

**THE VILLAGE OF PEMBERTON**

**BYLAW NO. 611, 2008**

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

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**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 accommodate stand alone residential development within commercial areas;

**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 (Highway Frontage Commercial re-designation to Residential) Bylaw No. 611, 2008.”
2. Schedule 1 of Official Community Plan Designation Bylaw No. 435, 1999 is amended by adding the following policy to Section 3.1.2 (Commercial):

**“Policy 15a**

Sites along the Highway 99 corridor and Portage Road / Arbutus Street gateway that are designated for commercial uses on Schedule A - Land Use Map may be developed for non-commercial uses in cases where it can be demonstrated to the satisfaction of Council that the site:

- a) is not suitable for commercial use due to access, location, size, shape, adjacent land uses reasons; or
  - b) has a higher and better use from an overall community planning perspective as deemed by Council.”
3. Schedule A – Land Use Map of Official Community Plan Designation Bylaw No. 435, 1999 is amended by re-designating the lands shown in bold highlight on Schedule 1 of this Bylaw from Highway Commercial Frontage to Residential.

**READ A FIRST TIME** this 6<sup>th</sup> day of May, 2008.

**READ A SECOND TIME** this 16th day of September 2008

**PUBLIC HEARING HELD** this 7<sup>th</sup> day of October 2008.

**READ A THIRD TIME** this 7<sup>th</sup> day of October 2008.

**RECONSIDERED AND FINALLY ADOPTED** this 4<sup>th</sup> day of November, 2008.

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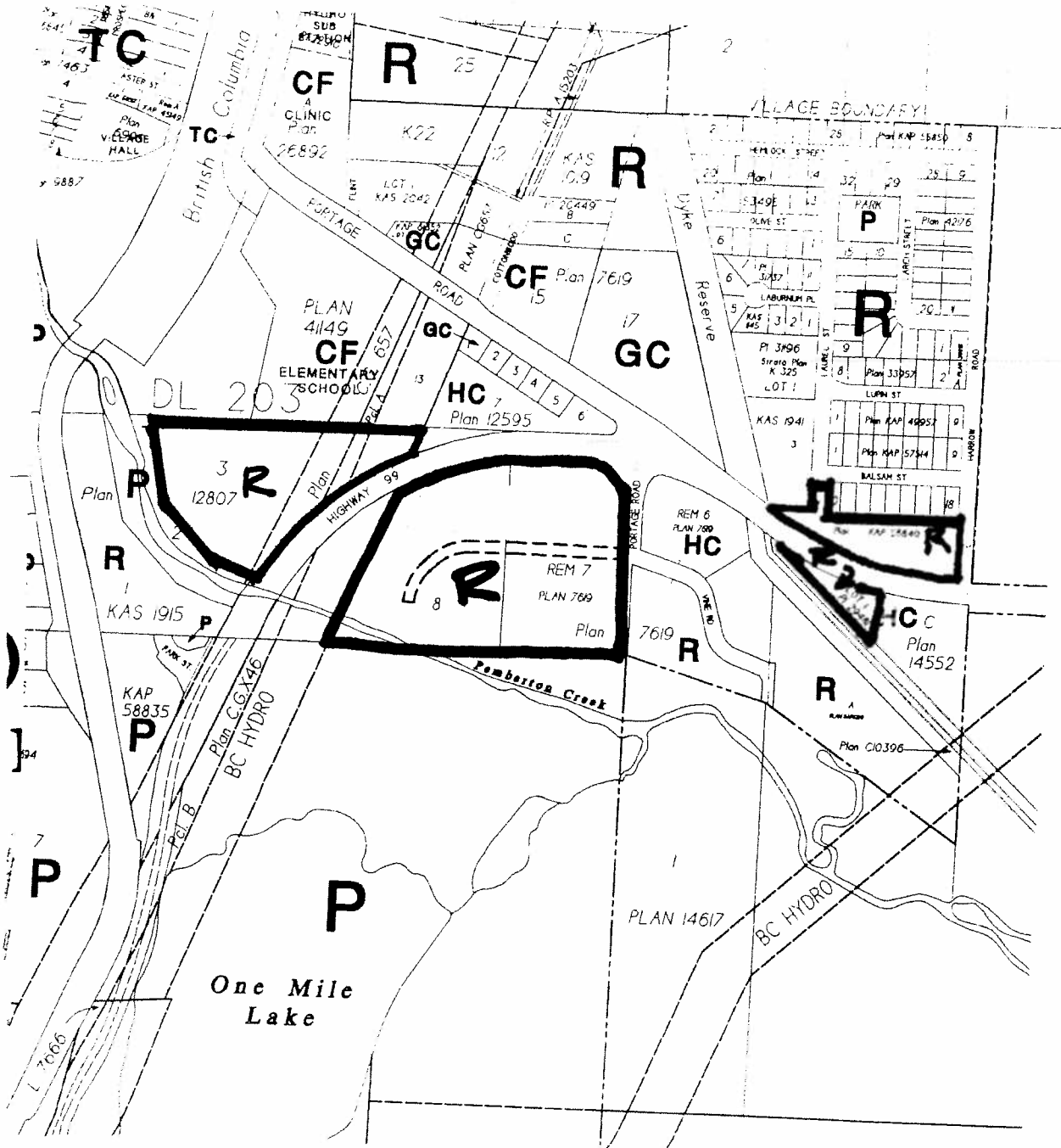
Mayor

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Administrator

**Schedule 1 to Bylaw No. 611, 2008**

SCHEDULE 1  
BYLAW 611, 2008



**BOLD OUTLINED AREAS TO BE REDESIGNATED FROM HIGHWAY FRONTAGE  
COMMERCIAL (HC) TO RESIDENTIAL (R)**