

## VILLAGE OF PEMBERTON

### BYLAW NO. 594, 2007

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#### Being a bylaw to amend the Village of Pemberton Official Community Plan Bylaw No. 435, 1999

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**WHEREAS** Section 876 of the *Local Government Act* enables a Council to amend its Official Community Plan from time to time;

**AND WHEREAS** the Benchlands Neighbourhood Concept Plan has been prepared to guide land use and infrastructure decision making for the future development of the Village's primary growth area;

**AND WHEREAS** Village Council is desirous of incorporating the Benchlands Neighbourhood Concept Plan into the overall Official Community Plan;

**NOW THEREFORE** the Council of the Corporation of the Village of Pemberton in open meeting assembled **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as "Village of Pemberton Official Community Plan Bylaw No. 435, 1999 Amendment Bylaw No. 594, 2007."
2. Village of Pemberton Official Community Plan Bylaw 435, 1999 is amended as follows:
  - a) Schedule 1 (Section 3 - Policy 2) is deleted and replaced with the following:

*"The Benchlands Area has been identified on Schedule A (Land Use Plan) as an area subject to the Benchlands Neighbourhood Concept Plan. The development of the Crown and adjacent private land shall take place in accordance with the Benchlands Neighbourhood Concept Plan that is attached as Schedule D (Benchlands Neighbourhood Concept Plan.) Amendments to the Zoning Bylaw shall be consistent with the Benchlands Neighbourhood Concept Plan."*
  - b) Schedule 1 (Section 3 - Policy 3) is deleted and replaced with the following:

*"The Village will encourage the developers of land with the Benchlands Neighbourhood Concept Plan area to work towards including a range of housing types and densities in their development proposals as part of rezoning applications."*

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- c) Schedule 1 (Section 4 - Development Permit Area 5) is added as follows:

*“ Development Permit Area No. 5: Benchlands Neighbourhood is identified on Schedule C (Development Permit Areas) and the applicable guidelines are contained within the Benchlands Neighbourhood Concept Plan. (Sections 5.1 – 5.3). Development Permit Areas 1 and 2 for multi family residential and commercial development will apply respectively. ”*

- d) Schedule A (Land Use Plan) is amended in accordance with Schedule 1 of this Bylaw.
- e) Schedule C (Development Permit Areas) is amended in accordance with Schedule 2 of this Bylaw.
- f) Schedule D (Benchlands Neighbourhood Concept Plan) is added and is attached as Schedule 3 of this Bylaw.

**READ A FIRST TIME** this 6th day of March 2007.

**READ A SECOND TIME** this 10<sup>th</sup> day of July, 2007.

**PUBLIC HEARING HELD** this 31<sup>st</sup> day of July, 2007.

**READ A THIRD TIME** this 14<sup>th</sup> day of August, 2007.

**RECONSIDERED AND FINALLY ADOPTED** this 14<sup>th</sup> day of August, 2007.

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Mayor

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Clerk

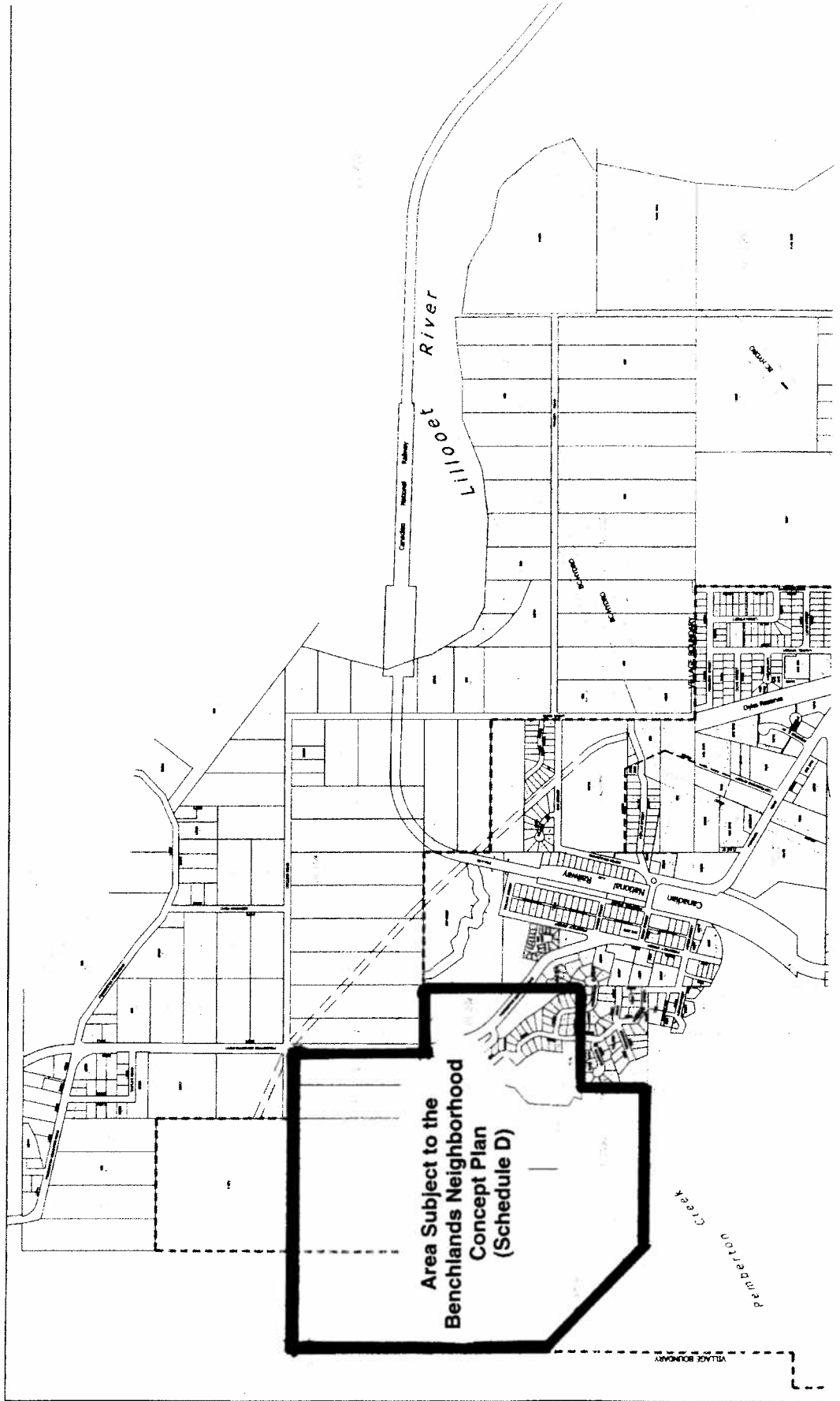
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**THE CORPORATION OF THE VILLAGE OF PEMBERTON**

**BYLAW NO. 594, 2007**

**SCHEDULE "1" TO BYLAW NO. 594, 2007**

**SCHEDULE 1  
BYLAW No. 594, 2007  
(LAND USE PLAN)**



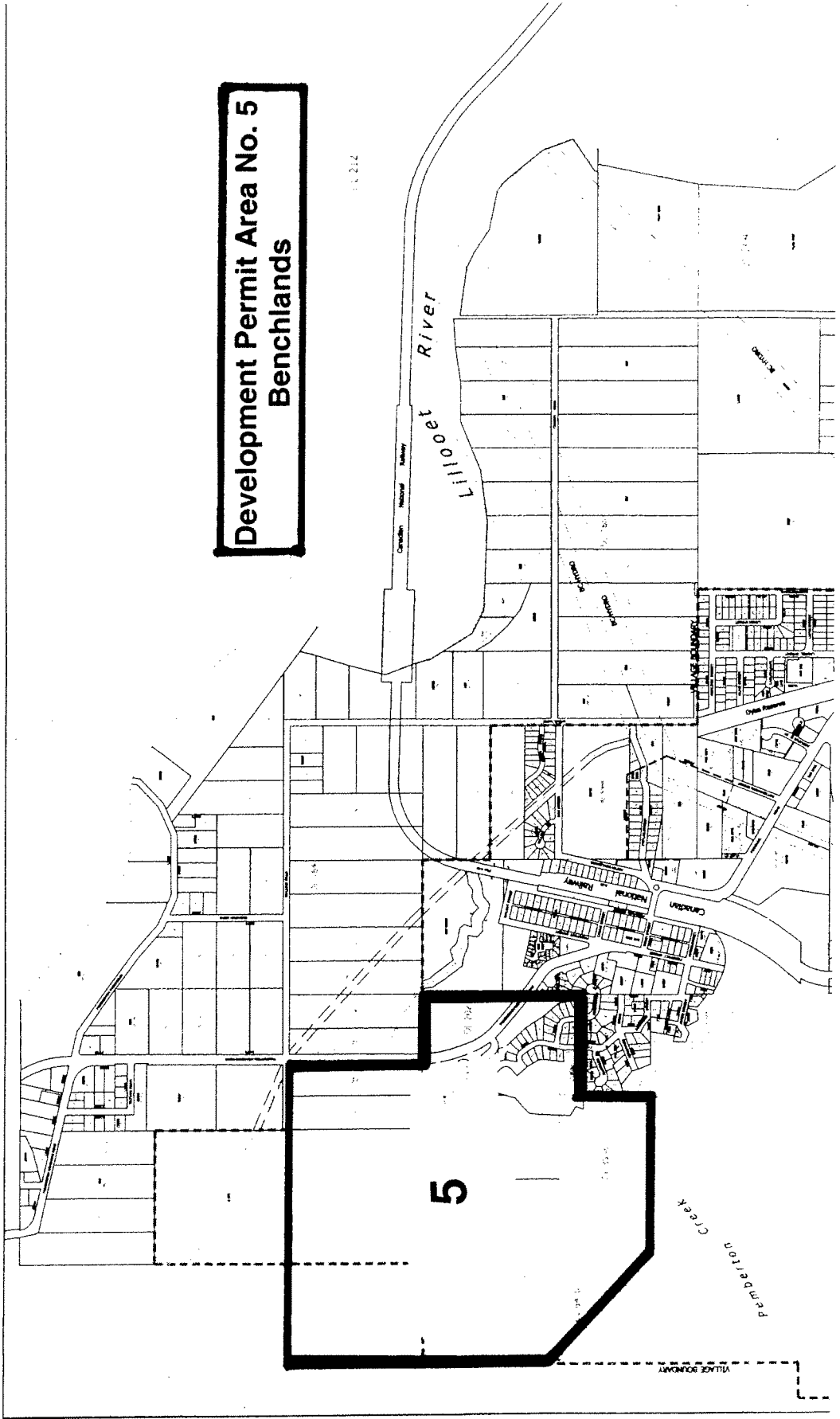
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**THE CORPORATION OF THE VILLAGE OF PEMBERTON**

**BYLAW NO. 594, 2007**

**SCHEDULE "2" TO BYLAW NO. 594, 2007**

**SCHEDULE 2  
BYLAW No. 594, 2007  
(DEVELOPMENT PERMIT AREAS)**



**Development Permit Area No. 5  
Benchlands**

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**THE CORPORATION OF THE VILLAGE OF PEMBERTON**

**BYLAW NO. 594, 2007**

**SCHEDULE "3" TO BYLAW NO. 594, 2007**