

**ADVISORY LAND USE COMMITTEE MINUTES**

**Minutes** for the Advisory Land Use Commission of the Village of Pemberton held July 7, 2015 at 5:00 pm at 7400 Prospect Street.

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<b>IN ATTENDANCE:</b>	Saad Hasan, Chairperson Bob Adams, Co-Chairperson Niki Vanker, Member Tracy Napier, Member Drew Meredith, Member
<b>STAFF IN ATTENDANCE:</b>	Lisa Pedrini, Village Planner Suzanne Bélanger, Project Coordinator
<b>PUBLIC IN ATTENDANCE:</b>	n/a

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**1) CALL TO ORDER**

At 5:08 pm the Chair called the Meeting to Order.

**2) MINUTES**

Moved/Seconded

**THAT** the minutes of the ALUC meeting held February 24th, 2015 be approved as circulated.  
**CARRIED**

**3) OR118-ZONING AMENDMENT-RESTAURANT USES**

The Village Planner gave an overview of the Village initiated Zoning Amendment (Restaurant Uses) and its intent to protect and maintain the small town and unique nature of Pemberton's entrance. The Zoning Amendment is to redefine "restaurant" to specifically exclude "drive-in restaurant" and to remove "drive-in restaurants" as a permitted use on lands zoned Tourist Commercial (C-2), Portage Road Commercial (C-3) and Neighbourhood Pub Commercial (C-5) in the Village's Zoning Bylaw No. 466, 2001.

The Advisory Land Use Commission discussed the zoning amendment.

- Limiting the use is supported as well as the intent to drive visitors to the downtown core for shopping.
- It was mentioned that the amendment is akin to "social engineering". It may not be profitable for fast food restaurants to come to Pemberton anyway. Removing the ability to have drive-through restaurants may not respond to future consumer needs.
- It was noted by staff that drive-through restaurants would be removed as an outright permitted use, but may be considered by way of a rezoning application.
- The amendment is perhaps just scratching the surface and is too weak for the intent "to protect the unique characteristic of Pemberton". It was questioned if perhaps removing commercial zoning (in particular, C2 Zoning) altogether should be considered by Council?

- It was felt that any kind of commercial use along the entrance into town takes away from the downtown.
- However, it was discussed that it would be difficult to dramatically downzone the properties on highway frontage and that the current amendment is a step in the right direction.
- Members considered the types of restaurants/businesses that could establish on the highway frontage and the impact of this amendment.
- The Village Planner commented that the change in uses cannot discriminate against any particular business, the Village has the right to regulate "use" but not "user". The lands being potentially rezoned are part of a Development Permit Area. The Development Permit would allow the Village to work with the applicants on the form and character of their buildings to make sure the exterior appearance of the business meets Village's goals.

Moved/Seconded

**THAT** the ALUC recommend to Council to support the Zoning Amendment Bylaw (Restaurant Uses) No 793, 2015.

**CARRIED**

#### **4) OR108-ZONING AMENDMENT-HILLSIDE MIXED USE DEVELOPMENT**

The Village Planner gave a verbal update on the "580" Development Lands.

- Since the ALUC last saw the application, staff presented a report to the COW in June outlining outstanding items that would be either dealt with through a Section 219 No Build Covenant (Land Use Agreement) or at subdivision. The other recommendation is that the applicants hold a public info meeting, at their expense, prior to 2<sup>nd</sup> reading.
- Staff has a report going to Council tonight (July 7<sup>th</sup>) recommending 1<sup>st</sup> reading only; and staff is not advising the consideration of the 2<sup>nd</sup> reading until a number of items are addressed.
- The Agent for the application has agreed to hold a public info meeting, but has not provided the Village with an anticipated date.

The Advisory Land Use Commission discussed the timeline of the rezoning application and the phasing of the review by Council as well as the opportunities that the general public will have to comment on the rezoning amendment. The members will be kept up to date as to the timing of the open house, should be they wish to attend.

#### **5) DEVELOPMENT UPDATE**

The Village Planner gave a verbal update of the Development Services Department since she started as the Village Planner in September 2014.

- Sunstone Development
  - DVP to vary the servicing requirements for the eight (8) Lot Subdivision has still not been issued (Waiting on the registration of the 219 (No-Built) Covenant which the Village has signed off on, but the applicants decided to defer until after the festival.)
  - Eight (8) lot Subdivision (on-hold until DVP is issued).
- Recreational Site
  - Rezoning to amend minimum parcel size that applies to portions of Lot 4 zoned AGR (approved)
  - Five (5) lot Subdivision (imminent)

- School Site
  - Subdivision (on hold)
  - DP (on hold)
  - Projected Opening: potentially Fall 2017 (timing tbd)
- Pemberton Music Festival-3 year term TUP, expires after 2016 Festival
- Benchlands-Phase 1b (24 Lots) - TAL issued in September 2014 / Servicing Agreement to be completed. Staff and Applicant are in the process of negotiating the Community Amenity Contributions to fulfill the landowner's obligations.

**6) NEW BUSINESS**

- Village staff is expecting a new Development Permit application for the land next to Portage Station.

**7) NEXT MEETING**

TBA-As required

**8) ADJOURNMENT**

At 7:20 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 July 7, 2015.



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Chair