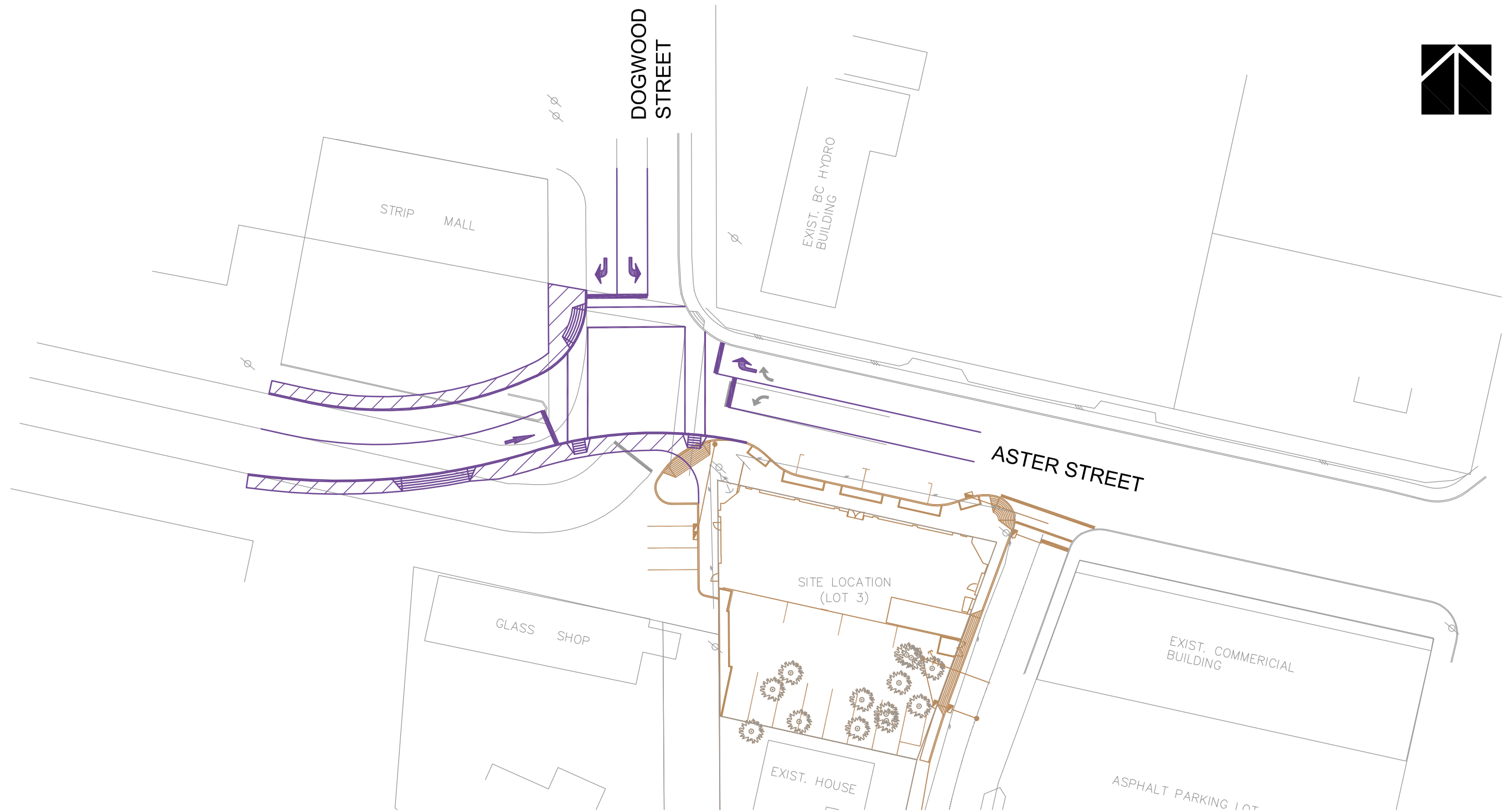


Cadastral data provided by ICIS and is current to April 4, 2017.  
Historical Floodplain, Road, and Water data provided by the BC Government.

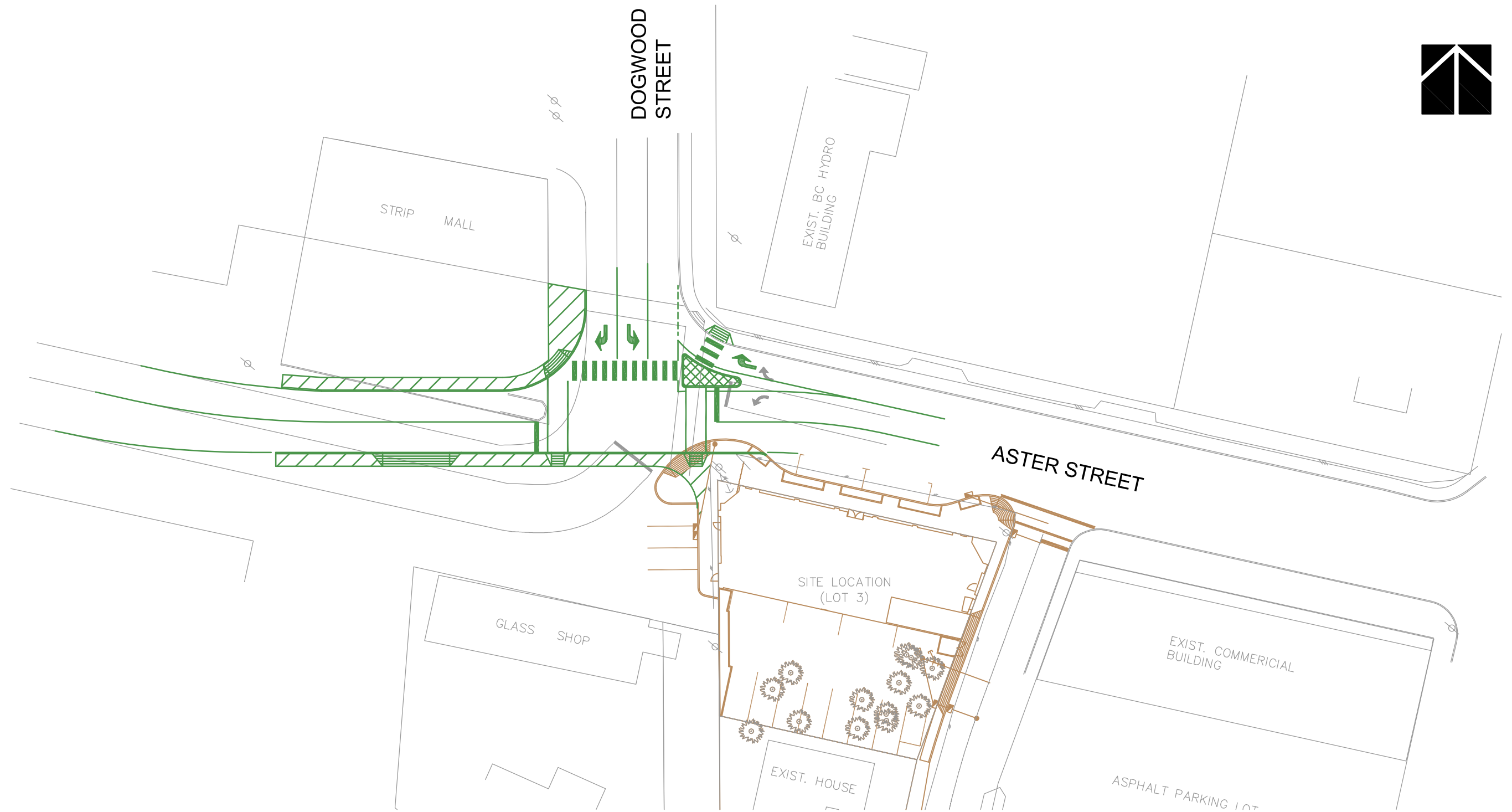
Pemberton Site Location



# INTERSECTION IMPROVEMENT

OPTION-1

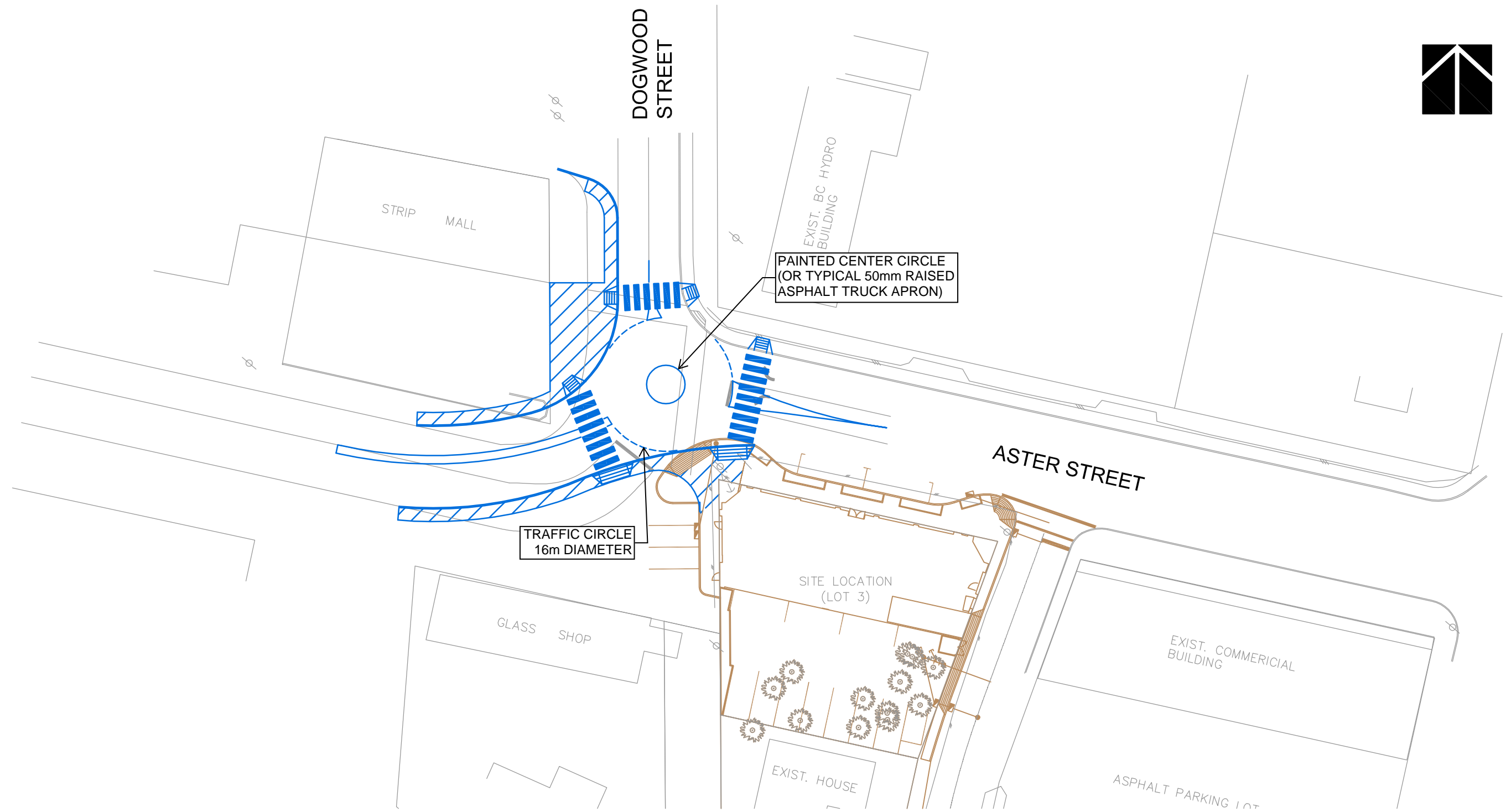
SCALE 1:500



# INTERSECTION IMPROVEMENT

OPTION-2

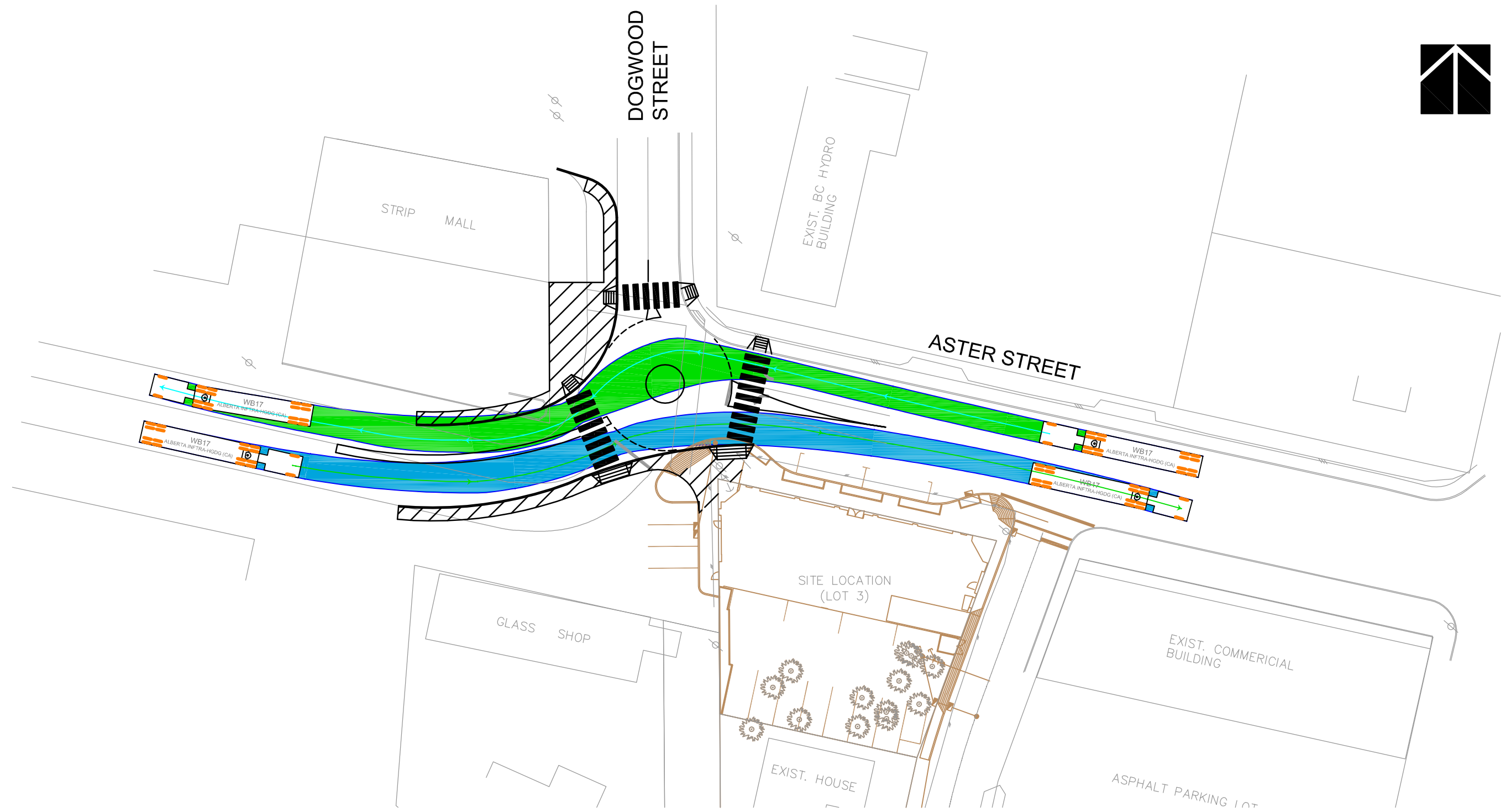
SCALE 1:500



# INTERSECTION IMPROVEMENT

OPTION-3

SCALE 1:500



OPTION-3 w/Truck Turning Movements  
SCALE 1:500



# INTERSECTION IMPROVEMENT

## OPTION-4 Modern Roundabout

SCALE 1:500

June 5, 2017

Our Reference: 30387

**Village of Pemberton**

PO Box 100  
7400 Prospect Street  
Pemberton, BC V0N 2L0

Attention: Lisa Pedrini, Village Planner

Dear Madam:

**Reference: Review Comments for Rezoning Application – BC Hydro Building (OR122)**

ISL Engineering & Land Services has completed our initial review of the rezoning application for the above mentioned project. The following items should be considered as requirements for this project:

Part of the development permit application process requires an evaluation of the water and sanitary sewer servicing be completed for this project. Pursuant to the Village's Subdivision and Development Control Bylaw (SDC Bylaw), the Village of Pemberton requires the Developer to cover the Village's engineering consultant's cost to update and evaluate both the water and sanitary system models as they pertain to any proposed works. These computer models must be maintained by the Village to ensure the existing infrastructure is adequately sized to supply sufficient capacity for the developing community.

The following information is to be provided in a package for evaluation:

- Water demands and sanitary design flows anticipated for the development
- Fire flow calculations based on Fire Underwriters Survey under a Professional Engineer's seal.

Offsite sanitary and water infrastructure improvements may be required once the design flows have been provided to the Village and the existing systems including pipe networks, pump stations, forcemains and other related infrastructure have been evaluated.

Additional comments include the following:

1. A connection to the existing storm sewer is shown on the servicing drawings. However, under item 6 titled "BC Hydro Rezoning Rationale" of the Rezoning application, the storm water management system is noted as "...not tying into the Village storm system, BC Hydro is reducing its environmental footprint and its load on the Village's infrastructure" Please confirm intent of any stormwater discharge offsite. Confirmation of downstream storm capacities are required if there is a connection to the offsite storm sewer.
2. The drawing titled "Stormwater Management Plan Post Development" shows a time of concentration during post development conditions as 15min. Calculations on the time of concentration is not provided but the SDC Bylaw refers to MMCD Design Guidelines which suggests a time of concentration of 5min for commercial/industrial/institutional land uses. Adjust resulting flow

calculations and the time of concentration to meet MMCD guidelines or provide rationale for the 15min time of concentration.

3. The existing sidewalk fronting the development is asphalt surfaced. Please replace this with concrete sidewalk including a concrete letdown for the driveway entrance to the proposed development and cross walk at Dogwood Drive and Aster Street.
4. Streetlights are required along the frontage of Aster Street and Dogwood Drive. Please provide a Streetlight Plan prepared by a Professional Engineer registered in the Province of British Columbia and in good standing.
5. A watermain tie-in detail is required for the tie-in to the existing watermain. The existing watermain at the tie-in location is 250mm diameter PVC and will require 2 gate valves on the main line as well the gate valve for the service to the proposed building. Restrained couplers will be required for the tie-in and coordination with the Village will be required.
6. A review of the Traffic Impact Study was completed. Attached separately is a memorandum on comments related to the Traffic Impact Study. Please address these comments.
7. Underground Hydro/Tel is required for the proposed development. Please provide Electrical drawings showing the electrical and communication infrastructure.
8. A typical trench detail is required on the drawings for all offsite infrastructure works.
9. All design and construction drawings and any construction cost estimate submitted to the Village shall be prepared by a Professional Engineer registered in the Province of British Columbia and in good standing.
10. Upon acceptance of the proposed offsite works and services, a detailed construction cost estimate will be required by the Village of Pemberton and will form as the basis for the Servicing Agreement and any bonding requirements. The Developer will be required to enter into a Servicing Agreement with the Village of Pemberton for all site improvement works as outlined in the current Subdivision and Development Control Bylaw

The above comments do not necessarily represent a complete list of the development requirements. Should the applicant proceed with this concept, additional requirements may be imposed. Please do not hesitate to contact the undersigned if you would like to discuss this application further.

Yours truly,



Richard Avedon-Savage, P.Eng.,  
Senior Engineer



Select your ISL office address.

To: **Village of Pemberton** Date: **May 24, 2017**  
Attention: **Tim Harris, Manager of Operations & Development Services** Project No.: **30387**  
Cc: **Graham Schulz, ISL Engineering**  
Reference: **BC Hydro Rezoning Application-OR122 – Traffic Impact Study Review**  
From: **Borg Chan**

As requested by the Village of Pemberton (Village), ISL reviewed the *Traffic Impact Study – Final Rev. 1* as submitted by R. F Binnie & Associates Ltd. dated February 17, 2017. The traffic report is included in the submission package of the Rezoning Application OR-122 for BC Hydro Site – Lot 5, DL 203, KAP31658, LLD (1365 Aster Street). This report review was undertaken with the support of the *BCH Pemberton Field Office Traffic Impact Study – Terms of Reference (ToR) Rev. 1* dated January 10, 2017.

The comments and questions are list below:

- Page 3, Section 2.2.1 – “...the north approach has one left-turn lane and one right-turn lane...”, it did not match the Figure 2.1.
- Page 4, Section 2.4 – “...there are two existing bus routes...”, only one bus route (Route #100) is mentioned. What is the other one?
- Page 4, Section 2.3 - The intersection traffic volume counts were conducted in January 19, 2017. Please discuss whether the winter weather affected the data collection and the surveyed peak hour traffic volumes are suitable for traffic impact assessment.
- Page 4, Section 2.3 (Appendix B) - Based on the comments on TransTech’s survey summary - “Due to a severe avalanche risk, Route 99 north of Pemberton to Lillooet was closed during the AM shift of this study day.”, was the surveyed traffic volumes impacted due to this road closure?
- Page 6, Section 3.2.1 – The title “Residential Trips” is incorrect.
- Page 6, Section 3.2.1 – As the site is only for BC Hydro, the trip generation rate of “Single Tenant Office Building (ITE Ref. 715)” should be applied instead of “General Office Building (ITE Ref. 710)”.
- Page 6, Table 3 – Update the trip generation based on the trip generation rates for Single Tenant Office Building.
- Page 6, Section 3.3 – “...most of the traffic generated from the proposed development will be heading east from the new development to access Highway 99...”; however, based on Figure 3.3, half or more of the generated traffic will be proposed accessed from the west side of the development.
- Page 7, Section 3.3 – although it is not in the Terms of Reference, as majority of development traffic will be heading east, the traffic analysis of the nearest major intersection, east of the development, should also be considered – Aster Street and Prospects Street. The Consultant can use the latest traffic volumes collected by other traffic study in May 2017 as reference.
- Page 8, Section 4.2 – What is the Peak Hour Factor (PHF) and truck percentages from existing turning movement counts? Can they directly compare with the assumed PHF of 0.92 and 2% heavy vehicles was used for the opening day analysis?



- Page 10, Section 4.4.1, as most of the site area will be used for equipment storage, it is supported that the number of parking spaces could be reduced. However, with six full-time staff, few additional part-time staff, and maybe some visitors during working hours, the proposed supply of six parking space supply seems low. Please review the existing operation and propose a reasonable parking supply.
- Page 12, Section 5 – the four proposed improvement options were provided in the agreed ToR submitted by the Consultant. It is not “an added bonus for information only”.
- Appendix D – according to ToR, “...a warrant analysis will also be included for the improvement options...” Please provide the prompt discussion about the warrant analysis for each improvement option.
- Appendix D – please confirm whether the traffic analysis based on all turning movements with or without the development traffic.
- Appendix D – with the preferred the improvement option (Option 1 – All-way Stop-Controlled), please discuss the potential traffic operational safety issues for vehicles turning into/out of the proposed development access, such as left-turns crossing two travel lanes and traffic queue blocked the access. Should the development access relocate further east?

Hope the above information fulfill the Village’s requirement. If there are any questions or further information is required, please do not hesitate to contact the undersigned.

Yours truly,



Borg Chan, M.Sc., P.Eng., PTOE, FITE  
Manager, Traffic Engineering and Road Safety



# ADVISORY LAND USE COMMISSION

## ADVISORY LAND USE COMMITTEE MINUTES

**Minutes** for the Advisory Land Use Commission of the Village of Pemberton held May 29, 2017 at 5:00 pm at 7400 Prospect Street.

### IN ATTENDANCE:

Amica Antonelli  
Niki Vanker  
Richard Nott  
Kirsten McLeod

### REGRETS:

Annie Miller  
Kathy Jenkins

**APPLICATION REPRESENTATIVE(S):** David Maté, WSP Canada Inc.-Senior Project Manager (Agent)  
Jerry Muir, BC Hydro-Community Relations  
Sean Rodrigues, BC Hydro-Project Manager-Properties (Architect)

### STAFF IN ATTENDANCE:

Lisa Pedrini, Village Planner  
Suzanne Bélanger, Ops & Development Services Coordinator  
Nikki Gilmore, Chief Administrative Officer  
Sheena Fraser, Corporate & Legislative Services Manager

### PUBLIC IN ATTENDANCE:

0

### 1) CALL TO ORDER

At 5:12 pm the meeting was called to Order.

### 2) MINUTES

Moved/Seconded

**THAT** the minutes of the ALUC meeting held January 05, 2017 are approved with the following amendments:

- note the attendance of Kirsten McLeod at the meeting; and
- following the appointment of the Chair & Co-Chair that Kirsten McLeod declared a conflict of interest and left the meeting before the review of the Temporary Use Permit for the Pemberton Music Festival.

**CARRIED**

### 3) OR122-BC HYDRO REZONING APPLICATION

Lot 5, DL203, KAP31658, LLD (1363 Aster Street)

The Village Planner gave an overview of the application:

- BC Hydro has occupied the site since the early '60s
- The site was previously zoned as Public Use then changed to Downtown Commercial (C-1) with the adoption of the 2001 Zoning Bylaw.

- Currently the use is considered “legal non-conforming”
- The *Local Government Act* stipulates that a non-conforming use cannot be extended but may remain only if the use does not change or cease to exist for longer than six months.
- In order to redevelop the site to upgrade their field office & works yard a Zoning Amendment is required
- The applicant identified 54 possible relocation sites but determined their current property as the only location meeting their selection process, more specifically when applying the top 5 criteria:
  - Outside of the ALR
  - Outside of the floodplain
  - North of “suicide hill” and south of Mt. Currie
  - Fully serviced lot (water, sewer, power, etc.)
  - Fit within the overall project budget, including an analysis of selling the existing property, and re-building on an alternative property
- A site specific zoning amendment is proposed as opposed to returning to the Public Use zone to ensure that should the use be discontinued, other C-1 permitted uses would be allowed.
- The Bylaw Amendment would:
  - Add a definition of “Utility Use”; and
  - Add “Utility Use” to the list of permitted land uses in the C-1 Zone for this specific site only
- Other Site Specific semi-light industrial uses permitted in the C-1 Zone include:
  - Glass & Mirror Repair Shop, Mountain Glass
  - Tire Dealer, Black’s Hot Wheels
  - Equipment Servicing, Rental and Repair Shop, Valley Chainsaw
  - Gas/Service Station, AC Petroleum
- The application does not require an Official Community Plan (OCP) amendment as the land use description for the Downtown designation includes light industrial, and utilities uses.
- The Downtown Enhancement Strategy calls for increased density, mixed uses, an inviting pedestrian environment and welcoming features such as street furniture, bike racks, public art, iconic buildings and architectural designs that signify the Village’s authentic identity.
- Should the rezoning amendment receive Council’s support, the redevelopment of the site will require a form & character Development Permit which would address the design, the height, setbacks, landscape features, art features as well as street/traffic improvements at the corner of Aster & Dogwood Street etc.
- The proposal would improve the site which in its current state could remain as-is but it also takes away the potential for a fitting C-1 Development (mixed use commercial, residential)
- The permitted use in the zoning amendment cannot specify users but only uses

The Commission members discussed the application:

- There was considerable concern with the appearance of the new building and the overall aesthetic of the works yard. It was suggested that a high quality design would be expected for the building(s), landscaping & fencing given its prominent Downtown location.
- Concerns were expressed regarding:

- The “utility use” definition. Members felt it needs to be narrowed down to only permit what is existing; more specifically remove the potential risk to have a zoning amendment that could allow uses which would not be welcomed such as a power sub-station or other structures such as an antenna tower, etc.
  - Height of fencing and its visual impact
  - Alley-Way which currently provides rear access to four (4) properties located on Prospect Street. The access is not-registered and therefore the access is considered a trespass on private property.
  - Traffic flow at the corner of Dogwood and Aster Street and the possibility for BC Hydro to aid in the improvement of this intersection.
- It was mentioned by staff that the C-1 zoning allows for a zero (0) front lot line setback, and that having an industrial building with large parking bays at the property line would not be attractive.

The BC Hydro representatives provided some additional information:

- The intent is to provide a field office, truck bays, cantilevered sheds for storage which consist mostly of poles, waste bins, conductor wheels and emergency equipment (i.e. generator)
- The site design calls for the building to be set back to the rear property and that the fencing could include some architectural features (concrete) that could include public art.
- The applicant is willing to negotiate improvements (i.e. road)

Moved/Seconded

**THAT** the ALUC recommends that Council support a site specific zoning amendment to the C-1 Zone to allow an electric utility works yard & field office subject to the following conditions:

- That the use explicitly excludes communication tower &/or electrical sub-station
- That the new building be built to a high architectural standard in keeping with Form and Character Development Permit Guidelines for the downtown (DP Area #4 - Downtown Revitalization )
- That BC Hydro and the Village work together to improve the traffic flow at the intersection of Aster Street and Dogwood Street
- And That Council consider holding the amendment at third reading until they are satisfied the site, architectural, and landscape plans for the subject property meet the Village’s Form & Character Guidelines for Downtown Revitalization.

**CARRIED**

#### **4) NEW BUSINESS**

- The Village is continuing the review of the Zoning Bylaw. The Commissions Members will have the opportunity to view the draft bylaw late summer/early fall for their comments prior to the community open house.
- A member of the ALUC (Kathy Jenkins) has stepped down due to her family’s imminent move from the community.

- The Development Services Department was advised by the Village Corporate Officer that the Commission(s) can approve minutes by electronic means when a long period of time would lapse between meetings.

Moved/Seconded

**THAT** the Advisory Land Use Commission support that the minutes of Advisory Land Use Commission meetings be approved by electronic means when the attending members all respond in favor of the minutes as presented.

**CARRIED**

**5) NEXT MEETING**

The Commission members will be notified when the next meeting will be held.

**6) ADJOURNMENT**

At 6:50 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 May 29, 2017.

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CHAIR Signature

**BC Hydro Rezoning Application Comments from the Board of Directors, Pemberton & District Chamber of Commerce.**

I would like to comment on the upgrades to the BC Hydro yard.

If there is an alternative piece of land that is suitable, I would like to see this site moved out of the center of the village. This is more of an industrial yard and could be better used for commercial and/or housing.

\*\*\*\*\*

I have no comments on this referral.

\*\*\*\*\*

I feel that the Industrial park is the place for Hydros operations to stage from. Hydro, has on numerous occasions in the past taken offers on this property but consistently turned them down and stated that they will stay put. They have waited till there are now few options left in the industrial park and would like the community to suck it up once again.

Flood plain issues in the industrial park can be mitigated with fill just as others have had to do.

I therefore do not believe that we should support BC hydro's rezoning application.

.....  
I think Hydro has been at that location for tons of years and have not been a problem and have some right to remain there. I think the new developments would improve the appearance.

.....  
It should be in the Industrial Park, but it will land on deaf ears I think. There are no lots left in the Industrial Park either, except 2 at the very front.

\*\*\*\*\*

This site needs to move to a more appropriate location like the Industrial Park if at all possible and this is the time to look to the future of the downtown core.

This BC Hydro Field Office is not a public service facility, like the other grandfathered businesses listed below and does not drive traffic or generate revenue in the downtown core.

I personally use these businesses on a regular bases and feel that this BC Hydro Field Office to my knowledge isn't a "public" facility.

- "Auto Repair Shop" (currently Black's Tires);
- "Equipment Servicing, Rental and Repair Shop" (Valley Chainsaw);
- "Glass & Mirror Repair Shop" (Mountain Glass) and
- "Gasoline Service Station" (currently AC Gas).

With all this said, having BC Hydro close in proximity during emergency situations is an comforting as a community member.

I believe the Industrial Park meets most of the requirements with the exception of the floodplain (could this be mitigated? / Is there another location suitable? / Land trade option? / Lil'wat off reserve land?).

1. Outside of the ALR

2. Outside of the floodplain
3. North of "suicide hill" and south of Mt. Currie
4. Fully serviced lot (water, sewer, power, etc)
5. Fit within overall project budget, including an analysis of selling the existing property, and rebuilding on an alternative property
6. Good geotechnical soils
7. Free of environmental contamination
8. Outside of Federal and Provincial lands, including Reserve lands
9. Outside of residential areas
10. Level site with access for trucks
11. 1.5 acres and fairly rectangular

\*If there is no way possible to move this site, I don't see any problem in upgrading the current site to meet current requirements as long as the neighbors have been consulted including the community above the site on snob hill.

.....

I don't have a problem with the current location of BC Hydro and am pleased they are upgrading their shops . They are excellent neighbours and have little impact on the neighbourhoods. I support them staying where they are and support their rezoning application. I am impressed with the volume of studies attached to this application and the thoroughness with which they have been prepared. I would not want to see BC Hydro relocate to another community. We have certainly been very fortunate to receive very prompt efficient from BC Hydro service when the need has arisen. .

**VILLAGE OF PEMBERTON**

**BYLAW No. 821, 2017**

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**Being a bylaw to amend the Village of Pemberton Zoning Bylaw No. 466, 2001**

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**WHEREAS** pursuant to Section 137 of the *Community Charter* a Council may amend its Zoning Bylaw from time to time;

**AND WHEREAS** the Council of the Village of Pemberton deems it desirable to permit a works yard use in the Town Centre Commercial Zone (C-1) on a site specific basis on Lot 5, Plan 31658, D.L. 203, LLD to allow BC Hydro to upgrade their existing field office/works yard;

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

**1. CITATION**

This Bylaw may be cited as "Village of Pemberton Zoning Amendment (BC Hydro Field Office) Bylaw No. 821, 2017"

**2. Village Zoning Bylaw No. 466, 2001 be amended as follows:**

a) Section 104. Definitions:

i. by adding the following:

**Works Yard**

means the use of Land, Buildings and Structures operated by, or on behalf of, the Village of Pemberton, Province of British Columbia or Government of Canada, for the interior and exterior storage, maintenance or repair of buildings, infrastructure, materials or equipment. The use may include office space but excludes communication tower &/or electrical sub-station.

b) Section 306.1 Town Centre Commercial (C-1) Permitted Land Uses:

- i. by adding Works Yard **(g)** to the list of Permitted Land Uses.
- ii. By adding to the list of provisos under Permitted Land Uses: (g) this use shall only be permitted on *Lot 5, Plan 31658, D.L. 203, LLD*, and is not permitted on any other lands in this zone..

**READ A FIRST TIME** this \_\_\_\_ day of \_\_\_\_\_, 2017.

**READ A SECOND TIME** this \_\_\_\_ day of \_\_\_\_\_, 2017.

**NOTICE OF PUBLIC HEARING** for **Village of Pemberton Zoning (BC Hydro Field Office) Amendment Bylaw No. 821, 2017 PUBLISHED IN THE** \_\_\_\_\_  
on this \_\_\_\_ day of \_\_\_\_\_ 2017 and **PUBLISHED IN THE** \_\_\_\_\_ on this  
\_\_\_\_ day of \_\_\_\_\_ 2017.

**PUBLIC HEARING HELD** this \_\_\_\_ day of \_\_\_\_\_, 2017.

**READ A THIRD TIME** this \_\_\_\_ day of \_\_\_\_\_, 2017.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor  
Mike Richman

\_\_\_\_\_  
Corporate Officer  
Sheena Fraser