

VILLAGE OF PEMBERTON

BYLAW No. 742, 2013

Being a bylaw to amend the Village of Pemberton Official Community Plan Designation Bylaw No. 654, 2011

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 amend the Official Community Plan to accommodate a new neighbourhood and an open space and trail network known as the Hillside;

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

1. CITATION

This Bylaw may be cited for all purposes as "Official Community Plan Amendment (Hillside Special Planning Area Policies) Bylaw No. 742, 2013."

2. Village of Pemberton Official Community Plan Designation Bylaw No. 654, 2011 is amended by:

(a) Add the following to the Table of Contents – Maps:
N Special Planning Areas

(b) Delete the following sentence in Section 1.3:
"...This includes approximately 180 residential units (which are for the most part multifamily), and two large development sites being: the Benchlands and Tiyata/BCR Properties, respectively comprising 550-650 and 300 mixed density units."

And replace the sentence with:

"...This includes approximately 180 residential units (which are for the most part multifamily), and three large development sites which comprise approximately an additional 2,100 units (Benchlands, Tiyata/BCR Properties and Hillside)."

(c) Inserting as "Section 6.2 Special Planning Area (Hillside)", as attached as Schedule 1 of this Bylaw;

READ A FIRST TIME this 1st day of October, 2013.

READ A SECOND TIME this 1st day of October, 2013.

NOTICE OF INTENT TO HOLD A PUBLIC HEARING TO AMEND the Village of Pemberton Official Community Plan Bylaw No. 654, 2011 was **PUBLISHED IN THE** Whistler Question October 29, 2013 and Pique Newsmagazine October 31st, 2013.

PUBLIC HEARING HELD this 5th day of November, 2013.

READ A THIRD TIME this 5th day of November, 2013.

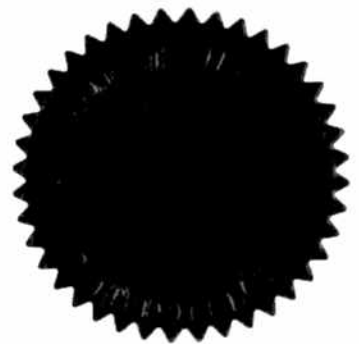
ADOPTED this 19th day of November, 2013.



Jordan Sturdy
Mayor Jordan Sturdy



Sheena Fraser
Corporate Officer



Schedule 1
Official Community Plan Amendment
Hillside Special Planning Area
Bylaw No. 734, 2013

The Village of Pemberton, in consultation with the Lil'wat Nation, the provincial government and the Squamish Lillooet Regional District has designated certain lands within the municipality to accommodate future growth of the community. The process to designate these lands for urban-type development was the recommendation of the Pemberton and Area Sub-Regional Land Use Planning Study (2007) which then informed the SLRD Area C Official Community Plan (2008), and the Squamish Lillooet Regional District's Regional Growth Strategy (2010).

The Hillside Special Planning Area is identified in *Map N* whereby the boundaries of the Hillside Lands include all of the privately held lands along the south facing slope that were part of the Village's 2011 boundary extension. A more comprehensive overview of the subject lands is contained within the Hillside Planning Study, as approved by Council in 2011. Any development proposed shall consider the directions contained within the Hillside Planning Study as it provides additional information related to the character of the lands and site constraints (environment, archaeological and cultural sites, slope stability, agriculture, wildfire protection, and visual impacts), development potential, community amenities, connectivity, servicing and phasing.

Neighbourhood Vision

The Hillside Lands will develop as a satellite neighbourhood slightly distanced from the existing urban area, yet with the opportunity to be a well-designed compact neighbourhood integrated with open areas as well as existing and proposed land uses such as the Pemberton Plateau subdivision, independent school, Pemberton Industrial Park and Mount Currie. The challenge in the development will be to maximize densities while not compromising the natural features and viewscape of the lands.

The Hillside Lands provide undulating terrain that will comprise a series of developable pods. For the most part the predominant land uses on the sloping site will be residential, parks and open spaces. Pemberton's downtown is the dominant commercial node as well as the cultural and social focal point. Regardless, other areas within the Hillside lands have some potential for additional uses such as commercial accommodation (resort/hotel/lodge), institutional (churches, education) and/or community uses (recreation, leisure facilities, emergency services) and limited neighbourhood commercial (to serve the needs of the neighbourhood). The actual location of these land uses have been generally identified in *Map N*. The definitive location of the individual land uses shall be determined with each phase of development.

The Sub-Regional Planning Study has identified a minimum gross residential density of 5.25 units per hectare. As noted previously, the site has several areas that should not be developed primarily due to steep terrain, trail alignments or preservation areas (riparian or archaeological). The challenge will be to maximize site densities without compromising the character of the site. The Village encourages specific developments to incorporate innovative site design principles (such as clustering, conservation design and site specific zoning) to retain the integrity of the lands while meeting projected density targets. Reduced densities will only be considered if it is to preserve the natural character or amenities of the site.

Development Permit Areas

The Hillside Special Planning Area is designated in the OCP (in accordance with Section 919 and 920 of the *Local Government Act*) as Development Permit Areas for the purposes of environmental protection, land constraints (steep slopes, wildfire interface zones), enhancement of agricultural (on or abutting ALR lands) and form and character of development (intensive residential and multi-family/commercial development). The corresponding Development Permit Area Guidelines are provided in the Official Community Plan.

Community Amenities

Hillside Special Planning Area will strive to be a complete neighbourhood, where residents will live, work and play. The Special Planning Area contemplates employment opportunities in tourism, neighbourhood commercial and education uses, while the hub of the community will be indoor and outdoor recreation facilities that service the greater Pemberton-Lil'wat area.

The recreation site located south of the CN Rail line and fronting the east side of Pemberton Farm Road East has the potential to accommodate the community's recreation needs for the next 20 years which could include: a community arena and/or pool, multi-use sports fieldhouse and fields, recreation trails, a community garden or other facilities identified in recreation planning. It is anticipated that the Hillside lands will contribute to the recreation amenities through community amenity zoning. Fundamental to the recreation amenities is the Friendship Trail that will provide direct, non-vehicular access from both the developed areas of the Village of Pemberton and Mount Currie within the Lil'wat Nation.

The Hillside Special Planning Area is known regionally for its incredible trails used for mountain biking, hiking, jogging and equestrian. The Hillside area has close to 20 trails/abandoned roads that provide a significant recreational value to both residents and visitors. Any developments on the Hillside shall ensure a net gain of trails in the area.

Connectivity

Given the undulating and sloping terrain, the Hillside area will be developed in pods. Each of these areas shall have pedestrian trail connections through the site, leading to Highway 99 and the proposed Friendship Trail as well as Mosquito Lake and Reid Road. The neighbourhoods should also be safe for residents to walk within. It also should be a priority that the individual subdivisions be linked by roads both for vehicular connectivity (subject to the impact such connections may have on the natural character of the site and visual impacts) and emergency access. The neighbourhoods must be planned in the long term to provide vehicular and trail connections from Highway 99 including at minimum an emergency access developed to Reid Road.

Site Servicing

The Ivey and Mosquito Lake Development Concept Servicing Report (2009 Kerr Wood Leidal) reviews the options for primary water supply and wastewater treatment and disposal for the Hillside Lands (in addition to several additional parcels that are not yet within Village boundaries). The concept plan for water and wastewater indicates that servicing would most logically be initiated on the lower

development parcels. Any parcel specific development shall not only refer to the findings of the Servicing Report and coordinate with other Hillside area landowners but also consult with both Lil'wat and the Village of Pemberton before developing site specific servicing options.

Phasing

The Conceptual Servicing Report also recognizes that from a design and capital investment perspective, the Ravenscrest and Sabre properties should be in the initial phases of the Hillside development together with community recreation facilities. It is not anticipated that the neighbourhood commercial development will be needed until there is a justifiable service population (neighbourhood commercial is defined in the OCP land use designations).

The phasing is reflected in the OCP Amendment as only the lower parcels have been included in the Urban Growth Boundary. The owners of the remaining Hillside Lands will be considered for inclusion in the Urban Growth Boundary once an environmental inventory and archaeological investigations have been completed (as required by the Development Permit Area designation).