

ADVISORY LAND USE COMMITTEE MINUTES

Minutes for the Advisory Land Use Commission of the Village of Pemberton held October 30, 2013 at 5:30 pm at [LOCATION].

IN ATTENDANCE:

Saad Hasan, Chairperson
Niki VanKirk, Member
Tracy Napier, Member
Kirsten McLeod, Member
Bob Adams, Members

STAFF IN ATTENDANCE:

Caroline Lamont, Manager of Development Services

PUBLIC IN ATTENDANCE:

Greg Pantages, Applicant
David McKenzie, Owner/Operator Pemberton Valley Lodge

1) CALL TO ORDER

At 5:35 the Chair called the Meeting to Order.

2) MINUTES

There were no current minutes before the Commission for consideration. Staff will be forwarding recent meeting minutes to the members by email.

3) FUNCTION GATE PEMBERTON PUB HOLDINGS

The Development Services Manager reviewed the rezoning application that was intended to amend the current C-5 Zoning to allow more uses than only the neighbourhood pub and an accessory beer and wine store. The current provincial regulations related to beer and wine store would not facilitate the required licence, as there is a moratorium until 2022. The owner of the property would like greater flexibility for additional development potential for the site.

The applicant, Greg Pantages, further outlined various options he has pursued in trying to get the required permits,

In addition to the site specific rezoning application, staff indicated that they also reviewed the zoning in the entire highway gateway district. The OCP introduced preferred land use directions which are not entirely consistent with the existing C-2 zoning. The OCP indicates that the area should have a greater residential component.

The Commission raised several concerns with regard to a general amendment to the C-2 zone, notably:

- Concern with competing and compromising downtown core
- Storage containers are not appropriate uses
- There is still much unoccupied commercial space along Portage and Downtown
- Like the pub use to be retained
- Proposed residential uses could conflict too much with the pub use

The chair then recognized David McKenzie and he indicated that the lodge needs a restaurant and that this property could assist in making the accommodation more of a full service hotel. In particular, the restaurant uses and a spa.

The Commission indicated that the proposed highway gateway zoning directions were too general and needed more consideration by staff before going forward. They are currently very large parcels and the zoning should more carefully crafted to consider land uses that are a positive gateway but do not compromise other established commercial areas. The issue of the realm of accessory uses should also be firmed up.

Discussions then focused on the specific rezoning application for the pub site. The ALUC Members generally supported the existing C-2 zoning, yet with the following changes:

- Prohibit a gasoline service station
- Permit a spa use

**Moved by Nikki van Kirk
Seconded by Tracy Napier**

THAT the ALUC recommend that Council support the rezoning application for the existing Neighbourhood Pub Site (1490 Portage Road) by amending the permitted uses currently included in the C-5 Zone by removing “gasoline service station and replacing it with “spa facility”.

CARRIED

4) DEVELOPMENT UPDATE

5) The Development Services Manager provided a brief update on various Village projects including Sunstone, Tiyata, Pemberton Music Festival, the Mainroad site and the Downtown Barn

6) NEXT MEETING

The next meeting was date would be set as required

7) ADJOURNMENT

At 6:55 p.m. the meeting was terminated.

This is a true and correct copy of a meeting of the Advisory Land Use Commission of the Village of Pemberton, held October 30, 2013.

Chair