 1 – Preliminary Review (\$61,000)**

This phase includes a review of background information, a site visit to the Miller-Lillooet and Pemberton Creek dikes and the development of a model to perform the preliminary dyke breach analysis and flood routing.

**Phase 2 – Development of New FCLs (\$30,000)**

If the preliminary review indicates that the FCLs in the area could be sufficiently lowered, the next phase of the work program will commence. This phase would include a refinement of the breach analysis model and flood routing analysis, preparation of a report and discussions with the client. The work would also include the identification of FCLs and other site controls to limit the impact of a dike breach on future development.

The rationale for this directive was that if a reduction in the FCLs were achieved new developments would have reciprocal and significant savings in constructions costs, development potential or site filling.

At this time the Village only has a few options to fund this analysis such as allocating funds within the Village’s 2010 municipal budget or identifying the project as part of Development Cost Charges contributions. These sources, however, may take some time to complete.

On September 1, 2009 Council directed staff to determine if there was any interest from owners of undeveloped properties to assist in financing a portion of the study. In mid to late September letters were sent to the following owners/contact agents of larger undeveloped land holdings within the Village of Pemberton: as follows:

1. Lil’wat Properties Inc. – Lucinda Phillips (Meadows Road and Highway Works Yard)
2. Everest Holdings - Ian Porter (Arbutus Walk)
3. Green Manor Management Ltd- Roland Wuschke (Crabapple Lot Subdivision)
4. Portage Station Development - Rich Roberts & Greg Farquharson (The Landing)
5. Point Grey Projects - Norm Little (Gateway 2)
6. Bob Menzel/Susan Perry (Menzel/Perry)
7. BCR Properties (Silverthorne and Wye Lands)
8. Phil & June Perkins (Perkins Subdivision)
9. Underhill (Mobile Home and other Hwy 99 Properties)
10. VER Holdings – Victor Lee (Lower Benchlands)
11. Nancy Edwards (School District 48)
12. Pemberton Agora Lodge Inc. - Mark Steele (Harrow and Portage)
13. Bruce van Mook (BCR / Signal Hill)

Industrial Park properties were not included at this time.

## **RESPONSES**

At this time we have heard from four owners/agents that may benefit from the study, as follows:

- One respondent indicated that they have already done significant flood protection investigations that would benefit the study and therefore this information would be in lieu of such a contribution;
- make the contribution proportional to lot size;
- make the contribution proportional to density achieved;
- concern that the study is needed in a very short timeline to be of value and therefore any such initiative must establish a firm timeline for the completion of the works and the submission to the provincial government;
- mention that because of the Legislative changes, enacted in 2003 and 2004, local governments were given the authority to approve floodplain subdivisions & flood hazard area bylaws, and generally manage land use development in flood hazard areas without ministry approval but with due consideration of ministry policy and guidelines as set out in 'Flood Hazard Area Land Use Management Guidelines' ([http://www.env.gov.bc.ca/wsd/public\\_safety/flood/landuse\\_mgmt.html](http://www.env.gov.bc.ca/wsd/public_safety/flood/landuse_mgmt.html)). If the Breach Flow Study indicates that Flood Elevations could be reduced, then the Village should accept them (regardless if MOE agrees). This would only apply to requirements under the Dike Maintenance Act and does not apply to any other legislative requirements that are administered by others;
- Need to have a latecomers bylaw to recover costs from future developments; and/or
- Recognition of the overall community benefit of the decrease in FCLs including existing development and future municipal projects.

## **DISCUSSION**

The comments received from the affected property owners are useful in identifying an appropriate course of action. It is therefore Staff's recommendation that the Village prepare a draft Memorandum of Understanding (MOU) that more clearly defines the responsibilities of the property owners and the Village. Staff would then refer the MOU out for comment from affected landowners. The referral would also suggest a meeting time to go through the MOU to address any issues or concerns.

Staff has also consulted the Village lawyers on how the Village could recover of the cost of the study from those properties that may choose NOT to participate in the funding. Mr. Murdy has indicated that the traditional latecomer model (the need for the study is a case of imposition of a requirement to install excess or extended services) could not be applied, yet there is a chance that the Village may be able to create a local service area (the old specified areas) for the service of flood control works.

There may be concern that the proposed process would be difficult to administer upfront. An alternative may be for the Village to pay for the study in advance (2010 budget) then recover their proportionate contributions through the development approval process which could include an added requirement or Development Cost Charge for affected properties. The recovery would need to be applicable to at least one of the development approval milestones (rezoning, development permit and building permit)

## **BUDGET IMPLICATIONS**

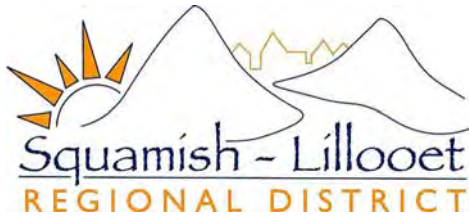
The expense to develop and finalize an MOU is part of the Development Services' operating budget. No consideration has been given as to whether the Village should contribute to the preparation of the Breach Flow Analysis, however, given there is a recognized community-wide benefit it would be staff's recommendation that the Village pay (a yet undetermined) portion of the study's budget.

## **STRATEGIC PLAN**

The preparation of the Breach Flow is consistent with the 2009 Strategic Plan.

## **NEXT STEPS:**

The purpose of this report was intended to provide Council with an update on whether there was any interest from owners of undeveloped properties to assist in financing a portion of a Breach Flow Study. Further, staff has requested whether Council would like to continue pursuing this course of action or look into alternative approaches such as pay in advance (2010 budget) with a provision that the pro rated costs be recovered through the development approval process.



## Background Report

### RGS Dispute Resolution – Moving Forward

October 9, 2009

#### **Background:**

On September 24, 2009 representatives from the Regional District and member municipalities, along with some adjacent regional districts and the Lil'wat Nation met at an Elected Officials Forum ("EOF") as part of a non-binding dispute resolution process to discuss the objections to the Regional Growth Strategy ("RGS") raised by the District of Squamish. During the EOF, participants discussed their overall support for the RGS and possible ways to accommodate Squamish's concerns. Following the EOF, the District of Squamish submitted two options for moving forward with the RGS dispute resolution process, outlined in the attached memo dated September 24, 2009 (Appendix 1). As discussed at the EOF, other options may also be plausible; and therefore the member municipalities and Electoral Area Director's Committee are asked to discuss the various options and decide, by resolution, their preferred option, and forward this decision to Steven Olmstead ([solmstead@slrd.bc.ca](mailto:solmstead@slrd.bc.ca)) as soon as possible, and not later than October 20<sup>th</sup>, 2009. If necessary, another EOF may be held in late October / early November to continue the discussion. See attached Flow Chart – Appendix 2.

#### **Desired Outcome:**

Adoption of the RGS Bylaw 1062, 2008 in a form that is still relevant for all participants.

#### **Options:**      **1. Support the District of Squamish's Proposed Solution #1**

The District of Squamish has proposed that an amendment be made which creates a duty to consult with the SLRD on OCP amendments within municipalities, rather than the current language that requires OCP's to be consistent with the RGS. The following wording has been drafted to reflect the District of Squamish's proposal:

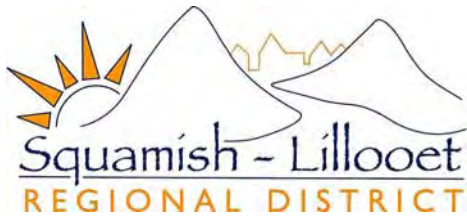
Amend Section 1.1 (a) of the RGS Bylaw No. 1062, 2008 so that it would read:

'The RGS *Settlement Planning Map* shall ~~will~~ be used in conjunction with Official Community Plans to:

- encourage compact development within Urban Areas, Master-Planned Communities, and Rural Communities,
- maintain the rural, low density character of Serviced Residential and Rural Residential Areas, and
- protect and maintain Non-Settlement Areas.

The RGS will require Electoral Area Official Community Plans to:

- (i) establish policies that are consistent with the *Regional Settlement Planning Map*;
- (ii) direct major settlement growth to the Urban Areas and Master Planned Communities;
- (iii) prevent major settlement growth in Non-Settlement Areas; and



## Request for Decision Background Report

### RGS Dispute Resolution – Moving Forward

- (iv) encourage Smart Growth strategies appropriate to the settlement types and local circumstances.

Member municipalities shall:

- (i) prepare Regional Context Statements which identify the relationship between the Official Community Plan and the Regional Growth Strategy (and if applicable, how the Official Community Plan is to be made consistent with the Regional Growth Strategy over time);
- (ii) submit the Regional Context Statement to the Squamish Lillooet Regional District Board for approval;
- (iii) once approved, amend their Official Community Plan to include the approved Regional Context Statement.

If, after the adoption of a Regional Context Statement in an Official Community Plan, a municipality proposes to amend its Official Community Plan and the amendment may affect the Regional Context Statement, the municipality will consult with the Squamish-Lillooet Regional District before proceeding with the Official Community Plan amendment.'

#### **2. Support the District of Squamish Proposed Solution # 2**

This option would entail amending the maps contained in the RGS such that all lands within municipal boundaries are designated as settlement areas.

#### **3. Develop an alternative proposal**

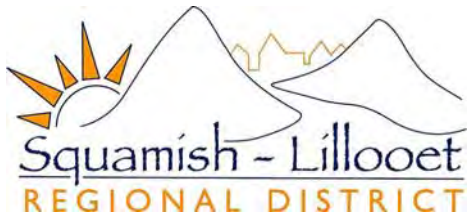
This option allows other affected local governments who have agreed to participate in the non-binding dispute resolution process the opportunity to develop another possible option for addressing the District of Squamish's concerns.

#### **4. Proceed with the RGS Bylaw 1062, 2008 as at second reading.**

#### **Explanation & Analysis of Each Option:**

1. **Option 1** redrafts Section 1.1 of the RGS to amend the mandatory tone, reflect legislative requirements and include the language contained in the District of Squamish's proposal re: consultation. This new language is similar to what is found in the Draft *Metro Vancouver Regional Growth Strategy* in Section 7.1.6 (See Appendix 3).

This change does not substantively impact the overall SLRD Regional Growth Strategy; nor does it undermine the intent of Goal 1 to encourage compact settlements



## Request for Decision Background Report

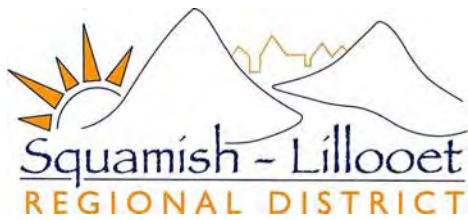
### RGS Dispute Resolution – Moving Forward

and to guide land use according to the *Regional Settlement Area Map*. However, it does remove the prescriptive tone of the language that had caused concern for Squamish and introduces a new policy for member municipalities to consult with the Regional District when considering an amendment to their OCP that is potentially inconsistent with its Regional Context Statement (“RCS”). This amendment does not and cannot change the legislation regarding member municipalities’ or elected areas’ roles and responsibilities related to OCP’s, RCS’s and their relationship to the RGS.

2. **Option 2** is the District of Squamish’s alternate solution regarding map amendments. The perceived benefit appears to be that it does not impede municipalities from making changes to their OCP’s to facilitate development that would be influenced by the policies contained in the RGS. However, this option fundamentally breaches basic planning principles and conflicts with provincial legislation and policy. Under this option, inherently non-settlement areas such as Agricultural Land Reserve (“ALR”) lands, provincial parks and protected areas, and community watersheds would be designated in the RGS for long term settlement use. At the EOF, all parties commented on the benefit of maps remaining in the RGS.
3. **Option 3** provides an opportunity for any affected local government which has chosen to participate in the non-binding dispute resolution process to formulate and suggest alternatives to the two solutions offered by the District of Squamish. This option affords the other parties a similar chance to creatively construct an alternate solution to address the District of Squamish’s concerns that may not have been contemplated by the District. If alternative amendments to the RGS are proposed, any specific text amendments should be detailed in the resolution and forwarded to the Regional District.
4. **Option 4** supports the status quo with respect to the RGS. While it does not address the District of Squamish’s objections, it does recognize the support demonstrated by all other parties’ acceptance of RGS Bylaw 1062, 2008 at second reading. It is known that the District of Squamish does not support Option 4; however, it should be considered a potential option for final proposal arbitration. To implement this option, the Board would need to resolve that the non-binding dispute resolution process has not been successful and should cease, and binding arbitration should be initiated. The current RGS could be submitted to the arbitrator as the SLRD’s preferred version.

#### **Implementation of Options:**

The process for implementing **Options 1, 2 and 3** is essentially the same. Under the non-binding dispute resolution process, any amendments to the RGS Bylaw must be referred for acceptance to each of the affected local governments via another formal referral period. Under the Act, affected local governments have 120 days to respond by resolution of their acceptance or refusal to accept the RGS (see sections 859.6 & 857 of the Act). However if all parties are generally in agreement with the change, they could provide their acceptance within



## Request for Decision Background Report

### RGS Dispute Resolution – Moving Forward

a much shorter time frame. The referral could request that all parties focus only on the amendment in question; but legally, affected local governments are not bound from deliberating on other matters contained in the RGS and potentially refusing to accept any part of, or the entire Bylaw.

To avoid this risk, another option would be to cease non-binding dispute resolution, and initiate binding arbitration, under s. 860 & 861 of the Local Government Act, preferably final proposal arbitration by a single arbitrator. Under this option, two or more “final proposals” would be considered by the arbitrator, selected according to the Act, who would review written submissions only, and would determine an outcome by choosing one of the final proposals for resolving the issue. (*For details on the arbitration process, see RGS Regulation 192/98*). Once again, any affected local government would be eligible to participate in the settlement process. During the 60 days after the arbitrator’s decision, the proposing board and the affected local governments may agree on acceptance of an RGS that differs from the one settled; otherwise, the decision of the arbitrator is binding.

As noted above, the only means of implementing **Option 4** is through binding arbitration.

#### **Closing Considerations:**

It was evident from the EOF held on September 24, 2009 that all local governments support the principles and general direction of the RGS. It was also clear from the discussion that elected representatives want to work collaboratively to resolve the RGS and ensure that each jurisdiction has flexibility to make decisions. Consistent with the sentiments expressed at the EOF, the RGS has policies and directions to ensure implementation is carried out in an open, collaborative and respectful manner (refer to Goal 9 of the RGS “*Improve Collaboration among Jurisdictions*”).

As well the RGS proposes that once the Bylaw is adopted, the SLRD and member municipalities work together to develop an Implementation Agreement to formulate an approach to implementing the RGS in an agreeable, coordinated manner and to address questions and develop guidelines related to working with and interpreting the RGS.



To: Squamish-Lillooet Regional District  
From: **Kevin Ramsay, Chief Administrative Officer**  
Date: **September 24, 2009**  
Re: **Proposed Solution to Regional Growth Strategy Dispute**

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#### Introduction

Further to the September 24, 2009 Elected Officials Forum, the following is a summary of the solutions presented by the District of Squamish to conclude the Regional Growth Strategy (RGS) process. To reiterate, the District of Squamish fully supports a robust Regional Growth Strategy, substantially in its current form. The District acknowledges the spirit of collaboration and partnership that went into creating the document and is confident this collaboration will continue through its implementation.

The District of Squamish is unable to support the RGS as proposed due to the concerns outlined below; however, the purpose of this memo is to provide a simple, concise solution to address the District's concerns.

#### Background: District of Squamish Concern

The District of Squamish objects to the Regional Growth Strategy in its current form because it impedes on decision-making authority of incorporated municipalities. In its current form, the RGS may need to be amended to accommodate unforeseen development opportunities requiring Official Community Plan amendments that may come forward in the future.

The minor and major amendment process would require municipal governments to seek approval from other local government authorities before proceeding. In the case of a major amendment to the RGS, all member municipalities, and all adjacent regional districts, would be required to approve the proposed RGS amendment before a local government could proceed with a development opportunity. This additional layer of governance categorically removes decision making from locally elected officials resulting in an unacceptable loss of local autonomy over land use decisions.

The foreseeable result is that projects may be stalled to the point that investment opportunities are lost, and has the potential to erode the collaborative spirit necessary to implement the RGS should inter-municipal disputes arise.

### Proposed Solutions

In keeping with the collaborative spirit of the RGS, and the legislative framework to collectively agree to guidelines for regional growth, the District of Squamish offers two potential solutions for consideration:

#### **1. Amend Mandatory Language in Section 1.1 (Preferred Solution)**

Amend the language in section 1.1 with language that creates a duty to consult with the SLRD on OCP amendments within municipalities, rather than the current language that requires OCP's to be consistent with the RGS.

This approach would afford local government autonomy over making OCP and other major land use decisions within their current and future municipal boundaries, while upholding the collaborative spirit of the RGS by creating a duty to consult.

New language would need to be created, similar to language found in the Draft Metro Vancouver Regional Growth Strategy in Section 7.1.6, which reads as follows:

*7.1.6 If, after the adoption of a Regional Context Statement in an Official Community Plan, a municipality proposes to amend its Official Community Plan and the amendment may affect the Regional Context Statement, the municipality will consult with Metro Vancouver before proceeding with the Official Community Plan amendment.*

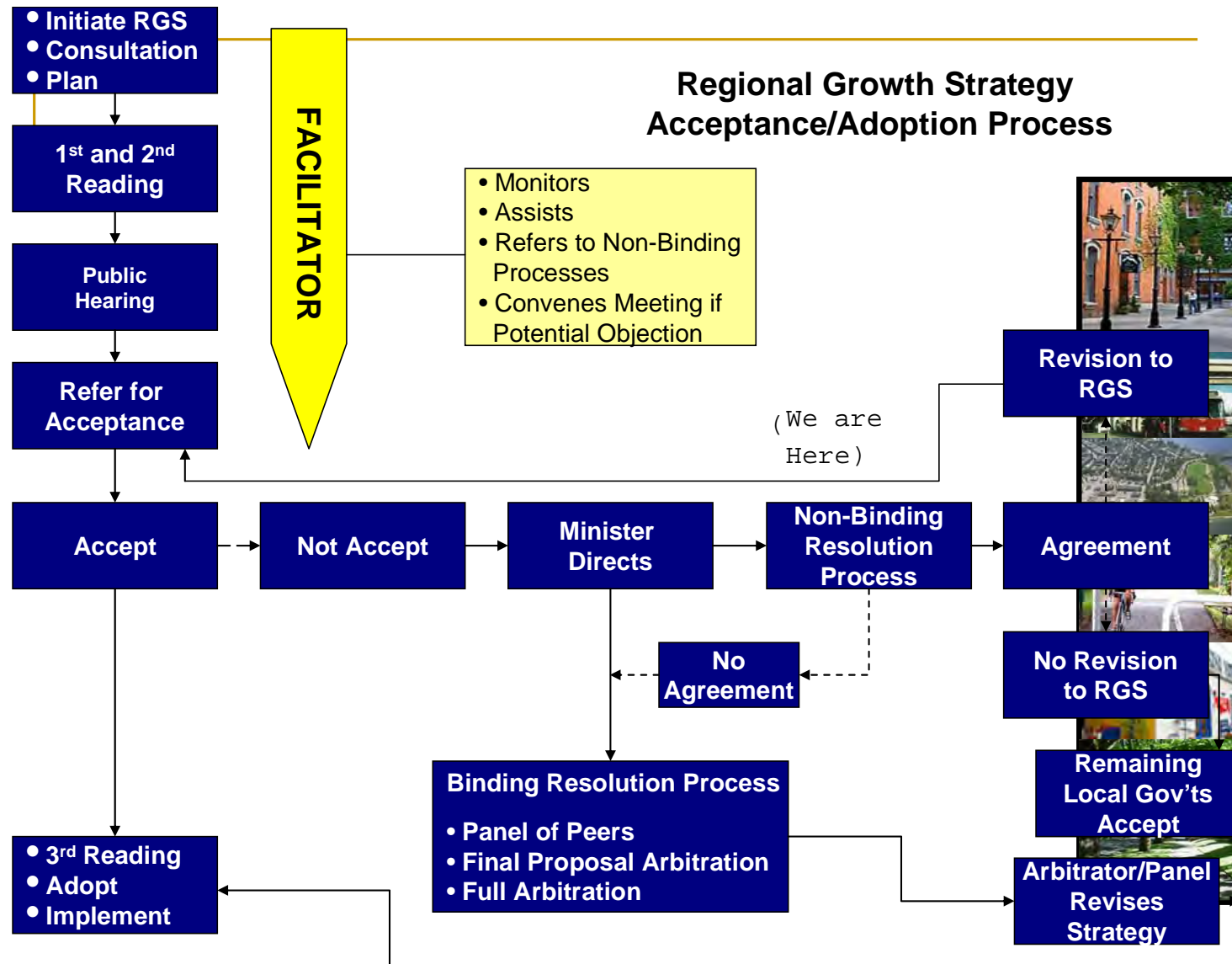
#### **2. Amend the Mapping in the RGS (Alternate Solution)**

Amend RGS mapping such that all lands within municipal boundaries are designated as settlement areas. This approach would grant similar autonomy to local governments as all lands would be considered for development on the RGS maps. Accordingly, any OCP amendments within municipalities would be consistent with the mapping in the RGS

Though a reasonable solution, it is less preferable because Squamish submits there is merit in having accurate maps to reinforce the principles of the RGS; however, without limiting the flexibility of municipalities to respond to future opportunities.

### Closing

In closing, the District of Squamish is keenly interested in drawing the RGS process to the most expedient, collaboratively driven conclusion possible. The solutions presented, with preference to proposed solution 1, will put the District in a position to support this critically important document for our region.



# 7 Implementation

## Partnerships to Achieve a Regional Vision

The adoption of a regional growth strategy is a shared commitment by member municipalities and Metro Vancouver to work together to achieve regional goals. In addition to this fundamental partnership, the actions of other levels of government and agencies and private investment are key to successful growth strategy implementation. Working collaboratively with the provincial and federal governments on major investments in the regional transportation system, expansion of affordable housing choices, and the location of public facilities will help to support the directions in the Regional Growth Strategy.

Protecting the region's agricultural land base by working with the Agricultural Land Commission (ALC) is also an important focus of the Regional Growth Strategy. Additionally, working with Aboriginal communities across the region to provide a foundation for harmonizing their development goals with the Regional Growth Strategy is vital to how our region changes in the future. The successful implementation of the Regional Growth Strategy is also dependent on access to new funding models and cost sharing arrangements and to ensuring that appropriate

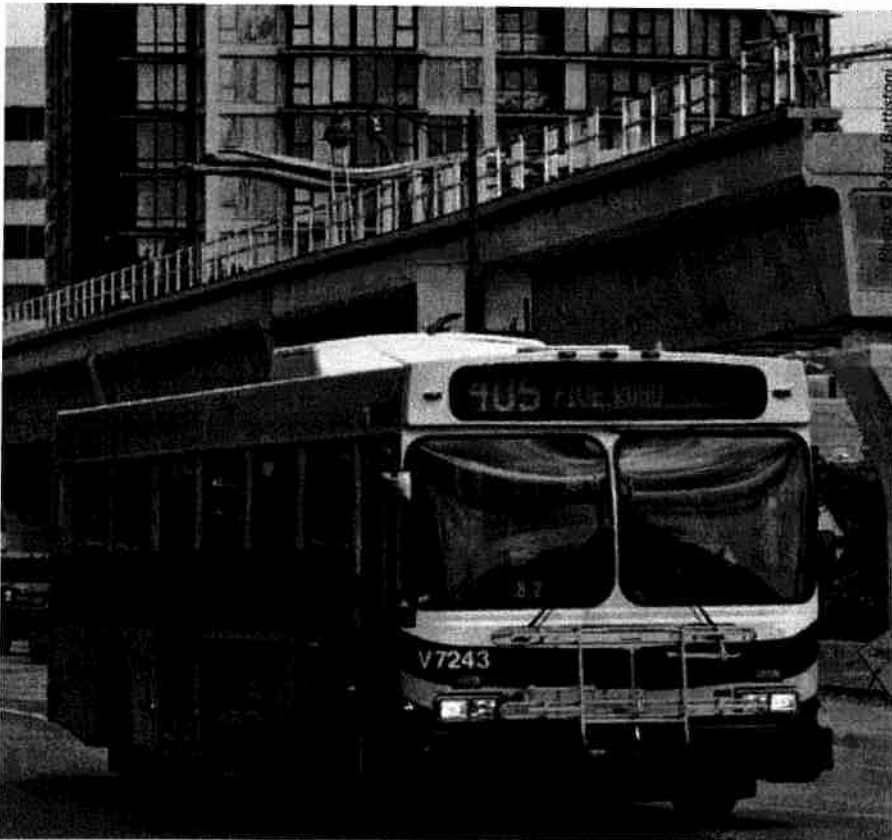
programs and services are in place to meet the needs of the region's residents.

## Making Connections with Transportation Planning and Investment

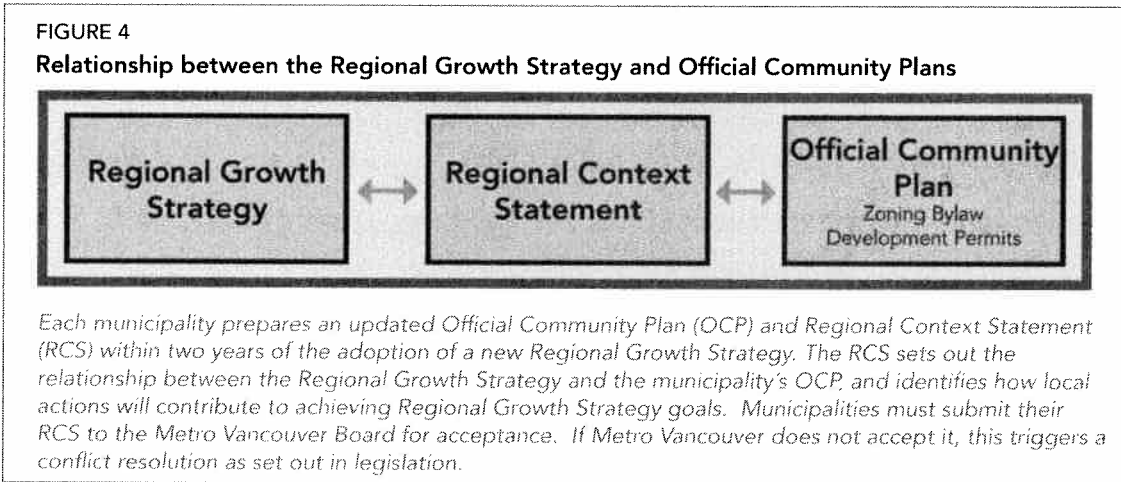
The achievement of Regional Growth Strategy goals will require close integration of land use and transportation strategies. Land use patterns are the key determinant of transportation demand. Transportation supply and demand measures, in turn, have an impact on land use patterns and travel behaviour. The successful integration of land use and transportation will require certainty in the location and timing of transit and road investment, as well as policies that help manage travel demand.

TransLink has a long term transportation plan, Transport 2040, and is also required to prepare and implement Ten Year Plans. Transport 2040 sets out general goals and strategies and shows future transit and road networks. The province also prepares provincial highway and transit plans for the Lower Mainland. The Regional Growth Strategy and the transportation plans can help provide a clear statement of priority to assist in coordinating provincial investment.

The implementation of the Regional Growth Strategy and regional and provincial transportation plans will require close collaboration between Metro Vancouver, TransLink and the province. Under provincial legislation, TransLink is required to ratify the Regional Growth Strategy. TransLink is also required to consult with Metro Vancouver regarding new transportation plans.



The following sections set out the requirements set out in the *Local Government Act*. This includes provisions related to the development of Regional Context Statements as well as provisions related to changes or amendments to the Strategy.



## 7.1 Regional Context Statements

7.1.1 Pursuant to Section 866(1) of the *Local Government Act*, municipalities will include a Regional Context Statement in their municipal Official Community Plan (OCP), which identifies the relationship between the Official Community Plan and the matters identified in the Regional Growth Strategy. If applicable, the Regional Context Statement may identify how the OCP and the Regional Growth Strategy may be made consistent over time. The Regional Context Statement must be submitted to the Metro Vancouver Board within two years of adoption of Metro Vancouver's Regional Growth Strategy.

7.1.2 The Regional Context Statement will identify how the Official Community Plan is consistent with each strategy in this document and demonstrate how all "Municipal Actions" will be implemented.

7.1.3 The establishment of the boundaries for the General Urban area, Urban Centres, Industrial areas and Industrial/Commercial areas are generally shown in the Regional Growth Strategy and their interpretation in terms of precise boundaries and any subsequent amendments to those boundaries would be in Regional Context Statements. Frequent Transit Development Corridor locations and their boundaries would be established in Regional Context Statements according to the criteria set out in the Regional Growth Strategy.

7.1.4 Pursuant to section 866 of the *Local Government Act*, the Metro Vancouver Board will respond by resolution within 120 days after receipt of the Regional Context Statement indicating whether it accepts the Regional Context Statement.

If the Board declines to accept the Regional Context Statement it will indicate the provisions to which it objects and the reasons for its objections.

7.1.5 Amendments to the Regional Context Statements will be reviewed under the same process as consideration of Regional Context Statements as set out in section 866 of the *Local Government Act*, and require a simple majority weighted vote.

7.1.6 If, after the adoption of a Regional Context Statement in an Official Community Plan, a municipality proposes to amend its Official Community Plan and the amendment may affect the Regional Context Statement, the municipality will consult with Metro Vancouver before proceeding with the Official Community Plan amendment.

## 7.2 Regional Growth Strategy Minor Amendments

7.2.1 The Regional Growth Strategy may be amended in the following ways:

- (a) amend the Urban Containment Boundary or the boundary of the areas designated Agricultural, Conservation/Recreation, or Rural;
- (b) add or delete an Urban Centre;
- (c) amend the text or tables; and
- (d) amend the maps, including the Frequent Transit Network Concept or the Regional Roads Concept.

7.2.2 For the purposes of Section 857.1(2) of the *Local Government Act*, the amendments outlined in 7.2.1 are considered minor amendments. Such amendments will be made by bylaw on an affirmative vote of two-thirds weighted vote. Amendments may be initiated by the Board or by a resolution of a member municipality. After an amendment has been initiated, the process is as follows:

(a) evaluate the proposal, including where appropriate, consideration of the following factors:

- consistency with the goals and strategies of the Regional Growth Strategy;
- impact on greenhouse gas emissions;
- the local and regional interests served through the proposed amendment;
- consistency with the protection of the region's Conservation/Recreation, Agricultural, Industrial and Industrial/Commercial areas;
- maintenance of the integrity of the Urban Containment Boundary;
- impact and cost to the regional utility, road and transit infrastructure;
- availability of transit service;
- the results of a natural hazards assessment that considers the natural features of the proposed lands and suitability for urban development; and
- identification of mitigation measures.

(b) consider first reading of an amendment bylaw and decision to notify all affected local governments;

(c) provide a period of 90 days for affected local governments to respond to the proposed amendment;

(d) consider second reading and decision to refer to a public hearing;

(e) hold a public hearing to receive public comment on the proposed amendment; and

(f) consider third reading and consider final adoption by two-thirds weighted vote.

### **7.3 Interpretation**

7.3.1 This Regional Growth Strategy applies to all lands within the boundaries of Metro Vancouver (Greater Vancouver Regional District). Lands owned by the federal government, lands owned by the provincial government, First Nations reserve lands, Bowen Island, Passage and Bowyer Island are beyond the jurisdiction of this plan unless otherwise provided for by the appropriate authorities.

7.3.2 Tsawwassen First Nation has adopted a land use plan for its lands which was deemed by the province to be consistent with the Regional Growth Strategy. At the time Tsawwassen First Nation amends its land use plan, the Regional Growth Strategy shall apply.

7.3.3 Where a regional land use boundary does not meet a parcel boundary, then the regional land use boundary shall be deemed to be approximate.

**Date:** October 20, 2009

**From:** Caroline Lamont, Manager of Development Services  
Lorien Chilton, Planning Contractor

**Subject:** Official Community Plan Update  
Council Workshop

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### **PURPOSE**

The intent of this report is to introduce the preliminary draft of the updated Official Community Plan for Council's consideration.

### **BACKGROUND**

Early in 2009, Council approved a work program for the updating of the Official Community Plan. The OCP Update project has been divided into three (3) phases: project start-up, updating the OCP and adopting the OCP. To date the OCP Update has proceeded as follows:

**Phase 1 - Project Start-Up:** This phase included establishing the work program, timeline and budget together with the Status Report Deliverable, critiques of the current OCP, identifying key goals, and a communications and consultation plan. This phase of the project was completed in late Spring. The status report is effectively an overview of the character of Pemberton's population and lands base.

**Phase 2 – Updating the OCP** – This phase of the project was initiated at the time of the Village's Annual General Meeting/Town Meeting. Interactive displays were prepared that not only provided information about Pemberton but also assisted resident's in completing a questionnaire. The intent was to collect opinions and preferences on an array of community planning directions. The **Sustainability Framework** was prepared and was supported by the Advisory Land Use Commission. During the late summer and early fall, staff prepared the draft **Planning Directions** and **Policies** in response to community input, existing OCP policies and other more progressive OCP documents being applied in similar communities within BC.

The next step in the work program is host a community workshop on the draft policies, and land use designations and mapping. Prior to scheduling this meeting, however, staff requires Council's input on the preliminary directions currently contained within the draft document as well as initial discussions on future land use designations. The following section of this report provides an overview of the draft OCP.

## **DRAFT OCP UPDATE**

The draft OCP Update is attached as Appendix A. The approach staff has taken in the format of the OCP is to be an organized and concise document that can be easily understood by the community as a whole. The directions, policies and actions that follow out of the new OCP are intended to be consistent with the **Sustainability Framework**. The following highlights the notable changes to the document:

- The **Sustainability Framework** is a new component of the OCP. It is intended to be the fundamental vision for the community to direct land use policies and decisions (Council may also want to consider its future relationship with the Village's Strategic Plan);
- **Land Use Directions** are effectively key land use related goals for the Village with which the policies, designations, guidelines and actions are development from and consistent with;
- **Land Use Policies** further frame the Directions towards the implementation of the required actions; and
- The **Land Use Designations** are no longer integrated with the **Policies** but rather comprise their own section. This allows the **Policies** to be more "action" rather than "regulatory" oriented. The **Land Use Map** responds to the **Designations**, whereby the other **Mapping** corresponds with the **Policies**.

At this time, staff has not yet prepared the **Introduction, Development Permit Areas, Mapping, Monitoring Program and Action Plan**. The **Introduction** can not be finalized until the process is completed. In addition, Council must specifically workshop the Regional Context Statement as well as the Green House Gas Emission targets. It is staff's recommendation that both these components of the OCP be addressed at a subsequent workshop later in the fall.

## **COUNCIL REVIEW**

The intent of this workshop is to gather Council input on the preliminary draft of the Updated OCP. In particular, Council should provide feedback on the following:

- document format/organization (rather than wordsmithing);
- **Sustainability Framework**;
- **Planning Directions**;
- **Planning Policies**; and
- **Land Use Designations**.

At the workshop, Council should focus on the intent of the contents, noting the statement's appropriateness and if any inherent conflicts exist. Please recognize that at this stage in the process the directions and policies should not define specific actions (i.e. create a Business Improvement Area, expand One Mile Lake, etc). It is anticipated that the Actions will be developed towards the end of the year.

In addition, staff would like Council to review the existing OCP land use designations and determine if they are appropriate for the updated document or whether either alternative or new

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designations would be appropriate. Staff would particularly like Council to focus on the following areas in the mapping designations:

- Highway 99 Corridor;
- East quarter of the Highschool Site;
- Downtown (extent);
- Rutherford;
- Benchalnds; and
- Future Expansion Areas.

Staff would also appreciate input on the forthcoming public consultation process.

### **DIRECTION**

Staff, therefore is requesting Council's consideration of the draft OCP Update. Further Council should also identify an appropriate time period for the next phase of public engagement. It is staff's preference that such consultation take place by mid November to include both a workshop and open house format.

### **Appendices:**

- Appendix A – Draft OC*
- Appendix B – Existing OCP Land Use Map*
- Appendix C – ALUC Draft Minutes*

**UPDATED**  
**OFFICIAL COMMUNITY PLAN**  
*preliminary draft for Council comment*



*October 15, 2009*

# Village of Pemberton Updated Official Community Plan Table of Contents

- 1.0 Introduction
- 2.0 Pemberton's Sustainability Framework
- 3.0 Community Planning Directions
- 4.0 Community Planning Policies
- 5.0 Land Use Designations
- 6.0 Development Permit Areas
- 7.0 Schedules and Mapping
- 8.0 Monitoring Program
- 9.0 Action Plan

## 1.0 INTRODUCTION

- What is an Official Community Plan/Legislative Requirements?
- How was this Official Community Plan prepared?
- What is contained within the Pemberton Official Community Plan?
- How does the Official Community Plan relate to other municipal plans and bylaws?
- Regional Context Statement
- Greenhouse Gas Targets

## 2.0 PEMBERTON'S SUSTAINABILITY FRAMEWORK

### 2.1 Why a Sustainability Framework

The term sustainability for the purposes of this document means meeting the needs of today's generation without compromising the ability of future generations to meet theirs.<sup>1</sup> In the past several years both the provincial and federal governments have indicated that municipalities should develop integrated comprehensive sustainability plans, which can be achieved in part through an Official Community Plan. It is the Village's intent that the updated OCP will adopt certain sustainability-driven goals that will direct the community towards the integration of social, economic and environmental priorities. The following Sustainability Framework was developed from results of a community questionnaire and subsequent engagement.

### 2.2 Pemberton's Sustainability Framework

**Our community is habitat.**

We are in a relationship with the natural world and will strive to protect and enhance the environment that sustains and nourishes us.

**Our community flourishes because local economy is nurtured.**

A vibrant, diverse and supported local economy enables creative, intellectual and material fulfillment of our citizens.

**In our community, all are valued.**

We honour diversity and seek to provide a place to live, work and play that is inclusive, healthy and safe for all.

**We know where we are because we know our roots.**

We value that which makes Pemberton distinctive. We ground our unique sense of place in our people, history, culture and physical setting.

**Our community chooses to tread lightly.**

We reduce the consumption on non-renewable resources as part of our accountability to future residents of this village and valley.

**We work together.**

In governance, we pursue processes and make decisions that engage and respect present and future citizens.

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<sup>1</sup> Report of the Brundtland Commission, [\*Our Common Future\*](#), was published by Oxford University Press in 1987.

### 3.0 COMMUNITY PLANNING DIRECTIONS

*Community Planning Directions are certain principles that the community has indicated are fundamental in the planning and development of the Village. These Directions are the next step in moving Pemberton towards addressing its Sustainability Framework and the advancing policies and action plans.*

1. Growth is managed with community priorities.
2. The built environment respects Pemberton's small town character.
3. Community facilities accommodate resident's needs for lifelong learning and leisure.
4. Pemberton offers a diverse recreational experience through a system of parks, trails and open spaces.
5. Infrastructure accommodates the needs of Village and new growth areas.
6. A range of transportation options are promoted and accommodated.
7. There is recognition and support for a healthy and diverse economy.
8. Agriculture and related businesses are retained and encouraged.
9. Pemberton provides a stock of livable, affordable and secure housing.
10. The natural environment is preserved and protected.
11. Local decision making is collaborative and open.

## 4.0 COMMUNITY PLANNING POLICIES

*Community Planning Policies respond to each of the principles contained within the Community Planning Directions. These Policies are intended to further clarify Pemberton's expectations for growth and development ensuring that they are also consistent and integrated with the Sustainability Framework. Planning Policies are not yet identifying specific action, but rather are framing the preferred approach.*

### 4.1 Growth is managed with community priorities

Growth in Pemberton shall be managed as to:

- Ensure there is sufficient land and resources for future settlement, employment, and leisure needs.
- Provide a reasonable growth rate, whereby community facilities, infrastructure and services can keep pace;
- Make efficient use of land that is deemed appropriate for development through embracing applicable Smart Growth principles<sup>2</sup>;
- Ensure an integrated approach to regional planning within and immediately adjacent to municipal boundaries;
- Respect and protect significant natural features and ecosystems;
- Create a complete community whereby the downtown is surrounded by unique, vibrant neighbourhoods;
- Maintain Downtown Pemberton as the dominant commercial node, as well as a cultural and social focal point;

### 4.2 The built environment respects Pemberton's small town character.

Pemberton's built environment (buildings, structures, and site design) shall:

- Support architectural styles that complement the existing scale of the town;
- Address our variable climate, functional requirements and if appropriate, traditional building materials;
- Embrace green building *best practices*<sup>3</sup>;
- Encourage the design of distinctive buildings that reflect the local community's history and culture; and
- Preserve and promote our historic buildings, monuments, sites and natural features; and
- Offer an interesting, convenient and pedestrian-friendly downtown.

### 4.3 Community facilities accommodate resident's needs for lifelong learning and leisure.

Pemberton's community facilities shall:

- Accommodate the lifecycle needs of residents of all ages and abilities;
- Provide safe, accessible and convenient facilities for artistic, cultural, academic, leisure and recreational expression, activities and learning;
- accommodate community's needs for health and wellness services;

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<sup>2</sup> Smart Growth Principles refer to: <http://www.smartgrowth.bc.ca/Default.aspx?tabid=133>

<sup>3</sup> A best practice is a technique or methodology that, through experience and research, has proven to reliably lead to a desired result.

- continually increase and enhance indoor and outdoor facilities catering to all seasons;
- balance the provision of amenities with the community's fiscal resources and capacity;
- encourage the development, integration and shared community use of publicly accessible facilities;
- enhance and expand existing community amenities to meet growing and evolving needs; and
- recognize the value of natural amenities that are within municipal boundaries considered to be both frontcountry and backcountry areas.

#### 4.4 Pemberton offers a diverse recreational experience through a system of parks, trails and open spaces.

Parks, trails and open spaces shall:

- Provide parks and open spaces to support the current and future population's needs and interests;
- Ensure parks and open spaces are located within a 5-10 minute walk of every resident and geographically distributed to serve the population equally;
- Ensure that all parks are physically and economically accessible to residents;
- Actively use parks and open spaces to preserve sensitive ecological areas, natural resources, and wildlife habitat and transportation corridors; and
- Create a park and open space network that is sustainable.

#### 4.5 Infrastructure accommodates the needs of Village and new growth areas

Village infrastructure shall:

- Provide municipal services in a cost-effective manner;
- Embrace green building *best practices*;
- Ensure water sources and reservoirs meet or exceed senior government quality and quantity requirements;
- Promote water conservation initiatives;
- Embrace recycling, reusing and reducing programs as to decrease solid waste production, moving towards a goal of zero waste;
- Work towards becoming a Bear Smart Community;
- Ensure new development contributes to the costs of capital infrastructure works but also ongoing maintenance;
- Integrate the needs of new growth areas into the Village's long term service planning;
- Ensure that all developed areas in the Village have access to adequate protection of emergency firefighting services;
- Be a Fire Smart Community;
- Promote the establishment of a modern communications network (i.e. Internet, phone); and
- Facilitate renewable and sustained energy options for the community.

#### 4.6 A range of transportation options are promoted and accommodated.

Transportation initiatives in for Pemberton shall:

- Accommodate the community's mobility needs for all stages of life and during all seasons;
- Provide increased opportunities for four-season travel by means other than the private automobile;
- Embrace the directions of the Pemberton and Area C Trail Master Plan;
- Increase trail and road connectivity efficiencies between the Village and the surrounding region;
- Establish a sense of arrival to the downtown catering to vehicular, transit and pedestrian/cyclist traffic;
- Encourage transportation systems that utilize renewable energy sources and have minimal impact on air quality;
- Establish traffic patterns that move automobiles efficiently while ensuring the safety of pedestrians and cyclists;
- Provide safe, efficient and effective transportation connections between the Village and the surrounding employment and population centres (notably Mount Currie/ Xit'olacw, and Whistler);
- Ensure that the transit service meets the needs of the work force, local residents, persons with disabilities, seniors and visitors;
- Ensure sufficient parking is provided to meet the day to day needs of businesses, residents and visitors;
- Support the continued enhancements that improve the safety and efficiency of Highway 99; and
- Continually work towards universal access throughout the community.

#### 4.7 There is recognition and support for a healthy and diverse economy

Pemberton recognizes that a healthy and diverse local economy shall:

- Ensure and appropriate supply of zoned lands available for economic generators that will move us towards meeting our Sustainability Framework;
- Continue to provide a development approval process that is professional, certain and efficient;
- Continue to engage local business stakeholders in local land use decisions;
- Recognize that the Village is a partner in local economic enhancement economic vitality;
- Promote heritage, arts and culture as pillar industries that provide stable and diverse revenue sources;
- Work with local stakeholders to implement the Downtown enhancement strategic directions; and
- Promote an expanding commercial sector including knowledge and home based businesses;
- Enable industrial lands to have the flexibility to capture a range of functions to encourage sustained economic opportunities; and
- Work to expand the educational opportunities in the Pemberton area that benefit and are integrated with the community's economic and social well-being.

#### 4.8 Agriculture and related businesses are retained and encouraged

The retention and encouragement of agriculture and related businesses in Pemberton shall:

- Preserve productive farmland;
- Promote local food production and sales;
- Accommodate community supported agricultural opportunities and land uses; and

- › Support a wide range of agricultural practices and preserve land to build local food protection capacity

#### 4.9 Pemberton provides a stock of livable, affordable and secure housing.

Housing in the community shall:

- › Enhance the supply and quality of rental housing for low income households;
- › Assist in providing a variety of affordable ownership housing options for young families, first time home purchasers, and those seeking to move up the property ladder;
- › Encourage housing designed to meet the changing household needs and allow seniors to age in place;
- › Facilitate the development of housing for seasonal workers; and
- › Facilitate the provision of housing services and supports for Pemberton's vulnerable populations.

#### 4.10 The natural environment is protected and protected

To protect the natural environment, the Village shall:

- › Support the establishment of an extensive network of green spaces that include such areas as natural habitat, riparian areas, environmentally sensitive areas, water sheds and wildlife corridors.
- › Integrate development into the natural environment over time in a way that capitalizes on ecological functions, and avoids or manages risks associated with natural hazards;
- › Preserve, protect and enhance areas defined as environmentally sensitive unless mitigating measures can be taken to minimize the negative impacts;
- › Establish, maintain, and enhance greenway corridors and natural habitat connectivity for wildlife movement;
- › Ensure potable water provision, storm water management, and flood control measures are designed to maintain the integrity of the streams, lakes, riparian areas, and wetlands, while adequately servicing residents;
- › Protect riparian stream corridors and wetlands in support of fish and aquatic habitat and the overall health of the ecological system;
- › Foster the conservation and efficient use of energy and other resources in buildings, vehicles and infrastructure;
- › Develop strategies to reduce greenhouse gas emissions in accordance with municipal targets;
- › Protect the natural ecosystem from disruptive invasive species;
- › Continue to identify and development innovative *best practices* for air quality management; and
- › Visual impacts are appropriately managed to retain the quality of the dark sky and public view corridors.

#### 4.12 Local decision making is collaborative and open

- › Continue to coordinate planning initiatives with the Squamish Lillooet Regional District, , Lil'wat Nation and senior government;
- › Support and value local involvement in the establishment of community land use directions;

- Collaborate with the development industry and other stakeholders on future land use directions;
- Provide innovative and proactive leadership throughout the community;
- Cultivate and embrace partnerships with community stakeholders and interests;
- The Village is committed to providing opportunities for its citizens to engage in meaningful participation in the community decision making process;
- Strengthen relationships with First Nations and work to capitalize on common opportunities; and
- Harmonize and align land use planning approaches and activities with other initiatives with the community.\

## 5.0 LAND USE DESIGNATIONS

***Downtown Commercial*** - means the downtown core of the Village of Pemberton and includes residential, commercial, service, mixed use, civic, institutional, parks and open spaces, light industrial and transportation and utilities uses. This designation would accommodate uses including residential (single family and multi-unit housing), commercial and mixed-use commercial buildings (retail shops, personal and household services and restaurants), commercial accommodation, places of worship and education, neighbourhood parks and recreational facilities and civic institutions and assembly.

***Residential Neighbourhoods*** means local neighbourhoods as well as complimentary local commercial and institutional uses (e.g. places of worship or schools), parks and open spaces typically found within residential areas and that are located outside of areas designated as the downtown core. The designation would accommodate uses including residential (single family and multi-family housing), ancillary local commercial convenience shopping areas and neighbourhood parks.

**Mixed Use Commercial means** areas with ground level commercial uses (e.g.?????) with complimentary office, professional services, and/or residential uses allowed above the first floor. The designation would accommodate uses including retail, personal service, office, recreation and assembly.

**Gateway Commercial** means commercial uses able to accommodate customers arriving by automobile for local or tourist commercial uses whereby uses may not be able to be accommodated within the Downtown Commercial area. The designation would accommodate uses including commercial accommodation, campgrounds, restaurants, commercial services, recreation, artisans, professional offices, civic functions and service stations.

**Employment and Industrial** means employment centre including general, light, service, and heavy industrial uses. The designation would accommodate uses including warehouses, storage facilities, transportation facilities, trades, utilities, manufacturing and processing, professional offices with ancillary residential and retail uses.

**Civic and Institutional/Public** means facilities located outside the area designated as downtown, residential neighbourhoods or gateway commercial. The designation would accommodate uses that meet specific community needs related to health and welfare services, places of worship and education and government functions (municipal offices, parks, utilities, parking, and assembly).

**Rural Resource Uses** means agricultural land, resource extraction and processing areas, utilities, recreation, and rural residential areas. The designation would accommodate uses including rural residential, agricultural production and facilities, gravel extraction facilities and large lot residential uses not connected to municipal services.

**Open Space, Greenway Corridors and Ecological Reserves** means major recreational or wildlife greenway corridors, riparian corridors of key streams and rivers, selected areas within the 200 year floodplain, and areas identified as ecological reserves or conservation areas.

The designation would accommodate habitat and ecological protection areas, watersheds, culturally significant areas and riparian areas.

**Parks and Recreation** means lands permanently set aside for community parks, recreation areas and trails (provincial parks and campgrounds, golf courses and municipal parks).

**Public Facilities and Utilities** means major transportation and utility facilities located outside areas designated downtown, gateway or residential neighbourhoods. The designation would accommodate uses such as the airport, waste water treatment plant, electricity substations, wells and other public utilities.

## 6.0 DEVELOPMENT PERMIT AREAS

## 7.0 SCHEDULES AND MAPPING

Schedule A - Land Use

Schedule B - Growth Areas

Schedule C - Cultural Areas

Schedule D - Areas with Environmental Sensitivity

Schedule E - Riparian Areas

Schedule F - Public View Corridors

Schedule G - Trails Plan

Schedule H - Parks and Open Spaces

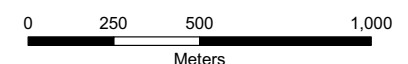
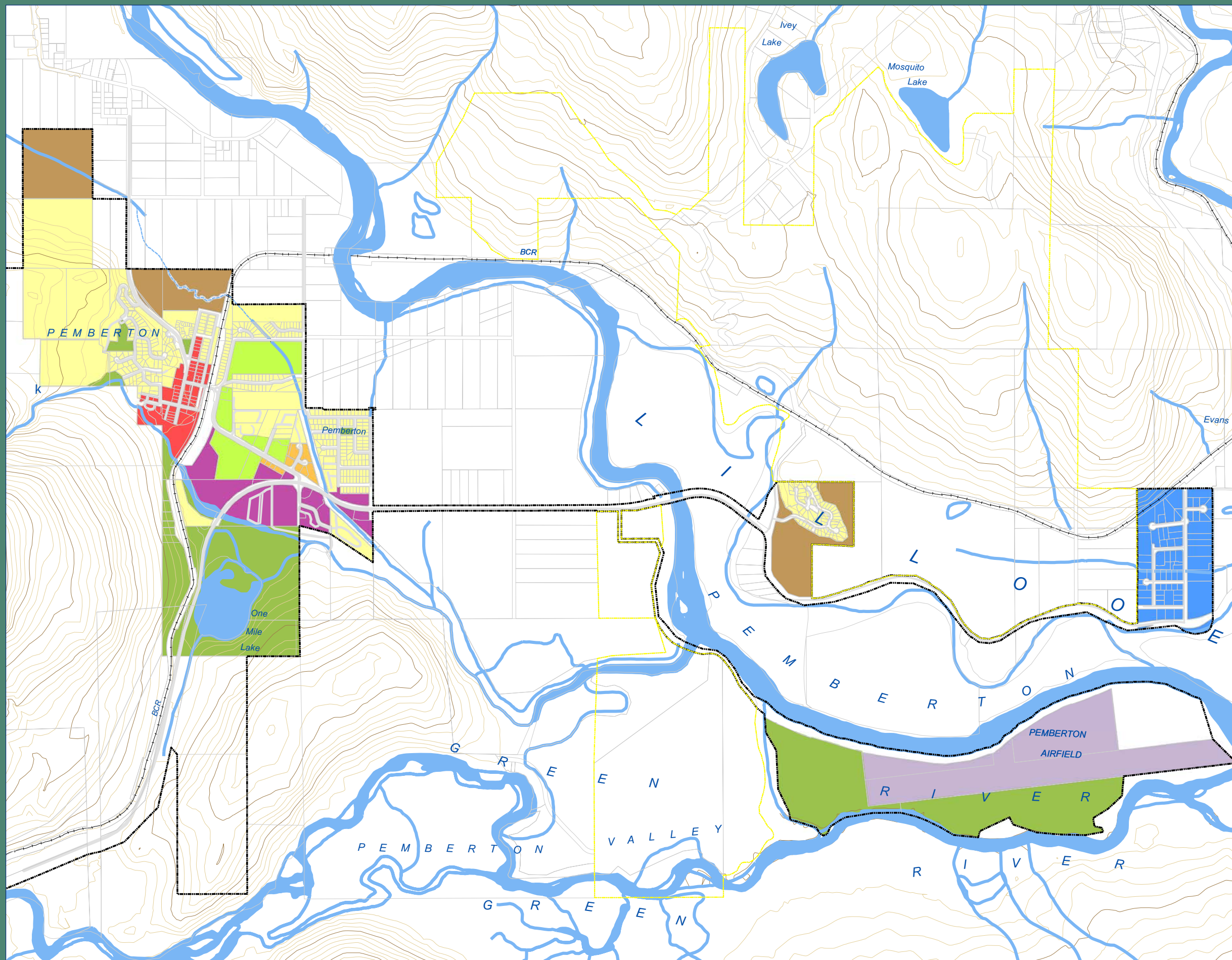
Schedule I - Natural Hazard Areas

## 8.0 ACTIONS

# OCP Land Use Designations

## Legend

- Boundary
- VoP Core
- VoP Expansion
- OCP Land Use Designations**
- Agriculture
- Airport
- Commercial - Gateway
- Commercial - Highway Frontage
- Commercial - Town Centre
- Community Facility
- Industrial
- Park
- Residential
- Cadastral
- Integrated Cadastral Fabric
- Hydrography**
- River
- Dyke Reserve
- Culvert
- Lake/River
- Transportation**
- Rail Line
- Road
- Elevation Contour
- Index Contour (100m)
- Intermediate Contour (20m)



General: The Village of Pemberton does not assume responsibility for the correctness of this map. This map is intended for general reference only. For specific legal plan information, refer to legal survey plans at the Village Hall. Users of the digital form of this map are advised that it is the product of scanned original base mapping, not coordinate geometry. Accuracy should be checked.

Data: Data for this map is provided by the Province of BC, the SLRD and the Village of Pemberton.1:20,000 TRIM Derived. Cadastral information is provided by the BC Consolidated Base Mapping Integrated Cadastral Fabric via ICIS.

Production: This map was produced for the Village of Pemberton. June '09.

Rent	Rates	Size/sq. f.	Cost/sq.f. (no land)	Total	Return 8%	Taxes + Strata	Rent Needed
1 bedroom	\$922	600	\$250	\$150,000	12,000	\$3600	\$1300
2 bedroom	\$1341	800	\$250	\$200,000	16,000	\$4800	\$1733
3 bedroom	\$1682	1200	\$250	\$300,000	24,000	\$6000	\$2500

Buy	Can Afford	@ \$350.0sq.f.
Married Couple	297,000	848.5714
Single parent family	156,000	445.7143
One Person	124,000	354.2857

It was concluded that rental housing (other than suites) is incredibly difficult to have developers build as there is no profit margin. There was a question as why there is so much emphasis on rental housing.

### Regulatory Process

- It was commented that in order to offer quality affordable housing, it may be necessary to look at the option to offer incentives or relax the mandatory requirements (parking, amenities, D.C.C.).
- It was commented that until the economic base in Pemberton become stronger, the residents are still dependant on work in Whistler and therefore a car is necessary and therefore parking requirements should not be changed.
- The development process should pre-zone sites for more affordable housing uses so that there is certainty for developers/investors.

### Housing for special needs or at-risk populations

- The Commission supported the direction of the draft strategy.

The next step will be to have Public Consultation on the Affordable Housing Strategy as well as work with the Pemberton Housing focus group.

## 3) OFFICIAL COMMUNITY PLAN UPDATE

Caroline Lamont gave an overview of the Official Community Plan Update. The Village of Pemberton is seeking feedbacks on the Official Community Plan update particularly on the three following subjects:

### 1. Sustainability Framework

- The committee felt that the sustainability framework wording was great. The comments were that it was non-preachy, not textbook and personal & that it captured the Pemberton community.

### 2. OCP Table of Content

- The Commission reviewed the outline and was in general support.

### 3. Future Land Use

- The Committee members expressed interest in received additional information with regards to potential land that could be re-designated. The Development Services Department will provide these details for additional Commission comment.
- A pro-active approach of re-designating land is encouraged to facilitate desirable uses in the future, particularly to provide for economic generators while ensuring acceptable growth patterns.
- Caroline commented that stand alone amendments will be used if the boundary expansion proceeds in front of the OCP. Further if a more comprehensive municipal restructuring is approved by the province, a more comprehensive OCP process will be necessary.

4) **NEXT MEETING DATE: TBA**

T

5) **ADJOURNMENT**

Moved/Second

**THAT** the Advisory Land Use Committee meeting be adjourned.

**CARRIED**

At 8:45 p.m. the meeting was adjourned.

This is a true and correct copy of a meeting of the ALUC of the Village of Pemberton, held August 18, 2009.

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Chair