

THE CORPORATION OF THE VILLAGE OF PEMBERTON

BYLAW No. 588, 2007

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

WHEREAS the Council may amend its Official Community Plan from time to time;

AND WHEREAS the Council of the Village of Pemberton deems it desirable to adopt design guidelines for a portion of the Pemberton Industrial Park and designate said area as Development Permit Area No. 4;

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 "Official Community Plan Amendment (Industrial Park Development Permit Area 4) Bylaw No. 588, 2007."
2. Schedule C of Official Community Plan Designation Bylaw No. 435, 1999 is amended by re-designating the land crosshatched on Schedule 1 of this Bylaw from Development Permit Area No. 3 (Highway Frontage Commercial) to Development Permit Area No. 4 (Industrial) and designating the land shown on Schedule 2 as Development Permit Area No. 4 (Industrial).
3. Schedule 1 of Official Community Plan Designation Bylaw No. 435, 1999 is amended by creating Development Permit Area No. 4 Industrial.
4. Schedule 1 of Official Community Plan Designation Bylaw No. 435, 1999 is further amended by adopting Development Permit Area No. 4 Guidelines as set out in Schedule 2 of this Bylaw.

READ A FIRST TIME this 20th day of March, 2007.

READ A SECOND TIME this 14th day of August, 2007

PUBLIC HEARING HELD this 16th day of October, 2007.

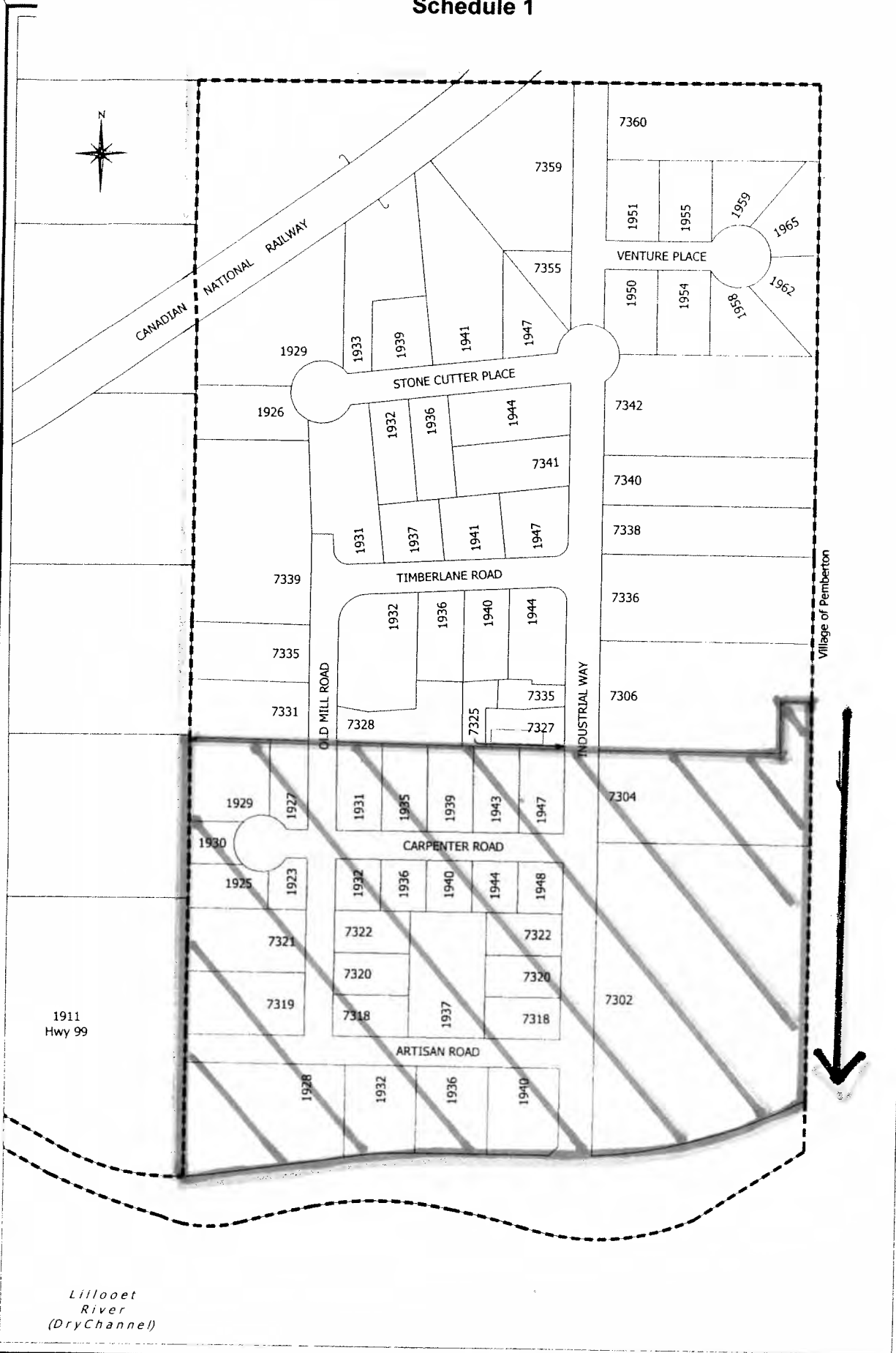
READ A THIRD TIME this 16th day of October, 2007.

RECONSIDERED AND FINALLY ADOPTED this 16th day of October, 2007.

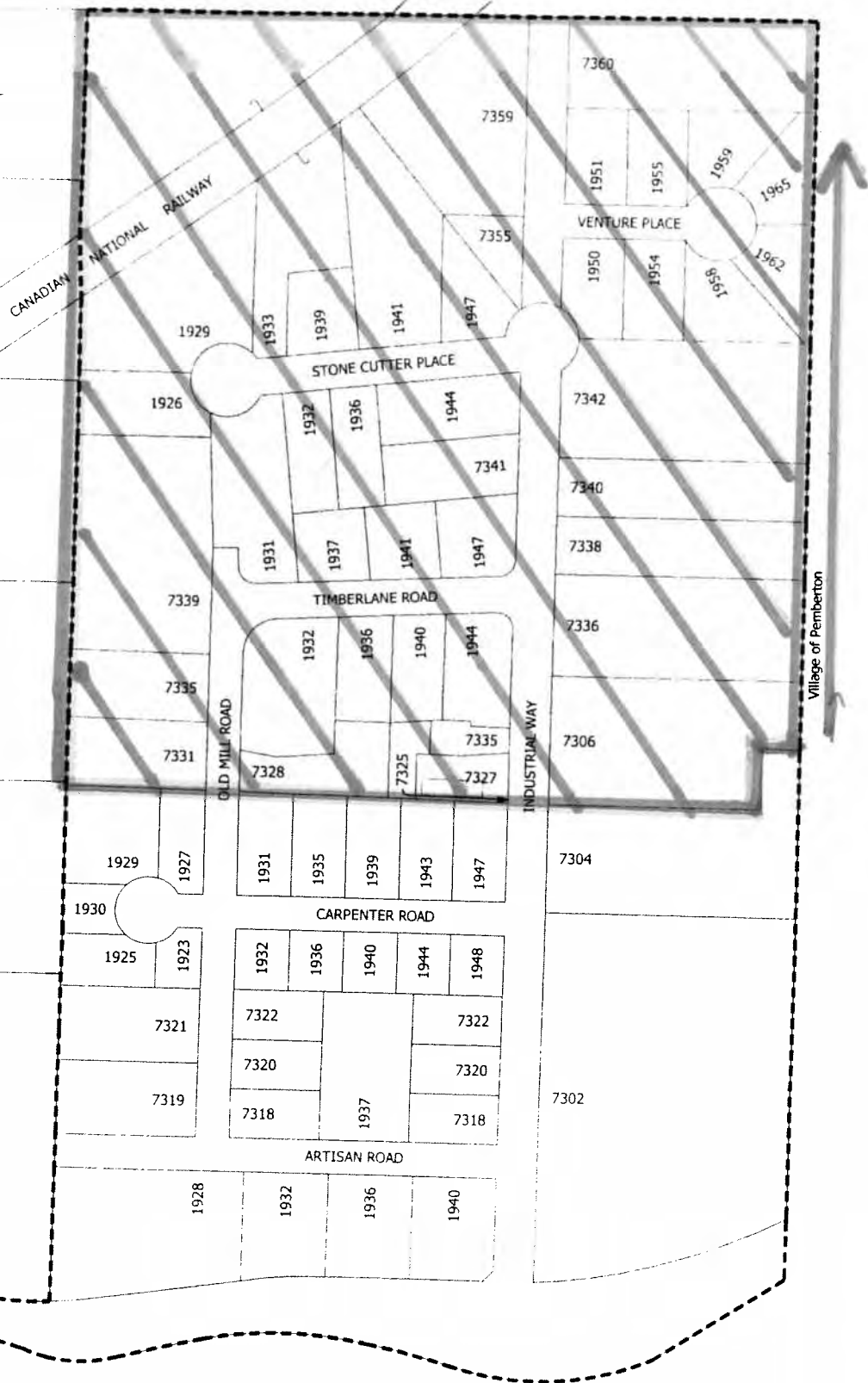
Mayor

Administrator

OCP Amendment (Industrial Park Development Area 4) Bylaw No. 588, 2007 Schedule 1



**OCP Amendment (Industrial Park Development Area 4) Bylaw No. 588, 2007
Schedule 2**



Village of Pemberton

Lillooet River
(Dry Channel)

THE VILLAGE OF PEMBERTON

SCHEDULE 2 BYLAW No. 588, 2007

4.6 DEVELOPMENT PERMIT AREA 4: INDUSTRIAL

Designation Category

Establishment of objectives and the provision of guidelines for the form and character of industrial development based on Section 919.1 (1) (f) of the *Local Government Act*.

4.6.1. Justification

Lands along Highway 99 and north along Industrial Way as shown on Schedule 1 of this Bylaw are designated for a variety of industrial uses. These lands form the entranceway into both the Industrial Park and the east portion of the Village. The objective of this Development Permit designation is to ensure that new development is of good quality which enhances the Village's and the Industrial Park's character and provides an appropriate introduction to the Village and Industrial Park. The designation will also ensure that the lands designated as Industrial appear as such.

4.6.2 Guidelines

1. Facades of buildings facing the street(s) should have an industrial/business appearance. Please see Appendix A for examples.
2. Building colours should be conventional in appearance: greys, greens, browns, blues, beiges are considered acceptable. Bright tones are not in keeping with the planned character of the area.
3. Roofs lines must provide for an industrial appearance. Flat roofs are encouraged, however pitched roofs will be permitted provided the overall appearance is that of an industrial building and that they are constructed of metal.
4. Decks and/or balconies should not back directly onto Highway 99, and should be integrated into the main building and be made of similar materials and components as the main building.
5. Fences and/or landscaping should be used to screen any open storage. Fences should be constructed of an industrial material that is of a similar architectural style to the building; should not be of excessive height relative to the building; and, must conform to Section 400 of the Village of Pemberton Zoning Bylaw 466, 2001. Fences used for security purposes will be subject to the same requirements.

6. Acceptable exterior finishes in this area include;
 - Wood or cementous siding (vinyl is **not** permitted);
 - Stucco, smooth or pebble finish;
 - Brick;
 - Painted or split face concrete block;
 - Metal with textured surfaces;
 - Rock; and,
 - Other finishes that provide similar, heavily textured appearances.
7. Exterior finish and overall design of any residential component must be consistent with the design of the industrial component in terms of cladding, door/window treatment and lighting.
8. All building designs are required to address garbage disposal (must not be visible from the public street and be animal proof), outdoor storage areas must conform to Section 407 Zoning Amendment Bylaw 522, 2004 and signage must conform to the current Village of Pemberton Sign Bylaw 380, 1995.
9. Surface parking areas shall be of a hard, dust free type surface with appropriate drainage, lighting and demarcation. Surface parking areas shall also have trees and other landscaping installed at ground level in order to break an expanse of extensive hard surfacing. This internal landscaping would only be required for large outdoor parking areas (more than 9 spaces);
10. Landscaping shall be provided to soften the impacts of signage, paved parking and outdoor storage areas. Landscaping in the Industrial Park shall include trees, shrubs and groundcover. A landscaping plan prepared by a Landscape Architect or equivalent as approved by Village Staff is required.

THE VILLAGE OF PEMBERTON

**SCHEDULE 2
BYLAW No. 588, 2007**

- APPENDIX A -

1.



2.



3.





4.



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