



-PUBLIC HEARING MEETING AGENDA-

Agenda for a Public Hearing of the Village of Pemberton to be held **Tuesday, December 5, 2017 at 7:00 p.m.** at Council Chambers, 7400 Prospect Street.

"This meeting is being recorded on audio tape for minute-taking purposes as authorized by the Village of Pemberton Audio Recording of Meeting Policy, dated September 14, 2010."

**Village of Pemberton Zoning Amendment
(BC Hydro Field Office/Works Yard) Bylaw No. 821, 2017**

ORDER OF BUSINESS

1. Opening Statements by Mayor Mike Richman.
2. Introduction of *Village of Pemberton Zoning Amendment (BC Hydro Field Office/Works Yard) Bylaw No.821, 2017* by Lisa Pedrini, Village Planner.
3. Correspondence and petitions received by the Village as of noon, Wednesday, November 29th :
 - a. Dave Steers, Village of Pemberton, received November 29, 2017
 - b. George and Shirley Henry, Village of Pemberton, received November 29, 2017
4. Any other correspondence and petitions received.
5. Meeting open for public comment.
6. Closing Statements by Mayor Richman.
7. Adjournment.

PLEASE NOTE:

- **After the Public Hearing is adjourned, the opportunity for public discussion is ended and Council members cannot accept any further information or submissions; this is to allow a fair process as established by provincial case law. The Bylaw is now a matter for Council's consideration based upon information received as of December 5, 2017.**

VILLAGE OF PEMBERTON

BYLAW No. 821, 2017

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

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 amend the zoning to permit a works yard use in the Public (P-1) zone 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/Works Yard) Bylaw No. 821, 2017"

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

a) Section 104. Definitions:

- i. by adding the following in alphabetical order:

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 312.1 Public (P-1) Permitted Land Uses:

- i. by adding Works Yard **(a)** to the list of Permitted Land Uses.
- ii. By adding a list of provisos under Permitted Land Uses: (a) 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.

c) Schedule A – Zoning Map is amended by rezoning the subject property “Lot 5, Plan 31658, D.L. 203, LLD” from C-1 to P-1, as per the attached Schedule 1, which is attached to and forms a part of this bylaw.

READ A FIRST TIME this 25th day of July, 2017.

READ A SECOND TIME this 21st day of November, 2017.

NOTICE OF PUBLIC HEARING for **Village of Pemberton Zoning (BC Hydro Field/Works Yard Office) Amendment Bylaw No. 821, 2017** **PUBLISHED IN THE PIQUE NEWSMAGAZINE** on this 23rd day of November, 2017 and **PUBLISHED IN THE PIQUE NEWSMAGAZINE** on this 30th day of November, 2017.

PUBLIC HEARING HELD this ____ day of _____, 2017.

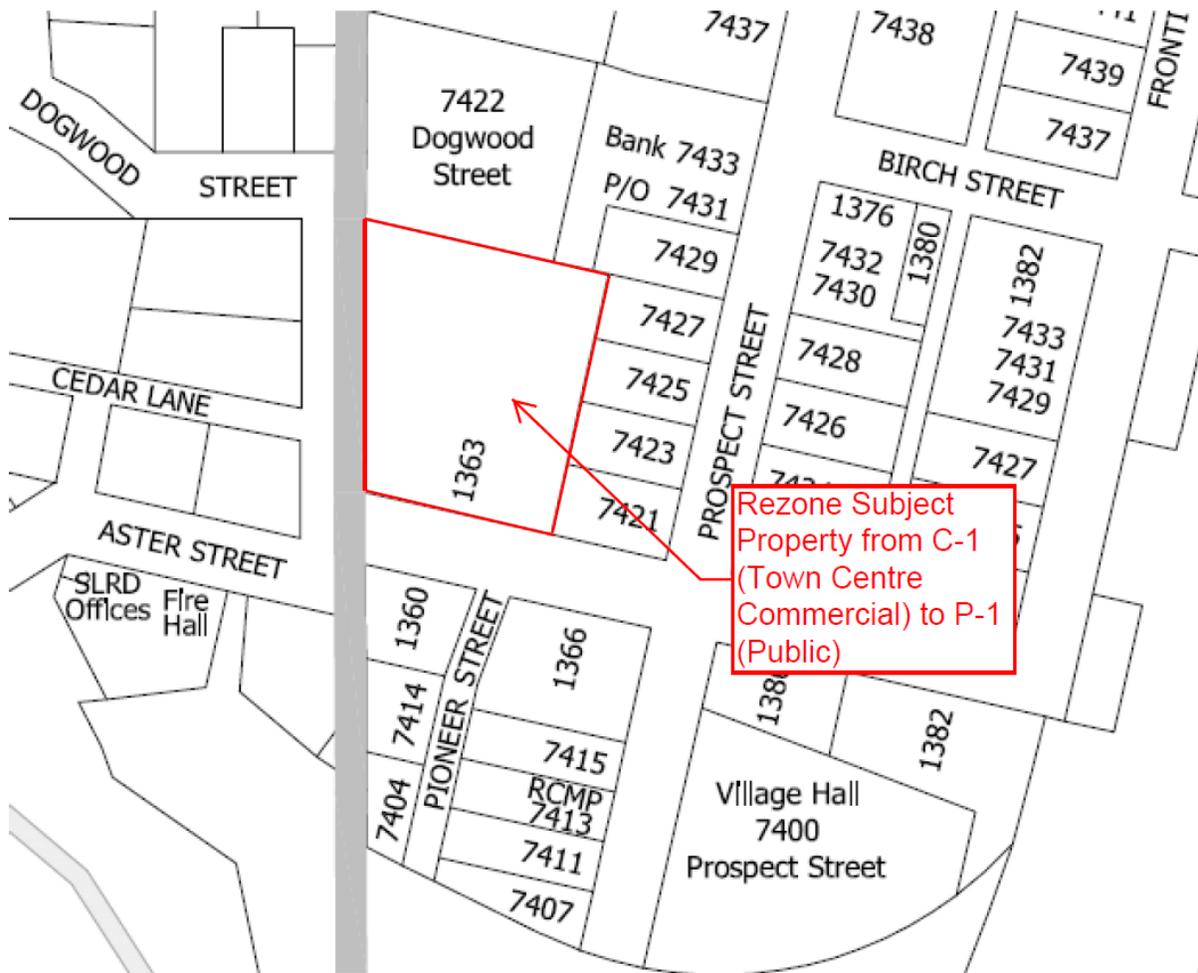
READ A THIRD TIME this ____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

Mayor
Mike Richman

Corporate Officer
Sheena Fraser

Schedule 1



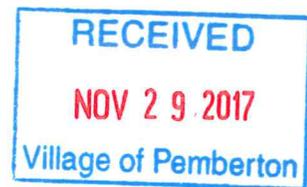
From: D Steers [mailto:]
Sent: November 29, 2017 9:41 AM
To: VoP Admin <admin@pemberton.ca>
Subject: BC Hydro Zoning Amendment

Dear Mayor and Council,

Would it not make more sense to leave the C-1 zoning in place and take this opportunity to move BC Hydro to the Industrial Park instead of rezoning land in the middle of downtown for "semi-industrial use"? Why would Pemberton want that kind of activity in its downtown core?

Sincerely,

Dave Steers



November 28, 2017.

Ms. Sheena Fraser, Corporate Officer,
Village of Pemberton, Box 100,
Pemberton, B.C., V0N 2L0

Dear Ms Fraser;

**RE: Village of Pemberton Zoning Amendment
(BC Hydro Field Office/Works Yard) Bylaw No. 821, 2017.**

The current B.C. Hydro works yard is located strategically in a valley fraught with natural disasters. The area was first noticed by early surveyors as they came through the valley looking for landings for steamships. The tiny Pemberton Creek fan seemed to be the only exception to the flooding that is persistent in the Lillooet River Valley. Unfortunately, it was too far away from the 'gold trail' to be part of that story.

Interest in building a railroad to the interior identified this as suitable for some facilities. The creek became a water supply for the locomotives, as well as water power or generating electricity for operation of the telegraph service. The present public works garage was the storage tank for the water for the steam engines. This area was free from flooding and slides that were pervasive in the area. This was also a consideration for the fire hall location which had to be in a safe location.

In the late 40's, BC Electric chose the current site because it was beyond the reach of these natural disasters. They needed a location to keep the equipment necessary to maintain and repair the transmission towers should disaster strike. The same conditions exist today and the valley is no freer from natural disaster than it ever was. Having the equipment and personnel in such a location adds a measure of assurance to the safety and operation of our vital power systems and a quick response to maintaining access to the substation which supplies power to the area.

The current fire response and village maintenance crew use of this safe corridor. They have reasonable access to the community and valley. If redevelopment occurs will the resultant growth add to the congestion and interfere with this response? Parking in the business core is a disaster at rush hour and increasing business density would only exacerbate this problem.

The current use of the Hydro site has minimal effect on traffic and the surrounding neighbours. It is a valuable asset to the community and the location is key to long term service to the area.

We urge the Village of Pemberton to reverse the zoning back to P-1 to ensure the continuance of this service and allow the upgrades to this facility to move forward.

Yours truly,

A handwritten signature in cursive script that reads "George & Shirley Henry".

George & Shirley Henry,

██████████, Pemberton, B.C.,