Public Hearing Agenda

-PUBLIC HEARING MEETING AGENDA-

Agenda for a Public Hearing of the Village of Pemberton to be held **Tuesday, June 26, 2018 a**t **7:00 p.m**. at Pemberton & District Community Centre, 7390 Cottonwood 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 Bylaw No. 832, 2018

ORDER OF BUSINESS

1. Opening Statements by Mayor Mike Richman.
2. Presentation of Village of Pemberton Zoning Bylaw No. 832, 2018
3. Correspondence and petitions received by the Village as of noon, Wednesday, June 20, 2018.

Table 1. Summary of submissions received by issue and zone

Issue / Zone	In Support of Bylaw No. 832	Opposed to Bylaw No. 832
Drive-Through Restaurants – C-2 Zone	3	1
Drive-Through Restaurants – C-3 Zone	3	
Drive-Through Restaurants – C-5 Zone		3
Short-Term Rentals – C-3 Zone		3
Permitted Uses – C-1 Zone	1	22
General Comments		1

a. Chamber of Commerce, received May 18, 2018, regarding C-3 zoning and nightly rentals (*opposed*).
b. Chamber of Commerce, received May 18, 2018, regarding drive-through service in the C-2, C-3 (*supporting removal of permitted use*) and C-5 zones (*opposed to maintaining permitted use*) and C-1 zone permitted uses (*opposed*).
c. Tourism Pemberton, dated May 23, 2018, regarding C-3 zoning and nightly rentals (*opposed*).
d. Tourism Pemberton, dated May 23, 2018, regarding drive-through service in C-2, C-3 (*supporting*) and C-5 zones (*opposed*).
e. Ashley Goddyn, Thrive Ventures Ltd., no date, regarding nightly rentals in the Gateway building (Zone C-3) (*opposed*).
f. Rita J. Dhahan and Ron Parmar, dated June 8, 2018, regarding the removal of drive-through restaurants from permitted uses in the C-2 zone (*opposed*).
g. Chris Ankeny, dated June 14, 2018, regarding C-1 zone permitted uses (*opposed*) and drive-through restaurants (*supporting removal of drive-through restaurants as a permitted use*).
h. Barrett Hepburn, Whistler, dated June 14, 2018, regarding C-1 zone permitted uses (*opposed*).
i. Dave Norona, Garibaldi Highlands, dated June 14, 2018, regarding C-1 zone permitted uses (*opposed*).
j. Greg Reamsbottom, dated June 14, 2018, regarding C-1 zone permitted uses (*opposed*).
k. Erica Finnson & Mauro Nunez, dated June 14, 2018, regarding C-1 zone permitted uses (*opposed*).
l. Adam Leggett, dated June 15, 2018, regarding C-1 zone permitted uses (*opposed*).
m. Phil Middleton, dated June 15, 2018, regarding C-1 zone permitted uses (*opposed*).
n. Daryl Treadway, dated June 15, 2018, regarding C-1 zone permitted uses (*opposed*).
o. Stephen, Robin and William Black, dated June 15, 2018, regarding C-1 zone permitted uses (opposed).
p. John, Michelle and Stefan Beks, dated June 16, 2018, regarding C-1 zone permitted uses (opposed).
q. Wilson Prewitt, dated June 13, 2018, regarding C-1 zone permitted uses (opposed).
r. Pemberton Rate Payers Association, dated June 18, 2018, with general comments regarding the bylaw (opposed).
s. Tanya Niet, dated June 18, 2018, regarding C-1 zone permitted uses (opposed).

t. Chelsey Herechuk, dated June 19, 2018, regarding C-1 zone permitted uses (*opposed*) and presenting a petition from Change.org., Say "NO" to the Village of Pemberton's Proposal to Re-Zone the Downtown: 1461 signatures, including 330 from Pemberton area residents.
u. Albert Bush, Valley Chainsaw and Recreational Ltd., dated June 19, 2018, regarding C-1 zone permitted uses (*opposed*).
v. Jessica Dunbar, dated June 19, 2018, regarding C-1 zone permitted uses (*opposed*).
w. Andrew Martorana, dated June 19. 2018, regarding C-1 zone permitted uses (*opposed*).
x. Clarke Gatehouse, Mount Currie, dated June 20, 2018, regarding C-1 zone permitted uses (*opposed*).
y. Tyler Kraushar, dated June 20, 2018, regarding C-1 zone permitted uses (*opposed*).
z. Natalie Livermore, dated June 20, 2018, regarding C-1 zone permitted uses (*opposed*).
aa. Betty Mercer, dated June 19, 2018, regarding C-1 zone permitted uses (*opposed*).
bb. Chelsey Herechuk, dated June 20, 2018, presenting a regarding C-1 zone permitted uses (*opposed).*
cc. Alison Twiss, dated June 20, 2018, regarding C-1 zone permitted uses (supporting).
dd. Doris Zurcher, dated June 20, 2018, regarding C-1 zone permitted uses (*opposed).*

4. Any other correspondence and petitions received

   Presentation of correspondence received after the deadline of noon on June 20, 2018.

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 June 26, 2018.**

ZONING BYLAW

VILLAGE OF PEMBERTON

BYLAW No. 832, 2018

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VILLAGE OF PEMBERTON
ZONING BYLAW NO 832, 2018

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Village of Pemberton
Zoning Bylaw No. 832, 2018

A BYLAW TO REGULATE THE ZONING AND *DEVELOPMENT* OF REAL PROPERTY WITHIN THE VILLAGE OF PEMBERTON

WHEREAS section 479 of the *Local Government Act* authorizes a local government to enact a Bylaw respecting Zoning;

AND WHEREAS section 482 of the *Local Government Act* authorizes a local government to offer density benefits for the provision of amenities, affordable housing and special needs housing;

AND WHEREAS section 492 of the *Local Government Act* authorizes a local government to designate a Temporary Use Permit Area in a Zoning Bylaw;

AND WHEREAS section 523 of the *Local Government Act* authorizes a local government to create runoff control requirements;

AND WHEREAS section 525 of the *Local Government Act* authorizes a local government to create off-street parking and loading requirements;

AND WHEREAS section 527 of the *Local Government Act* authorizes a local government to create screening and landscaping requirements;

NOW THEREFORE the Municipal Council of the Village of Pemberton in open meeting assembled enacts as follows:

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PART 1: Application

1.1 Title

(a) This Bylaw may be cited for all purposes as the "Village of Pemberton Zoning Bylaw No. 832, 2018" or "Zoning Bylaw No. 832, 2018".

1.2 Schedules

(a) The following schedules are attached to and form a part of this Bylaw:

i. Schedule A – Zoning Map

1.3 Purpose

(a) The principal purpose of this Bylaw is to regulate *land use* and *development* within the Village of Pemberton for the benefit of the community; and

(b) For the implementation of the long-term goals of the Village's Official Community Plan Bylaw, No. 654, 2011.

1.4 Application of Bylaw

(a) This Bylaw applies to all *lands*, including the surface of water, and the *use* of all *land*, *buildings* and *structures* located within the boundaries of the Village of Pemberton, and as shown on Schedule "A", the Zoning Map, which is attached to and forms part of this Bylaw.

1.5 Violation

(a) Any person who:

i. Violates any of the provisions of this Bylaw;

ii. Causes or permits any act or thing to be done in contravention or violation of any provision of this Bylaw;

iii. Neglects to do or refrains from doing any act or thing which is required to be done by any provisions of this Bylaw;

iv. Carries out, causes or permits to be carried out any *development* in a manner prohibited by or contrary to this Bylaw;

v. Fails to comply with an order, direction or notice given under this Bylaw; or

vi. Prevents or obstructs or attempts to prevent or obstruct the authorized entry of any of the Enforcement persons noted in Section 1.8 below,

commits an offence against this Bylaw and is liable to the penalties imposed under the Village of Pemberton's Municipal Ticket Utilization Bylaw.

(b) Each day that an offence of this Bylaw is caused to continue, allowed to continue, constitutes a separate offence.

1.6 Penalty

(a) Where a specific penalty has not otherwise been designated, shall be liable to a fine and/or penalty of not less than One Hundred Fifty Dollars ($150) and not more than Ten Thousand Dollars ($10,000), plus the costs of prosecution, any other order imposed or any combination thereof;

(b) The penalties and remedies imposed under subsection (a) shall be in addition to, and not in substitution for, any other penalty or remedy imposed by or permissible under this Bylaw or any other enactment.

(c) Where a person fails to pay a penalty required by this Bylaw, or where a person subject to an order under this Bylaw fails to take action required by the order and the Village carries out the work or otherwise fulfills the requirement, the Village may recover its costs from the owner, occupier or person responsible for the work or for payment of the costs, as a debt to the Village. Money owed to the Village under this Bylaw is payable upon receipt of an invoice from the Village.

(d) If an amount owing under this Bylaw for work done or services provided to *land* or improvements remains unpaid on December 31st of the year in which the debt was incurred, the amount is deemed to be taxes in arrear and may be collected from the owner of the *land* or improvements in the same manner and with the same remedies as for property taxes.

1.7 Severability

(a) If any part, section, subsection, paragraph, sentence, clause, phrase or schedule of this Bylaw is for any reason found invalid by the decision of any Court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Bylaw or the validity of the Bylaw as a whole.

1.8 Enforcement

(a) The Chief Administrative Officer of the Village of Pemberton, or his or her designate, is hereby appointed by Council to administer this Bylaw.

PART 2: Interpretation

2.1 Interpretation

(a) All references to Bylaws of the Village of the Pemberton, or provincial or federal statutes and regulations refer to the most current version, as amended from time to time.

(b) Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa; and the word "person" includes a corporation, firm, partnerships, trusts, and other similar entities as well as an individual.

(c) Words have the same meaning whether they are capitalized or not.

(d) Words defined in this Bylaw that contain multiple words separated by a comma in the definition carry the same definition if the words are reversed. For example, "*Grade, Natural*", and "*Natural Grade*" carry the same meaning.

(e) The words "shall" and "is" require mandatory compliance except where a variance has been granted pursuant to the *Local Government Act*.

(f) Words, phrases, and terms neither defined in this section nor in the *Local Government Act* shall be given their usual and customary meaning.

(g) The definitions of *uses* group individual *land uses* into a specified number of classes, with common functional or physical impact characteristics. They define the range of *uses* which are *principal* and secondary, with or without conditions, within various *zones* of this Bylaw.

(h) The following guidelines shall be applied in interpreting the *use* class definitions:

i. Typical *uses* listed in the definitions as examples are not intended to be exclusive or restrictive; and

ii. Where a specific *use* does not conform to the wording of any *use* class definition or generally conforms to the wording of two or more definitions, the *use* conforms to and is included in that *use* class which is most appropriate in character and purpose.

2.2 Explanatory Notes and Figures

(a) All text in this Bylaw which are italicized except titles of legislative acts, statutes and regulations, and explanatory figures have a definition specified in this Bylaw, and for clarity, the definitions in this bylaw apply whether the word is italicized or not.

(b) Where a conflict between explanatory notes and figures and a regulation in this Bylaw occurs, the regulation shall be taken as correct.

2.3 Conflicting Regulations

(a) Where this Bylaw contains two or more regulations that could apply to a situation, the most restrictive regulation shall apply to the extent of any conflict. Where this Bylaw conflicts with other regulations the restrictive legislation shall apply, unless the conflict is outside of the responsibility of the Municipal Council.

(b) Where a graphic used to illustrate a requirement of this Bylaw is in conflict with the text description of the regulation, the text description shall prevail.

2.4 General and Specific Regulations

(a) Where this Bylaw contains both general and specific regulations that could apply to a situation, the more specific regulation shall apply.

2.5 Bylaw Format

(a) The format of this Bylaw follows a simple layout intended to facilitate its use. Major divisions within the Bylaw are called Parts and major divisions within Parts are called Sections and major divisions within Sections are called Sub-Sections.

2.6 Covenants Against Buildings, Structures, Subdivision or Use

a) Where under this Bylaw an owner of *land* or a *building* or *structure* is required or authorized to grant a covenant restricting *subdivision*, strata plan registration, *use* or *development* of *land*, the covenant shall be granted to the Municipality and registered pursuant the *Land Title Act*, with priority over all financial charges, and under the terms of the covenant the owner shall indemnify the Municipality for any fees or expenses the Municipality may incur as a result of a breach of the covenant by the owner.

PART 3: Definitions

The following words, terms, and phrases, are italicized wherever they occur in this Bylaw, and shall have the meaning assigned to them as follows:

Accessible

means that a person with disabilities is, with or without assistance, able to approach, enter, pass to and from one area to another and make use of an area and its facilities.

Accessory (Use)

means the *use* of *land, buildings, or structures* for a *use* that is customarily incidental, subordinate in area, extent and purpose and ancillary to the conforming *principal use* on the same *lot*.

Accessory Building or Structure

means a *detached building* or *structure*, the *use* of which is, or is customarily incidental, subordinate in size, extent or purpose and ancillary to the conforming *principal building* or *land use* on the same *lot*.

Accessory Residential Dwelling

means an *accessory dwelling unit*, for *residential use* only, primarily intended for the caretaking, management, staffing, or security of the *principal* non-*residential building* on the same *lot*.

Accessory Retail Sales

means the *accessory use* of a maximum of 20% portion of the *gross floor area* of a *permitted principal commercial*, *industrial*, *civic*, or *artisan use* for the *retail* sales directly related to the *principal use*.

Affordable Housing

means *dwelling units* constructed and occupied under the terms of a registered housing agreement approved pursuant to section 483 of the *Local Government Act*.

Agriculture

means the *use* of the *land, buildings and structures* for the growing, producing, raising or keeping of animals and plants including:

i. Livestock (cattle, bison, sheep, goats, hogs, horses)
ii. Poultry production (chickens, turkeys, waterfowl)
iii. Dairy operations
iv. Apiculture (beekeeping)
v. Agroforestry
vi. Grapes, berries, tree fruits, nuts, grains, oilseeds, mushrooms, forage crops, ornamentals, and vegetables (field or Greenhouse).
vii. The processing of agricultural products harvested, reared or produced by the

farm business, and the retail sales of the products

viii. Horse-riding, training and boarding

ix. Greenhouse and Nursery

x. Winery and Cideries

Agri-Tourism Activity

Means the *use* of *land* that is classified as a farm under the *British Columbia Assessment Act* for tourism related activities, such as displays, demonstrations, and exhibits subject to the regulations of section 7.5 of this Bylaw.

Agri-Tourism Accommodation

means the provision of *tourism accommodation*, on a property classified as farm under the *BC Assessment Act*, up to a maximum of ten (10) sleeping *units*. Typical *uses* include, but are not limited to, farm inns, seasonal farm *cabins*, and campsites/recreational vehicle sites.

Agricultural Land Commission (ALC)

means *Agricultural Land Commission* pursuant to British Columbia *Agricultural Land Commission Act*.

Agricultural Land Reserve (ALR)

means *Agricultural Land Reserve* pursuant to British Columbia *Agricultural Land Commission Act*.

Arts and Culture

means a *use* which provides for the presentation and display of artistic and cultural creations, and includes art galleries, museum, theatres, and *accessory retail* of goods and articles that are produced primarily by local artists.

Airport

means the *use* of *land, buildings* and *structures* for runways for the takeoff and landing of airplanes and includes airstrips, terminal *buildings* or *structures*, hangars, *airport related business,* and *accessory uses*.

Airport Related Business

means the *use* of *land, buildings*, or *structures* for *commercial* operations directly related to the operation, maintenance, and storage of aircraft, or business *uses* that necessarily rely upon or support aviation *uses* or the *Airport*, but specifically excludes *tourism accommodation*.

Alter

means, in relation to *land*, the removal or deposit of soils or other materials or clearing of natural vegetation, and in relation to *buildings* or *structures,* means any change that would result in either a change to the appearance of the *building* or *structure*, an increase or decrease to the *gross floor area* or both.

Animal Kennel

means the *use* of *land, buildings* or *structures* in which domestic animals are kept, boarded, bred, cared for or trained for *commercial* gain.

Approving Officer

means the Village of Pemberton Approving Officer appointed pursuant to the *Land Title Act*.

Artisan

means the *use* of a *building* or *structure* by an artist or group of artists who create or produces artistic goods.

Assembly

means the *use* of *land, buildings*, or *structures* for *civic*, cultural, educational, political, public recreational, religious or social purposes; and includes *School*s, *Places of Worship*, auditoriums, council chambers, community centres, arenas, youth centres, day care centres, and similar *uses*.

Automotive and Recreational Vehicle Sales

means the *use* of *land, buildings*, or *structures* for the *retail* sale of automobiles, trucks, boats, recreational vehicles and related parts and accessories.

Automotive Salvage

means the *use* of *land, buildings*, or *structures* for towing, storage, or dismantling of automobiles, trucks, boats, and recreational vehicles, and may include the *accessory retail sale* of automobile parts.

Automotive Service Shop

means a *use* providing for the general repair, servicing and maintenance of motor vehicles including brakes, mufflers, tire repair and change, tune-ups and transmission work, provided it is conducted within a completely enclosed *building or structure*.

Basement

means the floor of a *building* or *structure* that is 50% or more below the *average finished grade* level and is unused, or used for *utilities*, laundry, storage or other non-habitable space *accessory* to the *principal building*, specifically excluding *residential* or *commercial use*.

Bed and Breakfast

means the *accessory use* of a *dwelling*, *detached* for *tourism accommodation* in which a maximum of two (2) bedrooms of an owner-occupied *dwelling*, *detached* are available as *tourism accommodation* in accordance with section 7.9 of this Bylaw and the Village of Pemberton *Business License Bylaw*.

Bed and Breakfast Inn

means the *accessory use* of a *dwelling*, *detached* in which three (3) or more, but a maximum of five (5) bedrooms, are available for *tourism accommodation* in accordance with section 7.10 of this Bylaw and the Village of Pemberton *Business License Bylaw*.

BMX Race Track

means a facility or track for BMX (off-road) bicycle racing, consisting of a starting gate, a groomed dirt race course made of various jumps and rollers and a finish line, but specifically excludes *use* by motorized vehicles.

Boarding School

means the *use* of *land, buildings*, or *structures* for a *school* where students and staff reside on the same or immediately adjacent *lot* and includes *tourism accommodation* for groups *accessory* to the *principal school use*.

Brewery, Cidery, Distillery and Winery

means the *use* of *land, buildings* and *structures*, licensed under the *Liquor Control and Licensing Act*, on which there is small scale manufacturing of beer, ale, cider, spirits or wine, and may include the *accessory uses* of *wholesaling*, tours, tastings, *retail* sales and a manufacturer's lounge, and the sale of related non-liquor products.

Buffer

means a landscaped, or naturally vegetated area intended to separate and screen *land uses*, *buildings*, *structures*, or properties from one another.

Building

means a *structure* or any portion thereof, including affixed mechanical devices, intended to be used for sheltering a *use* or occupancy.

Building Area

means the horizontal area of a *building* or *structure* within the outside surface of the exterior walls or within the outside surface of the exterior walls and the centre line of firewalls for all *storeys* and includes the non-habitable areas such as the *basement*, *garages* and *carport*s.

Building Footprint

means the total area of a *lot* occupied by a *building* or *structure*, measured from the outside of exterior walls, and includes *garages* and *carport*s, but excludes covered exterior stairwells.

Building Official

means the individual appointed or under contract as the Building Official for the Village of Pemberton.

Building Supply

means the *use* of *land, buildings* or *structures* for the supply and sale of *building* materials, fixtures, hardware, equipment and other similar goods related to construction and home improvement, and requires storage outside of a *building*.

Bulk Storage

means the *use* of *land, buildings* or *structures* for above or below ground storage containers, or any combination thereof, of petroleum, petroleum products, water, chemicals, gases, or similar substances for subsequent resale to distributors, *retail* dealers or outlets, and includes card-lock and bulk sales.

Cabin

means a detached *building* or *structure* providing *tourism accommodation* in a rural or remote setting, associated with a motel, bed and breakfast inn or campground, and includes cottages.

Campground

means the *use* of *land*, managed as a *unit* and includes the *buildings* and *structures* for a range of camping experiences which provides *tourism accommodation* for any or all of the following:

i. Cabins,
ii. Yurts,
iii. Tenting sites,
iv. Tent trailers,
v. Travel trailers,
vi. Recreational vehicle sites and campers, and
vii. *Accessory uses* and *structures* such as administration offices, laundry facilities or general washroom facilities,

but excludes the habitation of manufactured homes, modular homes or any other *building*s or *structure*s, conveyances or motor vehicles for residential *use*.

Cannabis

has the same meaning as outlined in the *Government of Canada* regulations.

Cannabis, Production Facility

means the *use* of *buildings* and *structures* for the purposes of growing, processing, packaging, testing, destroying, storing or shipping *cannabis* as authorized by a license issued under *Government of Canada* regulations.

Carriage House

means an *accessory dwelling unit* situated above or attached to a *detached garage* that is separate from the *principal dwelling*, *detached*, but located on the same *lot* in accordance with section 7.11 of this Bylaw.

Carport

means an open or partially enclosed *structure* attached to the *principal building* or *structure* for the *use* of covered parking or temporary storage of private motor vehicles.

Catering Establishment

means an establishment that prepares and supplies food to be consumed off premises.

Chief Administrative Officer

means the individual appointed as the Chief Administrative Officer of the Village of Pemberton.

Child Care Centre

means the *use* of *land* and *buildings* for provincially-licensed care and supervision of children through a prescribed program.

Civic

means the *use* of *land, buildings*, or *structures* for functions provided by a government body and service clubs, includes federal, provincial and municipal offices, and *works yard*s, *schools* and colleges, hospitals, community centres, swimming pools, libraries, museums, *parks*, playgrounds, day cares, cemeteries, police and fire stations, fire training grounds and waterways.

Commercial (Use)

means the *use* of *land, buildings*, or *structures* for an occupation, employment or enterprise that is carried on for gain or monetary profit by any person.

Community Care Facility

means the *use* of *buildings* or *structures* where a person provides care of three (3) or more persons and is under permit by the Provincial Government pursuant to the *Community Care and Assisted Living Act*.

Community Garden

means a *lot*, or portion thereof, that is provided for public *use* for the purposes of growing fruits, vegetables and flowers.

Community Sewer System

means a system of waste water collection, treatment and disposal that is serving two (2) or more *lots*.

Community Watershed

means all or part of the drainage area above the most downstream point of diversion for a water *use* that is for human consumption and that is licensed under the *Water Act*, for a domestic purpose or a waterworks purpose as defined under the *BC Forest and Range Practices Act*.

Community Water System

means a system for the distribution of fresh potable water serving two (2) or more *lots*.

Convenience Store

means the *use* of a building for the sale of a limited line of groceries, food and drink for immediate consumption, and other items intended for the convenience of the neighbourhood.

Council

means the *Council* of the Village of Pemberton.

Development

means any of the following:

i. Altering the *land*,
ii. Changing the landform, from a natural state to a semi natural state,
iii. Subdividing the *land*,
iv. Applying for a *land use* change,
v. Changing in the *use* of any *building* or *structure*, and
vi. Carrying out of any, engineering or the construction, addition or alteration of any *building* or *structure*.

Density

means a measure of the intensity of *development* on a *lot*, including the number of *units* on a *lot* measured in maximum *units* or *units* per hectare, or *floor area ratio* as determined in section 4.8 of this Bylaw.

Disabled Vehicle

means all or part of any irreparable or salvageable vehicle or all or part of any motor vehicle which is not validly registered and licensed in accordance with the *Motor Vehicle Act*, and which is not located in a *garage* or *carport*.

Drive-Through Business

means the *commercial use* of *land, buildings and structures* for providing goods and services, from a *use* otherwise *permitted* on the *lot*, to customers in their vehicles, such as a fast food *restaurant* or bank.

Dwelling Unit

means a self-contained set of habitable rooms capable of occupancy by one (1) or more persons, including provisions for living, sleeping, cooking, and sanitation facilities and not more than one kitchen facility. Unless specifically *permitted*, *use* of a *dwelling unit* for *tourism accommodation* or rental for a period of less than thirty (30) days is prohibited. The *use* is as a residence for the occupant and includes but is not limited to the following types:

i. Accessory Residential Dwelling,

i. Apartment,

ii. Carriage House,

iii. Detached Dwelling,

iv. Duplex Dwelling,

v. Manufactured Home

vi. Mobile Home,

vii. Row House,

viii. Secondary Suite, and

ix. Townhouse.

And specifically excludes the occupancy of any of the following:

i. Buses,

ii. *Cabins* or Cottages,

iii. *Motor Vehicle*,

iv. Tents,

v. Yurts, and

vi. Recreational Vehicles

Dwelling Unit, Apartment (Apartment) - means a *residential building* other than a *townhouse* containing three (3) or more individual *dwelling units*, where each *dwelling unit* has its *principal* access from an entrance or hallway that is common to at least one (1) other *dwelling unit* on the same *storey*.

Dwelling Unit, Detached (Detached Dwelling) - means a *residential building* designed exclusively for single family *residential use*, separated from other *dwelling units* by open space, and includes a modular home.

Dwelling Unit, Duplex (Duplex) - means a *residential building* containing two (2) separate *dwelling units* either placed one above the other or attached by a common wall, each of which has direct access to the outside.

Dwelling Unit, Farm Help – means a *residential building accessory* to an *agricultural use* and carries the same meaning as under the *Agricultural Land Reserve Act.*

Dwelling Unit, Manufactured Home

means a factory built *detached dwelling unit*, certified prior to a placement on the *lot* as having been built:

i. as a modular home in accordance with CSA A277 *building*; or

ii. as a mobile home in accordance with CAN/CSA Z240 building regulations and registered in the BC Manufactured Home Registry, arriving at the *lot* ready for occupancy apart from incidental operations and connections into a *community sewer* and *community water system*.

Dwelling Unit, Mobile Home – means a *residential dwelling* built upon an integrated chassis and wheels that is assembled at a place other than but moved to a *lot*.

Dwelling Unit, Multi-family (Multi-family Dwelling) - means a *residential building* containing three (3) or more separate *dwelling units*, and includes *apartment*s, *townhouses*, and *row house*s.

Dwelling Unit, Row House (Row House Dwelling) - means a *residential building* containing a minimum of three (3) *dwelling units* attached to each in a row with each *dwelling unit* located on its own *lot*.

Dwelling Unit, Townhouse (Townhouse Dwelling) - means a *residential building* containing three (3) or more *dwelling units*, each of which has its own separate access, not located through a common lobby or corridor, and includes *dwelling units* stacked vertically.

Ecological Reserve

means *land* that is retained in its natural or semi-natural state for the purposes of protecting and preserving natural ecosystems and the biological diversity.

Farm Residence

means the *principal detached dwelling* that accommodates one *dwelling unit* and located on a *lot* within the *Agricultural Land Reserve*.

Farm Residential Facilities, Accessory

means the following *buildings*, *structures*, or improvements associated with a *principal farm residence* and/or additional *farm residence* on a farm:

i. Attached or *detached garages* or *carports*,
ii. Driveways to residences,
iii. Decorative landscaping,
iv. Attached or *detached* household *greenhouse* or sunroom,
v. *Residential*-related workshop, tool and storage sheds,
vi. Artificial ponds not serving farm drainage, irrigation needs, or aquaculture *use*,
vii. *Residential*-related recreation areas limited to outdoor non-motorized and/or non-mechanized recreational activities. *Permitted* recreational activities exclude any *uses* involving motorized and non-motorized vehicles.

Farmers' Market

means the *use* of *land, buildings*, or *structures* for *retail* sales featuring foods sold directly by farmers to consumers and typically consisting of booths, tables or stands, outdoors or indoors, where farmers sell their *agricultural* products and sometimes prepared foods and beverages. It may include mobile *food trucks* and the sale of arts and crafts.

Fence

means a protective, enclosing or visual barrier made of wood, metal or other material that is constructed for any purpose, such as marking the boundary of a *lot* and enclosing a *lot*, except as required elsewhere in this Bylaw; it generally is providing privacy; preventing access by people or animals; or dividing a *lot* into sections. This excludes the *use* of hedges, trees, and other types of vegetation.

Financial Institution

means an institution providing financial or banking services including a bank, credit union, payday loan office, currency exchange, mortgage office or automated teller machine (ATM).

Fitness Centre

means the *use* of *land, buildings*, or *structures* for *commercial* fitness, and includes health clubs, gyms, yoga studios, and similar *uses*.

Flanking Street

means a street, excluding a *lane*, abutting a *lot line* not being the front or rear *lot line*.

Floor Area

means the total usable floor space of a *building* or *structure* on all *Storeys* excluding the *basement*, corridors, and service areas, as measured in accordance with section 4.7 of this Bylaw.

Floor Area Ratio (FAR)

means a ratio between the *floor area* of a *building* or *structure* and the *lot* size, measured in accordance with section 4.8 of this Bylaw.

Floor Area, Gross (GFA)

means the total area enclosed by the exterior walls of a *building* or *structure* on all *storeys*, measured in accordance with 4.9 of this Bylaw.

Food Truck

means the *use* of a licensed vehicle equipped with facilities for the preparation, cooking and serving of food to consumers from a temporary location, and may include a mobile food cart or converted vehicle capable of dispensing food, subject to the regulations in section 7.15 of this Bylaw and the *Village of Pemberton Business License Bylaw*.

Garden Centre

means the *use* of *land, buildings*, or *structures* for the purpose of *retail* sales of trees, plants, flowers, and associated gardening or landscaping supplies and outdoor garden equipment.

Garage

means an *accessory building*, *structure* or that portion of a *permitted building* or *structure* that is used for the parking of one (1) or more motor vehicles and is totally enclosed with a roof, walls, and one (1) or more doors.

Gasoline Station

means a facility limited to *retail* sales to the public of motor fuel products, motor oil, lubricants, minor automobile accessories, travel aides and convenience food items, but specifically excludes automobile repair services.

Gathering, Farm Event

means the *use* of *land, buildings*, or *structures* for a gathering of people on a farm for the purpose a wedding, a music festival, or other event other than an *agri-tourism* related event or family-related celebration which is *permitted* as a non-farm *use* in the *Agricultural Land Reserve* in accordance with the regulations in section 7.6 of this Bylaw:

Golf Course

means the *use* of *land* for playing golf, consisting of a least nine holes, with each hole generally consisting of tees, greens, fairways and hazards, and the following *accessory uses*, *buildings*, *and structures*:

i. Club house (licensed Restaurant),
ii. Pro shop (*retail* sales of golf equipment),
iii. Driving range,
iv. Putting green,
v. Mini putt area, and
vi. Golf Schools.

Grade, Building

means, in relation to a *building,* or *building height*, the lowest of the average levels of grade of the *natural grade* or *finished grade* adjoining each exterior wall of a *building*, excluding localized depressions such as for vehicle or pedestrian entrances.

Grade, Finished

means, in relation to a *building* or *structure*, the elevation of the ground surface, or the angled plane of a sloped *lot*, after *development*.

Grade, Natural

means, in relation to a *building* or *structure*, the elevation of the ground surface, or the angled plane of a sloped *lot*, in its natural or semi-natural state, prior to any *development*.

Greenhouse

means a *building* or *structure* covered with translucent material and used for the purpose of horticulture.

Height

with respect to a *building* or *structure* refers to the vertical distance between the *building grade*, and the highest point of the *structure* of a flat roof, or the mid- point of a sloping roof, measured in accordance with section 4.4 of this Bylaw.

Highway

means a public street, road, trail, *Lane*, bridge, trestle, any other public way or any other *land* or improvement that becomes or has become a *highway* as per the British Columbia *Transportation Act*.

Home Occupation

means the *use* of a *residential dwelling unit* for a licensed *commercial* occupation, profession or craft by the primary occupant of the *residential unit* that is contained entirely within the *permitted residential use* and conducted in accordance with the regulations in section 7.16 of this Bylaw.

Hostel

means the *use* of a *building* for *tourism accommodation* in which dormitory style sleeping *units* are provided along with common bathrooms, cooking areas, and communal spaces.

Hotel

means *use* of a *building* for *tourism accommodation* in which four (4) or more furnished accommodation *units* are provided, with separate entrances to each room from a common corridor, operated and staffed from an on-site office or lobby, and may include publicly *accessible accessory uses* such as *restaurant*, health club, liquor primary establishment, or *retail* store not to exceed a maximum of 33% of the *gross floor area* of the first *storey*.

Impervious Surface

means the total area of a *lot* that is incapable of allowing precipitation to penetrate to underlying soils due to the presence of *buildings* or *structures* or other impermeable surfaces, except impermeable surfaces that are naturally occurring on the *lot*.

Industrial

means the *use* of *land, buildings*, or *structures* providing for the manufacturing, processing, fabricating, assembling, storage, transporting, distributing, *wholesaling*, warehousing, testing, servicing, reduction, repairing, wrecking, or salvaging of articles, substances, or commodities or any other treatment thereof to change the form, character or appearance.

And specifically excludes any of the following *uses*:

i. The burning of any salvaged or recycled materials,

ii. Any *uses* for which a permit is required under the *Environmental Management*

Act or *Regulations*,

iii. The burning of any vehicles, and

iv. Refuse and garbage dumps.

Intermodal Storage Container

means a standardized intermodal freight container that can be used as a reusable transport and storage *unit* for moving products and raw materials between locations.

Lane

means a *highway* flanking a rear or side *lot line* with a maximum width of 6.0 metres.

Land

means real property without improvements and includes the surface of water.

Land Use

means the regular *use* of *land* for an intended purpose or *principal use*.

Licensed Premises

means premises licensed as a *Liquor Primary* or *Food Primary* establishment to serve liquor under the *Liquor Control and Licensing Act*.

Liquor License, Food Primary

means a liquor license issued under the *Liquor Control and Licensing Act* for a *commercial* business where the service of food, rather than liquor, is the primary purpose.

Liquor License, Liquor Primary

means a liquor license issued under the *Liquor Control and Licensing Act* for a *commercial* business where the service of liquor is the primary purpose, and includes neighbourhood pubs, bars, lounges, and night clubs, with *accessory* food service.

Liquor Store

means the *use* of a *building* or *structure* for the *retail* sale of liquor, beer or wine for consumption off premises, and includes government liquor stores and *liquor store, private retail* outlets.

Liquor Store, Private

means the *commercial use* of a *building* or *structure* for the *retail* sale of liquor, beer or wine for consumption off premises, and includes an agency outlet.

Livestock

means chickens, horses, turkeys, cattle, mules, donkeys, hogs, rabbits, sheep, goats, bison, llamas and alpacas as well as any other animal or fowl used in the production of food, fur or similar products.

Lot

means a parcel of *land* with boundaries registered in the *Land Title Office* Registry and includes strata *lots* created by Bare Land Strata *subdivision*, but specifically excludes *land* dedicated as road or *park* on a plan of *subdivision*.

Corner Lot means a *lot* which abuts two or more intersecting *highway*s.

Lease Lot means a *lot* defined by lease boundaries registered in the *Land Title Office*.

Panhandle Lot – means any *lot* which achieves access to a *highway* only by means of a narrow strip of *land* or access strip.

Through Lot - means a *lot* abutting two parallel or approximately parallel *highway*s or any combination of *highway* common property access route and a body of water.

Lot Coverage

means the portion of a *lot*, expressed as a percentage, covered by the footprint of all *buildings* and *structures* on the *lot*.

Lot Depth

means the average distance between the front *lot line* and the rear *lot line* of a *lot*, measured along the side *lot lines*, and at ten (10) metre intervals in between.

Lot Line

means a line that is used to mark the boundaries of a *lot* on a survey, lease boundary, or other description registered in the *Land Title Office* to identify the boundaries of a *lot* as follows:

Exterior Side Lot Line – means the *lot line(s)* common to the *lot* and an abutting *Highway*, other than a path, *Lane*, walkway, trail, which is not the front *lot line*.

Front Lot line – means the property boundary line of the *lot* and the *highway* it abuts and gains primary access from, however:

i. in the case of a *corner lot*, means the shortest *lot line* abutting the *highway*;

ii. in the case of a *panhandle lot*, means the *lot line* or lines common to a *lot* and an abutting *highway* and the *lot line* approximately parallel to such line at the end of the *panhandle* access strip; and

iii. in the case of a through *lot*, means both the *lot line*s abutting two parallel or approximately parallel *highways* or combination of *highway*, common property access route or the water.

Interior Side lot Line – means the *lot line*(s) connecting the front and rear *lot lines*, common to the *lot* and another *lot* or *lane*.

Rear Lot Line – means the *lot line* furthest from, and opposite to, the front *lot line*, and, in the case of a triangular shaped *lot*, a line 3 m (10 ft.) in length entirely within the *lot*, parallel to and at a maximum distance from the *front lot line*.

Side Lot Line – means an *exterior side lot line* or *interior side lot line* interchangeably as defined in this Bylaw.

Lot Width

means the average distance between the *side lot lines*, measured at the *front* and *rear lot lines*, and at five (5) metre intervals in between, excluding the access strip of a *panhandle lot*.

Market Garden

means the *use* of *land* for *commercial* growing and harvesting, which contributes to the production of *agricultural*, floricultural, or horticultural products for on-site or off-site sales.

Materials Recovery Facility

means a solid waste management facility that processes recyclable materials to sell to manufacturers as raw materials for new products and may accept other municipal waste. Such facilities assist in in reducing the waste stream, the demand for raw materials, and pollution associated with the manufacturing of new products.

Minimum Lot Size

means the minimum area of a *lot* that can be created by *subdivision* under the regulations in this Bylaw.

Mixed-Use Building

means the *use* of a *building* for both *commercial* and *multi-family dwellings*, subject to the regulations in section 7.18 of this Bylaw.

Motel

means a *building*, or group of *buildings* on the same *lot*, providing four (4) or more separate guest rooms, with or without cooking facilities, for *tourism accommodation*, with the entrance to each room being to the outside of the *building*, with parking provided in close proximity to the guest rooms, and operated from a staffed office on-site.

Motocross Track

means the *use* of *land* for a constructed off-road circuit used for motorcycle riding and racing.

Motor Vehicle

means any vehicle that is designed to be self-propelled including passenger cars, trucks, recreational vehicles, vans, busses, motorcycles but does not include a motor assisted bicycle or scooter, but includes inoperable and abandoned vehicles.

Municipality

means the Village of Pemberton.

Natural Boundary

means

i. the visible high watermark of any body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the water body a character distinct from its banks, in vegetation, as well as in the nature of the soil itself, and

ii. the edge of the dormant side channels of the water body.

Neighbourhood Pub

means an establishment licensed to serve liquor in conjunction with or without live entertainment as a *liquor-primary* establishment under the *Liquor Control and Licensing Act* and shall offer full lunch and dinner menus.

Nursery

means the *use* of *land, buildings*, or *structures* for the purpose of growing and propagating plants, and includes *retail* nurseries, *wholesale* nurseries, private nurseries which supply the needs of institutions or private estates, and the sale of gardening *retail* items are *permitted*.

Office, Business

means the *use* of a *building*, outside of a *home occupation*, for conducting business in an office environment, but does not generate a continuous flow of customers, and may include a tourism booking offices, *industrial* related offices, design offices, technology offices, or consulting offices, but specifically excludes medical and dental offices, real-estate, and insurance offices.

Office, Professional

means the *use* of a *building*, outside of a *home occupation*, for conducting business in an office environment for any purpose.

Off-Street Parking

means the *use* of private *land* for the parking of motor vehicles other than on a *highway* and includes the parking spaces, loading spaces and the maneuvering aisle.

Outdoor Storage

means the *use* of *land* or *structures* for the keeping of any goods, material, merchandise or vehicles associated with a *permitted use*, in an unroofed area or a roofed area with unenclosed sides, and on the same *lot* for more than twenty-four (24) consecutive hours.

Park

means *land* used or intended to be used for active and passive public *use*, and includes *land* dedicated as "*Park*" on a legal plan or otherwise created or designated by any instrument at the *Land Title Office*.

Permitted

means the permissible purpose for which *land, buildings* or *structures*, may be used under the regulations of this Bylaw.

Personal Service Establishment

means the *use* of a *building* or *structure* where non-medical related personal services are provided and goods *accessory* to the provision of such services may be sold, and includes but is not limited, to the following:

i. Barber shop,
ii. Beauty salon,
iii. Dry cleaning and or laundromat,
iv. Dog groomer,
v. Electrical appliance repair,
vi. Esthetics,
vii. Clothing or shoe repair,
viii. Photography studio,
ix. Psychic reader,
x. Tattoo parlour,
xi. Travel agency,
xii. Tanning salon,
xiii. Spa facility
xiv. Printing shop, and
xv. Other similar services.

Place of Worship

means the *use* of a *building* or *structure* wherein persons assemble for religious worship, and *accessory uses*, and which is maintained and controlled by a religious body which is recognized as exempt from taxation under the *Canadian Income Tax Act*.

Principal Building

means a *building* or *structure* which contains the *principal use* of the *lot* and shall include attached *garages* or *carports*, but does not include an *accessory building*.

Principal Residence

means the *dwelling* where an individual primarily lives, makes their home and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is generally the *dwelling unit* with the *residential* address used on documentation related to billing, identification, taxation and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver's licenses, personal identification, vehicle registration and utility bills.

Principal (Use)

means the main purpose for which *land, buildings* or *structures* are ordinarily used.

Public Art

means an original work of art in a publicly *accessible* location and created with the intention of reflecting and/or engaging the community. *Public art* works may be permanent, temporary or mobile, may be integrated into a site, or may be a stand-alone piece and may have functional and/or aesthetic qualities.

Recreation, Indoor

means the *use* of a *building* or *structure* for recreational pursuits primarily undertaken within the *building* or *structure* that require either a minimum two-*storey* interior space or a minimum of 186 m^2 of *gross floor area*, such as a bowling alley, climbing gym, gymnastics, parkour or trampoline facility.

Recreation, Outdoor

means the *use* of *land* and *accessory buildings* and *structures*, for *commercial* or club organized *outdoor recreation*al pursuits such as motocross and stock car racing, paintball, standing wave surf park, and whitewater kayaking facility, where the primary recreation activity occurs outdoors.

Recreational Facility

means the *use* of *land, buildings* or *structures* for recreation, sports and leisure activities and *Assembly uses* and may include but is not limited to any or a combination of the following:

i. Sports Academy,
ii. Playing Fields,
iii. Aquatic Centre,
iv. Skating and/or Curling Rink,
v. Field house.
vi. Gymnasium,
vii. Concession,
viii. Fitness Studio; and
ix. Equipment Rentals.

and *accessory uses* but specifically excludes *campgrounds*, *golf course*, BMX track, *motocross* track, *riding academy*, and *speedway*.

Recycling Facility

means the *use* of *buildings* or *structures* for the collection, packaging, and distribution of materials regulated under the *Environmental Management Act Product Stewardship* program, but specifically excludes the recycling of vehicle tires, *outdoor storage*, and processing.

Refuse Disposal Site

means the *use* of *land, buildings* or *structures* as a sanitary landfill, modified sanitary landfill, hazardous waste management facility, or dry waste site approved or registered pursuant to the *Environmental Management Act*, for the processing, treatment, storing, recycling or *land* filling of municipal, hazardous or *industrial* waste, but does not include automobile wrecking yard.

Resource Extraction

means the *use* of *land* for provincially licensed mining, quarrying, digging, or removal of natural materials from either the surface or below the surface of a *lot*, including the following:

i. Earth, soil, peat, sand and gravel,
ii. Rock and natural substances that are used for a construction purpose on *land* that is not within a mineral title or group of mineral titles from which the rock or natural substance is mined,
iii. Forestry, and
iv. Rock or a natural substance prescribed under the *Mineral Tenure Act*.

Resource Processing

means the *use* of *land, buildings*, or *structures* for the processing of extracted quarry materials which includes but is not limited to one or more of the following:

i. Value added wood processing,
ii. Material sorting,
iii. Crushing,
iv. Screening,
v. Stockpiling,
vi. Washing,
vii. Truck loading,
viii. The on-site operation of a portable asphalt or cement plant, and
ix. Wholesaling of resource products.

Residential

means the *use* of a *building* or *structure* as a fixed place of living, and unless expressly *permitted* under this Bylaw, specifically excludes any *tourism accommodation* and *short-term vacation rental*, and includes the following *buildings* and *structures*:

i. *Accessory residential dwelling*,
ii. *Accessory residential* Suite,
iii. *Apartments*,
iv. Carriage houses,
v. *Detached dwelling*,

vi. Duplex *dwelling*,

vii. *Manufactured homes*, and

viii. *Townhouse dwelling*.

Restaurant Use

means an eating establishment where food is prepared and served, in a *building* on the same *lot*, for sale to the public for consumption primarily at tables within the *building* or on a patio on the same *lot*, specifically excluding drive through *uses*, neighbourhood pubs and liquor primary establishments.

Retail

means the *commercial* selling goods, wares, articles, or merchandise to the ultimate consumer for personal consumption or household *use*, and not for resale purposes, but specifically excluding personal services, outdoor sales, *convenience store* and mobile vending.

Retail, Industrial

means the *use* of *land, buildings and structures* for the *retail* of *industrial*, automotive, or *agricultural* related products and equipment, and may include *uses* such as automotive and *agricultural* parts, specialty tools, manufacturing, moving and other similar *uses*.

Retail, Recreation and Leisure

means a *retail* store that specializes in the selling, renting and repairing of goods and articles that are used in the pursuit of recreation and leisure activities of the outdoor variety, such as skiing, snowboarding, cycling and mountain biking, hiking, camping, mountain climbing, kayaking, canoeing, and other similar activities.

Riding Academy

means the *use* of *land, buildings* or *structures* for the boarding and care of horses, and includes instruction for riding, jumping and showing, horse rentals, and *accessory* equestrian related events or shows, but excludes a *commercial* horse racing track.

School

means the *use* of *land, buildings* or *structures* for the provision of education to children or adults, and includes pre-school, kindergarten, elementary, middle, secondary and post-secondary institutions, as well as language and other professional or technical education.

Screening

means a continuous planting of vegetation or other similar solid *fence* like barriers or any combination thereof, which effectively obstructs the view or denies physical access to *land* or a portion thereof and may be broken by driveways or walkways.

Secondary Suite

means a separate *dwelling unit* which is completely contained within a *detached dwelling*, which meets the requirements of the *BC Building Code,* and is subordinate in size, extent or purpose to the *residential principal building* on the *lot* upon which the *secondary suite* is located.

Setback

means the minimum distance, measured from the respective *lot line*, that a *building* or *structure* shall be set back from that *lot line*.

Short-Term Vacation Rental

means the *use* of a *dwelling unit*, or a portion of a *dwelling unit*, for *tourism accommodation*, but does not include *Bed and Breakfast* establishment, *Bed and Breakfast Inn*, *Hostel*, *Motel* or *Hotel*.

Speedway

means the *use* of *land* as an out-door stadium or track for automobile (i.e., stock car) or motorcycle racing.

Storage Facility, Self-Service

means the *use* of *land*, *building* or *structure* for the *commercial* purpose of providing individual storage spaces for the public.

Storage Facility, Outdoor Equipment

means the *use* of *land* for the storage of equipment, vehicles, products and materials outside the *principal* or *accessory buildings* on a property.

Storey

means the same meaning as under the *BC Building Code*.

Storey, First

means the lowest *storey* of a *building* or *structure*, excluding a *basement*, but having its floor not more than two (2) meters above *building grade*.

Storey, Half

means a *storey* of a *building* or *structure* where the *floor area*, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling *height* of 1.2 m, does not exceed 50% of the *storey* immediately below.

Structure

means anything that is constructed, fixed to, supported by, or sunk into *land* or water.

Subdivision

means the division of *land* or *lots* into two (2) or more *lots*, whether by plan, apt descriptive words or otherwise and includes a long-term land lease, boundary adjustment, consolidation of two (2) or more *lots*, or creation of Bareland strata *lots*.

Temporary Use

means a temporary *commercial* or *industrial use permitted* under a *temporary use permit* issued pursuant to section 7.26 of this Bylaw and the *Local Government Act.*

Tourism Accommodation

means the *use* of *land, buildings*, or *structures* for providing temporary *commercial* lodging by visitors for a period not to exceed thirty (30) consecutive days or 182 days in a twelve (12)-month period, and specifically excludes *Residential* occupancy by any person other than the owner and *short-term vacation rental* unless specifically *permitted* in this Bylaw.

Unit

means a *building*, or a portion thereof that is individually demised by interior or exterior walls and has a separate entrance, which may be leased or sold individually.

Utilities

means a *use* providing for the essential servicing of the Village of Pemberton with water, sewer, electrical, telephone and similar services where such *use* is established by the Village, by another governmental body or by a person or company regulated by and operating under federal and provincial legislation and includes broadcast transmission facilities but excludes a *works yard*.

Veterinary Clinic

means the *use* of *land* or a *building* or *structure* in which animals are medically treated or hospitalized.

Watercourse

means a river, creek, stream, *Wetland* or other body of water as defined by the British Columbia *Riparian Area Regulation*.

Waste Transfer Station

means the *use* of *land*, or a *building* or *structure* for the temporary deposition of waste and the deposit of recyclable materials intended for removal in vehicles.

Wetland

has the same meaning as under the *Riparian Areas Regulation*.

Wholesale

means the sale of goods to *retail* operators or to other *wholesale* operators or to contractors or manufacturers for resale or for incorporation into other products.

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 *building*s or *structures*, infrastructure, materials or equipment, include office space but specifically excludes communication towers and electrical sub-stations.

Zone

means an area of *land* established under Part 5 and the Schedules of this Bylaw and subject to regulations in this Bylaw.

PART 4: Measurements and Calculations

4.1 Measurement Guidelines

(a) All dimensions and measurements in this Bylaw are expressed in the Standard International Units (metric) system.

(b) Any imperial conversions are provided for convenience and have no force or effect.

(c) All maximum dimensions shall mean equal to or less than, and all minimum dimensions shall mean equal to or greater than.

(d) In the event of any conflict between measurements in this Bylaw, the more onerous measurement shall apply.

(e) In the event of a conflict between a measurement stated in this bylaw and a graphic illustration of that measurement, the text description shall prevail.

4.2 Abbreviations

(a) For the purposes of this Bylaw, the following units of measure may be abbreviated as specified in brackets:

i. Metre (m);

ii. Square metre (sq. m or m^2);

iii. Cubic metre (m^3);

iv. Hectare (Ha);

v. *Units* per hectare (u/Ha);

vi. Percent (%).

4.3 Metric Conversion, Measurements and Abbreviations

(a) The following metric conversions are provided for the convenience of the reader of this Bylaw:

1 m = 3.28 feet		1 sq. ft. = .093 sq. m
1 foot = 0.33 metre		1 hectare (ha) = 2.47 acres
1 sq. m (m^2) = 10.76 sq. ft.		1 acre = 4047 sq. m or 0.405 ha
1.5 m = 4.92 feet		3 m = 9.84 feet
7.5 m = 24.60 feet		4.6 m = 14.76 feet
10.5 m = 34.45 feet		18 m = 59.06 feet
1,400 sq. m = 15,064 sq. ft. or 0.34 acres		2,000 sq. m = 21,520 sq. ft. or 0.49 acres
4047 sq. m = 43,560 sq. ft. or 1 acre		2 ha = 4.94 acres
4 ha = 9.88 acres		20 ha = 49.4 acres

4.4 Building and Structure Height

(a) Where a *zone* or regulation establishes a maximum *height* for a *building* or *structure*, the *building* or *structure* shall be constructed no higher than the maximum *height* as determined by this Bylaw.

(b) *Height* shall be measured by a vertical line from the *building grade* to the point of the roof *structure* determined by the roof type as follows*:*

i. For flat or domed roofs, *height* shall be measured to the highest point of the roof *structure*.

ii. For sloped, pitched, butterfly, or gambrel roofs, *height* shall be measured to the mid-point between the top of the exterior wall to the highest point of the roof *structure*.

iii. For roofs with dormers, *height* shall be measured to the mid-point between the top of the exterior wall forming the dormer and the highest point of the roof *structure.*

(c) For clarity:

i. the maximum *building height* in a zone may vary according to the *use* of the *building* or *structure*, as specified in the zone;

ii. where the regulation refers to a specific type of *building* or *structure*, the regulation shall be applied to that type of *building* or *structure* only.

(d) Despite the *height* regulations in any *zone* or regulation, the maximum *building height* may be exceeded for the following features, provided that portions of, or projections from, *buildings* or *structures* shall not exceed 18.0 m:

i. Communication towers and antennas;

ii. Architectural feature such as a clock tower, water tower, etc.;

iii. Chimneys;

iv. Flag poles;

v. Elevator shafts;

vi. Stair and hose towers;

vii. Micro-wind turbines; and

viii. Solar panels.

(e) *Agricultural buildings and structures* constructed on *land* zoned *Agricultural* (A-1) are exempt from the *building height* requirements.

4.5 Fence Height

(a) The *height* of a fence, wall or similar screen shall be determined by measurement from the ground level at the average *natural grade* level within 1.0 m of both sides of such *fence*, wall or similar screen.

4.6 Density Calculation with Land Dedication

(a) When calculation of *density* involves the dedication of *land* to any government

agency for environmental, *park*, or other public purpose, the *density* calculation shall be based on the area of the *lot* before dedication.

4.7 Floor Area

(a) Where a *zone* or regulation establishes a maximum *floor area* for a *building*, the *floor area* of the *building* shall not be greater than the established maximum.

(b) *Floor area* is a measurement of the usable floor space of the interior of a *building* including all *storeys* and half-*storeys*, measured as follows:

i. *Floor area* is measured from the mid-point of each exterior wall.

ii. Basements, common corridors providing access to individual *units*, interior stairwells, elevator shafts, common mechanical and electrical rooms, laundry rooms, under-*building* parking, unenclosed decks, and other similar common areas necessary to service the *building* or its inhabitants are excluded from the calculation of *floor area*.

iii. *Building*s *and structures* utilizing energy efficient *building* techniques that result in thicker wall construction, may calculate *floor area* by determining mid-point of the exterior walls, and calculating *floor area* from the interior side of the exterior wall.

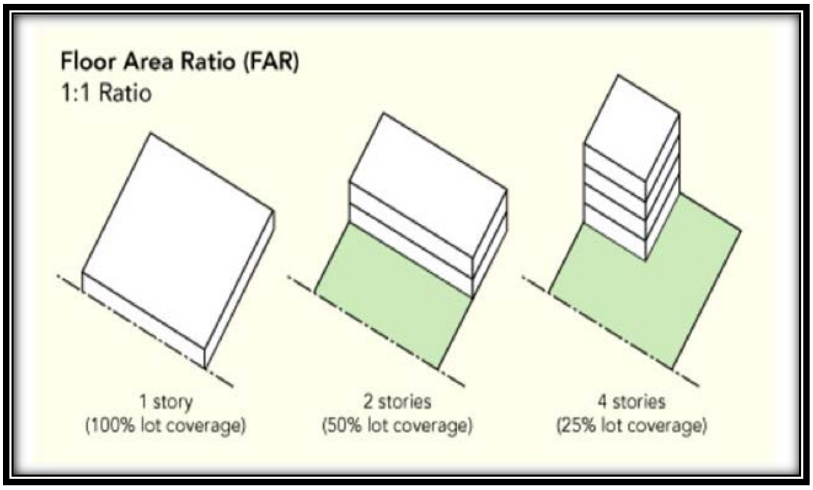
(c) The area of an amenity provided in a *building* under the terms of *density* bonus provisions in any amenity *zone* is excluded from the calculation of maximum *floor area.*

4.8 Floor Area Ratio (FAR)

(a) Where a *zone* or regulation establishes a maximum *Floor Area Ratio* (FAR), the *floor area* of the *buildings* or *structures* shall not exceed the maximum FAR.

(b) The calculation of FAR is a measure of *density* and is determined as follows:

i. FAR is the ratio of *floor area* of the *principal* and *accessory building*s *and structures* on a *lot* to the *lot* area, and shall be calculated by dividing the *floor area* of the *building*s on a *lot* by the total gross area of the *lot*, expressed as a ratio.



4.9 Gross Floor Area (GFA)

(a) *Gross floor area* is measured from mid-point of all exterior walls of the *building* or *structure* and includes a *garage*.

(b) *Buildings and structures* utilizing energy efficient *building* techniques that result in thicker wall construction, may calculate Floor Area by determining mid-point of the exterior walls, and calculating *floor area* from the interior side of the exterior wall.

4.10 Lot Coverage

(a) Where a *zone* establishes maximum *lot coverage*, the *building footprints* of *buildings and structures*, shall not exceed the maximum specified in any *zone* or regulation.

(b) *Lot coverage* shall be calculated by dividing the sum of the *building footprints* for all *buildings and structures* on the *lot* by the total area of the *lot*, expressed as either an area or a percentage.

4.11 Maximum Number, Size, and Density

(a) Where a *zone* or regulation establishes a maximum number of *buildings*, *structures*, or *units*, there shall be no greater number of *buildings*, *structures*, or *units* than the specified maximum.

(b) When calculation of *density* involves a number of *units* per *lot* and yields a fractional number, the required number of *units permitted* shall be rounded down to the lowest whole number.

(c) Measures of *density* in this Bylaw include the following measures established in any *zone* or regulation:

i. Maximum number of *building*s or *structure*s;

ii. Maximum number of *units*, including *units* per hectare (UPH);

iii. Maximum *floor area*;

iv. Maximum percentage of a *lot*, *building* or *structure*;

v. Maximum *lot coverage*;

vi. Maximum *floor area ratio* (FAR).

4.12 Minimum Lot Size and Dimensions

(a) Where a *zone* or regulation *establishes a minimum lot size*, the minimum *lot* size is the minimum area of a *lot* that may be created by *subdivision in that zone.*

(b) Where a *zone or regulation establishes minimum parcel dimensions for lot width* and *lot depth,* the minimum dimensions are the minimum dimensions of a *lot* that may be created by *subdivision* in that *zone*.

(c) For *lots* fronting a cul-de-sac, or having an irregular *lot* boundary, the *lot width* frontage shall be measured from a point on each side *lot line* 7.5 metres from the intersection of the side and front *lot lines*.

(d) For *panhandle lots*, the front *lot line* measurement includes the width of the access strip and the front *lot line*.

(e) For *panhandle lots*, a maximum of 10% of the measurement of *lot* area may be

comprised by the area of the access strip. For clarity, the area of the *panhandle* may be greater than 10%, but only maximum of 10% shall be included in the calculation of *lot* area for the purpose of measuring the minimum *lot* size.

4.13 Projections into Required Setback and Exceptions to Siting Requirements

(a) Every part of any *setback* required by this Bylaw shall be open and unobstructed by any *building* or *structure*, except that, a *setback* may contain architectural or functional *structures* or a *building* or *structure* feature such as but not limited to; window sills, sunlight control projections, balconies, cornices, eaves, gutters, chimneys, pilasters, canopies, ornamental features or window bays, provided that:

i. No such *structure* or feature shall project more than 0.6 m into any required *setback*;

ii. The total combined length of all projections shall not exceed 40% of the length of each applicable facade on each Storey;

iii. A fence that complies with the Height restrictions of this Bylaw is allowed along any *lot line*, or between a *lot line* and a *permitted building* or *structure* for the purpose of establishing a barrier between any setback area;

iv. Stairs accessing a deck, porch or veranda may be located within a front setback, exterior side setback, or rear setback but shall not be located within any interior side *setback*;

v. *Structure*s necessary to ensure that a *building* or *structure* and its facilities can be approached, entered, and used by persons with physical or sensory disabilities in accordance with the BC *building* Code, may project into any required front, rear or side *setback* provided that the *structure* is not closer than 0.3 m from any side *lot line*; and

vi. An uncovered patio or terrace no greater than 0.6 m above grade, which may be open or enclosed, may be sited in any portion of a *lot* except as otherwise provided for in this Bylaw;

vii. An uncovered swimming pool may project into a front, side or rear *setback* area provided that the pool shall not be constructed within 1.8 m of a *lot line*;

viii. A retaining wall to a maximum Height of 1.2 m may be sited on any portion of a *lot*.

4.14 Setback from Lot Line

(a) Where a *zone* or regulation establishes a minimum or maximum *setback* for front, side or rear *lot line setback*s, *buildings and structures* must be located outside of the minimum *setback*, or inside the maximum *setback*.

(b) *setback* shall be determined in accordance with the following measurement guidelines in any *zone*:

i. *setback* shall be the minimum distance between the closest point of a *building* or *structure* and the *lot line* measured perpendicular to the *lot line*.

ii. the minimum *setback* for *building*s *and structures* in the *Airport Zone* shall be measured from the leasehold boundaries.

iii. Fences are exempt from *setback* unless a *setback* is specifically established in this Bylaw.

4.15 Sight Line Requirements at Intersections

(a) For *corner lots*, nothing shall be constructed or maintained, nor shall any type of hedge be maintained or allowed to grow, exceeding a Height greater than 1.0 m above the *finished grade* of the *highway* or otherwise so as to obstruct the clear vision and/or and sight triangle lines formed by extending 6.0 m in an area bounded by the intersecting *lot lines* at a street corner and a line joining points along said *lot lines*:

PART 5: Establishment of Zones

1.1. Creation of Zones

(a) The entire Village of Pemberton is divided into *zones*, the location of which is depicted on Schedule "A", which is attached to and forms a part of this Bylaw.

5.1 Zone Boundaries

(a) The official version of the zoning map shown as Schedule "A" is kept in electronic form in the Municipality's GIS System. In the case of conflict between the contents of a paper document copy of the zoning map and the electronic form of the zoning map, the contents of the electronic version shall prevail.

(b) Where a *zone* boundary follows a *highway*, *lane*, railway, pipeline, power line, utility right-of-way, or easement, it follows the centreline, unless otherwise clearly indicated on the zoning map;

(c) Any dashed zoning boundary lines used in Schedule "A" must be interpreted as if they were solid lines.

(d) Where a *lot* is divided by a *zone* boundary, the areas created by such division must be regulated based upon the requirements of each zoning boundary.

(e) Where a *zone* boundary is shown as approximately following the edge, shoreline, or high-water mark of a river, lake, or other water body, it follows that line. In the event of change, it moves with the edge or shoreline;

(f) Where a *zone* boundary is shown as approximately following a property line, it follows the property line;

(g) Where a *zone* boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line;

(h) In circumstances not covered above, the *zone* boundary shall be determined by the scale of the zoning map.

(i) When any street is closed, the roadway *lands* have the same zoning as the abutting *land*. When abutting *lands* are governed by different *zones*, the centre of roadway is the *zone* boundary unless the *zone* boundary is shown clearly following the edge of the roadway. If the roadway is consolidated with an adjoining parcel, the parcel's zoning designation applies to affected portions of the roadway.

5.2 Zone Names

(a) The zoning boundaries, as shown on the Schedule A, are as follows:

***Agricultural* Zones**	**Abbreviation**
Agriculture 1	A-1
Rural Residential 1	RR-1
Detached Residential Zones	
Residential 1	R-1
Small Lot Residential 2	R-2
Duplex Lot Residential 3	R-3

Residential Country Inn	RC-1
Residential Manufactured Home Park 1	MHP-1
Multi-Family Residential Zones	
Multi-Family Residential 1	RM-1
Multi-Family Residential 2	RM-2
Residential Amenity 1 Zones, Sunstone	
Residential Amenity 1	RSA-1
Residential Townhouse Amenity 1	RTA-1
Residential Amenity 2 Zones, The Ridge	
Residential Amenity 2	RSA-2
Residential Townhouse Amenity 2	RTA-2
Commercial Zones	
Town Centre Commercial	C-1
Tourism Commercial	C-2
Portage Commercial	C-3
Service Commercial	C-4
Neighbourhood Pub Commercial	C-5
Industrial and Airport Zones	
Industrial Park	M-1
Resource Industrial	M-2
Airport	AP-1
Civic, Institutional, and Recreation Zones	
Public	P-1
Parks and Recreation	PR-1
Outdoor Recreation	OR-1
Education	E-1

5.3 Comprehensive Development Zones

(a) Comprehensive Development Zones shall be numbered in sequence, prefaced by “CD-“, and be attached to and form part of this Bylaw.

PART 6: GENERAL REGULATIONS

6.1 General Compliance

(a) No person shall *use*, occupy or permit any person to *use* or occupy any *land*, *building* or *structure* in contravention of this Bylaw.

(b) Nothing contained within this Bylaw relieves any person from the responsibility to seek and comply with other legislation applicable to that *use*, activity or other matter regulated under this Bylaw.

(c) Every *use* of *land, buildings* or *structures permitted* in each *zone* shall conform to all the regulations of the applicable *zone* and all other regulations of this Bylaw.

(d) A *use* is only *permitted* if lawfully established and ongoing in accordance with:

i. Any applicable conditions of *use*, as identified in each zone; and

ii. Such further general regulations applicable to the *use*, as identified throughout this Bylaw.

(e) A *lot* shall not be created by *subdivision* unless such *lot* is equal to or greater than the minimum *lot* size and minimum *lot width* specified for the *zone* in which it is located in accordance with the zoning map, unless otherwise specified in this Bylaw.

(f) A *building* or *structure* shall not be constructed, sited, moved or altered unless it complies with the following;

i. The General Regulations of this Bylaw; and

ii. All regulations and requirements specified for the *zone* in which it is located.

(g) A *building* or *structure* shall not be constructed, sited, moved, or altered unless its *screening* requirements are provided as specified for the *zone* in which it is located, unless otherwise specified in this Bylaw.

(h) A continuation of a non-conforming *use*, *building,* or *structure* shall be subject to the provisions of the *Local Government Act.*

6.2 General Prohibitions

(a) Any *use* of *land, buildings or structures* not expressly *permitted* in this Bylaw is prohibited in every *zone*, and where a particular *use* is expressly *permitted* in one *zone*, such *use* is prohibited in every *zone* where it is not expressly *permitted*.

6.3 Uses Permitted in All Zones

(a) Except as otherwise stated in this Bylaw, the following *land uses* are *permitted* in all *zones* subject to compliance with all regulations that apply to such *uses* under this Bylaw:

i. *accessory uses*, *building*s, *and structures*, or works customarily incidental to a *permitted use*, provided they are located on the same *lot* or within the same strata plan as the *permitted use* and includes show homes and sales offices;

ii. *Community garden*, horticulture;

iii. Any approved environmental protection, restoration and enhancement project;

iv. Flood control works undertaken by a government agency;

v. *Highway*;

vi. Landscaping, landscape buffer, *screening*, *fence*;

vii. *Park*;

viii. Utility services, excluding offices, maintenance *garages* and storage areas;

ix. Temporary *building*s, *structure*s or storage of materials to a maximum of one for an approved construction project on the same *lot* provided such temporary *building*s, *structure*s and storage areas are removed within thirty (30) days of the completion of the project;

x. Temporary occupancy of a mobile home or recreational vehicle by an owner of a *lot* during construction of a *permitted residential dwelling* on the same *lot*, that is hooked up to a *community water* and *community sewer* system and approved by the Village of Pemberton;

xi. Trails, subject to approval of the *Agricultural Land Commission* if located in the *Agricultural Land Reserve*;

xii. Government Services;

xiii. Ecological Reserves;

xiv. Watershed Protection;

xv. Filming; and

xvi. *Places of Worship*.

6.4 Uses Prohibited in Zones

(a) A person shall not keep or permit on any *lot* in any *zone*, any object or chattel which is unsafe, unsightly, or adversely affects the amenities of the *zone*. This includes but is not limited to dismantled or wrecked motor vehicles, and any excavation, stockpiling or storage of materials, explosives, flammable liquids, and diesel fuel and gasoline products, unless otherwise *permitted* in this *Bylaw*;

(b) For greater certainty, the following *uses* are prohibited in all *zones* except where *permitted* for in this Bylaw:

i. A track for the racing of motor vehicles;

ii. The on-street parking of personal water craft and other watercraft trailers, campers, utility trailers and recreation vehicles;

iii. Storage of explosives, unless authorized by government agencies under the *Canada Explosive Act*; and

iv. A *use* involving the storage of scrap metal, disabled vehicles, disused items, or as an automobile salvage and wrecking yard;

v. *Short-Term Vacation Rental;*

vi. *Cannabis* Dispensary.

(c) The following *uses and structures* are prohibited in all *residential*, *commercial*, and *civic use zones* except where *permitted* for in this Bylaw:

i. the slaughtering, rendering or processing of any fish or animal products or by-products;

ii. barb wire fencing;

iii. a shipping/cargo container or other form of container unless it is listed as a permitted *use* in the respective zone;

iv. any *land use* which produces malodorous, toxic or noxious matter, or generates vibrations, heat, glare or radiation discernible beyond the boundaries of the *lot*;

v. Recycling facility unless it is listed as a *permitted use* in the respective z*one*;

vi. Refuse disposal site unless it is listed as a *permitted use* in the respective *zone*;

vii. Waste transfer station unless it is listed as a *permitted use* in the respective *zone*;

viii. Resource processing;

ix. Gaming and gambling establishments, other than charity gaming;

6.5 Subdivision of Land

(d) No *lot* shall be created by *Subdivision* that has less than the minimum dimensions and area established by this Bylaw.

(e) No *lot* shall be created by *subdivision* that has less than 10% of its perimeter fronting on a Highway.

i. Notwithstanding the minimum frontage requirement, *Council*, or Council's delegate, may exempt parcels of *land* from the 10% minimum frontage requirement.

ii. Notwithstanding the minimum frontage requirement, the minimum frontage for *lots* of *land* in a cul-de-sac, may be less than 10% of the perimeter of the *lot*, provided that the minimum frontage is not less than 7.5 m and the width of the *lot* is not less than 10 m measured 5 m back in a perpendicular manner from the front *lot line*.

(f) The consolidation of two (2) or more *lots* into a single *lot* is exempted from minimum *lot* size requirements in any *zone*.

(g) The realignment of *lot lines* to adjust the boundaries between two (2) or more *lots* may be *permitted* provided that:

i. the number of new *lots* created by *subdivision* would be equal to or less than the number of *lots* that existed prior to the *subdivision*;

ii. the boundary change would not result in the creation of a *lot* having less than 80% of the area of any of the original *lots* for *lots* conforming to minimum *lot* size requirements;

iii. that the boundary change would result in equal parcel areas equivalent to the original *lots* for *lots* that do not conform to minimum *lot* size requirements.

(h) Unless the pattern of existing *subdivision* precludes it, and unless it is impracticable, side *lot lines* shall be perpendicular or radial to the adjoining *highway*.

(i) A *panhandle lot* shall not be created where the access strip is narrower than 10 m.

6.6 Undersized Lots

(a) In each *zone*, all *lots* that have a lesser *lot* area, frontage or depth than required in this Bylaw, and that were lawfully created and registered at the BC Land Title Office prior to the date of adoption of this Bylaw, are hereby deemed conforming to the parcel dimension and size requirements of this Bylaw.

6.7 Conversion of Buildings or Structures

(a) *Buildings* or *structures* may be converted, altered or remodeled for another *use*, provided that:

i. The *Building* Official certifies that the *building* or *structure* is structurally suitable for such conversion;

ii. The converted *building* or *structure* conforms to all provisions and regulations of the *zone* in which the *lot* is located; and

iii. The parking requirements for the intended *use* are met.

PART 7: ADDITIONAL ZONING REGULATIONS FOR CERTAIN USES

7.1 Accessory Buildings or Structures and Uses

(a) *Accessory buildings*, *structures* or *uses* shall comply with the following:

i. An *accessory building* or *structure* shall not be situated on a *lot* unless the p*ermitted building* or *structure*, to which the *accessory building* or *structure* is incidental, has already been erected or will be erected simultaneously with the *accessory building* or *structure* on the same *lot*, with the exception of one *accessory building* or *structure* not exceeding 25 m^2 of *gross floor area*, used only for storage purposes;

ii. A *garage* or *carport* attached to a *permitted building* or *structure*, by an enclosed, heated area that is not more than five (5) metres in length, is deemed to be a portion of the *permitted building* or *structure*;

iii. *Land* comprising the common property in a strata plan may be used for purposes *accessory* and customarily incidental to permitted *uses* on the strata *lots* within the same strata plan. For the purposes of *accessory building*s or *structure*s that may be constructed on common property, the same *setback*, *building height*, *lot coverage* and other *building* or *structure* standards apply as those which apply to strata *lots* in the same *zone*;

iv. No part of an *accessory building* or *structure* shall be used for *residential use* purposes or s*hort-term vacation rental*, except as otherwise provided for in this Bylaw; and

v. No *accessory building* shall be located in the front yard except a *garage* or *carport*.

vi. Unless otherwise stated in this Bylaw, *accessory building*s *and structures* shall comply with the following *lot line setback*s:

a.	*Rear lot line*:	1.5m
b.	*Interior side lot line*	1.5m

vii. *Accessory building*s shall have the same *exterior side lot line setback* as the *principal building*.

7.2 Accessory Greenhouse

i. On *lots* zoned for *residential uses* that are less than 0.4 Ha in area, the combined total area of greenhouses shall not exceed 25% of the *lot* area;

ii. *Greenhouses* associated with *agriculture use* shall comply with the required *lot line setback* for *agriculture uses*;

7.3 Accessory Residential Dwellings

(a) If an *accessory residential dwelling unit* is *permitted* in a *commercial*, institutional or *industrial zone*, the *accessory residential dwelling* shall comply with the following regulations:

i. Only one (1) *accessory residential dwelling* is permitted per *commercial* or institutional *unit*;

ii. A maximum of four (4) *accessory residential dwelling units* per *lot* are

permitted in *industrial zones*.

iii. An *accessory residential unit* shall not exceed 20% of the *gross floor area* of the *principal use*.

7.4 Agricultural Uses Permitted and Prohibited in the Agriculture Zone

(a) Activities explicitly designated as farm *uses* pursuant to the *Agricultural Land Use*, *Subdivision* and Procedure Regulation, BC Regulation 171/2002, are *permitted* in all *Agricultural Zones* within the *Agricultural Land Reserve*;

(b) Unless an activity is explicitly designated a farm *use*, or *permitted* by this Bylaw pursuant to the *Agricultural Land Use*, *Subdivision* and Procedure Regulation, BC Regulation 171/2002, the *use* is prohibited unless approval has been granted by the *Agricultural Land Commission* for a non-farm *use* or is subject to Section 23(1) of the *Agricultural Land Commission* Act, and the non-farm *use* is *permitted* by this Bylaw;

(c) Activities *permitted* by this Bylaw pursuant to the *Agricultural Land Use*, *Subdivision* and Procedure Regulation, BC Regulation 171/2002, are explicitly identified as *permitted uses* within individual *Agricultural Zones*; for such activities, conditions of *use* apply in accordance with this Bylaw.

7.5 Agri-Tourism

(a) *Agri-Tourism* shall be carried out only on *land* within the *Agricultural Land Reserve* and as a *use accessory* to an *agricultural use*.

(b) The *use* shall be carried out on *land* that is classified as a farm under the *BC Assessment Act* and shall not use, construct or erect any permanent facilities for *Agri-Tourism* activities without an approved non-farm *use* application from the *Agricultural Land Commission* and a valid *building* permit for *assembly use*.

(c) *Agri-Tourism* activities shall be temporary and seasonal and promote or market farm products grown, raised, or processed on the farm.

(d) *Agri-Tourism* includes the following tourism related activities:

i. Agri-*tourism accommodation*

ii. An *agricultural* heritage exhibit display

iii. Farm tour or farm operation *demonstration*

iv. Cart, sleigh or tractor rides on the land comprising the farm

v. Activities that promote or market livestock from the farm, (e.g. horseback rides, cattle show, petting zoo)

vi. Dog trials held at the farm (agility and stock dog events)

vii. Harvest festivals and other seasonal events (e.g. pumpkin patch, garlic festival or corn mazes) for the purpose of promoting farm products produced on the farm

viii. *Accessory services or* sales

(e) The following activities are specifically excluded:

i. Bistros, Cafes and *Restaurants*

ii. Paint ball

iii. Dirt Bike/ATV trails

iv. Mini-trains or model airplane runways

v. Activities operated as a *commercial* business.

7.6 Backyard Hen Keeping

(a) For *lots* on which backyard hen keeping is a *permitted*, the following regulations apply:

i. Backyard hen keeping is *permitted* on *lots* greater than 600 m^2 and less than 0.4 ha in area; on *lots* that are 0.4 ha or greater, backyard hen keeping shall comply with regulations and conditions of *use* for Agriculture;

ii. A maximum of five (5) hens is *permitted* and no roosters are *permitted*; and

iii. An enclosure for the keeping of hens shall be provided.

(b) *Buildings, structures* and enclosures used for the keeping of hens shall:

i. Not be located within a front yard and within three (3) m of a *side* or *rear lot line*;

ii. Not occupy an area in excess of 10 m^2;

iii. Not exceed a *height* of 2.5 m; and

iv. Be secured by electric fencing.

(c) Backyard hen keeping shall not create a nuisance of any kind.

(d) Backyard hen keeping shall comply with all other Municipal Bylaws including applicable Animal Control Bylaws.

7.7 Backyard Bee Keeping

(a) For *lots* on which backyard bee keeping is a *permitted*, the following regulations apply:

v. backyard bee keeping is *permitted* on *lots* greater than 600 m^2 and less than 0.4 ha in area; on *lots* that are 0.4 ha or greater, backyard bee keeping shall comply with regulations and conditions of *use* for Agriculture;

vi. An enclosure for the keeping of bees shall be provided.

(b) *Buildings, structures* and enclosures used for the keeping of bees shall:

vii. Not be located within a front yard and within three (3) m of a side or rear *lot line*;

viii. Not occupy an area in excess of 10 m^2;

ix. Not exceed a *height* of 2.5 m; and

x. Be secured by electric fencing.

(c) Backyard bee keeping shall not create a nuisance of any kind.

(d) Backyard bee keeping shall comply with all other Municipal Bylaws including applicable Animal Control Bylaws.

7.8 Bed and Breakfast

(a) Where *permitted* in a *zone*, one (1) *bed and breakfast use* per *lot* is *permitted* in a *detached dwelling* subject to the following regulations:

i. The *bed and breakfast use* is *accessory* to the *principal residential use*, occurs in the *principal* residence of the land owner, and operated by a full-time and present resident;

ii. A maximum of two (2) bedrooms in a *detached dwelling* are used for *bed and breakfast;*

iii. One (1) additional parking space per bedroom rented out as *bed and breakfast* is required; and

iv. A *bed and breakfast use* cannot be combined with any other *home occupation*.

(b) The area designated for *bed and breakfast use* (including guest rooms and any common room provided outside of the *residential* occupant's personal area) must not contain cooking facilities or refrigerators in excess of six (6) cubic feet.

(c) A *bed and breakfast* shall not be combined with any other *tourism accommodation use*.

(d) A valid Village of Pemberton business license is required.

7.9 Bed and Breakfast Inn

(a) Where *permitted* in a *zone*, one (1) *bed and breakfast inn use* per *lot* is *permitted* in a *detached dwelling* subject to the following regulations:

i. The *bed and breakfast inn use* is *accessory* to the *principal residential use*, and operated by the full-time and present resident;

ii. A minimum of three (3) and a maximum of five (5) bedrooms in a *detached dwelling* are used for *bed and breakfast inn*;

iii. One (1) additional parking space per bedroom rented out as *bed and breakfast inn* is required;

iv. A *bed and breakfast Inn use* cannot be combined with any other *home occupation*.

(b) The area designated for *bed and breakfast inn use* (including guest rooms and any common room provided outside of the *residential* occupant's personal area) must not contain cooking facilities or refrigerators in excess of six (6) cubic feet.

(c) A valid Village of Pemberton business license is required.

7.10 Carriage Houses

(a) Where *permitted* in a *zone*, *carriage houses* shall be subject to the following regulations:

i. The distance between the *permitted dwelling unit* and the *carriage house* shall be a minimum of 3.0 m;

ii. The *carriage house* shall be located on the second story or on the first story of a *detached accessory building*.

iii. Notwithstanding any other regulation in a *zone*, *accessory building*s with a *carriage house* may be constructed to a maximum *height* of 7.6 m.

iv. The *gross floor area* of the *residential dwelling* in a *carriage house* shall not exceed 90 m^2;

v. A *carriage house* shall be connected to a community sewer system and a community water system; and

vi. There shall be either an *accessory residential suite* or a *carriage house* located on the same *lot* as the *principal* Residential *dwelling unit*, but not both.

7.11 Compost Bins

(a) Compost bins and composting shall:

i. Be located at least 3.0 m from any *lot line*; however, this *setback* may be reduced to 0.0 m when opaque *screening* is in place or a solid bin is in use; and

ii. Only consist of plant, plant-based material, or animal manure and shall not utilize any mechanized processes.

7.12 Farm Gathering for an Event

(a) On *land* designated as farm under the *BC Assessment Act*, agricultural event gatherings are subject to the following regulations:

i. Permanent facilities are not to be constructed or erected in connection with the event;

ii. Parking for those attending the event shall be available on the farm, but shall not be permanent nor interfere with the farm's agricultural productivity;

iii. No more than 150 people, excluding residents and employees of the farm may be gathered on the farm at one time for the purpose of attending the event;

iv. The event shall be of no more than twenty-four (24) hours duration;

v. No more than ten (10) gatherings for an event of any type may occur on the farm within a single calendar yet.

7.13 Farm Stands

(a) For *zones* within which a farm stand is a *permitted use*, the farm stand shall:

i. Offer for sale food products grown and produced on the *land*, except on *lots* located within the *Agricultural Land Reserve* in accordance with the *agricultural Land Use*, Subdivision and Procedure Regulation, BC 171/2002;

ii. Roadside stands are *permitted* within a required *setback*; however, the *structure* shall not obstruct any vision or sight lines to and from a *highway*, driveway or *lane* and may need permission from the Ministry of Transportation and Infrastructure;

iii. Not occupy a *lot* area in excess of 10 m^2, except on *lots* located within the

Agricultural *Land Reserve* in accordance of the Agricultural *Land Use*, Subdivision and Procedure Regulation, BC 171/2002;

iv. Not exceed 2.5 m in *height*; and

v. Not involve any external display or advertisement of the business other than a maximum of one non-illuminated sign, which shall not exceed 0.4 m^2 in area.

7.14 Fences, Screening and Retaining Walls

(a) Except as otherwise specifically stated in this Bylaw;

i. The *height* of a fence or wall shall be measured to the highest point from, and perpendicular to, a line representing the average *natural grade* level at its base, including where a *fence* or wall is constructed above a retaining wall;

ii. The maximum *height* of a *fence* shall not exceed 1.2 m in a front yard and not more than 1.8 m on all other parts of a *lot* in a *residential zone*.

(b) Notwithstanding paragraph (a) above;

i. the *fence height* may be increased to 2.0 m in a front yard provided transparent mesh is used for the portion of *fence* that is more than 1.2 m in *height*;

ii. the maximum *height* of a *fence* shall not exceed 2.5 m in any other *zone*;

iii. *Fences* used in association with recreational *uses*, such as playing fields, golf courses, driving ranges and tennis courts shall not be limited in *height*, provided such fences are constructed of materials that permit visibility, such as transparent mesh; and

iv. *Fences* may be constructed on any portion of a *lot*, including within a required *setback* area, except closed *fences* and *land*scape screens shall be less than 2.0 m in Height when sited in a required *setback* area from a *lot line* adjoining any *residential use*;

(c) The *use* of barbed wire, razor wire, construction *fences* used as a permanent *fence*, electric current, or any hazardous material for fencing is prohibited within all *Zones* designated by this Bylaw, except where such fencing is required in conjunction with activities explicitly designated as farm *uses* pursuant to the *Agricultural Land Use*, *Subdivision and Procedure Regulation*, 171/2002.

7.15 Food Truck

(a) *Food trucks* may be *permitted* in any non-*residential zone* and are subject to the following regulations:

i. *Food trucks* shall not occupy a *highway* for a period of more than eight (8) consecutive hours in any day.

ii. *Food trucks* shall not locate in manner that impedes pedestrian or vehicle traffic on a *highway*.

iii. The *food truck* operator shall have a valid and current business license issued by the Village of Pemberton and shall have a valid Vancouver Coastal Health Authority food service permit.

7.16 Home Occupation

(a) In any *zone* in which a *home occupation use* is *permitted*, the following conditions shall be satisfied:

i. The activities shall be conducted entirely within the *principal building* or *accessory building* except where such activity involves horticulture or a family day care.

ii. The *home occupation* shall not involve external structural alterations to the *dwelling unit* or show any exterior indications that the *dwelling unit* is being utilized for any purpose other than that of a *dwelling unit*.

iii. The *use* shall not involve the storing, exterior to the *building* or *buildings*, of any materials used directly or indirectly in the processing or resulting from the processing or any product of such craft or occupation.

iv. The *use* may involve the display and the sale of a commodity that is produced on the premises; however retailing of the commodity be *accessory* to the *home occupation use*.

v. The *use* within the *principal building* shall occupy no more than 20% of the *floor area* of the *principal building*, up to a maximum of 50 m^2, except in the A-1 Zone, it is *permitted* up to a maximum of 100 m^2.

vi. The *use* within one or more *accessory building*s shall occupy a total of not more than 50 m^2.

vii. In no case shall the *gross floor area* of all *buildings* used for *home occupation use* exceed 50 m^2 on a parcel of *land*.

viii. The total display area of any outdoor advertising sign shall not exceed 0.4 m^2.

ix. Not more than the equivalent of two (2) full-time persons shall be engaged in a *home occupation*, one (1) of which shall be a resident of the *dwelling unit*.

x. The *use* shall provide parking in accordance with the requirements in the applicable *zone*.

xi. No automobile, boat, or other machinery servicing or repair is *permitted* as a *home occupation use*.

b) In addition to the above, a *home occupation*s *use* shall not discharge or emit the following across *lot lines*:

i. odorous, toxic or noxious matter or vapours;

ii. heat, glare, electrical interference or radiation;

iii. recurring ground vibration; and

iv. noise levels that exceed any applicable noise regulations created by the Village of Pemberton.

7.17 Intermodal Storage Containers

(a) *Intermodal storage containers* may be used for storage in *Agricultural, Industrial, Airport, Public, Parks and Recreation,* and Outdoor Recreation Zones. Where *permitted*, *intermodal storage containers* shall:

i. be used for *accessory* storage purposes only;

ii. be limited to a maximum two (2) per *lot* in *Agricultural*, *Public*, *Parks* and *Recreation*, and *Outdoor Recreation Zones*, and one per leasehold for the Aerodrome *use* at the *Airport*;

iii. not be reconstructed, altered or modified in any way to be used for living accommodation or human habitation for either personal or business purposes;

iv. not be used to store animals, trash, refuse, contaminated or hazardous materials;

v. not be stacked one upon another; or laid out in a row, unless authorized by a *Building* Permit;

vi. shall be placed on a hard, dust free surface pad area made with either concrete, asphalt or similar materials and shall not be permanently fixed to the ground;

vii. be used for temporary storage during the construction of a permitted *building* or *structure*, only when included in the Building Permit issued for the *principal building*;

viii. shall not occupy any required parking or loading spaces, or interfere with the circulation of motor vehicles or pedestrians;

ix. shall not be located in the front yard of a *lot*;

x. comply with the *setback* requirements for any *accessory building*s or *structure*s in the applicable *zone*;

xi. comply with all other applicable regulations contained within this Bylaw.

(b) For the purposes of this Bylaw, railroad cars, truck vans, converted *manufactured homes*, travel trailers, cube vans, recreational vehicles, bus bodies, vehicles and similar prefabricated items *and structures* originally built for purposes other than storage are not *permitted* as *accessory* storage *buildings* or *structures*.

7.18 Mixed-Use Buildings

(a) Where a *building* is used for a combined *commercial* and *residential use*, unless otherwise specified in the applicable *zone*, the *residential use* shall:

i. be contained in the same *building* as the at-grade *commercial use*; and

ii. have a separate entrance from the *commercial use*.

(b) *Residential* and *commercial uses* shall not be mixed on the same *storey* unless expressly permitted in the applicable *zone*.

7.19 Outdoor Equipment Storage

(a) *Outdoor equipment storage* is only *permitted* in accordance with the following requirements:

i. The yard is enclosed by durable fencing whereby stored materials are screened from adjacent properties with significant buffering or a dark mesh/slat insert;

ii. All storage areas shall be of a hard (i.e. paved or compacted/treated) dust-free surface; and

iii. Site drainage shall not negatively impact adjacent properties or watercourses.

7.20 Retaining Walls

(a) In a *residential zone*, a single retaining wall shall:

i. Not exceed a Height of 1.2 m measured from the average *natural grade* level at its base; and

ii. Not be located within 0.6 m, measured horizontally, of any other retaining wall.

7.21 Screening

(a) Where a *lot* is developed for a *commercial*, *industrial*, or *civic use* as *permitted* within a *commercial*, *industrial*, *civic* or Comprehensive Development Zone, and where such a *development* shares a *lot line* with an adjacent *lot* that is either:

i. Within a *residential zone*; or

ii. Occupied with a *residential use*;

the owner shall provide *screening* along such *lot line*. The *screening* shall be not less than 1.8 m in *height* or more than 2.0 m in *height*, except where the *screening* consists of 100% plant material, in which case there is no maximum *height*.

(b) Notwithstanding the paragraph (a) above, *screening* will not be required along the shared *lot line* in cases where:

i. A *building* or *structure* is built on the *lot line*; or

ii. A *residential use* is developed on a *lot* that is Zoned *commercial*, *industrial*, or Community at the time of adoption of this Bylaw.

(c) Notwithstanding paragraph (a) above, where a *lot* is developed for a *commercial*, *industrial*, or *civic use* as *permitted* within a *commercial*, *industrial*, *civic* or Comprehensive *Development zone* and where such a *lot* is separated by a *lane* from a *lot* that is:

i. within a *residential zone*; or

ii. occupied with a *detached*, *duplex*, or *townhouse residential dwelling*;

the owner shall provide *screening* along the entire *lot line* abutting the *lane*. The *screening* shall be not less than 1.8 m in *height* nor more than 2.0 m in *height*, except where the *screening* consists 100% of plant material, in which case there is no maximum *height*;

(d) Where a *lot* in a non-*agricultural zone* is developed; the owner shall provide *screening* along the entire length of any *lot line* adjoining *land* in the *Agricultural Land Reserve*. The *screening* shall be designed to minimize any potential *land use* conflicts with the *permitted agricultural use*. The *screening* shall not be not less than 1.8 m in *height* or more than 2.0 m in *height*, except where the *screening* consists of 100% plant material, in which case there shall be no maximum *height*.

(e) Notwithstanding paragraph (a), (b) and (c) above, *screening* will not be required for the points of *motor vehicle* ingress and egress and for a distance of 3.0 m on either side of the points of ingress and egress; and

(f) *Screening*, where required by this Bylaw, shall be maintained at all times by the

owner of the *lot* on which they are required.

7.22 Secondary Suites

(a) *Secondary suites* are *permitted* only in *detached dwelling units* and are *accessory* to the *principal residential use*.

(b) Unless a *zone* specifically provides for otherwise, only one (1) *secondary suite* is *permitted* on a *lot*;

(c) A *secondary suite* shall not have more than two (2) bedrooms.

(d) Where a *lot* is not serviced by the municipal community sewer system, written confirmation from the applicable licensing body that the capacity of the sewer system will not be compromised by the presence of a *secondary suite* is required.

(e) In *detached dwellings*, *accessory residential dwelling* shall have a total *gross floor area* of not more than 90 m^2 and shall have an area less than 40% of the habitable *gross floor area* of the *detached dwelling unit*.

(f) *Secondary suites* shall not be subdivided or strata-titled from the *building* or *structure* of which it is part.

(g) One off-street parking space in addition to those required for the *permitted use* shall be provided per *secondary suite*.

7.23 Short-Term Vacation Rental

(a) Where *permitted* in a *zone*, *short-term vacation rental use* shall be subject to the following regulations:

i. *Short-term vacation rental* is only *permitted* in a lawful *dwelling unit* that is a *principal* residence, or a *secondary suite*, but not both.

ii. *Short-term vacation rental* is not *permitted* in an *accessory building* or vehicle, recreation vehicle, tent or trailer, other than a *carriage house*.

iii. Occupancy shall not exceed two (2) persons per available bedroom, to a maximum of six (6) guests.

iv. One (1) off-street parking space shall be provided for each bedroom used as *short-term vacation rental*.

v. Any person intending to operate a *short-term vacation rental* shall hold a valid and current business license from the Village of Pemberton.

7.24 Subdivision to Provide a Residence for a Relative

(a) The minimum size for a *lot* that may be *subdivided* shall be that prescribed under the *Local Government Act*.

7.25 Subdivision of Lots Separated by Roads or another Lot

(a) Notwithstanding the minimum *lot* area provisions of each *zone*, where a portion of a *lot* is physically separated from the remainder of the *lot* by a *highway* or another *lot*, which separation was in existence as of the date of adoption of this Bylaw, the physically separated portion may be subdivided from the remainder of the *lot* provided that:

i. the *highway* or other *lot* is used as the Subdivision boundary;

i. if the *lot* lies in the *Agricultural Land Reserve*, the approval of the *Agricultural Land Commission* has first been obtained; and

ii. no *lot* created pursuant to this section shall be less than 1 Ha in area where connection to a *community water system* is not available and 0.4 Ha in an area where *community water system* connections are made to each *lot*.

7.26 Temporary Use Permits

(a) Temporary *commercial* and *industrial uses* may be allowed under Section 493 of the Local Government Act within all *commercial* and *industrial zones*.

(b) In considering the issue of a *Temporary Use Permit*, the Council or its delegate shall consider the following:

i. Whether the proposed *use* is consistent with the Official Community Plan designation for the *land*;

i. Whether the proposed *use* is consistent with any other relevant Village of Pemberton policies.

ii. In the case of any proposed *use* that is not consistent with any such plan or *Council* policy, the nature and extent of any community benefit from the *use*;

iii. Whether the proposed *use* is of a temporary nature or whether it would be more appropriate for the Village to consider permitting the *use* by rezoning;

iv. The suitability and compatibility of the proposed *use* with the surrounding area, including its operation, function, appearance and intensity of *use*; and

v. The impact of the proposed *use* on the operation of adjacent *uses*, including future *land uses permitted* by the Zoning Bylaw and designated by the Official Community Plan.

7.27 Temporary Buildings or Structures During Construction

(a) A temporary *building* or *structure* may be temporarily placed on a *lot* during construction of a *detached dwelling* on the same *lot*, for a period not to exceed the duration of the expiry of the *Building* Permit, or construction completion, whichever is less.

(b) An owner of a *lot* may *use* a *mobile home* or *recreational vehicle* (RV) while in the process of constructing a *detached dwelling* on the same *lot*, provided that all of the following conditions are met:

i. the *mobile home* or RV occupancy shall not commence until a Building Permit has been issued for the construction of a *detached dwelling* located on the same *lot*;

ii. the period of mobile home or RV occupancy shall not extend beyond the life of the *Building* Permit;

iii. occupancy of the mobile home or RV shall cease within thirty (30) days of the date upon which occupancy is granted for the newly constructed *detached dwelling*;

iv. sewage shall be disposed of at approved off-site locations, or if it is disposed of on-site, in a location and manner that is *permitted* by the jurisdiction having

authority or hooked into a community sewer system;

v. the mobile home or RV shall not be located closer than 4.5 m to any *lot line*;

vi. no extensions to the *building* permit or the temporary occupancy are *permitted*, without the expressed approval of the *Building* Official;

vii. the owner of the *lot* agrees to and enters into a restrictive covenant in favour of the *Municipality* pursuant to the *Land Title Act*, to the effect that the owner undertakes to remove the existing *detached dwelling* or render it uninhabitable to the satisfaction of the Building Official following the granting of the certificate of occupancy for the new *detached dwelling unit*.

viii. The covenant shall specify that an Irrevocable Letter of Credit or other security satisfactory to the *Municipality*, in the amount of $10,000, shall be issued in favour of the *Municipality* by the owner, to be forfeited to the *Municipality* in the event that the other terms of the covenant are not complied with. If the funds are forfeited the *Municipality* shall *use* the $10,000 to offset any costs of legal action to obtain compliance. The Irrevocable Letter of Credit term shall be for the entire term noted in the required covenant.

7.28 Temporary Use of an Existing Detached Dwelling Unit During Construction

(a) Despite a restriction under this Bylaw on the number of *dwellings permitted* on a *lot*, an owner of a *lot* which already has an existing *detached residential dwelling unit* located on it, while in the process of constructing a new *detached residential dwelling unit* and with an approved Building Permit on the same *lot*, may continue to occupy the existing *detached residential dwelling unit* during construction of the new *detached residential dwelling unit*, subject to the following conditions being met:

i. the owner of the *lot* agrees to and enters into a restrictive covenant in favour of the *Municipality* pursuant to the *Land Title Act*, to the effect that the owner undertakes to remove the existing *detached dwelling unit* or render it uninhabitable to the satisfaction of the Building Official following the granting of the certificate of occupancy for the new *detached dwelling unit*.

ii. when a covenant is required in accordance with subparagraph i., the covenant shall specify that an Irrevocable Letter of Credit or other security satisfactory to the *Municipality*, in the amount of $10,000, shall be issued in favour of the *Municipality* by the owner, to be forfeited to the *Municipality* in the event that the other terms of the covenant are not complied with, in which case the *Municipality* shall *use* the $10,000 to offset any costs of legal action to obtain compliance. The Irrevocable Letter of Credit term shall be for the entire term noted in the required covenant; and

iii. that the actions required by covenant under Subparagraph i) shall be completed within a maximum time period of two (2) years from the date of issuance of the Building Permit to completion and occupancy of the new *detached dwelling unit*, and that this time period shall be specified in the covenant.

7.29 Above-Ground Swimming Pools, Spas and Hot Tubs

(a) Where a *residential use* is *permitted*, an above ground swimming pool, spa or hot tub is *permitted* as an *accessory use*, in accordance with the following provisions:

i. any above ground swimming pool, spa or hot tub shall not be located within 7.5 m of a front *lot line* or within a required side or rear *lot line setback*;

ii. above ground pools shall have a maximum *height* of 2.5 m;

iii. swimming pools shall be enclosed in a *structure* or surrounded by a fence not less than 1.5 m and not more than 1.8 m in *height*, designed to prevent climbing, and where equipped with gates, be operated by hinges and a lock and be able to be opened freely only from the inside; and

iv. the combined area of the swimming pools, spa or hot tub shall not exceed 15% of the total *lot* area.

PART 8: Parking and Loading Requirements

8.1 Off-Street Parking General Requirements

(a) Minimum off-street parking spaces and facilities shall be provided in accordance with the following table below and the requirements of this section. Where a specific *use* is not identified, a similar *use* to one listed in the following table shall be selected as an applicable standard;

(b) Parking stalls may be provided as off-street parking, or as cash-in-lieu of parking payments for on-street parking as set out below in this Bylaw;

(c) When off-street parking is required, a plan of the proposed parking arrangement, drawn at a reasonable scale, showing the off-street parking spaces and access driveways shall be part of the site plan submitted as a part of the application package, if this is not possible then it shall be filed with the Building Official prior to issuance of a Building Permit;

(d) Where the calculation of required off-street parking spaces results in a fractional number, the number of required spaces shall be the nearest whole number above that calculation;

(e) Where a *building* or *structure* or a *lot* contains more than one (1) function or *use*, the required number of parking spaces shall be the total sum of the requirements for each function or *use*;

(f) Where seating accommodation is the basis for a *unit* of measurement and consists of benches, pews, booths or similar seating accommodation, each 0.5 m^2 of seating area shall be deemed to be one seat;

(g) All Multiple *unit residential*, and *mixed-use residential* and *commercial development* shall provide bicycle parking at a rate of 20% of the required vehicle parking;

(h) All Multiple *unit residential*, *mixed-use residential* and *commercial development*s requiring at least ten (10) parking spaces shall provide one (1) electric vehicle for every ten (10) parking stalls required, which is readily accessible for charging a vehicle in a required parking space;

(i) For any *use* required to be accessible to persons with a disability by the BC Building Code, a minimum of one (1) parking space for a person with a disability shall be provided;

(j) Where ten (10) or more parking spaces are required by this Bylaw, the required spaces shall be accessible to persons with a disability, as outlined in the table below;

Total Required Parking Stalls	Required Number of Disability Parking Spaces
10-20	1
21-50	2
81-110	4
111-140	6
141-170	8

(k) The parking requirements established in this section do not apply to a *building* or

structure or *use* existing prior to the adoption date of this Bylaw, provided there is no change, expansion or addition to the *building* or *structure* or *use* that requires more parking spaces than were required for the existing *building* or *structure* or *use* when this Bylaw was adopted. If there is an expansion or addition to an existing *use* or *building* or *structure*, then the provisions of this section apply to the expansion or addition; and

(l) For the purposes of this Bylaw the required parking spaces have been broken into the following categories of *uses*:

i. *Residential*;

ii. *Commercial*;

iii. *Industrial*;

iv. *Civic*.

8.2 Measurement

(a) For the purposes of Part 8 Parking and Loading Requirements, in this Bylaw, units of measure shall be interpreted as follows:

i. where the sum of the calculation of the required total stall or special stall designation results in a fraction, the required stalls are to be the next higher whole number if the fraction is 0.5 or greater, and the next lower whole number if less than 0.5.

8.3 Residential Vehicular Parking Requirements

Apartment Dwelling	
One Bedroom	1 per *dwelling unit*
Two Bedroom	1.75 per *dwelling unit*
Three Bedroom	2 per *dwelling unit*
Visitor parking	0.25 per *dwelling unit*
Detached Dwelling	
Detached Dwelling Unit	2 per *dwelling unit*
Duplex	2 per *dwelling unit*
Bed and Breakfast	+1 per available bedroom
Bed and Breakfast Inn	+1 per available bedroom
Secondary Suite	+1 per *unit*
Short-Term Vacation Rental	+1 per available bedroom
Manufactured Home	2 per *dwelling*
Townhouse Dwelling	
One Bedroom	1 per *dwelling unit*
Two Bedroom	2 per *dwelling unit*
Three Bedroom	2 per *dwelling unit*
Visitor parking	0.25 spaces per *dwelling unit*

8.4 Commercial Vehicular Parking Requirements

Veterinarian Clinic	1 space per 35 m^2 of GFA
Financial Institution	1 space per 20 m^2 of GFA
Campground	1 space per campsite 0.25 spaces per campsite site visitor parking
Liquor Primary Establishment	1 space per 4 seats
Gas Station	1.25 spaces per 50m^2 of GFA
Golf Course (excludes Restaurant/lounge)	4 spaces per hole and 1 per 2 employees
Golf Course Driving Range	1 space per tee
Fitness Centre	1 space per 20 m^2 of GFA plus .25 per employee
Automotive Sales	1 space per 70 m^2 of GFA space
Tourism Accommodation	1 space per room plus 1 space per 4 seats for any *Restaurant* or Bar
Laundromat	1 space per 4 washing machines
Personal Service Establishment	1 space per 28m^2 of GFA
Neighbourhood Pub	1 space per 4 seats
Nursey/Garden Supply	1 space per 15 m^2 of GFA
Office – Medical and Dental Office – All Other	4 spaces per dentist/doctor 1 space per 28 m^2 of GFA
Restaurant, Food Primary Establishment	1 space per 4 seats
Retail Store	1 space per 28 m^2 of GFA
Liquor Store, *Private Liquor* Store	3.25 per 140 m^2 of GFA
Neighbourhood *Commercial*	.25 per 100 m^2 of GFA

8.5 Industrial Parking Requirements

General *Industrial*	
Manufacturing	1 space per 93 m^2 of GFA[1]
Service and/or Repair	1 space per 50 m^2 of GFA
Warehousing or Storage	1 space per 106 m^2 of GFA
Wholesale Bakery	1 space per 93 m^2 of GFA
Catering	1 space per 93 m^2 of GFA
Laboratory	1 space per 50 m^2 of GFA
Radio, Television or Recording	1 space per 50 m^2 of GFA
Equipment Rental and Repair	1 space per 28 m^2 of GFA
Accessory Retail	1 space per 28m^2 of GFA
Brewery, Cidery, Distillery or Winery	1 space per 100 m^2 of GFA
Cold Storage	1 space per 100 m^2 of GFA
Aggregate Processing	.75 per employee
Building Supply	1 space per 20m^2 *retail Floor Area*
Car Wash	2 stacking spaces per wash bay
Cannabis Production	1 space per 93 m^2 of GFA

8.6 Civic, Institution, and Recreation Parking Requirements

All Community *uses* (unless listed)	1 space per 37 m^2 of GFA
Places of Worship	1 space per 8 seats
Day Care	1 space per employee
School	
Elementary	2 spaces per classroom
Secondary	5 spaces per classroom
Craft or Vocational	5 spaces per classroom
Indoor Recreation	1 space per 20 m^2 of GFA

Outdoor Recreation	?
Industrial Composting	.75 per employee
Recycling	.75 per employee

8.7 Affordable and Rental Housing Parking

(a) Where a multiple family *building* is subject to a Housing Agreement for the provision of affordable purchased or rental housing, the parking ratios may be reduced by 0.25 stalls per *unit*.

8.8 Cash-in-Lieu of Parking

(a) As an alternative to meeting the parking standards of this Bylaw for a change to an existing *use* or a new *development* that would result in an increase in the number of required parking spaces, cash in lieu may be paid to the *Municipality* by the owner or occupier of the *land* subject to the following requirements:

i. the cash-in-lieu of parking payments collected will be placed into the Municipal parking Reserve Fund; and

ii. if Cash-in-lieu is to be provided it shall be in accordance with the following table, which represents 2018 dollars, and adjusted in accordance with Subparagraph iii);

$9,100.00

iii. the cash-in-lieu amount shall be adjusted for inflation each year beginning in 2018, according to the British Columbia Consumer Price Index, annual average for “all items”, as published by BC Stats each January.

8.9 Parking for Persons with a Disability

(a) Each parking space designated as a disability vehicular parking stall shall be signed and pavement marked with the International Symbol of Accessibility for the handicapped; and

(b) Disability vehicular parking stalls shall be located as near as practical to the *building* or *structure* entrance designed for handicapped persons. Changes in elevations between the entrance and the parking space shall be non- existent; and

(c) Be surfaced with material conducive to providing access for wheelchairs.

8.10 Tandem Parking

(a) Tandem parking in a *garage* is *permitted* only in *dwelling units* with a floor area of less than 110 m2.

8.11 Off-Street Parking Design Criteria, Development and Maintenance

(a) The minimum required dimensions for parking spaces and drive aisles shall be in accordance with the table below and the other requirements of this section:

Angle of Parking	Parking Space Width	Parking Space Length	Drive Aisle Width
30	3.05 M	6.10 M	3.50 M
45	3.05 M	6.10 M	4.20 M
60	3.05 M	6.10 M	5.60 M
90	3.05 M	6.10 M	6.40 M
Parallel	2.60 M	6.70 M	6.40 M

(b) Where three or more parking spaces are required, 33% of the required parking spaces may be reduced to 4.6 m in length provided that such spaces are clearly marked **small vehicle only** within the parking space or on the facing wall or fence, if available;

(c) Despite the minimum required dimensions for parking spaces in paragraph (a), all parking spaces for persons with a disability shall be a minimum of 4 m in width;

(d) Where any required parking space abuts, along its length any portion of a Fence, *building* or *structure*, the minimum parking space width shall be increased by 0.3 m for that space only;

(e) Except for *residential uses*, *Highway* access or egress from parking areas shall be not less than 15 m from the nearest point of intersection of any two Highways;

(f) The required parking spaces are not *permitted* to be located within 1 m of a *lot line* adjoining any Highway;

(g) All parking areas shall be provided with adequate curbs to retain all *motor vehicles* within such *permitted* parking area and to ensure that adjacent *buildings* or *structures*, *fences*, walkways and landscaped areas are protected from the parked *motor vehicles*;

(h) The maximum grade and cross slope for a parking space or parking area required by this Bylaw shall not exceed 8%;

(i) Each parking stall shall be surfaced with asphalt, concrete, or permeable drivable surface, such as but not limited to the following: including:

i. porous pavers;

ii. cobblestones;

iii. turf block;

iv. honeycomb grid; or

v. crushed gravel.

(j) All parking areas required for *commercial*, *multiple-family dwelling*, and *industrial uses* shall include one or more oil-water separators, and it shall be the responsibility of the owner to properly maintain the oil-water separators in good working order, regularly removing oils for proper disposal;

(k) If any lighting is used to illuminate any parking area it shall be arranged to direct light upon such parking area and not onto any adjoining *lots* or *lands*;

(l) That portion of any *lot* used as a driveway from the *lot line* to a required parking area shall not exceed a grade of 20%;

(m) All the required parking spaces for all *uses* shall be located on the same *lot* as the *uses* they serve;

(n) Each parking area shall be graded and drained in accordance with best engineering practices. In no case shall drainage be allowed to cross a sidewalk;

(o) Within any *commercial* or *industrial zone*, *off-street parking* areas shall not be located within 60 m of a *lot line* of any *lot* that adjoins a *residential zone*; and

(p) The access to all *off-street* parking from a *highway* shall not be less than 6 m and not more than 9 m wide.

8.12 Off-Street Loading Requirements

(a) Minimum off-street loading spaces and facilities shall be provided in accordance with the following table below and the requirements of this section;

Use* of *Lot*, *Building* or *Structure	**Minimum Number of Off-Street Loading Spaces**
Commercial or *Industrial*	1 space for the 300 m^2 to 500 m^2 of GFA or 2 spaces for 501 m^2 to 2,500 m^2 of GFA, and 1 space for each GFA above 2,500 m^2 or fraction thereof
Office Building	1 space for the 300 m^2 to 3,000 m^2 of GFA and 1 space for each GFA above 3,000, or fraction thereof
Cannabis Production Facility	1 space for the 300 m^2 to 500 m^2 of GFA or 2 spaces for 501 m^2 to 2,500 m^2 of GFA, and 1 space for each GFA above 2,500 m^2 or fraction thereof

(b) A minimum of one off-street loading space shall be provided on each *lot* in a *commercial*, *mixed-use*, *industrial* or community *use zone*;

(c) Off-street loading spaces shall not be credited against the requirements for any off-street parking;

(d) Each off-street loading space involving the receipt and delivery of goods or materials by vehicles shall be not less than 3 m wide, 9.2 m in length and have a vertical clearance of not less than 4.3 m;

(e) Each off-street loading space shall always have access to an aisle that intersects with a Highway;

(f) Each off-street loading space shall be surfaced with asphalt, concrete, or similar hard surface to provide a durable, dust-free surface, and shall be graded and

drained to properly dispose of all surface water;

(g) Any lighting used to illuminate any loading area shall be so arranged to direct light upon such parking area and not onto any adjoining *lands* or *lots*.

(h) Loading areas shall include one (1) or more oil-water separators, and it shall be the responsibility of the owner to properly maintain the oil-water separators in good working order, regularly removing oils for proper disposal;

(i) The loading requirements established in this section do not apply to any *use* or a *building* or *structure* that existed prior to the adoption date of this Bylaw. However, if there is an expansion or addition to an existing *use*, *building* or *structure* then the provisions of this section apply to such expansion or addition.

8.13 Alternative to Off-Street Parking

(a) As an alternative to meeting the parking standards of this Bylaw for a change to an existing *use* or new *development* that would result in an increase in the number of required parking spaces, the additional required off-street parking spaces may be located on a *lot* other than that upon which the *use*, *building* or *structure* intended to be served are located, provided the off-site parking is secured by an agreement which shall include the following:

i. the location and number of parking spaces provided off-site,

ii. the terms of any lease or rental agreement between the owner of the off-site parking area and the owner of the *building*, *structure* or *use* requiring off-site parking spaces, and

iii. terms for the maintenance and where applicable the construction of the off-site parking area;

iv. The agreement shall require the approval of the Municipality and the Municipality shall be a co-signatory; and

(b) All costs associated with preparing the agreement shall be paid by the owner of the *use*, *building* or *structure* that the off-site parking spaces are intended to serve.

PART 9: ZONING BOUNDARIES AND REGULATIONS

9.1 Zones

(a) *Zones*, as shown on Schedule A which is attached to and forms part of this Bylaw have the following the regulations assigned to each *zone* as outlined in the following parts.

PART 10: Agricultural Zones

10.1 Agriculture 1 (A-1)

The Agriculture 1 *Zone* provides for the *use* of *land, buildings and structures* for *agricultural, residential*, and *accessory uses* on *land* within the *Agricultural Land Reserve.*

10.1.1. Permitted Principal Uses

(a) *Agriculture*

(b) *Agri-Tourism*

(c) *Agri-tourism Accommodation*

(d) *Cannabis, Production Facility*

(e) *Dwelling, Detached*

(f) *Farm Stands*

(g) *Gathering for an Event*

(h) *Riding Academy*

10.1.2. Permitted Accessory Uses

(a) *Bed and Breakfast*

(b) *Bed and Breakfast Inn*

(c) *Dwelling Detached, for Farm Help*

(d) *Home Occupation*

(e) *Secondary Suite*

(f) *Storage, Intermodal Storage Containers*

(g) *Temporary Farm Worker Housing*

10.1.3. Conditions of Use

(a) *Bed and Breakfast Inn use*: The maximum number of bedrooms in a *Bed and Breakfast Inn* in the ALR is four (4).

(b) *Farm House*: The maximum *gross floor area* of a farm house shall not exceed 350 m^2.

(c) *Dwelling, Detached*: On *lots* greater than 4 Ha, a second *detached dwelling* for farm help is *permitted*.

(d) *Temporary Farm Worker Housing*: Temporary Farm Worker Housing shall not exceed 100 m^2.

10.1.4. Lot Regulations

(a) Minimum *lot* Size: 2 Ha

10.1.5. Building Regulations

a) Minimum Front *Setback*:	7.5m
b) Minimum Rear *Setback*:	7.5m
c) Minimum Interior Side *Setback*:	7.5m
d) Minimum Exterior Side *Setback*:	7.5m
e) Maximum Building Height (principal dwelling, detached):	10.5m
f) Maximum *Building* Height (Farm & *accessory*)	Nil

10.2 Rural Residential 1 (RR-1)

The Rural *Residential* 1 *Zone* provides for the *use* of *land, buildings and structures* for *agricultural, Residential*, and *accessory uses* on *land* outside the *Agricultural Land Reserve.*

10.2.1. Permitted Principal Uses

(a) *Agriculture*

(b) *Dwelling, Detached*

(c) *Farm Stands*

(d) *Resource Extraction*

(e) *Riding Academy*

10.2.2. Permitted Accessory Uses

(a) *Bed and Breakfast*

(b) *Bed and Breakfast Inn*

(c) *Home Occupation*

(d) *Secondary Suite*

(e) *Storage, Intermodal Storage Containers*

10.2.3. Lot Regulations

(b) Minimum *Lot* Size: 2 Ha

10.2.4. Building Regulations

a) Minimum Front *Setback*:	7.5m
b) Minimum Rear *Setback*:	7.5m
c) Minimum Interior Side *Setback*:	7.5m
d) Minimum Exterior Side *Setback*:	7.5m
e) Maximum *Building* Height (*Principal*):	10.5m
f) Maximum *Building* Height (*Accessory*)	10.5m

PART 11: Residential Zones, Detached

11.1 Residential 1 (R-1)

The *Residential* 1 (R-1) *Zone* is intended to accommodate single *detached dwellings* within *residential* neighbourhoods.

11.1.1. Permitted Principal Uses

(a) *Dwelling, Detached*

11.1.2. Permitted Accessory Uses

(a) *Bed and Breakfast*

(b) *Home Occupation*

(c) *Secondary Suite*

(d) *Short-Term Vacation Rental*

11.1.3. Lot Regulations

a) Minimum *Lot* Size:	700 m^2.
b) Minimum *Lot Width*:	18 m

11.1.4. Building Regulations

a) Minimum Principal Building Width	7.6 m
b) Minimum Front Setback:	6 m
c) Minimum Rear Setback:	5 m
d) Minimum Interior Side Setback:	1.5 m
e) Minimum Exterior Side Setback:	4.6 m
f) Maximum *Lot* Coverage:	40%
g) Maximum Number of *Principal Buildings*:	1
h) Maximum Number of *Accessory Buildings*:	2
i) Maximum Building Height, Principal:	10.5m
j) Maximum Building Height Accessory	4.6m

11.2 Residential 2, Small lot (R-2)

The Small *Lot Residential* Zone is intended to accommodate *single detached dwellings* on small *lots* within *residential* neighbourhoods.

11.2.1. Permitted Principal Uses

(a) *Dwelling*, *Detached*

11.2.2. Permitted Accessory Uses

(a) Home Occupation

11.2.3. Lot Regulations

a) Minimum *lot* Size:	350 m^2.
b) Minimum *lot Width*:	12 m

11.2.4. Building Regulations

a) Minimum Principal Building Width	6 m
b) Minimum Front *Setback*:	6 m
c) Minimum Rear *Setback*:	5 m
d) Minimum Interior Side *Setback*:	1.5 m
e) Minimum Exterior Side *Setback*:	2.7 m
f) Maximum *Lot* Coverage:	50%
g) Maximum Number of *Principal Buildings*:	1
h) Maximum Number of *Accessory Buildings*:	1
i) Maximum *Building* Height, *Principal*:	Two (2) Storeys
j) Maximum Building Height, *Accessory*	4.6 m

11.3 Residential 3, Duplex Lot (R-3)

The *Residential*, *Duplex Lot* 3 (R-3) *Zone* is to accommodate *single detached dwellings*, stacked *duplex*, and side-by-side *duplex dwellings* on *lots* within *residential* neighbourhoods.

11.3.1. Permitted Principal Uses

(a) *Dwelling, Duplex*

(b) *Dwelling, Detached*

11.3.2. Permitted Accessory Uses

(a) *Bed and Breakfast*

(b) *Home Occupation*

(c) *Secondary Suite*

(d) *Short-Term Vacation Rental*

11.3.3. Conditions of Use

(a) Secondary Suite and Short-Term Vacation Rental *uses* are permitted only in single *detached dwelling units*.

(b) Side by side *duplex buildings* shall only be *permitted* on *lots* with the following minimum dimensions:

a) Minimum *Lot* Size:	1,050 m^2
b) Minimum *Lot Width*:	27 m

11.3.4. Lot Regulations

a) Minimum *Lot* Size:	700 m^2
b) Minimum *Lot Width*:	18 m

11.3.5. Building Regulations

a) Minimum Principal building Width	7.6 m
b) Minimum Front *Setback*:	6 m
c) Minimum Rear *Setback*:	5 m
d) Minimum Interior Side *Setback*:	1.5 m
e) Minimum Exterior Side *Setback*:	4.6 m
f) Maximum *Lot* Coverage:	40%
g) Maximum Number of *Principal Buildings*:	1
h) Maximum Number of *Accessory Buildings*:	2
i) Maximum Building Height, Principal:	10.5 m

j) Maximum Building Height Accessory	4.6 m

11.4 Residential Country Inn (RC-1)

The *Residential* Country Inn (RC-1) *Zone* is to accommodate *single detached dwellings* that provide for *tourism accommodation uses* in both *Bed and Breakfast Inns* and *Short-Term Vacation Rentals.*

11.4.1. Permitted Principal Uses

(a) *Dwelling, Detached*

11.4.2. Permitted Accessory Uses

(a) *Bed and Breakfast Inn*

(b) *Home Occupation*

(c) *Secondary Suite*

(d) *Short-Term Vacation Rental*

11.4.3. Lot Regulations

a) Minimum *Lot* Size:	800 m^2
b) Minimum *Lot Width*:	18 m

11.4.4. Building Regulations

a) Minimum Principal Building Width	7.6 m
b) Minimum Front *Setback*:	6 m
c) Minimum Rear *Setback*:	5 m
d) Minimum Interior Side *Setback*:	1.5 m
e) Minimum Exterior Side *Setback*:	4.6 m
f) Maximum *Lot* Coverage:	40%
g) Maximum Number of *Principal Buildings*:	1
h) Maximum Number of *Accessory Buildings*:	2
i) Maximum Building Height, Principal:	10.5 m
j) Maximum Building Height, Accessory	4.6 m

11.5 Residential Manufactured Home Park 1 (MHP-1)

The *Residential* Manufactured Home Park 1 *Zone* is to accommodate *Manufactured and Mobile Home Dwellings* in a *residential* setting.

11.5.1. Permitted Principal Uses

(a) *Dwelling, Manufactured Home*

(b) *Dwelling, Mobile Home*

11.5.2. Permitted Accessory Uses

(a) *Home Occupation*

11.5.3. Density Regulations

(a) Maximum *Density*: 20 *units* per Hectare

11.5.4. Lot Regulations

a) Minimum *Lot* Size:	5,000 m^2
b) Minimum *Lot Width*:	100 m

11.5.5. Building Regulations

a) Minimum Front *Setback*:	7.5 m
b) Minimum Rear *Setback*:	4.5 m
c) Minimum Interior Side *Setback*:	4.5 m
d) Minimum Exterior Side *Setback*:	4.5 m
e) Maximum Number of *Accessory Buildings*:	1 per *unit*
f) Maximum Building Height, Principal:	7.6 m
g) Maximum Building Height, Accessory	4.6m

PART 12: Residential Zones, Multi-Family

12.1 Residential, Multi-Family 1 (RM-1)

The Multi-Family 1 (RM-1) *Zone* is to provide *for Residential Townhouse* and *Row House* communities.

12.1.1. Permitted Principal Uses

(a) *Dwelling, Detached*

(b) *Dwelling, Duplex*

(c) *Dwelling, Townhouse*

(d) *Dwelling, Row House*

12.1.2. Permitted Accessory Uses

(a) *Home Occupation*

12.1.3. Density Regulations

(a) Maximum *Density*: 25 *units* per Hectare

12.1.4. Lot Regulations

a) Minimum *Lot* Size:	700 m^2

12.1.5. Building Regulations

a) Minimum Front *Setback*:	6 m
b) Minimum Rear *Setback*:	7.5 m
c) Minimum Interior Side *Setback*:	4 m
d) Minimum Exterior Side *Setback*:	7.5 m
e) Maximum *Building* Height, *Principal*:	10.5 m
f) Maximum *Building* Height, *Accessory*	4.6 m

12.2 Residential, Multi-Family 2 (RM-2)

The Multi-Family *Residential* 2 *Zone* is to provide *for Multi-Family Apartment and Townhouse dwelling units.*

12.2.1. Permitted Principal Uses

(a) *Dwelling, Apartment*

(b) *Dwelling, Detached*

(c) *Dwelling, Duplex*

(d) *Dwelling, Townhouse*

(e) *Dwelling, Row House*

12.2.2. Permitted Accessory Uses

(a) Home Occupation

12.2.3. Density Regulations

(a) Maximum *Density*: 1.5 FAR

12.2.4. Lot Regulations

a) Minimum *Lot* Size:	939 m^2

12.2.5. Building Regulations

a) Minimum Principal Building Width	7.6 m
b) Minimum Front *Setback*:	6 m
c) Minimum Rear *Setback*:	7.5 m
d) Minimum Interior Side *Setback*:	4 m
e) Minimum Exterior Side *Setback*:	7.5 m
f) Maximum *Building* Height, *Principal*:	10.5 m
g) Maximum *Building* Height, *Accessory*	4.6 m

PART 13: Residential Amenity 1 Zones (Sunstone)

13.1 Residential Amenity 1, Sunstone (RSA-1)

The *Residential* Amenity 1, Sunstone (RSA-1) *Zone* is to accommodate *Single detached and Duplex Dwellings*, on *lots* within the Sunstone Hillside Neighbourhood.

13.1.1. Permitted Principal Uses

(a) *Dwelling, Detached*

13.1.2. Permitted Accessory Uses

(a) *Bed and Breakfast*

(b) *Carriage House**

(c) *Home Occupation*

(d) *Secondary Suite*

(e) *Short-Term Vacation Rental*

13.1.3. Conditions of Use

(a) Either a *secondary suite use*, or a *carriage house use*, is *permitted* as an *accessory use* on a *lot*, but not both *uses* on the same *lot*.

(b) The minimum lot sizes as a base density are as follows:

i. Single Residential Dwelling 20,000 m^2

ii. Bed and Breakfast 20,000m^2

(c) The minimum lot size where the requirements identified in Section 302B.2 (c) have been fulfilled are as follows:

i. Single Residential Dwelling 930 m^2

ii. Bed and Breakfast 930 m^2

(d) The densities may be increased from the requirements identified in Section 13.1.3 (b) to the requirements identified in Section 302.3(c) providing contributions toward community amenities have been provided through a payment of $9165 per single family or bed & breakfast lot, payable either:

i. in a cash prior to the registration of a plan of subdivision and to be held in a reserve fund by the Village for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and ancillary uses; and/or

ii. in-kind works and services provided that they are approved by the Village in writing prior to the registration of a plan of subdivision for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and ancillary uses.

13.1.4. Lot Regulations

a) Minimum *Lot* Size:	930 m^2
b) Minimum *Lot Width*:	7.6 m

13.1.5. Building Regulations

a) Minimum Principal Building Width	7.6 m
b) Minimum Front *Setback*:	5 m
c) Minimum Rear *Setback*:	5 m
d) Minimum Interior Side *Setback*:	1.5m
e) Minimum Exterior Side *Setback*:	3 m
f) Maximum *Lot* Coverage:	40%
g) Maximum Number of *Principal Buildings*:	1
h) Maximum Number of *Accessory Buildings*:	2
i) Maximum *Building* Height, *Principal*:	10.5 m
j) Maximum *Building* Height, *Accessory*	4.6 m
k) Maximum *Building Height* Carriage Home	Two (2) Storeys

13.2 Residential Townhouse Amenity 1, Sunstone (RTA-1)

The *Residential Townhouse* Amenity 1, Sunstone (RTA-1) *Zone* is to provide for *Small lot* and *Residential Townhouse* development at the Sunstone Neighbourhood.

13.2.1. Permitted Principal Uses

(a) *Dwelling, Detached*

(b) *Dwelling, Townhouse*

13.2.2. Permitted Accessory Uses

(a) *Home Occupation*

13.2.3. Conditions of Use:

(a) The minimum lot sizes as a base density are as follows:

i. *Detached Dwelling* 20,000 m^2

ii. *Townhouse* 20,000 m^2 per unit

(b) Where the requirements identified in Section 13.2.3(e) are fulfilled, the permitted density of a Single Residential use may be increase to the following:

i. Minimum *Lot Size*: 350 m^2

ii. Minimum *Lot Width*: 12 m

(c) Where the requirements identified in Section 13.2.3(e) are fulfilled, the permitted density of a Townhouse use may be increased in accordance with the regulations contained within Section 303.3 of the RT-1 Zone:

i. Minimum Lot Size: 700 m^2

ii. Maximum Floor Area Ratio: 0.50

(d) Where the requirements identified in Section 13.2.3(e) are fulfilled, the permitted density of a Townhouse use may be increased in accordance with the regulations contained within of the RM-1 Zone.

(e) The densities may be increased from the requirements identified in Section 13.2.3(a) to the requirements identified in Sections 13.2.3(b) and (c) by providing contributions toward community amenities have been provided through a payment of $9165 per single family or bed & breakfast lot or $6110.00 per townhouse unit, payable either:

i. in cash at the earlier of building permit issuance or registration of a plan of subdivision, to be held in a reserve fund by the Village for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and ancillary uses; and/or

ii. in-kind works and services provided that they are approved by the Village in writing at the earlier of building permit issuance or registration of a plan of subdivision, for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and ancillary uses.

13.2.4. Density Regulations

(a) Maximum *Density*: 25 *units* per Hectare

13.2.5. Lot Regulations

a) Minimum *Lot* Size, Townhouse: b) Minimum *Lot* Size, Small *Lot*	700 m^2 350 m^2
c) Minimum *Lot Width,* Small *Lot*:	12m

13.2.6. Building Regulations

a) Maximum *Lot* Coverage	40%
b) Minimum Front Setback:	6 m
c) Minimum Rear Setback:	7.5 m
d) Minimum Interior Side Setback:	3 m
e) Minimum Exterior Side Setback:	3 m
f) Maximum *Building Height*, Townhouse: g) Maximum Building Height, Small Lot Dwelling, Detached	10.5 m Two (2) Storeys
h) Maximum Building Height, Accessory	4.6 m

PART 14: Residential Amenity 2 Zones (The Ridge)

14.1 Residential Amenity 2, The Ridge (RSA-2)

The *Residential* Amenity 1, The Ridge (RSA-2) *Zone* is to accommodate *single detached and Duplex Dwellings*, on *lots* within the Ridge Neighbourhood.

14.1.1. Permitted Principal Uses

(a) *Dwelling, Detached*

14.1.2. Permitted Accessory Uses

(a) *Bed and Breakfast*

(b) *Home Occupation*

(c) *Secondary Suite*

(d) *Short-Term Vacation Rental*

14.1.3. Conditions of Use

(a) The minimum lot sizes as a base density are as follows:

i. *Detached Dwelling* 20,000 m^2

ii. *Bed and Breakfast* 20,000 m^2

(b) The minimum lot sizes where the requirements identified in Section 14.1.3(c) have been fulfilled are as follows:

i. *Detached Dwelling* 1,400 m^2

ii. *Bed and Breakfast* 1,400 m^2

(c) The densities may be increased from the requirements identified in Section 14.1.3(a) to the requirements identified in Section 14.1.3(b) providing contributions toward community amenities have been provided through a voluntary contribution of $9165 per detached dwelling or bed & breakfast lot, payable either:

i. in cash prior to the registration of a plan of subdivision and to be held in a reserve fund by the Village for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and ancillary uses; and/or

ii. in-kind works and services provided that they are approved by the Village in writing prior to the registration of a plan of subdivision for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and ancillary uses.

14.1.4. Lot Regulations

a) Minimum Lot Size:	800 m^2
b) Minimum Lot Width:	18 m

14.1.5. Building Regulations

a) Minimum Front *Setback*:	5 m
b) Minimum Rear *Setback*:	5 m
c) Minimum Interior Side *Setback*:	1.5 m
d) Minimum Exterior Side *Setback*:	4.6 m
e) Maximum *Lot* Coverage:	40%
f) Maximum Number of *Principal Buildings*:	1
g) Maximum Number of *Accessory Buildings*:	2
h) Maximum *Building* Height, *Principal*:	10.5 m
i) Maximum *Building* Height, *Accessory*	4.6 m
j) Maximum *Building Height*, Carriage Home	Two (2) Storeys

14.2 Residential Townhouse Amenity 2, The Ridge (RTA-2),

The *Residential Townhouse Amenity 2*, The Ridge (RTA-2) *Zone* is to provide for *Small Lot* and *Residential Townhouse* development within the Sunstone Neighbourhood.

14.2.1. Permitted Principal Uses

(a) *Dwelling, Detached*

(b) *Dwelling, Townhouse*

14.2.2. Permitted Accessory Uses

(a) *Home Occupation*

14.2.3. Conditions of Use

(a) The minimum lot sizes as a base density are as follows:

i.	Single Residential Dwelling	20,000 m^2
ii.	Townhouse	20,000 m^2 per unit

(b) The minimum size for a townhouse is 300 m^2

(c) Where the requirements identified in Section 14.2.3(e) are fulfilled, the permitted density of a Detached Dwelling residential use may be increased to the following:

i.	Minimum Lot Size	700 m^2
ii.	Minimum Lot Width	18 m
iii.	Maximum Floor Space Ratio	0.50

(d) Where the requirements identified in Section 14.2.3(e) are fulfilled, the permitted density of a Townhouse use may be increased in accordance with the regulations contained within of the RM-1 Zone.

(e) The densities may be increased from the requirements identified in Section 14.2.3 (a) and 14.2.3 (b) to the requirements identified in Section 14.2.3(c) and Section 303A.2(d) providing contributions toward community amenities have been provided through a voluntary contribution of $9165 per single family or bed & breakfast lot or $6110.00 per townhouse unit, payable either:

i. in cash at the earlier of building permit issuance or registration of a plan of subdivision, to be held in a reserve fund by the Village for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and ancillary uses; and/or

ii. in-kind works and services provided that they are approved by the Village in writing at the earlier of building permit issuance or registration of a plan of subdivision, for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and ancillary uses.

14.2.4. Density Regulations

(a) Maximum *Density*: 25 *units* per Hectare

14.2.5. Lot Regulations:

a) Minimum *Lot* Size, Townhouse: Minimum *Lot* Size, Small *Lot:*	939 m^2 350 m^2
b) Minimum *Lot Width*:	12 m

14.2.6. Building Regulations:

a) Maximum *Lot* Coverage:	40%
b) Minimum Front Setback:	6 m
c) Minimum Rear Setback:	7.5 m
d) Minimum Interior Side Setback:	4 m
e) Minimum Exterior Side Setback:	7.5 m
f) Maximum *Building Height*, Townhouse: g) Maximum Building Height, Small Lot detached Dwelling	10.5 m Two (2) Storeys
h) Maximum Building Height, Accessory	4.6 m

PART 15: Commercial Zones

15.1 Commercial, Town Centre (C-1)

The Town Centre *Commercial Zone* is to guide *use* of *land, buildings and structures* in the Town Centre of the Village of Pemberton.

15.1.1. Permitted Principal Uses

(a) *Arts and Culture*
(b) *Catering Establishment*
(c) *Civic*
(d) *Convenience Store*
(e) *Financial Institution*
(f) *Fitness Centre (subject to Conditions of Use)*
(g) *Food Truck*
(h) *Garden Centre*
(i) *Gasoline Station (subject to Conditions of Use)*
(j) *Glass Shop (subject to Conditions of Use)*
(k) *Hostel*
(l) *Hotel*
(m) *Laundromat*
(n) *Liquor License, Liquor Primary*
(o) *Liquor License, Food Primary*
(p) *Liquor Store*
(q) *Liquor Store, Private*
(r) *Mixed Use Building*
(s) *Office, Business,*
(t) *Office, Professional*
(u) *Personal Service*
(v) *Restaurant*
(w) *retail*
(x) *Veterinary Clinic*

15.1.2. Permitted Accessory Uses

(a) *Accessory retail*
(b) *Accessory Residential Dwelling*
(c) *Home Occupation*

15.1.3. Conditions of Use

(a) *Fitness Centre*: The maximum *permitted floor area* of a *fitness centre use* is 300 m^2

(b) *Gas Station*: The *gas station use* is only *permitted* on *lands* legally described as *Lot* 1, Plan 38251, DL 203, LLD at the time of adoption of this Bylaw.

(c) Glass Shop: The Glass Shop *use* is only *permitted* on *lands* legally described as *Lot* B, Plan EPP66105, DL 7796, LLD at the time of adoption of this Bylaw.

15.1.4. Density Regulations

(a) Maximum *Density*: 2.5 FAR

15.1.5. Lot Regulations

a) Minimum *Lot* Size:	220 m^2
b) Minimum *Lot Width*:	12 m

15.1.6. Building Regulations

a) Maximum *Lot* Coverage	100%
b) Minimum Front *Setback*:	0 m
c) Minimum Rear *Setback*:	4.5 m
d) Minimum Interior Side *Setback*:	0 m
e) Minimum Exterior Side *Setback*:	0 m
f) Maximum *Building* Height, *Principal*:	10.5 m
g) Maximum *Building* Height, *Accessory*	4.6 m

15.2 Commercial, Tourism (C-2)

The Tourism *Commercial* (C-2) *Zone* is to accommodate tourist and *tourism accommodation* related *uses*.

15.2.1. Permitted Principal Uses

(a) *Arts and Culture*

(b) *Civic*

(c) *Convenience Store*

(d) *Drive Through Business (Subject to Conditions of Use)*

(e) *Food Truck*

(f) *Gasoline Station*

(g) *Hostel*

(h) *Hotel*

(i) *Motel*

(j) *Office, Business*

(k) *Personal Service*

(l) *Restaurant*

(m) *retail, Recreation and Leisure*

15.2.2. Permitted Accessory Uses

(a) *Accessory retail*

(b) *Accessory Residential Dwelling*

(c) *Home Occupation*

15.2.3. Conditions of Use

(a) Drive Through Business: The *Drive Through Business Use* is only *permitted* on *lands* legally described as *Lot* 6, DL 203, Plan 7619, LLD at the time of adoption of this Bylaw.

15.2.4. Density Regulations

(a) Maximum *Density*: 1.5 FAR

15.2.5. Lot Regulations

a) Minimum *Lot* Size:	900 m^2

15.2.6. Building Regulations

a) Maximum *Lot* Coverage	50%
b) Minimum Front *Setback*:	7.5 m
c) Minimum Rear *Setback*:	3 m
d) Minimum Interior Side *Setback*:	3 m
e) Minimum Exterior Side *Setback*:	4.5 m
f) Maximum *Building* Height, *Principal*:	10.5 m
g) Maximum *Building* Height, *Accessory*	4.6 m

15.3 Commercial, Portage Road (C-3)

The Portage *Commercial* (C-3) *Zone* is to guide *use* of *land, buildings and structures* in the Portage Road area of the Village of Pemberton.

15.3.1. Permitted Principal Uses

(a) *Arts and Culture*

(b) *Civic*

(c) *Dwelling Unit, Apartment*

(d) *Fitness Centre (subject to Conditions of Use)*

(e) *Food Truck*

(f) *Hotel*

(g) *Mixed Use Building (subject to Conditions of Use)*

(h) *Office, Business*

(i) *Office, Professional*

(j) *Personal Service*

(k) *Restaurant*

(l) *Retail, Recreation and Leisure*

15.3.2. Permitted Accessory Uses

(a) *Accessory Retail*

(b) *Accessory Residential Dwelling*

(c) *Home Occupation*

15.3.3. Conditions of Use

(a) *Fitness Centre*: The maximum *permitted floor area* of *a fitness centre use* is 300 m^2.

(b) *Mixed-use building* is subject to the conditions of *use* specified in Section 7.18.

15.3.4. Density Regulations

(b) Maximum *Density*: 1.5 FAR

15.3.5. Lot Regulations

a) Minimum *Lot* Size:	900 m^2

15.3.6. Building Regulations

a) Maximum *Lot* Coverage	50%
b) Minimum Front Setback:	4.5 m
c) Minimum Rear Setback:	3 m
d) Minimum Interior Side Setback:	3 m
e) Minimum Exterior Side Setback:	4.5 m
f) Maximum *Building* Height, *Principal*:	10.5 m
g) Maximum *Building* Height, *Accessory*	4.6 m

15.4 Commercial, Service (C-4)

The Service *Commercial* (C-4) *Zone* guides the *use* of *land, buildings and structures* for *Commercial* service *uses.*

15.4.1. Permitted Principal Uses

(a) *Automotive Service Shop*

(b) *Food Truck*

(c) *Garden Centre*

(d) *Gasoline Station*

15.4.2. Permitted Accessory Uses

(a) *Accessory retail*

(b) *Accessory Residential Dwelling*

(c) *Home Occupation*

15.4.3. Density Regulations

(a) Maximum *Density*: 0.5 FAR

15.4.4. Lot Regulations

a) Minimum *Lot* Size	500 m^2

15.4.5. Building Regulations

a) Maximum *Lot* Coverage	50%
b) Minimum Front Setback	7.5 m
c) Minimum Rear Setback	4.5 m
d) Minimum Interior Side Setback	4.5 m
e) Minimum Exterior Side Setback:	4.5 m
f) Maximum Building Height, Principal	10.5 m
g) Maximum Building Height, Accessory	4.6 m

15.5 Commercial, Neighbourhood Pub (C-5)

The Neighbourhood Pub *Commercial Zone* is to guide *use* of *land, buildings and structures* for neighbourhood pub, tourist and tourism accommodation *uses.*

15.5.1. Permitted Principal Uses

(a) *Arts and Culture*

(b) *Catering Establishment*

(c) *Civic*

(d) *Drive Through Business*

(e) *Food Truck*

(f) *Hotel*

(g) *Liquor License, Liquor Primary*

(h) *Liquor License, Food Primary*

(i) *Mixed Commercial Residential*

(j) *Motel*

(k) *Neighbourhood Pub*

(l) *Personal Service*

(m) *retail, Recreation and retail*

(n) *Restaurant*

(o) *Spa*

15.5.2. Permitted Accessory Uses

(a) *Accessory Liquor Store, Private*

(b) *Accessory Retail*

(c) *Accessory Residential Dwelling*

(d) *Home Occupation*

15.5.3. Conditions of Use

(a) Drive Through Business: The *Drive Through Business Use* is only *permitted* on *lands* legally described as Lot 2, Plan KAP74065, DL 203, LLD at the time of adoption of this Bylaw.

15.5.4. Density Regulations

(b) Maximum *Density*: 0.5 FAR

15.5.5. Lot Regulations

a) Minimum *Lot* Size	900 m^2

15.5.6. Building Regulations

a) Maximum *Lot* Coverage	50%
b) Minimum Front Setback	4.5 m
c) Minimum Rear Setback	7.5 m
d) Minimum Interior Side Setback	3 m
e) Minimum Exterior Side Setback	3m
f) Maximum Building Height, Principal	10.5m
g) Maximum Building Height, Accessory	4.6m

PART 16: Industrial and Airport Zones

16.1 Industrial Park (M-1)

The *Industrial* Park *Zone* is to permit a range of *Industrial* and service *uses* in the Pemberton *Industrial* Park.

16.1.1. Permitted Principal Uses

(a) *Animal Kennel*

(b) *Artisan*

(c) *Automotive and RV sales*

(d) *Automotive Salvage*

(e) *Automotive Service Shop*

(f) *Building Supply*

(g) *Bulk Storage*

(h) *Cannabis Production Facility*

(i) *Catering Establishment*

(j) *Car Wash*

(k) *Civic*

(l) *Convenience Store*

(m) *Dance Studio*

(n) *Fitness Centre*

(o) *Food Truck*

(p) *Garden Centre*

(q) *Gasoline Station*

(r) *Industrial*

(s) *Industrial Fuel Facility*

(t) *Industrial Publishing and Printing*

(u) *Laboratory*

(v) *Laundromat*

(w) *Materials Recovery Facility*

(x) *Brewery, Cidery, Distillery and Winery*

(y) *Nursery*

(z) *Office, Business*

(aa) *Outdoor Storage*

(bb) *Photography*

(cc) *Radio, TV, Recording Studio*

(dd) *Recreation, Indoor*

(ee) *Recycling Facility*

(ff) *Restaurant*

(gg) *retail, Industrial*

(hh) *Storage Facility, Self-Serve*

(ii) *Storage Facility, Outdoor Equipment*

(jj) *Trade Contractor Facilities*

(kk) *Veterinary Clinic*

(ll) *Waste Transfer Station*

(mm) *Works Yard*

16.1.2. Permitted Accessory Uses

(a) *Accessory Liquor Store, Private*

(b) *Accessory Retail*

(c) *Accessory Residential Dwelling*

(d) *Home Occupation*

(e) *Storage, Intermodal Storage Container*

16.1.3. Density Regulations

(a) Maximum *Density*: 0.5 FAR

16.1.4. Lot Regulations

a) Minimum *Lot* Size	1,800 m^2
b) Minimum Lot Width	36 m

16.1.5. Building Regulations

a) Maximum *Lot* Coverage	50%
b) Minimum Front Setback	7.5 m
c) Minimum Rear Setback	7.5 m
d) Minimum Interior Side Setback	3 m
e) Minimum Exterior Side Setback:	7.5 m
f) Maximum Building Height, Principal g) Maximum Building Height, Accessory	10.5 m 4.5 m

16.2 Industrial, Resource (M-2)

The Resource *Industrial Zone* is to guide *use* of *land, buildings and structures* for larger *Industrial uses* in the Village of Pemberton.

16.2.1. Permitted Principal Uses

(a) *Bulk Storage*

(b) *Composting Facility*

(c) *Materials Recovery Facility*

(d) *Recycling Facility*

(e) *Resource Extraction*

(f) *Resource Processing*

(g) *Waste Transfer Station*

(h) *Works Yard*

16.2.2. Permitted Accessory Uses

(a) *Accessory Retail*

(b) *Storage, Intermodal Storage Container*

16.2.3. Conditions of Use

(a) All *uses* in the Resource *Industrial Zone* on *land* that front Highway 99 shall provide a natural or landscaped *Screening* buffer of not less than 20 metres from the *Highway*.

16.2.4. Density Regulations

(a) Maximum *Density*: 0.5 FAR

16.2.5. Lot Regulations

a) Minimum *Lot* Size	3,600 m^2
b) Minimum Lot Width	36 m

16.2.6. Building Regulations

a) Maximum *Lot* Coverage	50%
b) Minimum Front Setback	7.5 m
c) Minimum Rear Setback	7.5 m
d) Minimum Interior Side Setback	3 m
e) Minimum Exterior Side Setback	7.5 m
f) Maximum Building Height, Principal	10.5m

g) Maximum Building Height, Accessory	4.6m

16.3 Airport (AP-1)

Airport *Zone* regulates the *use* of *land, buildings, and structures* at the Pemberton Airport for Airport related *uses.*

16.3.1. Permitted Principal Uses

(a) *Agriculture*

(b) *Airport*

(c) *Airport Related Business*

(d) *Animal Kennel*

(e) *Civic*

(f) *Food Truck*

16.3.2. Permitted Accessory Uses

(a) *Accessory Retail*

(b) *Storage, Intermodal Storage Container*

16.3.3. Building Regulations

a) Minimum Front Setback	7.5 m
b) Minimum Rear Setback	7.5 m
c) Minimum Interior Side Setback	3 m
d) Minimum Exterior Side Setback	7.5 m

PART 17: Civic, Institutional, and Recreation Zones

17.1 Public (P-1)

The Public *Zone* accommodates a range of *Civic* facilities for the community.

17.1.1. Permitted Principal Uses

(a) *Arts and Culture*
(b) *Artisan*
(c) *Assembly*
(d) *BMX Track*
(e) *Campground (Subject to Conditions of Use)*
(f) *Child Care Centre*
(g) *Civic*
(h) *Community Care Facility*
(i) *Concession Stand*
(j) *Farmers Market*
(k) *Fitness Centre*
(l) *Food Truck*
(m) *Golf Course*
(n) *Picnic Grounds*
(o) *Recreation, Indoor*
(p) *Recreation, Outdoor*
(q) *School*
(r) *Recreational Facility*

17.1.2. Permitted Accessory Uses

(a) *Accessory Retail*
(b) *Storage, Intermodal Storage Container*

17.1.3. Building Regulations

a) Maximum *Lot* Coverage	50%
b) Minimum Front Setback	5 m
c) Minimum Rear Setback	3 m
d) Minimum Interior Side Setback	3 m
e) Minimum Exterior Side Setback	3 m
f) Maximum Building Height, Principal	10.5 m

g) Maximum Building Height, Accessory	4.6 m

17.2 Parks and Recreation (PR-1)

The Parks and Recreation *Zone* accommodates a range of larger park and recreation facilities for the community.

17.2.1. Permitted Principal Uses

(a) *Agriculture*
(b) *Assembly*
(c) *Child Care Centre*
(d) *Civic*
(e) *Concession Stand*
(f) *Farmers Market*
(g) *Fitness Centre*
(h) *Food Truck*
(i) *Golf Course*
(j) *Picnic Grounds*
(k) *Recreation, Indoor*
(l) *Recreation, Outdoor*
(m) *Recreational Facility*

17.2.2. Permitted Accessory Uses

(a) *Accessory Retail*
(b) *Storage, Intermodal Storage Container*

17.2.3. Building Regulations

a) Maximum *Lot* Coverage	50%
b) Minimum Front Setback	5 m
c) Minimum Rear Setback	3 m
d) Minimum Interior Side Setback	3 m
e) Minimum Exterior Side Setback	3 m
f) Maximum Building Height, Principal	10.5 m
g) Maximum Building Height, Accessory	4.6 m

17.3 Outdoor Recreation (OR-1)

The Outdoor Recreation *Zone* accommodates a range of outdoor recreation *uses* for the community.

17.3.1. Permitted Principal Uses

(a) *Assembly*

(b) *BMX Track*

(c) *Campground (Subject to Conditions of Use)*

(d) *Civic*

(e) *Concession Stand*

(f) *Food Truck*

(g) *Motocross Track*

(h) *Picnic Grounds*

(i) *Recreation, Outdoor*

(j) *Riding Academy*

(k) *Speedway*

17.3.2. Permitted Accessory Uses

(a) *Accessory Retail*

(b) *Storage, Intermodal Storage Container*

17.3.3. Building Regulations

a) Maximum Building Height, Principal	10.5m
b) Maximum Building Height, Accessory	4.6m

17.4 Education (E-1)

The Education *Zone* accommodates public and/or private educational facilities for the community.

17.4.1. Permitted Principal Uses

(a) *Agriculture*
(b) *Assembly*
(c) *Boarding School*
(d) *Child Care Centre*
(e) *Civic*
(f) *Recreation, Indoor*
(g) *Recreation, Outdoor*
(h) *School*

17.4.2. Permitted Accessory Uses

(a) *Accessory Retail*

17.4.3. Lot Regulations

a) Minimum *Lot* Size:	1,850 m^2

17.4.4. Density Regulations

Maximum Density: *1.0 FAR*

17.4.5. Building Regulations

a) Maximum *Lot* Coverage	50%
b) Minimum Front *Setback*:	7.6 m
c) Minimum Rear *Setback*:	7.6 m
d) Minimum Interior Side *Setback*:	3 m
e) Minimum Exterior Side *Setback*:	6 m
f) Maximum Building Height, Principal:	10.5m
g) Maximum Building Height, Accessory	4.6m

PART 18: Comprehensive Development (CD) Zones

18.1 CD-1: Comprehensive Development Zone 1 (Creekside)

The intent of this zone is to accommodate a townhouse development on a specific piece of property.

18.1.1. Permitted Land Uses

	Minimum Lot Size	Minimum Lot Width
Townhouse	n/a	n/a
Accessory Uses	n/a	n/a

18.1.2. Buildings and Structures

	Maximum Number	Maximum Density	Maximum Height
Principal Building	14 (a)	54 units (b)	10.5 m
Accessory Building/Structures	n/a	n/a	4.6 m

(a) Not more than 4 dwelling units shall be contained within a principal building.

(b) Not more than 54 dwelling units shall be developed on any one parcel of land.

18.1.3. Building Setbacks

(a) All buildings shall be sited in accordance with the Site Plan that is attached to this zoning district.

18.1.4. Off-Street Parking

(a) Off-street parking spaces shall be provided in according with the requirements of this Bylaw.

18.1.5. Maximum Lot Coverage: 16%

18.2 CD-2: Comprehensive Development Zone 2 (Mountain Trails)

The intent of this zone is to accommodate multiple family dwellings.

18.2.1. Permitted Land Uses

	Minimum Lot Size	**Minimum Lot Width**
Stacked Townhouses	n/a	n/a
Accessory Building	n/a	n/a
Accessory Uses	n/a	n/a

18.2.2. Buildings and Structures

	Maximum Number	**Maximum Density**	**Maximum Height**
Principal Building	5, 12 (a)	46 (b)	10.5 m
Accessory Building	n/a	n/a	4.6 m

18.3 CD-3: Comprehensive Development Zone 3 (Craftsman)

The intent of this zone is to accommodate a townhouse development on a specific piece of property.

18.3.1. Permitted Land Uses

	Minimum Lot Size	**Minimum Lot Width**
Townhouses	n/a	n/a
Accessory Uses	n/a	n/a

18.3.2. Buildings and Structures

	Maximum Number	**Maximum Density**	**Maximum Height**
Principal Building	10 (a)	38 units (b)	10.5 m
Accessory Building/Structures	n/a	n/a	18.5m

(a) Not more than 4 dwelling units shall be contained within a principal building, except for the principal building that was constructed prior to 1994.

(b) Not more than 38 dwelling units shall be developed on any one parcel of land.

18.3.3. Building Setbacks

(a) All buildings shall be sited in accordance with the Site Plan that is attached to this zoning district.

18.3.4. Off-Street Parking

(a) Off-street parking spaces shall be provided in accordance with the requirements of this Bylaw.

18.3.5. Maximum Lot Coverage: 30%

18.4 CD-4: Comprehensive Development Zone 4 (PIONEER JUNCTION)

The intent of this zone is to accommodate a variety of townhouse type units on a specific piece of property.

18.4.1. Permitted Land Uses

	Minimum Lot Size	**Minimum Lot Width**
Townhouse	n/a	n/a
Stacked Townhouse	n/a	n/a
Accessory Uses	n/a	n/a

18.4.2. Buildings and Structures

	Maximum Number	**Maximum Density**	**Maximum Height**
Principal Building	17, 4 (a)	80 (b)	10.5 m
Accessory Building/Structures	n/a	n/a	4.6 m

(a) Not more than 17 principal buildings shall be constructed within this zone, and not more than 4 dwelling units shall be contained within a principal building, except for a maximum of 3 principal buildings in which case the maximum number of dwelling units within a principal building shall not exceed 12.

(b) Not more than 80 dwelling units shall be constructed within this zone.

18.4.3. Building Setbacks

(a) All buildings shall be sited generally in accordance with the Site Plan that is attached to this zoning district and the setback requirements of the Residential Townhouse (RM-1) zone as specified in this Bylaw.

18.4.4. Off Street Parking

(b) Off-street parking shall be provided in accordance with the requirements of this Bylaw

18.4.5. Maximum Lot Coverage: 20.7%

18.5 CD-5: Comprehensive Development Zone 5 (Tiyata)

The intent of the CD 5 Zone is to recognize a comprehensively planned area called Tiyata at Pemberton which includes a variety of types of housing, a limited amount of commercial and office floor space, active and passive park land, and a trail network. Covenants have been registered on the lands to further guide the development of the area.

The regulations in the tables in this section apply to land in the Comprehensive Development 5 (Tiyata at Pemberton) Zone, as indicated by the column headings. For purposes of regulation, the area within the boundary of the CD 5 *Zone* is divided into six (6) separate areas labelled as Area 1 through Area 6 inclusive while the location of each separate area is identified on Appendix "A" to this Zone. Each area boundary within the CD 5 Zone shall be considered a *zone* boundary for the purposes of this Bylaw and separate regulations shall apply to each area as contained in this section. Minor adjustments to the establishment of the area boundaries will be permitted based upon more detailed site investigations that will be undertaken during the subdivision approval stage.

18.5.1. Permitted Uses of Land, Buildings and Structures

(1) The following *uses*, *buildings* and *structures* and no others shall be permitted within the CD-5 (Tiyata at Pemberton) Zone:

	Area 1	Area 2	Area 3	Area 4	Area 5	Area **6**
Principal Uses of Land, Buildings and *Structures*						
a) Single Family Dwelling		•		•	•	
b) Duplex Residential		•				
c) Townhouse / Stacked Townhouse			•			
d) Apartment	• **a)**		•			
e) Retail Store						
f) Business and Professional Office	•					
g) Personal Service Establishments	•					
h) Restaurant						
i) Park	•	•	•	•	•	•
j) Assembly	•					
k) Accessory Uses of Land, Buildings and Structures						
l) *Uses* accessory to *principal uses*	•	•	•	•	•	•
m) Home Occupation Use,		•	•	•	•	

Density of Permitted Uses, Buildings and Structures

(a) All *uses*, *buildings* and *structures* in the Comprehensive Development 5 *Zone* shall comply with the following regulations regarding size, siting, density, and lot size.

	Area 1	Area 2	Area 3	Area 4	Area 5	Area **6**
Maximum Lot Coverage						
a) Single Family Dwelling		50% of useable site area		50% of useable site area	50% of useable site area	
b) Duplex Residential		50% of useable site area				
c) Townhouse			40%			
d) Apartment	50%		50%			
e) Commercial	50%					
f) Assembly	50%					
Maximum Floor Space Ratio (FSR)						
g) Single Family Dwelling		0.50		GFA of 238 m2 or FSR of 0.5 whichever is less		
h) Duplex Residential						
i) Townhouse / Stacked Townhouse			0.75			
j) Apartment Dwelling			1.5			
k) Commercial	1.5					
l) Assembly	1.5					
Maximum Unit Size (m^2)						
m) Single Family Dwelling		200		GFA of 238 m2 or FSR of 0.5 whichever is less		
n) Duplex Residential (Total both units)		325				
o) Townhouse / Stacked Townhouse			150			
p) Apartment	95		95			

	Area 1	Area 2	Area 3	Area 4	Area 5	Area **6**
q) Maximum Number of Dwelling Units	12	76	36	13	28	
r) Maximum Amount of Commercial Floor Area (m^2)	2230					
Maximum Building Height (meters / stories)						
s) Single Family Dwelling		9		9	9	
t) Duplex Residential		9				
u) Townhouse / Stacked Townhouse			12 / 3			
v) Apartment	17 / 4		17 / 4			
w) Commercial [2]	17 / 4					
x) Assembly	17 / 4					
Minimum Building Setbacks						
y) Front	6	6	6	6	6	
z) Rear	7.5	7.5	7.5	7.5	7.5	
aa) Side [d) and e)]	3.0	1.5	3.0	1.5	1.5	
Minimum Lot Size (m^2)						
bb) Single Family Dwelling		350 m^2		350 m^2	350 m^2	
cc) Corner Lot		375 m^2		375 m^2	375 m^2	
dd) Duplex Residential		465		465	465	
Maximum Lot Size (m^2)						
ee) Single Family Dwelling		465		465	465	
ff) Duplex Residential		558		558	558	

	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
Accessory Buildings						
gg) Maximum floor area	10 m^2	10 m^2	10m^2	10 m^2	10 m^2	10 m^2
hh) Maximum height	3 m	3 m	3m	3m	3m	3m
ii) Minimum setbacks						
jj) Front yard kk)	6m	6m	6m	6m	6m	6m
ll) Rear yard mm)	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m
nn) Side yard [d) and e)]	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m

18.5.2. Conditions of Use

(a) All *uses*, *buildings* and *structures* in the Comprehensive Development 5 *Zone* must comply with the following additional conditions of use:

i. An *apartment* use shall be located above a ground storey commercial or assembly use and shall comply with the regulations contained within this Bylaw.

ii. For the purpose of this section, a *commercial use* includes a building that is occupied with a *retail store*, *business and professional office* or *personal service establishment* and may contain *residential uses* above the ground storey subject to the provisions of this Zone.

iii. Lots 1 through 13 (inclusive) in the CD-5 Zone as identified Schedule C shall have the lesser of a maximum gross floor area of 225 m2 or a Floor Space Ratio of 0.5.

iv. Lots 14 through 28 (inclusive) in the CD-Zone as identified in Schedule C shall have the lesser of a maximum gross floor area of 238 m2 or a Floor Space Ratio of 0.5 based on the following useable lot areas:

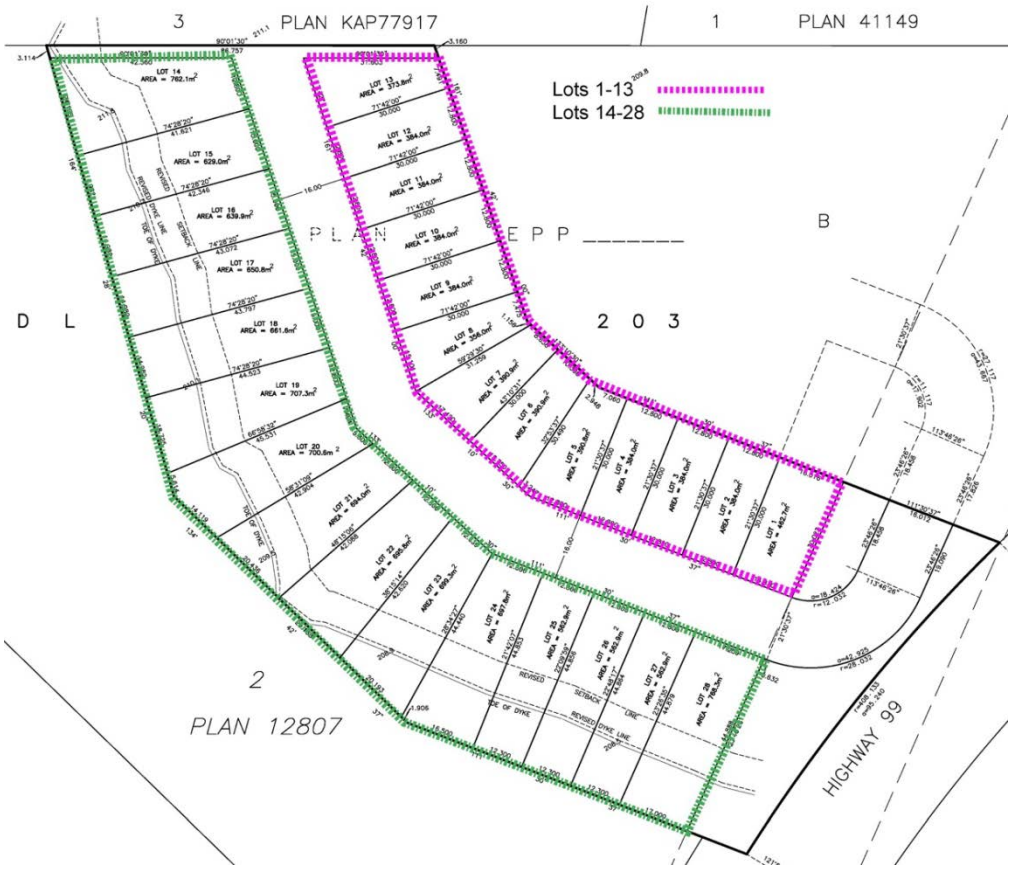
Lot #	Useable Lot Area (m^2)
14	584.1
15	455.3
16	449.7
17	449.3

d)

18	467.1
19	483.5
20	459.6
21	560.4
22	637.8
23	503.4
24	448.6
25	383.5
26	378.5
27	385.4
28	528.6

v. The side yard setback of a single family dwelling may be reduced to 1.2 m whereby a certified professional confirms that snow will not shed from the roof of the dwelling onto adjacent properties.

vi. The side yard setback of the garage may be reduced to 0.6 m whereby a certified professional confirms that snow will not shed from the garage roof onto adjacent properties.



18.5.3. Off-Street Parking and Loading

(a) Off-street parking and loading shall be provided in accordance with the requirements of this Bylaw.

(b) Notwithstanding Section 18.5.4(a) the off-street parking requirements for the following uses shall be as follows:

i. Townhouse / Stacked Townhouse: 2 spaces per unit, plus an additional 0.25 space per unit for Visitor Parking

ii. *Apartment*: 1.25 space per unit plus an additional 0.25 space per unit for Visitor Parking

iii. *Commercial Use*: 1 space per 37 square meters of gross floor area

iv. *Business and Professional Office Use*: 1 space per 37 square meters of gross floor area

18.5.4. Definitions

(a) For the purpose of the CD 5 zone, the following definitions shall apply:

i. *Apartment* shall mean three or more individual dwelling units on a lot where each dwelling unit has its principal access from an entrance or hallway common to at least two other dwelling units on the same storey

PART 19: REPEAL

The Village of Pemberton Zoning Bylaw, 466, 2001, and all its amendments, and all previous zoning Bylaws are hereby repealed upon adoption of this Bylaw.

READ A FIRST TIME THIS 12th day of June, 2018

READ A SECOND THIS 12th day of June, 2018

NOTICE OF PUBLIC HEARING for **Village of Pemberton Zoning Bylaw No. 832, 2018 PUBLISHED IN THE PIQUE NEWSMAGAZINE** on this 14th day of June 2018 and on this 21st day of June, 2018.

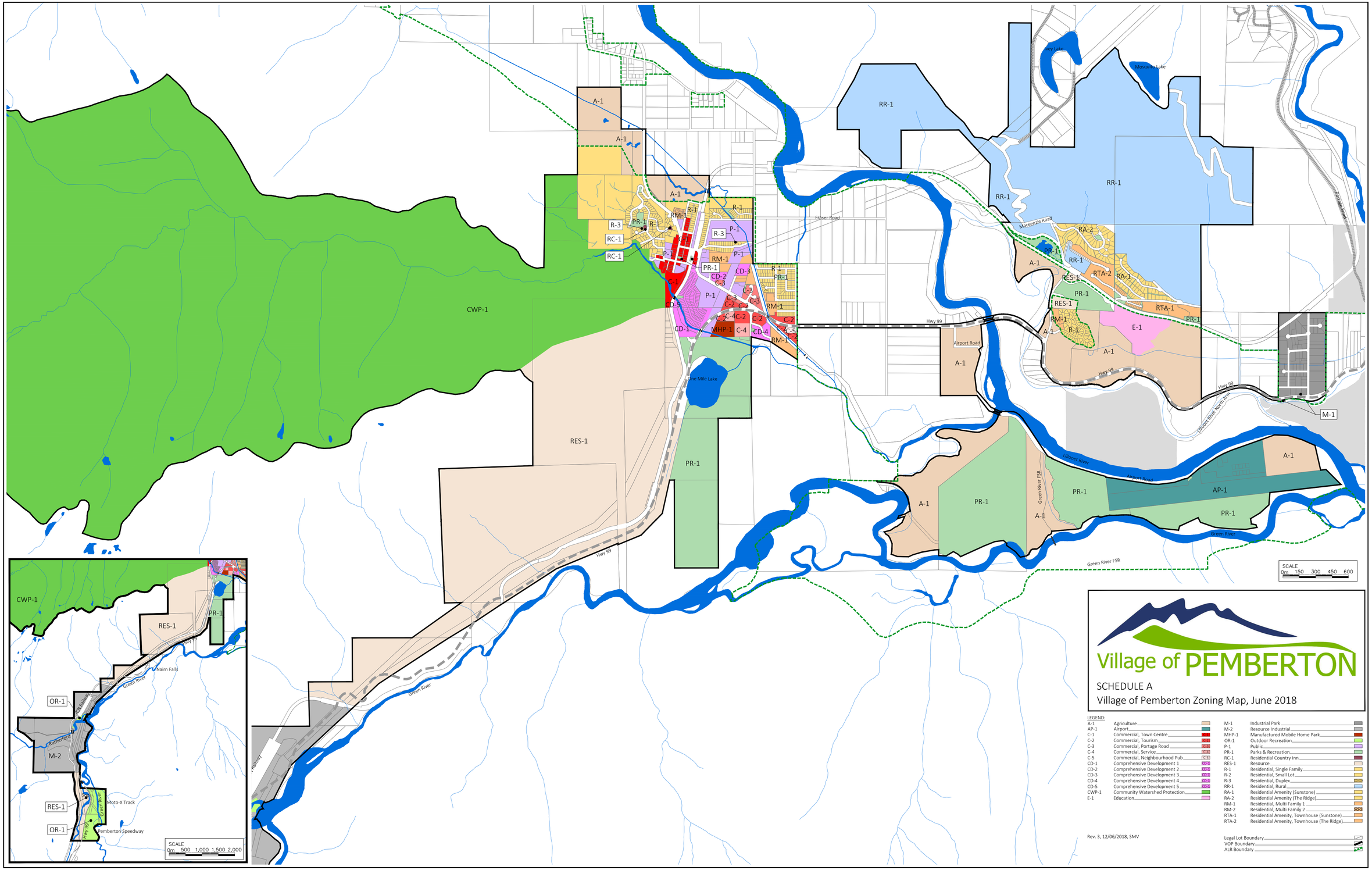
PUBLIC HEARING HELD THIS _____ day of _____, 2018

READ A THIRD TIME THIS _____ day of _____, 2018

APPROVED BY THE MINISTER OF TRANSPORTATION PURSUANT TO SECTION 52 of the *Transportation Act* this _____ day of _____, 2018

ADOPTED THIS _____day of _____**, 2018**

_____	_____
Mike Richman	Sheena Fraser
Mayor	Corporate Officer


Village of PEMBERTON
SCHEDULE A
Village of Pemberton Zoning Map, June 2018
LEGEND:
A-1 Agriculture
AP-1 Airport
C-1 Commercial, Town Centre
C-2 Commercial, Tourism
C-3 Commercial, Portage Road
C-4 Commercial, Service
C-5 Commercial, Neighbourhood Pub
CD-1 Comprehensive Development 1
CD-2 Comprehensive Development 2
CD-3 Comprehensive Development 3
CD-4 Comprehensive Development 4
CD-5 Comprehensive Development 5
CWP-1 Community Watershed Protection
E-1 Education
M-1 Industrial Park
M-2 Resource Industrial
MHP-1 Manufactured Mobile Home Park
OR-1 Outdoor Recreation
P-1 Public
PR-1 Parks & Recreation
RC-1 Residential Country Inn
RES-1 Resource
R-1 Residential, Single Family
R-2 Residential, Small Lot
R-3 Residential, Duplex
RR-1 Residential, Rural
RA-1 Residential Amenity (Sunstone)
RA-2 Residential Amenity (The Ridge)
RM-1 Residential, Multi Family 1
RM-2 Residential, Multi Family 2
RTA-1 Residential Amenity, Townhouse (Sunstone)
RTA-2 Residential Amenity, Townhouse (The Ridge)
Legal Lot Boundary
VOP Boundary
ALR Boundary
Rev. 3, 12/06/2018, SMV
SCALE
0m 150 300 450 600
SCALE
0m 500 1,000 1,500 2,000
Hwy 99
Fraser Road
Mackenzie Road
Airport Road
Lillooet River
Lillooet River North arm
Green River
Green River FSR
Rainbow
Nairn Falls
Moto-X Track
Pemberton Speedway
One Mile Lake
Mosquito Lake
Ivey Lake
CWP-1
RES-1
PR-1
OR-1
M-2
M-1
AP-1
E-1
RR-1
A-1
R-1
R-3
RC-1
RM-1
P-1
C-1
C-2
C-3
C-4
C-5
CD-1
CD-2
CD-3
CD-4
CD-5
MHP-1
RA-1
RA-2
RTA-1
RTA-2

Village of PEMBERTON

SCHEDULE A

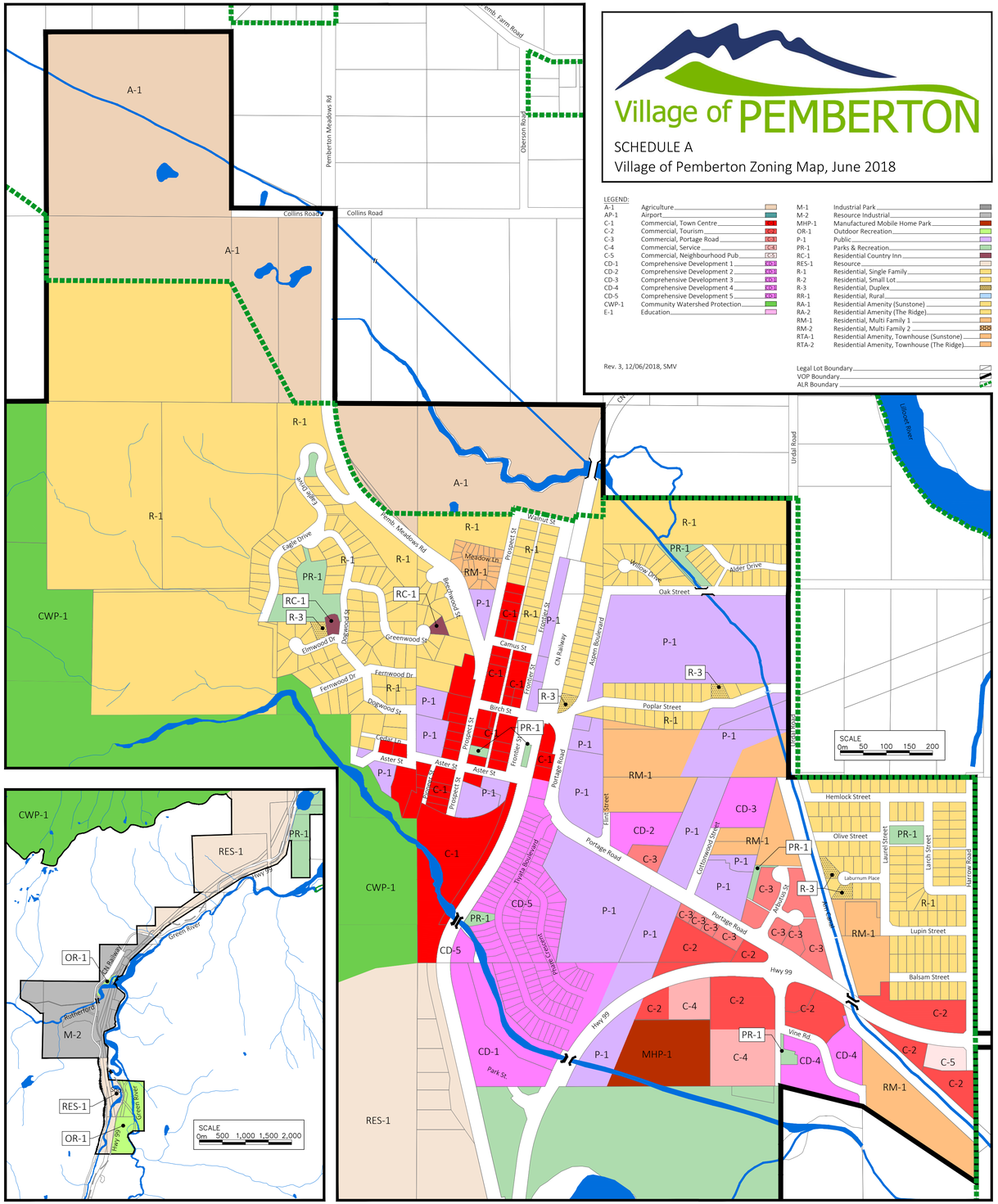
Village of Pemberton Zoning Map, June 2018

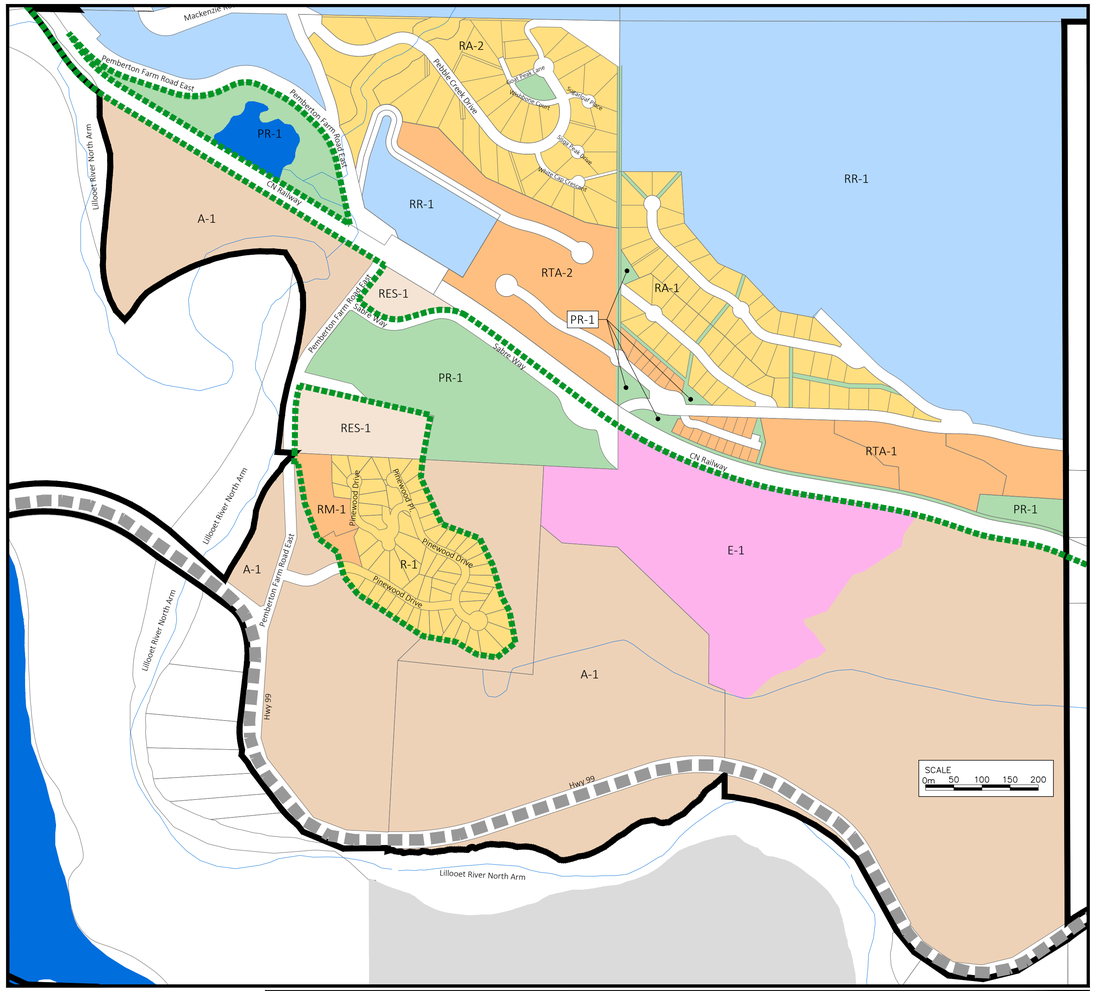
LEGEND:

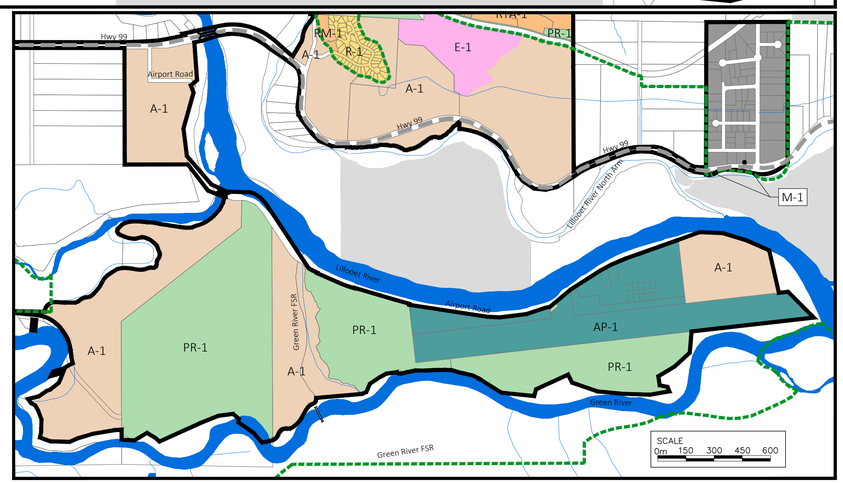
A-1	Agriculture	M-1	Industrial Park
AP-1	Airport	M-2	Resource Industrial
C-1	Commercial, Town Centre	MHP-1	Manufactured Mobile Home Park
C-2	Commercial, Tourism	OR-1	Outdoor Recreation
C-3	Commercial, Portage Road	P-1	Public
C-4	Commercial, Service	PR-1	Parks & Recreation
C-5	Commercial, Neighbourhood Pub	RC-1	Residential Country Inn
CD-1	Comprehensive Development 1	RES-1	Resource
CD-2	Comprehensive Development 2	R-1	Residential, Single Family
CD-3	Comprehensive Development 3	R-2	Residential, Small Lot
CD-4	Comprehensive Development 4	R-3	Residential, Duplex
CD-5	Comprehensive Development 5	RR-1	Residential, Rural
CWP-1	Community Watershed Protection	RA-1	Residential Amenity (Sunstone)
E-1	Education	RA-2	Residential Amenity (The Ridge)
		RM-1	Residential, Multi Family 1
		RM-2	Residential, Multi Family 2
		RTA-1	Residential Amenity, Townhouse (Sunstone)
		RTA-2	Residential Amenity, Townhouse (The Ridge)

Rev. 3, 12/06/2018, SMV

Legal Lot Boundary
VOP Boundary
ALR Boundary







PEMBERTON
+ DISTRICT CHAMBER

"Supporting Business, Building Community"

March 18, 2017

The Village of Pemberton
Box 100
Pemberton, BC
V0N2L0

Dear Lisa Pedrini and the entire VOP Council.

Re: C-3 zoning and request for permissible nightly rentals.

Over the past few months, the Pemberton + District Chamber has had feedback from community stakeholders and conversations with Tourism Pemberton around the shortage of of short term accommodation for visitors and temporary housing for the trades as an example.

Just recently we received a letter from one of our Chamber Members and new owner of the Pemberton Gateway Residence building which ultimately triggered this letter of support to their proposed zoning amendment.

The Pemberton & District Chamber of Commerce supports the preservation of tourist zoned accommodation and is not opposed to a mix-use building "Allowing for residential use, long term rentals or short-term accommodations (operating under a similar Phase 1 Covenant use)". Pemberton does have a shortage of nightly rental units and we support the concentration of these properties within areas such as C-3 as a preference over residential areas. These areas offer close proximity to restaurants and services which is beneficial to our local businesses and these units are needed to support tourism in our community.

The Pemberton & District Chamber of Commerce is dedicated to enhancing the quality of life in our community by actively supporting business, economic growth and diversification. We pride ourselves in serving and promoting the entire area – Pemberton, Mount Currie, Birken, D'Arcy and all of Area C.

Yours truly,

Graham Turner,
President

PEMBERTON
+ DISTRICT CHAMBER

"Supporting Business, Building Community"

March 18, 2018

The Village of Pemberton
Box 100
Pemberton, BC
V0N2L0

Dear Lisa Pedrini and the entire VOP Council.

RE: 2018 Draft Zoning & Sign Bylaw

On behalf of the Pemberton & District Chamber of Commerce, please accept this letter in regards to the 2018 Draft Zoning & Sign Bylaw.

After reviewing the 2018 VOP Zoning Draft and the feedback we have received from various PDCC Members the Pemberton & District Chamber of Commerce supports the proposed removal of any further "Drive Through Service" Zoning in C3 and the removal of "Drive Through Service" Zoning in C2.

Further the removal of any further "Drive Through Service" Zoning in C2 & C3, the Pemberton & District Chamber of Commerce board of directors recommends to remove the "Drive Through Service" zoning in C5 which was recently re-zoned to allow Drive Through Service.

With regards to the Town Centre C-1 Zone; i.e. Auto Repair Shop (*Black's Hot Wheels*) and Equipment Servicing, Rental and Repair Shop (*Valley Chainsaw and Recreational, Ltd*.)

The Pemberton & District Chamber of Commerce board of directors were split on this proposed zoning with 3 / Yes, 3 / No and 1 on the fence.

We all agreed that while the Pemberton Chamber fully understands and support the concept of redevelopment and enhancement of the downtown core, but this tact doesn't feel right. To change the status specifically on these two long standing local businesses from a site-specific permitted use to 'lawful non-conforming' will not only hinder them from making any alterations or additions, it may actually de-motivate them from enhancing their business which in turn would improve the aesthetics of the downtown core.

Feedback from the board:
-If the rationale of this approach is to encourage the redevelopment and enhancement of the downtown, should this not apply to AC Gas Station, BC Hydro, TELUS, The Legion, RCMP, the Museum and the Village of Pemberton?

-Could the Village not work with the businesses to possibly provide an incentive to relocate and or improve the current aesthetics of their business? I.e. Relocation support, tax relief and or financial incentives?

-Having these types of business in the downtown core of a small community when kept clean and professional is not necessarily a bad thing. Pemberton is a unique farming town among other things and we feel unique zoning & bylaws should reflect this.

The Pemberton & District Chamber of Commerce is dedicated to enhancing the quality of life in our community by actively supporting business, economic growth and diversification. We pride ourselves in serving and promoting the entire area – Pemberton, Mount Currie, Birken, D'Arcy and all of Area C.

Yours truly,

Graham Turner,
President

Tourism Pemberton
BC CANADA

May 23, 2018,

Mayor Mike Richman & Council , Village of Pemberton,
Box 100,
Pemberton,B.C., V0N 2L0

Dear Mayor & Council :

Tourism Pemberton supports the following statement as raised by Pemberton & District Chamber of Commerce :

"The Chamber supports the preservation of tourist zoned accommodation and is not opposed to a mix-use building "Allowing for residential use, long term rentals or short-term accommodations (operating under a similar Phase 1 Covenant use)". Pemberton does have a shortage of nightly rental units and we support the concentration of these properties within areas such as C-3 as a preference over residential areas. These areas offer close proximity to restaurants and services which is beneficial to our local businesses and these units are needed to support tourism in our community."

Yours truly,

Mark Mendonca,
President,

Tourism Pemberton
BC CANADA

May 23, 2018,

Mayor Mike Richman & Council ,
Village of Pemberton,
Box 100, Pemberton,B.C., V0N 2L0

Dear Mayor & Council :

Rezoning Drive Thrus

The Tourism Pemberton Board of Directors is in full support of rezoning C2, C3 removing Drive Thrus. We also support the reversal of the decision to allow drive thrus in C5.

Tourism is an economic driver in our community that generates millions of dollars. As many municipalities can attest, drive thrus create environmental challenges with idling vehicles. At a time when we are committed to redeveloping our downtown core, allowing drive thrus would create the grab and go attitude. As an example we believe a high percentage of the 164,000 visitors to Joffre Lakes that now come into town as evidenced by many retailers would diminish and have a significant negative impact on the tourism dollars spent.

Yours truly

Mark Mendonca, President

BY EMAIL:
Attention Mayor & Council
Village of Pemberton

Thrive Ventures Ltd
1518 George Street
White Rock B.C
V4B 4A5
ashley@thriverealestate.ca
t: 604.657.0936

Dear Mayor and Council

Re: C-3 zoning and request for permissible nightly rentals in the Pemberton Gateway building.

On October 6, 2018 I bought the Pemberton Gateway building and set out to turn the building around and make a positive impact in the community. In December 2017 it came to light that the way I, my lawyer and my realtor had interpreted the zoning bylaws was in fact different than the Village. As a result, my plan to provide a progressive flexible housing option responsive to the local market ground to a halt. Consequently, I chose to offer the condos for sale to residents in compliance with the Villages priority of making more room for permanent residents.

This has caused me to hold the property much longer than anticipated in which I've gleaned insight to how the building has filled a gap in accommodations within the community.

After writing a distressed plea letter for help, I was granted a transitional period allowing me to operate the unsold inventory for nightly rentals to pay the bills. I now would like to campaign for this specific building to continue in its current form as one that will provide both long term affordable accommodations while being responsive to changes in local transitional demand.

I believe that allowing us to be able to self govern and operate in a matter without restrictions will serve the community in 2 ways:

1) Provided more housing for residents in alignment wit the VoP's general community vision;
2) Support your economy by hosting tourists and housing your trade workforce.

While the lodge is nice, it is high priced. While the Pemberton hotel is very affordable, it is motel quality. There is nothing in between and this is where we fit in.

We are a priority choice for many labourers, government workers and extended stay family members. These people are patrons to many local businesses and return every year.

On May 1st I sat down personally with Lisa Pedrini, Sheena Fraser and Cameron Chalmers to discuss my opinions and requests. I was told that the Council's position on short term rentals is very inflexible, that Pemberton is not a resort community and that Council is not supporting short-*term rentals outside of the residential neighbourhoods while being Primary residences.*

I suggest there is a better way.

If the Pemberton Gateway is no longer operating any short-term rentals, 22 suites are effectively eliminated from the community's accommodation pool. That's going to increases prices for both the lodge and the hotel. It will create a duopoly resulting in accommodations that are less affordable; the very thing you wish not to do.

It is also very likely that due to demand, there will be more unauthorized short-term rentals popping up in undesignated neighbourhoods. As long as there is a demand for it, people will try and capitalize.

I am suggesting that we designated this building to allow it because it has always been operated that way, we have the right location for it, and we have the management experience to be able to enforce it.

It was asked of me if the current owners who bought into the building had notice that the building was operated this way and the answer is yes. I will point out section 2.1 and 2.2 in the disclosure statement where it describes this as well as Paragraph 7.2 in our purchase and sale contracts, in which every single owner has signed.

I am asking for the ability to offer nightly rentals in this building specifically, as well as the ability to own and live in it permanently full time. This is a way to open more homes to local residents while still maintaining the inventory for short term stays. Many buildings in Whistler have accomplished this successfully, (PHASE 1 restrictive covenant) and I believe we can effectively operating and co-live harmoniously. The management and enforceability would be restrictive to the Strata and not fall ono your workloads.

I have recently become a Chamber of Commerce Member and I have spoken passionately about this cause and been met with support advocating in this direction. I expect to involve the Chamber to be my voice and the voice of many others. For as many people that may not want to see this happen there are just as many that do. People want to live in the community. People also want to invest in the community, but sadly the long-term rents to cut it. The ability to rent out nightly is the bridge to making it affordable.

I also heard a comment that what the council does not want to see is a long-distance owner, say a Vancouverite, renting it out from afar. The feeling around this is that there is disbelief in the ability of a distant owner being a *good neighbour.*

Well, I **am** that Vancouverite that is managing 22 properties (now 15) from a distance.

I ask you this Mayor and Council, have I caused the Village any problems?

Have you received noise complaints from any of my guests/owners?

I have a record and contact information for every single guest and owner in the building and everyone has mine. I also run the building as a community having hosted new Owners for a social gathering and keeping everyone informed of events.

I have made personal monetary capital improvements around the building for the simple fact of elevating it's presence without knowing if I will earn those dollars back. This includes new hallway carpet and freshly painted walls. I have also removed 60 tons of garbage and junk that Myson had stored in the burrows of the building for 8 years, plumbed the entire building for in-suite laundry (which was a

massive undertaking having to cut holes in every single suites ceiling including coring the concrete of the commercial 1st floor to bring this option to owners) and done so on my own merit and cash. This endeavour has cost me near, but it is something I believe in for betterment of everyone's investment. I have paid for and cleaned up the parkade that quite literally likely has never been done (ever) and painting numbers on the stalls for ownership allocation. These improvements have costs me near $80,000 all been done with my own cash out of the intention to make a small positive impact and leave the Pemberton Gateway better than it was before.

Myson Effa & Ela are no longer employed with me and I have replaced the cleaning crew, hired the Strata management co, am the Strata President and operating the remaining unsold inventory as short-term rentals single headedly. I also have a family and two daughters 6 & 8 years old.

So? Am I a bad neighbour? Is that *Vancouverite* having a rental investment going to be a bad landlord?

No. *That* person is going to be a poor neighbour based on who *they* are whether they live in the property or control it remotely.

My ask is that you grant us the ability to facilitate short-term rentals in the Pemberton Gateway Residences.

In Summary

"Notwithstanding" request

The Purpose

To modify and modernize the current zoning proposal to be in line with the needs and benefits of the community and to provide a dual-purpose solution to the economic situation.

The Needs

Affordable residential housing

Short-term accommodations to support the economy (i.e Housing trade workers, wedding guests, government workers, temporary staff housing, ski professionals, etc...)

The Problem

The current zoning only allows for one or the other and by doing so, it suffocates a lifeline on each end.

If it's all *Residential*, Pemberton loses 22 suites that it consistently relies upon.

If it's all *Hotel*, it voids the opportunity for young individuals and families to establish roots here contributing to overall growth and sustainability of the community.

Proposed Solution

Allowing for residential use, long term rentals or short-term accommodations (operating under a similar Phase 1 Covenant use)

Definition: *Phase 1 rental pool covenants are less restrictive than Phase 2 rental pool covenants. Phase 1 covenants are intended to maximize occupancy of properties for use by owners and visitors. When not in owner use, the covenants generally require the accommodation units be made available to the public through a rental pool. For properties where the covenant does not specify a single, integrated rental pool, RMOW Council policy supports multiple rental booking and unit management arrangements within a property, including the self-management rental of units by owners*

This building is the perfect pilot project as it's previous use and location offers a blended solution.

Market Research

There is a demand for both uses in this building? I sold units each way.

I sold 4 units immediately to local buyers under the *hotel* model before having to collapse them and redirect. I have now 4 contracts in place under the *residential* model.

It's obvious why the residential Buyers likes this property, but Buyers also liked the hotel model because it provided built-in housing for family members and staff housing while being able to rent it out when not in use. It was the perfect way to buy a piece of affordable real estate for their own use, have 100% control over it, renovate and improve quality as they see fit while also being able to pay the bills.

There is no currently no product available to do this. People want to invest and plan for their futures. They are going to do it anyways and this is an opportunity to keep their money in Pemberton.

The Negative Effects

Losing 22 short term accommodations may:

Cause rates to increase as supply decreases.

Reduced Tourism resulting in less clients for local businesses (ie: the wedding and food industry, and other service providers).

No place for trades to stay. The Gateway houses many trades that work on roads and build houses in the surrounding area. If there is no accommodates they cannot work.

Push more short-term accommodations into residential neighbourhoods.

Goal

Accommodate both needs through a flexible use bylaw.

This would allow The Gateway to serve multi-purposes and therefore sell to Owner-Occupiers and local Investors alike.

Ashley Goddyn

Thrive Ventures Ltd.

ashley@thriverealestate.ca

t: 604.657.0936

Rita J. Dhahan and Ron Parmar
916577 B.C. Ltd.
1058 – 2560 Shell Road
Richmond, BC V6X 0B8

Tel. No. 604-278-6721 Fax. No. 604-278-6726

June 8, 2018

Mayor and Council
& Lisa Pedrini, Senior Planner
Village of Pemberton
Delivered via Email: lpedrini@pemberton.ca

Dear Mayor, Council Members and Ms. Pedrini, Senior Planner

Re: The proposed removal of Drive – Through restaurants in the C-2 (Tourist Commercial) zone

We are the owners of 1443 Vine Road, Pemberton, a large vacant parcel of land located behind the Husky and McDonald's outlets. We purchased this property in September 2011 with the intention of developing the property for commercial uses allowed under the C-2 zoning to meet the growing needs of local residents and travelling public, and to contribute to the economic and social prosperity of the community.

In August 2017 we met with the Village of Pemberton staff to review our proposed mixed use development for the property which includes a Tim Hortons drive-thru restaurant. Please see attached site plan. Since then we have completed the geotechnical investigation of the property and have further refined our site plan. In all our discussions with the Village staff over the years there has been support for a drive-thru restaurant on our property.

We are opposed to the proposed removal of Drive-Through restaurants in the C-2 zone. We believe this is a short sighted proposal which will limit services to all the people living in the Village and the surrounding region including tourists and travelers. The proposal is discriminatory against properties like ours which currently allows for drive-thru restaurants. Should the proposed removal go ahead then one existing drive-thru restaurant in the Village will be given an exclusive and only drive-through business in this growing region.

Our proposed development is near completion for submission for a development (and rezoning for the residential portion) permit. We are requesting that at the very least our property be exempted from the proposed removal of Drive-thru use allowing us to proceed with our development.

We trust you will take our concerns and our opposition to the proposed removal into consideration before making a decision.

Sincerely

Dhahan for :

Rita J. Dhahan Ron Parmar

From: no-reply@webguidecms.ca <no-reply@webguidecms.ca>
Sent: June-14-18 11:23 AM
To: Nikki Gilmore <ngilmore@pemberton.ca>; Sheena Fraser <sfraser@pemberton.ca>; Gwendolyn Kennedy <gkennedy@pemberton.ca>
Subject: Website Submission: Write to Mayor & Council - https:pemberton.ca

Form Submission Info

First Name: Chris

Last Name: Ankeny

Street Address: [redacted]

PO Box:

Town/City: Pemberton

Province: BC

Postal Code: [redacted]

Phone Number: [redacted]

Email: [redacted]

Please attach any related documents (if applicable):

Message to Mayor & Council: I am writing in regards to proposed Bylaw #832, namely the changes to Commercial Zones in the downtown core. I find it unfair to discriminate between businesses when you say that AC Petro and Mountain Glass can remain but Valley Chainsaw and Blacks Hot Wheels must move. This is unfair to these long time businesses and completely unjust. I understand you want a quiet downtown core but you can't simply kick out long time business owners. They have worked hard to build their businesses and this is their livelihood. Please rethink this part of the proposed bylaw. Regarding Drive-In restaurants, I am opposed to having any more Drive-Ins in Pemberton, these will likely be chain restaurants that take away from the unique character of our town. Thank you for your time.

From: no-reply@webguidecms.ca [mailto:no-reply@webguidecms.ca]
Sent: Thursday, June 14, 2018 12:02 PM
To: Nikki Gilmore; Sheena Fraser; Gwendolyn Kennedy
Subject: Website Submission: Write to Mayor & Council - https:pemberton.ca

Form Submission Info

First Name: Barrett

Last Name: hepburn

Street Address: [redacted] drive

PO Box:

Town/City: whistler bc

Province: British Columbia

Postal Code: [redacted]

Phone Number: [redacted]

Email: [redacted]

Please attach any related documents (if applicable):

Message to Mayor & Council: I dont live in Pemberton, but one of the main reasons i visit Pemberton is Valley Chainsaw Recreational. And when I visit I support the surrounding businesses buying coffee, food and whatever I need. The motorsports riders bring a ton of money into communities. And if you follow the American trends Its booming. Al Bush has done more for the community of Pemberton that anyone I know! if you remove the motorsports shop we will no longer support that area of pemberton.

Form Submission Info

First Name: Dave

Last Name: Norona

Street Address: [redacted]

[redacted]

Town/City: [redacted]

Province: Bc

Postal Code: [redacted]

Phone Number: [redacted]

Email: [redacted]

Please attach any related documents (if applicable):

Message to Mayor & Council: Please don't change the business's with in the town of Pemberton. Grown up in Vancouver own houses in whistler and Squamish and keeping pemberton real will be the hardest thing you do on council, this has been tried before by the newspaper to tell certain businesses to get out of town, until that newspaper realized the reason u have as many gas stations, great restaurants are because of what those business's bring. It's a real town as it stands and yes it will grow but it can exist as the way it is now which adds to its beauty that surrounds the whole area, cheers dave

Form Submission Info

First Name: Greg

Last Name: Reamsbottom

Street Address: [redacted]

PO Box:

Town/City: PEMBERTON

Province: BRITISH COLUMBIA

Postal Code: [redacted]

Phone Number: [redacted]

Email: [redacted]

Please attach any related documents (if applicable):

Message to Mayor & Council: I strongly oppose the proposed bylaw changes that will effect Valley Chainsaw and Blacks Hot Wheels. I also do not support your plans for downtown revitalization that actually decrease the number of parking spots. This town is growing, we will need more parking, not less. Not everyone can walk/bike to town, much less so in the winter. Use some common sense please. Perhaps we should also look at limiting growth. More high density housing is certain to expose the huge lack of infrastructure we have here...enough already!

From: no-reply@webguidecms.ca [mailto:no-reply@webguidecms.ca]
Sent: Thursday, June 14, 2018 5:11 PM
To: Nikki Gilmore; Sheena Fraser; Gwendolyn Kennedy
Subject: Website Submission: Write to Mayor & Council - https:pemberton.ca

Form Submission Info

First Name: Erica

Last Name: Finnsson

Street Address: [redacted] Street

PO Box: [redacted]

Town/City: Pemberton

Province: BC

Postal Code: [redacted]

Phone Number: [redacted]

Email: [redacted]

Please attach any related documents (if applicable):

Message to Mayor & Council: I am writing to you to let you know that I am not in agreement with your plan to change the zoning of the properties where Valley Chainsaw and Black's Hot Wheels operate. I own the closest residential property to Valley Chainsaw (my lot is the one directly across from their front door but my address is Fernwood Street) and I have no complaints whatsoever about the noise. We do hear engine noise, but it is very minor and does not affect the enjoyment of our property whatsoever. In fact, I have actually never heard anyone I know in the downtown core make any complaints about the noise, so I question where this is coming from. We use Valley Chainsaw regularly for many of the services they provide and we hope to continue to do so for years to come. We love the accessibility of their location and we feel it is vindictive and unfair to downzone them in an attempt to have them move. We do not agree with the rationale to change the status of these semi-industrial uses to legal non-conforming, in hopes that this may encourage them to move out of the Town Centre and make room for more pedestrian-oriented commercial (retail or office uses) that rely on the day to day public. In fact, quite the opposite. We feel that the services that both companies provide are beneficial to other business in town because patrons of Valley Chainsaw and Black's Hot Wheels become patrons of the cafe's, restaurants and shops BECAUSE Valley Chainsaw and Black's Hot Wheels are there. I would be remiss to neglect to also note that I find the fact that the Mayor has plans to open a restaurant with a new and improved outdoor seating area in relatively close proximity to Valley Chainsaw a conflict of interest. Please confirm that this communication was

received and will be reviewed and considered prior to the Public Hearing scheduled for June 26, 2018. Regards, Erica Finnsson and Mauro Nunez

Form Submission Info

First Name: Adam

Last Name: Leggett

Street Address: [redacted]

PO Box:

Town/City: Pemberton

Province: Bc

Postal Code: [redacted]

Phone Number: [redacted]

Email: [redacted]

Please attach any related documents (if applicable):

Message to Mayor & Council: The fact that someone or a group of people have decided that the long time staples of our community are no longer how you or your group of deciders view as the “look” or “feel” of Pemberton shows how off base and not part of our community you really are. End run on sentance. You will be fought by the actual community 100%

Form Submission Info

First Name: Phil

Last Name: Middleton

Street Address: [redacted]

[redacted]

Town/City: Pemberton

Province: Bc

Postal Code: [redacted]

Phone Number: [redacted]

Email: [redacted]

Please attach any related documents (if applicable):

Message to Mayor & Council: Please explain why pressure and restrictions are being put upon valley Chainsaw and blacks hot wheels? These businesses were here long before anything else and they deserve to stay exactly where they are (if anything being supported in their growth). Pemberton is a town based on farming, logging and outdoor recreation and a vehicle mechanic plus tool mechanic are essential to this town. In addition, consider the revenue brought to other businesses (coffee shops, B&B's, the lodge, restaurants, grocery store) from the sledding, dirt biking etc. Without valley Chainsaw, I would worry that other businesses may struggle, especially in winter. Any council that puts pressure on these businesses will lose a lot of support. I would certainly vote against this council in future purely based on this issue. I urge you all to reconsider what you're trying to achieve (turning Pemberton into another Whistler?????), and leave things the way they are. Or if you're all about moving businesses out, then how about move the village works to the industrial park?

Form Submission Info

First Name: Daryl

Last Name: Treadway

Street Address: [redacted]

[redacted]

Town/City: Pemberton

Province: British Columbia

Postal Code: [redacted]

Phone Number: [redacted]

Email: [redacted]

Please attach any related documents (if applicable):

Message to Mayor & Council: Hello, I'm writing to share my opinion about the proposed bylaw that would kick Valley Chainsaw and Black's Hot wheels out of the downtown area. I am strongly opposed to this bylaw as I value having their services in a convenient location. With these businesses in town, I am able to maintain having one vehicle for my family. Additionally, I feel very strongly about maintaining Pemberton as a functional town, and not selling out to the Whistler style tourist hub. Please consider the long time residents when introducing new bylaws, instead of thinking of how to cater to tourists. There is currently many vacant commercial spaces available, so that argument is invalid. Thank you for considering the recommendation from the people you represent.

From: blackshotwheels[redacted] [mailto:[redacted]
Sent: Friday, June 15, 2018 9:17 AM
To: Mike Richman; Ted Craddock; James Linklater; Jennie Helmer; Karen Ross; Sheena Fraser; Lisa Pedrini
Cc: [redacted].ca; [redacted].ca
Subject: Oposition to bylaw 832,2018 regards to zoning changes of 2 downtown businesses

I'm writing this letter in strong opposition to bylaw 832,2018. I am very concerned about the proposed changes to the new zoning bylaw that will make Black's Hot Wheels and Valley Chainsaw " Legal-non conforming " businesses by down zoning our "site specific" zoning . We both own our buildings and lots that we operate from, we bought them in good faith that our zoning would be secure.

In the minutes from April 26, 2018 Section 4 Subsection C (commercial zones) I was shocked to read "in hopes that this may encourage them to move out of town". This is not in the best interest of the community nor a respectable position for local government to take in relation to providing a fruitful business environment. This town is built on local community businesses, and to now find that we have local government whos position should be to encourage local business, is in fact unilaterally taking steps to make business intolerable in order to "encourage them to move out of town" is appalling. Considering the fact that the heritage of this town and foundational building blocks of Pemberton were due to the logging industry and still are, with Valley Chainsaw and Blacks Hot Wheels directly contributing to the well being and consistent servicing of the main industry of this town you would think that these businesses would be on the forefront of your consideration to maintain the stability of these establishments within the town center of Pemberton. Our customers and visitors love the fact that they can get their car fixed while they get their groceries, have lunch, or enjoy many of the other local business in town. The economic spin off that these two businesses bring to the down town core cannot be ignored. How many businesses have come and gone from this town in the last 20 years? Pemberton is a tough place to have a business, HIGH RENT, HIGHER TAXES and proximity to the city. These two businesses have stood the test of time which should show the need for them in this town. At the June 12th meeting when I asked how many towns do not have these services in them, was told "lots of towns" without citing one. I cannot think of one.

With regards to the letter that was presented to us by Lisa Pedrini, it stated that one of the main concerns for the Village was "the close proximity of your auto repair business to the Village's aquifer". I find this statement acrimonious at best. This establishment was here long before the well was in place, and the village would of had to have an environmental study completed prior to having a well drilled. If the position at that time was that there was not any environment concern or contamination in soil samples so as to go ahead with a costly venture of completing an aquifer, then the current assumption that this is now an issue is merely another tactic on behalf of the Village of Pemberton to exert its will to achieve its goal. At the meeting I was told by Niki Gilmore that I could apply for re-zoning in a similar to fashion as what

Bc Hydro had to do. However, as a small business and not withstanding the fact that I do not have the financial backing like Hydro, this is not very considerate. To that I have to ask, why change my zoning only to tell me that I can apply, with a significant cost to myself, to ask for rezoning. Not to mention that the application would probably not be entertained. I also have concerns about future building permits and if they would be granted for new construction. Again at the meeting on June 12th, Cameron who was in charge of creating the new By-laws said that it would be allowable. I would appreciate a letter stating that in writing as I would like to make improvements to the original building built back in the 50's.

To say that this zoning change will "encourage them to move out of the town" is a really shocking statement about businesses that has been here serving this community longer than most of you have been in Pemberton. This town was built around services like ours and Albert's. People love the fact that they can get their car fixed while they go get their groceries, go buy lawnmower parts, go have lunch or whatever, in this one stop shop town. It also is surprising that they would take our zoning away when the Village itself has it's own industrial works yard in the village just up the street from us.

When we bought this business it was run into the ground and no one wanted to come here. It was a sore spot in this town selling drugs and bringing a bad element into our town, it has taken ten years of our life to make it a thriving business again. We were happy to purchase the building when the time came because things were going well and we were tired of paying crazy rent. We pay our taxes , buy our business license every year and employ 7 people in this town who all spend money in this town. I feel that this council has forgotten who works for who and who pays their wages.

The VOP says that Valley Chainsaw and Blacks Hot Wheels are not retail outlets ,to that I wonder if they have ever been in either establishment. Tires are a retail item, but they have to get onto your vehicle some how. We provide that service. Valley Chainsaw is also 90% retail providing snowmobile, lawn and garden and saw parts to the public, they also provide repairs to such items as a service to the community.

Stephen, Robin, William Black
Black's Hot Wheels
[redacted]

From: Beks Michelle [redacted]

Sent: June 16, 2018 7:37 PM

To: VoP Admin <admin@vilpem.onmicrosoft.com>

Subject: Bylaw 832, 2018

Mayor and Council,

We are writing to Mayor and Council to voice our concerns about the proposed Bylaw 832, 2018. We realize that, while they are still able to remain and operate their businesses, the zoning change that puts Black's Hotwheels and Valley Chainsaw in legal non compliance is unfair and creates the perception that these businesses and the people who own them are not welcome to operate in the village.

In his Facebook post regarding this issue Mayor Richman stated that it is unsafe for children to walk past a parked loaded logging truck in front of Blacks on their way to school. How is that any more unsafe than children walking past a parked loaded lumber truck that is actively being unloaded by a forklift at Rona across the road? As for the safety of the aquifer why not work with Blacks to make sure they are in compliance with oil and other automotive fluid storage and removal. (Which I am sure they are)

To single out these two long time local businesses in this proposed bylaw and "encourage them to move out of the town centre" when there are other equally semi-industrial operators in town that are not included in the bylaw is blatantly discriminatory.

As the owners and operators of a farm up the Meadows we use both these businesses on a regular basis. Their location in town is convenient for us and our farm where getting things repaired or purchased in a timely fashion is crucial.

Blacks Hotwheels and Valley Chainsaw are a part of the fabric of our town. Treating them this way is just not okay.

We would encourage Mayor and Council to consider scrapping this proposed bylaw which is exclusive and come up with a plan that is inclusive for ALL businesses in Pemberton.

Thank you,

John Beks

Michelle Beks

Stefan Beks

[redacted]

[redacted]

Pemberton BC .,

Wilson Prewitt
[redacted]
Pemberton, BC
[redacted]

June 13th, 2018

Dear Mayor and Council:

I am writing to express concern regarding the rezoning of Blacks Hot Wheels and Valley Chainsaw and Recreational Ltd.

It is beneficial to have these two businesses in the Village core for three key reasons: preservation of town identity, carbon footprint, and economy.

Town identity. These two businesses have been cornerstones of the Village of Pemberton, the Village core, for close to forty years. We are very lucky that Stephen and Robin Black (Blacks Hot Wheels) and Albert Bush (Valley Chainsaw and Recreational Ltd) are so dedicated to this community. They provide a community service to the town folk (such as myself), the Area C residents who live in the surrounding areas, and many visitors who come from all over the world. These two long-standing businesses are the backbone of the Village core and they are the bridge between the past, present, and future of the Village of Pemberton.

Carbon footprint. With these two shops located in the Village core, our carbon footprint is greatly reduced. Less fuel is burned as town is a one-stop-shop. In my case, I can even walk everywhere I need to go so therefore there are no unnecessary emissions released. However, if Valley Chainsaw was relocated, or worse, closed its doors, I would need to drive to an alternate location to purchase simple retail items such as belts, kits, helmets, chains, workwear, boots, oil, Aspen fuel, or that obsolete bolt that I need which Valley Chainsaw likely has tucked away in a back corner (might I add that this also part of the charm of our town). Moreover, if Blacks Hot Wheels was no longer located in the Village core, four times as much fuel would be burned (and emissions released) to drop my vehicle off as I would need a ride back to the Village core, and then upon job completion, a ride back to my vehicle only to have both vehicles drive back to town again. The thought of this possibility greatly disheartens me.

Economy. Blacks Hot Wheels and Valley Chainsaw draw locals, visitors, business and development into the Village core. With every snowmobiler and professional snow-sport athlete who arrives in the winter to every flat tire that shows up in the summer, the Village core benefits. The commonality between these people is that they spend money in our town: fuel, lodging, restaurants, supermarkets, sporting goods, General Store, pharmacy, health food stores, bakery, coffee shops, liquor stores, nursery, pet stores, and so forth. Then, these people fall in love with our vibrant community and come back. Many even pursue real estate. However, if Valley Chainsaw and Blacks were located elsewhere these same people would not go out of their way to leave the highway. They are compelled to enter the downtown core because they need service from one of these two establishments – Blacks or Valley Chainsaw. These two shops are critical to the health of our economy.

Thus, in closing, I am very concerned about the preservation of our town identity, the adverse effect of the carbon footprint, and the loss of economic revenue if the zoning bylaws are not amended to accommodate the inclusion of Blacks Hot Wheels and Valley Chainsaw and Recreational Ltd as they operate now, in the Village core.

Sincerely,

Wilson Prewitt

PEMBERTON RATEPAYERS ASSOCIATION

Pemberton, BC

June 18, 2018

VILLAGE OF PEMBERTON
7400 Prospect Street
PO Box 100
Pemberton, BC
V0N2L0

Attention: Mayor and Pemberton Council members

RE: Zoning Bylaw #832,2018

The newly formed Pemberton Ratepayers Association (PRA) would like to take this opportunity to formally introduce ourselves. The PRA membership includes both citizens and local businesses.

Our mission statement is as follows:

"To represent citizens and businesses as an established and respected association that carries considerable influence in the community. To ensure concerns regarding governmental actions or inactions effecting Pemberton citizens and businesses are effectively and respectfully brought to Village planners, Mayor, councils and where appropriate request transparency and accountability from local government."

At this time the PRA has great concern regarding the zoning Bylaw # 832,2018 and formally request the following:

I. Council cancels the public hearing and rescinds the readings of this Bylaw amendment based on the following:
   a. The proposed Bylaw as presented will have a profoundly negative and deleterious impact on both the livelihoods of citizens and the business community at large.
   b. The proposed Bylaw in itself is a very large, complex document and PRA feels strongly that there has not been adequate time given by the VOP to allow the public and the affected businesses to fully understand and provide comments or input on what impact this could have on them.

.../2

c. The PRA suggests that there was a serious lack of consultation regarding this proposed Bylaw amendment.
d. The PRA has great concerns regarding the lack of business representation on the ALUC.
e. The PRA rejects this Bylaw and it's timing and respectfully asks the Mayor and Council to explain to our community why the Bylaw is being fast tracked and why such an unrealistic deadline was set for seeking input before the final reading.
f. Recently the SLRD had a similar situation regarding their new Bylaw amendment and after hearing from the community they chose to hold a public information session that outlined in great detail all the proposed changes and are still in the consideration phase of their amendment. The PRA strongly feels that the Village should take the same approach to adequately address our above noted concerns.
g. Once village businesses became aware of the proposed Bylaw on June 14th, 2018 a petition was published in both paper signature and online formats, Within 24 hours the petitions have received 1000+ signatures of support. This demonstrates a clear and very convincing show of support to have this Bylaw reconsidered by the VOP.
h. If the village insists on following through or exploring the Bylaw further the PRA requests that an information report be circulated showing all of the proposed changes in a clear and concise manner, these should without exception be distributed to all local businesses that may be impacted in the Village boundary.
i. Note that this is an election year and in a few short months there could be a new Mayor and Council that may have a different vision, one that reflects the interests of businesses and ratepayers of Pemberton.

PRA looks forward to working with the VOP in finding solutions to issues and others concerning the well being of the community.

The PRA respectfully asks for a prompt response to this letter due to the fast approaching date of the public hearing and the VOP imposed schedule to take this important matter to 3rd and 4th reading.

Regards,

Stephen Black
Spokesperson
Pemberton Rate Payers Association

June 18, 2018

Dear Mayor and Council:

My name is Tanya Niet and I am writing to express my concern regarding the proposed rezoning of the Automotive Repair Shop and the Equipment Servicing, Rental and Repair Shop.

Although it was stated at the May 29th, 2018 Council meeting and published in the recent release of the FAQ for Zoning Bylaw No. 832, 2018 that states that these businesses "would be able to continue operating as a lawful non-conforming use", I still feel that it is a threat to their operations.

The reason I believe it is a threat to business as per usual in the aforementioned locations is because it was also noted in the minutes of the April 26th, 2018 Advisory Land Use Commission of the Village of Pemberton meeting that the rationale for the proposed rezoning, or "change of status", of the Automotive Repair Shop and the Equipment Servicing, Rental and Repair Shop was "*in hopes that this may encourage them to move out of the Town Centre [to] make room for more pedestrian-oriented commercial (retail or office uses) that on the day to day public*". Meanwhile, it was proposed that the Glass and Mirror Repair Shop and Gasoline Service Station "would be permitted to remain".

Thus, I agree with the sentiment of the petition that has been circulating in that "an amendment be made to the bylaw draft to allow Valley Chainsaw and Recreational Ltd and Black's Hot Wheels to remain in operation as per usual at their current locations". In other words, I support an amendment to zone these two enterprises as *site-specific permitted use* in the same way that the Glass and Mirror Repair Shop and Gasoline Service Station have been granted in the proposal. I support the idea of a subject to Conditions of Use clause for both the Automotive Repair Shop and the Equipment Servicing, Rental and Repair Shop:

The Equipment Servicing, Rental and Repair Shop is only permitted on lands legally described as *Lot* 7, Block 2, Plan 1624, DL 203, LLD at the adoption of this Bylaw.

The Automotive Repair Shop is only permitted on lands legally described as (insert title information) at the adoption of this Bylaw.

It seems to me to be a fair and logical amendment, particularly as both of these establishments have been pillars of the community for many years. Furthermore, it seems to me that the people are in agreeance with this sentiment as the petition numbers have shown.

I appreciate your time and consideration in this serious and sensitive matter. Please do not hesitate to contact me for any clarification or further discussion.

Signed,

Tanya Niet
[redacted]
Pemberton, British Columbia
[redacted]
[redacted]
[redacted]

June 19, 2018

Dear Mayor, Council and VoP

My name is Chelsey Herechuk. I am sending this letter with concern regarding the new rezoning proposal, specifically regarding the lots where Valley Chainsaw & Recreational Ltd. and Black's Hot Wheels are located and operating.

The VoP posted a FAQ on Facebook about this proposal on June 15th, not long after I posted a petition on Facebook through Change.org. This petition has more signatures than I thought it was ever going to produce. Showing me that the local population are not in favour of this proposal. I believe that these locations should be rezoned as **site-specific**, as to not interfere with these businesses which have stood strong in downtown centre for many years.

I have quoted the FAQ below (see Note 1) where the VoP states that this rezoning is not targeting these businesses to leave, but in the draft for the Advisory Land use Commission the exact words used are **"hopes that this may encourage them to move out of the Town Centre."** (see Note 2) The VoP has been replying to peoples comments on their Facebook post, but has not commented about that specific quote at all, even after being questioned about it. This comes across as though the VoP has no transparency with this issue for the general public, and as if they are trying to "cover there tracks" since it seems that document was not meant for the general public.

Note 1
Document URL:
https://www.pemberton.ca/public/download/documents/50800

Page 2

Is the Village targeting these businesses to push them out of town?

The Village is not targeting businesses. It is zoning land for the future based on its highest and best use. By removing these two site specific uses, the Village is attempting to implement certain objectives for Downtown outlined in the Official Community Plan, developed through extensive consultation with the Community in 2011.

Vancouver Coastal Health Authority (VCH) issues the Permit to Operate the water system and required that the Village prepare a groundwater protection plan (GPP) for their review as a condition of the Permit. The Village's GPP was prepared and recommends that the Village use developed planning tools (such as a Zoning Bylaw) to take specific precautions and eliminate the potential for contamination in the Village's Wellhead Protection Zone by transitioning this location to a low risk use. In addition, there are pedestrian and vehicular safety concerns with the operation of an Auto Repair Shop within the road and road right-of-way.

With respect to the Equipment Servicing, Rental and Repair Shop Use, the concern is the semi-industrial nature of this use, and the accompanying impacts of Outdoor Storage which is not a permitted use in the C-1 Zone.

The Village supports local businesses. In reviewing the Zoning Bylaw, the Village must balance the competing objectives of environmental and public safety

Note 2
Document URL:
https://www.pemberton.ca/public/download/documents/49497

Page 3, under C (Commercial) Zone

"...The rationale is to change the status of these semi-industrial uses to legal non-conforming, ***hopes that this may encourage them to move out of the Town Centre*** and make room for more pedestrian-oriented commercial (retail or office uses) that rely on the day to day public. These two (2) uses involve mechanical repair and associated outside storage and noise that is not conducive to a vibrant, walkable downtown where people want to both work and live. The other two (2) site specific permitted uses – Glass and Mirror Repair Shop and Gasoline Service Station, would be permitted to remain."

I have attached a copy of the list of signatures from the online petition along with this letter.

Thank you for your time and consideration.

Signed,

Chelsey Herechuk

change.org

Valley Chainsaw & Recreational Ltd.

Recipient: Chelsey Herechuk

Letter: Greetings,

Say "NO" to the Village of Pemberton's Proposal to Re-Zone the Downtown area

Signatures

Name	Location	Date
Chelsey Herechuk	Whistler, Canada	2018-06-14
Dwayne Mendonca	Pemberton, Canada	2018-06-14
Madison Bruyere	Mount Currie, Canada	2018-06-14
Laresa Czervenatis	Pemberton, Canada	2018-06-14
Kirsten Pratt	Pemberton, Canada	2018-06-14
Matt Kusiak	Pemberton, Canada	2018-06-14
Barry Welsh	Pemberton, Canada	2018-06-14
barrett hepburn	whistler bc, Canada	2018-06-14
Brandon Bush	Pemberton, Canada	2018-06-14
Clare Sim	North Vancouver, Canada	2018-06-14
Tyler Kraushar	Pemberton, Canada	2018-06-14
Jennifer Blucher	Whistler, Canada	2018-06-14
Molly Doren	Vancouver, Canada	2018-06-14
Lani Williamson	Pemberton, Canada	2018-06-14
loretta ottie	pemberton, Canada	2018-06-14
Jeremy Lewis	Whistler, Canada	2018-06-14
Brenda Miller	Prmberton, Canada	2018-06-14
Jasmine Parnell	Pemberton, Canada	2018-06-14
Crystal Durnin	Keremeos, Canada	2018-06-14
Sandy Stuckenberg	Pemberton, Canada	2018-06-14

Name	Location	Date
Richard Joce	Pemberton, Canada	2018-06-14
Haley Leigh	Pemberton, Canada	2018-06-14
Lyndel Seymour	Pemberton, Canada	2018-06-14
Tahnee Harrop	Pemberton, Canada	2018-06-14
Ben Drodge	Vernon, Canada	2018-06-14
Archie Peters	Mount Currie, Canada	2018-06-14
Tom Richards	Surrey, Canada	2018-06-14
Edward Alder	Squamish, Canada	2018-06-14
PAT KRAUSHAR	CAMPBELL RIVER, Canada	2018-06-14
Mark Carriere de davide	Whisltler, Canada	2018-06-14
Chris Ankeny	Pemberton, Canada	2018-06-14
Greg Reamsbottom	Pemberton, Canada	2018-06-14
Tari Minniti	Vancouver, Canada	2018-06-14
Audrey Proulx	Pemberton, Canada	2018-06-14
Marion Haggard	Langley, Canada	2018-06-14
Mike Riccardi	Whistler, Canada	2018-06-14
Richard Sankey	Pemberton, Canada	2018-06-14
Spencer Huvers	Whistler, Canada	2018-06-14
Megan Black	Pemberton, Canada	2018-06-14
Michelle Beks	Garibaldi, Canada	2018-06-14
Jason Fraser	Pemberton, Canada	2018-06-14
Danielle Menzel	Pemberton, Canada	2018-06-14

Name	Location	Date
Rachel Pinkney	Brackendale, Canada	2018-06-14
Nick Fraser	Whistler, Canada	2018-06-14
Evelyn Coggins	Pemberton, Canada	2018-06-14
Patricia Carson	Pemberton, Canada	2018-06-14
Paul Jones	Squamish, Canada	2018-06-14
Sarah Hancock	Vancouver, Canada	2018-06-14
Poppy Switzer	Pemberton, Canada	2018-06-14
Brad Gilmore	Surrey, Canada	2018-06-14
Cori Golanowski	pemberton, Canada	2018-06-14
Alan Hancock	Mount Currie, Canada	2018-06-14
Martine Girard	Pemberton, Canada	2018-06-14
Nick Ballhausen	Pemberton, Canada	2018-06-14
Jordan Bailey	Pemberton, Canada	2018-06-14
Sandra Mack	Williams Lake, Canada	2018-06-14
Alexa Shier	Whistler, Canada	2018-06-14
Kristyna Marti	White Rock, Canada	2018-06-14
Sandra Doyle	Pemberton, Canada	2018-06-14
Eric Tulley	Pemberton, Canada	2018-06-14
Brandon Cherry	Pemberton, Canada	2018-06-14
Vallerie Peters	Mount currie, Canada	2018-06-14
Mike Czekurlon	Pemberton, Canada	2018-06-14
Jason Penney	Whistler, Canada	2018-06-14

Name	Location	Date
Chad Breitenstein	Pemberton, Canada	2018-06-14
Mik Santarelli	Stoney Creek, Canada	2018-06-14
Natalie Klimmer	Heffley Creek, Canada	2018-06-14
Jenny Struggles	Canada	2018-06-14
clarke gatehouse	Pemberton, Canada	2018-06-14
Emily Wood	Whistler, Canada	2018-06-14
Brittany Colley	Whistler, Canada	2018-06-14
Morgan Pickering	Pemberton, Canada	2018-06-14
Sandra McLaren	Pemberton, Canada	2018-06-14
James Neville	Whistler, Canada	2018-06-14
Jonas Horvath	Whistler, Canada	2018-06-14
sebastien beaulieu	Pemberton, Canada	2018-06-14
Bridgette Nelson	Whistler, Canada	2018-06-14
Ashley Ferron	Pemberton, Canada	2018-06-14
ryan Fries	Pemberton, Canada	2018-06-14
Kelly McIver	Christina Lake, Canada	2018-06-14
Judith Hoilett	Mount Currie, Canada	2018-06-14
Ben Harman	Canada	2018-06-14
Robert Moriarty	Darcy Bc, Canada	2018-06-14
Michael Blais	Surrey, Canada	2018-06-14
Kaitlyn Milne	Pritchard, Canada	2018-06-14
Laura Burt	Pemberton, Canada	2018-06-14

Name	Location	Date
David Burton	Whistler, Canada	2018-06-14
Jenn Fleming	Edmonton, Canada	2018-06-14
Dawn Johnson	Pemberton, Canada	2018-06-14
Katrina Wallace	Mount Currie, Canada	2018-06-14
N A	fort mcmurray, Canada	2018-06-14
Marcia Fordyce	North Vancouver, Canada	2018-06-14
Greg Whittaker	Whistler, Canada	2018-06-14
Lesley Ballhausen	Prmberton, Canada	2018-06-14
Adam Leggett	Pemberton, Canada	2018-06-14
Tamara Tupper	Aylesford, Canada	2018-06-14
florence plastino	pemberton, Canada	2018-06-14
Alison Grant	Barrie, Canada	2018-06-14
Gideon Baldridge	Whistler, Canada	2018-06-14
Kylee Fourchalk	Squamish, Canada	2018-06-14
mathieu gelinas	Whistler, Canada	2018-06-14
Marie-Eve Laquerre	Surrey, Canada	2018-06-14
Jason Chaulk	Whistler, Canada	2018-06-14
Michelle Nortje	Gold Bridge, Canada	2018-06-14
Stu Pinkney	Pemberton, Canada	2018-06-14
David Norona	North York, Canada	2018-06-14
Marc Miron	Kanata, Canada	2018-06-14
Tara Ritchie	Mount Currie, Canada	2018-06-14

Name	Location	Date
Jenna lee Perkins	Mount Currie, Canada	2018-06-14
Chelsey Walker	Mount Currie, Canada	2018-06-14
Phil Lepage	Pemberton, Canada	2018-06-14
Tara Kandulski	Pemberton, Canada	2018-06-14
Derek Morris	Pemberton, Canada	2018-06-14
Blair Kaplan	Pemberton, Canada	2018-06-14
Eric Albert	Pemberton, Canada	2018-06-14
Holly Macleod	Pemberton, Canada	2018-06-14
Louise Menzel	Pemberton, Canada	2018-06-14
Andrea Jengle	Quinte West, Canada	2018-06-14
Daniel Arnold	Pemberton, Canada	2018-06-14
Tyler Martin	Squamish, Canada	2018-06-14
Jon Lindsey	Derby, England, UK	2018-06-14
Leah Daling	Pemberton, Canada	2018-06-14
Anouschka Riverin	Pemberton, Canada	2018-06-14
anthony roussel	Edmundston, Canada	2018-06-14
Kaitlyn McNary	Pemberton, Canada	2018-06-14
Stephen Black	Pemberton, Canada	2018-06-14
Kim Townley	Pemberton, Canada	2018-06-14
Marcel Munck	Pemberton, Canada	2018-06-14
Margo Randles	Courtenay, Canada	2018-06-14
Lane Gobert	Pemberton, Canada	2018-06-14

Name	Location	Date
Mark Holzendorff	D'Arcy, Canada	2018-06-14
Christoph Deßecker	Weißensberg, Germany	2018-06-14
Genevieve Sutherland	Britannia Beach, Canada	2018-06-14
Dennis Long	Whistler, Canada	2018-06-14
Wendy Beker	Canada	2018-06-14
Neil Gregory-Eaves	Vancouver, Canada	2018-06-14
Marie-Claude Boudreau	Whistler, Canada	2018-06-14
Stefan Beks	Pemberton, Canada	2018-06-14
Gaelyn Bolster	Kamloops, Canada	2018-06-14
Ian Jackson	Capital, Canada	2018-06-14
Denis Rieffel	Pemberton, Canada	2018-06-14
Taryn Stuckenberg	Burnaby, Canada	2018-06-14
Greg Smith	Squamish, Canada	2018-06-14
Ken Tomori	Pemberton, Canada	2018-06-14
James Woolley	New Liskeard, Canada	2018-06-14
William Mcleod	Surrey, Canada	2018-06-14
Codie Johnston	Pemberton BC, Canada	2018-06-14
Bill McLeod	Pemberton, Canada	2018-06-14
Bailey Raimondo	Ladysmith, Canada	2018-06-14
Sandy Poonia	Langley, Canada	2018-06-14
Michelle James	Squamish, Canada	2018-06-14
Cailean Low	Port Alberni, Canada	2018-06-14

Name	Location	Date
Monica Lavoie	Pemberton, Canada	2018-06-14
Tamara Beaton	Pemberton, Canada	2018-06-14
Sabrina Bouchard	Whistler, Canada	2018-06-14
Keistiam Fischer-Jenssen	Whistler, Canada	2018-06-14
Stephanie Picard	Pemberton, Canada	2018-06-14
Tom Fisher	Toronto, Canada	2018-06-14
Brenton Meadows	Whistler, Canada	2018-06-14
Nicole Heisterman	Whistler, Canada	2018-06-14
Jordana Shier	Pemberton, Canada	2018-06-14
Kim Ross	Port Moody, Canada	2018-06-14
Doug Oswald	North Vancouver, Canada	2018-06-14
Ted Taron	Kelowna, Canada	2018-06-14
Michael n Irene Farr	Pemberton, Canada	2018-06-14
Callie W Fraser	Canada	2018-06-14
Glenn Cook	Pemberton, Canada	2018-06-14
Melissa Knowles	Pemberton, Canada	2018-06-14
Leila Lattimer	Vancouver, Canada	2018-06-14
Donna Mackenzie	Edmonton, Canada	2018-06-14
Nancy Olson	Port Coquitlam, Canada	2018-06-14
annie beauregard	pemberton, Canada	2018-06-14
Heather Pedersen	Canada	2018-06-14
Jessy Poirier	Pemberton, Canada	2018-06-14

Name	Location	Date
Lorne Ross	Maple Ridge, Canada	2018-06-14
Michelle Staehli	Pemberton, Canada	2018-06-14
Kelly Walker	150 Mile house, Canada	2018-06-14
Kevin Welsh	Pemberton, Canada	2018-06-14
Chad Chomlack	pemberton, Canada	2018-06-14
Nick Miragliotta	Pemberton, Canada	2018-06-14
Cheyanne MacKenzie	Pemberton, Canada	2018-06-14
Stephanie Dzierzecki	Edmonton, Canada	2018-06-14
kelly hill	pemberton, Canada	2018-06-14
Angus Pinchin	Inuvik, Canada	2018-06-14
Elizabeth Vermaas	Pemberton, BC, Canada	2018-06-14
Cathy Vayda	Pitt Meadows, Canada	2018-06-14
Lea Ronayne	Delta, Canada	2018-06-14
Scott Hopkins	Thunder Bay, Canada	2018-06-14
Ashley Wakeling	Pemberton, Canada	2018-06-14
Nicole Lamont	Mount Currie, Canada	2018-06-14
Ariel Harwood	Pemberton, Canada	2018-06-14
Natasha Bush	Pemberton, Canada	2018-06-14
Sarah McLeod	Pemberton, Canada	2018-06-14
Renée Lemieux	Sainte-Adèle, Canada	2018-06-14
Farrah Hanna	Kamloops, Canada	2018-06-14
Michael Lorimer	Whistler, Canada	2018-06-14

Name	Location	Date
Stu Gillis	Pemberton, Canada	2018-06-14
Elldi Blanchet	Quebec, Canada	2018-06-14
Frank Burges	Maple Ridge, Canada	2018-06-14
Dominic Beer	Pemberton, Canada	2018-06-14
Sean Menzel	Pemberton, Canada	2018-06-14
Bri Bowers	Augusta, Maine, US	2018-06-14
Christina Brown	Surrey, Canada	2018-06-14
Paul Stoker	Whistler, Canada	2018-06-14
Sarah Curtis	Pemberton, Canada	2018-06-14
Chris Telford	Pemberton, Canada	2018-06-14
Kate Ashton	Campbell River, Canada	2018-06-14
Kateri Mills	Pemberton, Canada	2018-06-14
Geoff Gimse	Fort Saint John, Canada	2018-06-14
Sierra Townley	Pemberton, Canada	2018-06-14
Pierre-Yves Boivin	Pemberton, Canada	2018-06-14
Cait Leal	Pemberton, Canada	2018-06-14
Tanis Ayers	Vancouver, Canada	2018-06-14
colin Hickinbottom	Nottingham, England, UK	2018-06-14
Tanya Pasenow	Pemberton, Canada	2018-06-14
April Dacres	Whistler, Canada	2018-06-14
Scott Humby	Pemberton, Canada	2018-06-14
Krystel Gelinas	Pemberton, Canada	2018-06-14

Name	Location	Date
Magali Lalonde-Legault	Whistler, Canada	2018-06-14
Chris Loos	Maple Ridge, Canada	2018-06-14
Mylène Beauregard	Québec, Canada	2018-06-14
Brad Leal	Collingwood, Canada	2018-06-14
Sueme Forrester	Pemberton, Canada	2018-06-14
Kathy Gulseth	Edmonton, Canada	2018-06-14
Laura Beks	Pemberton, Canada	2018-06-14
rob dow	Vancouver, Canada	2018-06-14
James Simmons	Whistler, Canada	2018-06-14
Scott Paxton	Garibaldi Highlands, Canada	2018-06-14
Colleen Meyer	Chilliwack, Canada	2018-06-14
jackson bathgate	Whistler, Canada	2018-06-14
Jocelyn Watt	Pemberton, Canada	2018-06-14
Lucinda Phillips	Mount Currie, Canada	2018-06-14
Allan Bouchard	Grande prairie, Canada	2018-06-14
Rick Sutherland	Birken, Canada	2018-06-14
Kyra DenHamer	Whistler, Canada	2018-06-14
Jessica Dinsdale	Chilliwack, Canada	2018-06-14
Roy McClean	Pemberton, Canada	2018-06-14
Gabriel Wallace	Mount currie, Canada	2018-06-14
Melissa Ronayne	Pemberton, Canada	2018-06-14
Stephanie Witt	Lillooet, Canada	2018-06-14

Name	Location	Date
Marie-Pier Duquette	Ottawa, Canada	2018-06-14
Carol Nortje	Brisban, Australia	2018-06-14
Shelley Tsujimura	Pemberton, Canada	2018-06-14
Toni Chapman	Vancouver, Canada	2018-06-14
CJ Derpak	Vernon, Canada	2018-06-14
Janette Sampson	Mount currie, Canada	2018-06-14
Clif Bond	Torquay, Australia	2018-06-14
Suzanne Astells	Surrey, Canada	2018-06-14
Kelsey Phare	Pemberton, Canada	2018-06-14
Chris Collins	North Vancouver, Canada	2018-06-14
Brook Phare	Pemberton, Canada	2018-06-14
Christina Bordelay	Vancouver, Canada	2018-06-14
Victoria Joe	Mount Currie, Canada	2018-06-14
bruce hunter	Calgary, Canada	2018-06-14
STEW MILES	Pemberton BC, Canada	2018-06-14
Tom Creer	Vancouver, Canada	2018-06-14
Jérôme Lafrance	Canada	2018-06-14
Sarah Jones	Vancouver, Canada	2018-06-14
Diane Buxton	Pemberton, Canada	2018-06-14
Susan Fleckenstein	Summerfield, North Carolina, US	2018-06-14
Jacqueline Schaubroeck	Pemberton, Canada	2018-06-14
Angela Abrahao	Cariboo, Canada	2018-06-14

Name	Location	Date
Leslie Mills	Whistler, Canada	2018-06-14
Alan Soever	North York, Canada	2018-06-14
Linda Lepine	Mount currie, Canada	2018-06-14
Helen Peters	Darcy B.C., Canada	2018-06-14
Laura Joce	Whistler, Canada	2018-06-14
Julie Sickel	Pemberton, Canada	2018-06-14
Sasha Angus	Pemberton, Canada	2018-06-14
David Basterrechea	Whistler, Canada	2018-06-14
Julia Black	Brackendale, BC, Canada	2018-06-14
Bill kitchener	Surrey, Canada	2018-06-14
Stephanie Dodds	Victoria, Canada	2018-06-14
Seamas Finnerty	Nanaimo, Canada	2018-06-14
Michelle Leroux	Pemberton, Canada	2018-06-14
Melissa Denommee	Pemberton, Canada	2018-06-14
Vera Odar	Pemberton, Canada	2018-06-14
Lindsey Dawkins	Mount currie, Canada	2018-06-14
Chad Boulanger	Whistler, Canada	2018-06-14
Rob Mandell	London, UK	2018-06-14
Andrea Ross	Whistler, Canada	2018-06-14
Jim Olsen	Chilliwack, Canada	2018-06-14
Maddie Meagher	Harris Park, Australia	2018-06-14
M Lemieux	Lac Masson, Canada	2018-06-14

Name	Location	Date
Michael Watson	Pemberton, Canada	2018-06-14
Russell Timmins	Pemberton, Canada	2018-06-14
Jessica Joseph	Surrey, Canada	2018-06-14
Cathy Waterworth	Fernie, Canada	2018-06-14
Aiyana Terry	Mount Currie, Canada	2018-06-14
tNancy Lee	Whistler, Canada	2018-06-14
Karine Gélinas	Victoriaville, Canada	2018-06-14
Shannon Langton	St. John's, Canada	2018-06-14
Nelson Stoker	Parramatta, Australia	2018-06-14
Juanita Gales	Gold Bridge, Canada	2018-06-14
Nathan Surowaniec	London, Canada	2018-06-14
Ian Tierney	Pemberton, Canada	2018-06-14
Joleen Larsen	Barrhead, Alberta, Canada	2018-06-14
J.Adam Topshee	Canada	2018-06-14
Barbara Sudermann	Vancouver, Canada	2018-06-14
Dale Hunt	Pemberton, Canada	2018-06-14
Toby Tortorelli	Bellingham, Washington, US	2018-06-14
Owen Lush	Canada	2018-06-14
Shannon Williams	Mount Currie, Canada	2018-06-14
Jane Tench	Peachland, Canada	2018-06-14
Fraser Stewart	Ladysmith, Canada	2018-06-14
Jacaranda Kruckewitt	pemberton, Canada	2018-06-14

Name	Location	Date
Kim Rainthorpe	Pemberton, Canada	2018-06-14
Stevie DesRoches	Pemberton, Canada	2018-06-14
Kristi McKenzie	Pemberton, Canada	2018-06-14
Susan Cosulich	Boston Bar, Canada	2018-06-14
Thor Lynum	Surrey, Canada	2018-06-14
Jerry Colley	Whitehorse, Canada	2018-06-14
Emily Doherty	Pemberton, Canada	2018-06-14
Cathie Herbert	Delta, Canada	2018-06-14
Rickard Lovgren	Strangnas, Sweden	2018-06-14
Mathew Anderson	Edmonton, Canada	2018-06-14
Zoe Mcdougall	Edmonton, Canada	2018-06-14
Helen Pascal	Williams Lake, Canada	2018-06-14
Christian Staehli	Pemberton, BC, Canada	2018-06-14
Jacqueline Wells	Mount Currie, Canada	2018-06-14
Edward Mah	Burnaby, Canada	2018-06-14
Aki Hautaniemi	Finland	2018-06-14
Renee MacDonald	Mount Currie, Canada	2018-06-14
Julie Lattimer	Surrey, Canada	2018-06-14
Ron Renville	Pemberton, Canada	2018-06-14
Carl Enbom	Pemberton, Canada	2018-06-14
Jc Toupin	Surrey, Canada	2018-06-14
Shaneika Lepine	Surrey, Canada	2018-06-14

Name	Location	Date
Eric McIntyre	Pemberton, Canada	2018-06-14
Erica Finnsson	Whistler, Canada	2018-06-14
mike PEDERSON	Whistler, Canada	2018-06-14
Anna Scott	Canada	2018-06-14
Mike Parnell	Prince Rupert, Canada	2018-06-14
Shelly Tilson	Burnaby, Canada	2018-06-14
Sarah Shimmin	Pemberton, Canada	2018-06-14
Deb Hamilton	Surrey, Canada	2018-06-14
Mike Satre	Vancouver, Canada	2018-06-14
Jonnie Walker	Salmon Arm, Canada	2018-06-14
Audra Van Damme	Parksville, Canada	2018-06-14
Jeff Lucas	Edmonton, Canada	2018-06-14
Lance Abel	Australia	2018-06-14
Kristy Armour	Pemberton, BC, Canada	2018-06-14
Samantha Crites	Airdrie, Canada	2018-06-14
Matt King	Pemberton, Canada	2018-06-14
Karen McNolty	Whitehorse, Canada	2018-06-14
Xavier Villeneuve	Pemberton, Canada	2018-06-14
Cherie LeBlanc	Pemberton, Canada	2018-06-14
Mike Blackstock	Edmonton, Canada	2018-06-14
Karen/Wayne Petty	100 Mile House, Canada	2018-06-14
marc-antoine gervais	Saint-Jérôme, Canada	2018-06-14

Name	Location	Date
Sam Grant	Langley, Canada	2018-06-14
Josianne Babin	Pemberton, Canada	2018-06-14
Aaron Bishop	Pemberton, Canada	2018-06-14
Ailsa Antilla	Madeira Park, Canada	2018-06-14
Alex S	Pemberton, Canada	2018-06-14
Jay MacKenzie	Pemberton, Canada	2018-06-14
Alexandra Thériault	Saint-jérôme, Canada	2018-06-14
Kevin Jones	Mt.currie, Canada	2018-06-14
patricia Doucette	Halifax, Canada	2018-06-14
Marg Green	Chilliwack, Canada	2018-06-14
Nikke Mcgeough	Huntsville, Canada	2018-06-14
Aimee Petry	Mount Currie, Canada	2018-06-14
Patrick Jean gallant	Rimouski, Canada	2018-06-14
Jackie Walker	Pemberton, Canada	2018-06-14
Penny Cartwright	Prince George, Canada	2018-06-14
Francis Pepin	Pemberton, Canada	2018-06-14
Brad Becker	Edmonton, Canada	2018-06-14
Winnie Gontic	Pemberton, Canada	2018-06-14
Keenan Zadko	Kamloops, Canada	2018-06-14
Hartt O’Hearn	Whistler, Canada	2018-06-14
Chris Sutton	Pemberton, Canada	2018-06-14
Kirsten Joseph	Pemberton, Canada	2018-06-14

Name	Location	Date
Jen Lawrence	Mount Currie, Canada	2018-06-14
Ruben Guibert	Pemberton, Canada	2018-06-14
Katie Taylor	Kanata, Canada	2018-06-14
David Gheriani	Pemberton, Canada	2018-06-14
Melissa Kennedy	Surrey, Canada	2018-06-14
Kendra Winthrow	Hamilton, Canada	2018-06-14
Natalie Livermore	Pemberton, Canada	2018-06-14
Krista Gee	Pemberton, Canada	2018-06-14
Dana Andrew	Mount Currie, Canada	2018-06-14
Leslie Phillips	Edmonton, Canada	2018-06-14
Shane McConkey	Vancouver, Canada	2018-06-14
Jordan Samoila	Prince Albert, Canada	2018-06-14
Sheri Carr	Vancouver, Canada	2018-06-14
Elaine Campbell	Wapella, Canada	2018-06-14
Sarah Johnston	Pemberton, Canada	2018-06-14
Farrah Leo	Pemberton, Canada	2018-06-14
Nick Ryall	Pemberton, Canada	2018-06-14
Scott McIntyre	Sherwood Park, Canada	2018-06-14
Kathie Bergen	Salmon Arm, Canada	2018-06-14
Linda Lewls	Edmonton, Canada	2018-06-14
Dustin Greenall	Cranbrook, Canada	2018-06-14
Elsie Phillips	Mount Currie, Canada	2018-06-14

Name	Location	Date
Leah Langlois	Pemberton, Canada	2018-06-14
June Bush	Quesnel, Canada	2018-06-14
Jason Maurice	Peterborough, Canada	2018-06-14
Tiegan Gabriel	Squamish, Canada	2018-06-14
Jaylene Carr	darcy, Canada	2018-06-15
Steve Reid	Whistler, Canada	2018-06-15
Fiona werkman	pemberton, Canada	2018-06-15
Richard Thomson	Corner Brook, Canada	2018-06-15
Cara McLeod	Pemberton, Canada	2018-06-15
Nicole Ronayne	Pemberton, Canada	2018-06-15
Paul Halvorson	Enderby,BC, Canada	2018-06-15
Janice Telfer	Mount Currie, Canada	2018-06-15
jacquelyn ryan	Toronto, Canada	2018-06-15
Laurel Ward	CANADA, Alabama, US	2018-06-15
Carolanne Aubin	L'epiphanie, Canada	2018-06-15
David Lapierre	Montréal, Canada	2018-06-15
Saraphine Leo	Mount Currie, Canada	2018-06-15
Marharyta Kulieshova	Pemberton, Canada	2018-06-15
Greg Burt	Upper Kennetcook, Canada	2018-06-15
Michael Sewell	Port moody, Canada	2018-06-15
Dave Lamers	st catharines, Canada	2018-06-15
Blair Hustins	Canada	2018-06-15

Name	Location	Date
Leah Hare	Toronto, Canada	2018-06-15
jesse sawchuk	Surrey, Canada	2018-06-15
Peter Hessels	Clearwater, Canada	2018-06-15
kenny edwards	squamish bc, Canada	2018-06-15
Gord Ross	Vancouver, Canada	2018-06-15
Brock Peters	Pemberton, Canada	2018-06-15
Marty Anderson	Calgary, Canada	2018-06-15
Paul Temple	Boswell, Canada	2018-06-15
Ian Millar	Nagano, Japan	2018-06-15
Becky Kinney	Whistler, Canada	2018-06-15
Andrew Campbell	Pemberton, Canada	2018-06-15
Hayden Wheeler	quesnel, Canada	2018-06-15
Jess Wilkins	Los Angeles, California, US	2018-06-15
Kayla Stuckenberg	Pemberton, Canada	2018-06-15
Frances Moody	Clinton, Canada	2018-06-15
Chris Engberg	Edmonton, Canada	2018-06-15
Chris Brown	North vancouver, Canada	2018-06-15
Lindsay Thevarge	Mount Currie, Canada	2018-06-15
Kyle Mann	Pemberton, Canada	2018-06-15
Jed Ridgway	Whistler, Canada	2018-06-15
Leland Schafer	Pemberton, Canada	2018-06-15
Kris Wilson	Angus, Canada	2018-06-15

Name	Location	Date
Adrien Binet	Pemberton, Canada	2018-06-15
Amanda Zeiger	Pritchard, Canada	2018-06-15
Vincent Pagot	North Vancouver, Canada	2018-06-15
Dayna Goochey	Whistler, Canada	2018-06-15
Mitch Gillespie	Whistler bc, Canada	2018-06-15
Paige brummet	Edmonton, Canada	2018-06-15
Raymond Gray	Victoria, Canada	2018-06-15
Sally Peters	Mount Currie, Canada	2018-06-15
Olivier Hallé-Malette	St jérôme, Canada	2018-06-15
Diane Buck	Inverary, Canada	2018-06-15
shane carmichael	Gold Bridge, Canada	2018-06-15
Tava Oplt	Collingwood, Canada	2018-06-15
shawn downey	Vancouver, Canada	2018-06-15
Ryan Oystreck	Pemberton, Canada	2018-06-15
Ruby Walser	Victoria, Canada	2018-06-15
Amélie Lafontaine	Victoriaville, Canada	2018-06-15
Matheus Henrique Da Silva	Corner Brook, Canada	2018-06-15
Skyla Leo	Mount Currie, Canada	2018-06-15
Simon Jarry	Montréal, Canada	2018-06-15
Geneviève Caron	Montreal, California, US	2018-06-15
Christian Carter	Pemberton, Canada	2018-06-15
Jim Terra	Ketchum, Idaho, US	2018-06-15

Name	Location	Date
Vannessa Carter	Abbotsford, Canada	2018-06-15
Jameson Florence	Seattle, Washington, US	2018-06-15
Josephine Ferguson	Pemberton, Canada	2018-06-15
Maxime-andré Pimparé	Mascouche, Canada	2018-06-15
Jessica Mcconnachie	Pemberton, Canada	2018-06-15
Annie Gaudette	Canada	2018-06-15
Nick Wasilewski	Portland, Oregon, US	2018-06-15
Larry Blanchet	Calgary, Canada	2018-06-15
Sarah Brooks	Pemberton, Canada	2018-06-15
Katalin Brassard	Beloeil, Canada	2018-06-15
Nichole Boultbee	Golden, US	2018-06-15
Dan Lang	Pemberton, Canada	2018-06-15
Kirk Ross	Vancouver, Canada	2018-06-15
Shin Campos	Whistler, Canada	2018-06-15
Veronica Hampshire	Pemberton, Canada	2018-06-15
Courtney Cairns	Whistler, Canada	2018-06-15
Tracey Erickson	Prince george, Canada	2018-06-15
Jag Dhaliwal	Whistlerv0n2l0, Canada	2018-06-15
Jenna Stein	Pitt meadows, Canada	2018-06-15
Beth Knox	Gold Bridge, Canada	2018-06-15
Ryan Andrews	Perth, Australia	2018-06-15
Ola K. Perkins	Pemberton, Canada	2018-06-15

Name	Location	Date
Laura Wiebe	Ladysmith, Canada	2018-06-15
Chris Hellevang	Pemberton, Canada	2018-06-15
Evans Murray	Boucherville, Canada	2018-06-15
Panagiota Bartsiocas	Canada	2018-06-15
Trevor Yamamoto	Vancouver, Canada	2018-06-15
Philip Nee Nee	Devine, Canada	2018-06-15
Lynne Lattin	Vancouver, Canada	2018-06-15
Jeremie Landry	Edmundston, Canada	2018-06-15
Laurence Caron	L'Ancienne-Lorette, Canada	2018-06-15
calen roger	koh tao, Thailand	2018-06-15
Sara Noort	Pemberton, Canada	2018-06-15
Heather MacDougall	Squamish, Canada	2018-06-15
Bernie Hughes	Squamish, Canada	2018-06-15
Helen Moore	Whistler, Canada	2018-06-15
Marcus Bona	Sydney Mines, Canada	2018-06-15
Stuart Blundel	Lac La Hache, Canada	2018-06-15
Sandra Gillie	Victoria, Canada	2018-06-15
Ellio Fromo	Pemberton, Canada	2018-06-15
Loesha Donaldson	Victoria, Canada	2018-06-15
Tammie Jenkins	Mount Currie BC, Canada	2018-06-15
Stuart McConnachie	Pemberton, Canada	2018-06-15
Ryan Oakden	Pemberton, Canada	2018-06-15

Name	Location	Date
Shannon Morrison	Huntsville, Canada	2018-06-15
RICHARD Stephenson	Pemberton, Canada	2018-06-15
Kristi Lynch	Fort Nelson, Canada	2018-06-15
Ryan Logan	Pemberton, Canada	2018-06-15
Genevieve Nichol	nanaimo, Canada	2018-06-15
Erin McMahon	Vancouver, Canada	2018-06-15
Marie Claude Comtois	Victoria, Canada	2018-06-15
Megan Ross	New Westminster, Canada	2018-06-15
Lori Coates	Fort Saint John, Canada	2018-06-15
Laura Stephenson	St.catharines, Canada	2018-06-15
Riley Chapman	Pemberton, Canada	2018-06-15
Chuck Williamson	Pemberton, Canada	2018-06-15
Kerry Wilkins	Hamilton, Canada	2018-06-15
Celeste Blackstock	Williams Lake, Canada	2018-06-15
Ben Davis	Westbank, Canada	2018-06-15
Matt Tuck	Pemberton, Canada	2018-06-15
Rich Vanderbyl	Vancouver, Canada	2018-06-15
Pam Hoover	Merritt, Canada	2018-06-15
Margaret McLeod	Pemberton, Canada	2018-06-15
Andrea Miller	West Vancouver, BC, Canada	2018-06-15
Gloria Elkins	Pemberton, Canada	2018-06-15
Ted Mcleod	Pemberton, Canada	2018-06-15

Name	Location	Date
Cedric landry	Whistler, Canada	2018-06-15
Jamie Samaha	Ashfield, Australia	2018-06-15
Brigette Bouchard	Vancouver, Canada	2018-06-15
Ben Bird	Pemberton, Canada	2018-06-15
Mark Roehlig	Gold Bridge, Canada	2018-06-15
Denise Belyea	Whistler, Canada	2018-06-15
Anne Crowley	Pemberton, Canada	2018-06-15
Lynette Laliberte	Whistler, Canada	2018-06-15
April Ross	Chilliwack, Canada	2018-06-15
Kylie Robson	Vancouver, Canada	2018-06-15
dawn titus	whistler, Canada	2018-06-15
Diane Mcmahon	Surrey, Canada	2018-06-15
Brad Eades	Victoria, Canada	2018-06-15
John Roberts	Pemberton, Canada	2018-06-15
pierrette tremblay	Saint-hippolyte, Canada	2018-06-15
Veronique Maurice	Beauport, Canada	2018-06-15
Michelle Turcin	Denver, Colorado, US	2018-06-15
Glenn Whittington	Maple Ridge, Canada	2018-06-15
Sandra Lavoie	Pemberton, Canada	2018-06-15
Ken Stein	Port Coquitlam, Canada	2018-06-15
Doug Tuck	Vancouver, Canada	2018-06-15
Vincent Champoux	Pemberton, Canada	2018-06-15

Name	Location	Date
Karen Cleland	Vernon, Canada	2018-06-15
Brad Bethune	Pemberton, Canada	2018-06-15
Annie Bisson	Pemberton, Canada	2018-06-15
Justin Leimgardt	Singhampton., Canada	2018-06-15
Jorge Vergas	Pemberton, Canada	2018-06-15
Mie Yamashita	Pemberton, Canada	2018-06-15
Zach Hawthorne	Pemberton, Canada	2018-06-15
Chris Pope	Pemberton, Canada	2018-06-15
gail mc mahon	Lytton, Canada	2018-06-15
Elizabeth Rivard	Cambridge, Canada	2018-06-15
Kyle Shore	Grande prairie, Canada	2018-06-15
Laferriere Alexis	Pemberton, Canada	2018-06-15
Jo Kirchner	Pemberton, Canada	2018-06-15
Dave Den Duyf	Pemberton, Canada	2018-06-15
Yannick trudeau	Whistler, Canada	2018-06-15
S Gamble	Ladysmith, Canada	2018-06-15
France Lamontagne	Kamloops, Canada	2018-06-15
Michelle Jackson	Pemberton, Canada	2018-06-15
Connie Sobchak	Pemberton BC, Canada	2018-06-15
Jamey Petty	Port Moody, Canada	2018-06-15
Joe McIntyre	Chilliwack, Canada	2018-06-15
Dennis Taylor	Pemberton, Canada	2018-06-15

Name	Location	Date
Ron Lever	Pemberton, Canada	2018-06-15
Ashley Marinus	Prince George, Canada	2018-06-15
Gael Barriere	Mount Currie, Canada	2018-06-15
Roger Stacey	Pemberton, Canada	2018-06-15
Ian Jennings	Whistler, Canada	2018-06-15
Linda Walther	Pemberton, Canada	2018-06-15
Jennifer James	Gold Bridge, Canada	2018-06-15
Heather Fulcher	Whistler, Canada	2018-06-15
Chris Colbeck	Lillooet, Canada	2018-06-15
Kenny Blanchet	Vancouver, Canada	2018-06-15
Patty Peters	Pemberton, Canada	2018-06-15
Simone Mawson	Squamish, Canada	2018-06-15
Taylor Robson	Pemberton, Canada	2018-06-15
Brenda Exner	Maple Ridge, Canada	2018-06-15
Linda Den Duyf	Pemberton, Canada	2018-06-15
Kim Harvey	Vernon, Canada	2018-06-15
Jeffre Roy	Pemberton, Canada	2018-06-15
Nolan Den Duyf	Pemberton, Canada	2018-06-15
Jim O'Toole	West Vancouver, Canada	2018-06-15
Paul Cederberg	Langley, Canada	2018-06-15
Carla GIAMPAPA	Hamilton, Canada	2018-06-15
Sarah Tucci	Stoney creek, Canada	2018-06-15

Name	Location	Date
Jamie Wright	Clearwater, Canada	2018-06-15
Akasha Weisgarber	Squamish, Canada	2018-06-15
Guy Auger	Kelowna, Canada	2018-06-15
Peter Jean	Pemberton, Canada	2018-06-15
Bryn Evans	Osoyoos, Canada	2018-06-15
Matt Silvester	Tetbury, Canada	2018-06-15
Rick Steiger	Revelstoke, Canada	2018-06-15
Steve hackenburg	Whistler, Canada	2018-06-15
Scott Aldrich	Pemberton, Canada	2018-06-15
Eduardo Hudson	Surrey, Canada	2018-06-15
Fallon Perreault	Pemberton, Canada	2018-06-15
Liam Falloon	Pemberton, Canada	2018-06-15
Frank Calabria	Stoney Creek, Canada	2018-06-15
Phil Middleton	Whistler, Canada	2018-06-15
Robbie Dawe	Squamish, Canada	2018-06-15
Vanessa Bikadi	Mt Currie, Canada	2018-06-15
Hayley Middleton	Pemberton, Canada	2018-06-15
Stefan Miller	Whistler, Canada	2018-06-15
Emma Bush	Pemberton, Canada	2018-06-15
Rose Niemiec	PEMBERTON, Canada	2018-06-15
Shelby Hautala	Golden, Canada	2018-06-15
Larry McFadden	Pemberton, Canada	2018-06-15

Name	Location	Date
Teague Barringer	Maple Valley, Washington, US	2018-06-15
Lyndon Brown	Brampton, Canada	2018-06-15
Erika Bikadi	Mount currie, Canada	2018-06-15
Maxime Gagne	Canada	2018-06-15
Rob Cook	Victoria, Canada	2018-06-15
Stefan Klaus	Pemberton, Canada	2018-06-15
Christine Halbert	Bracebridge, Canada	2018-06-15
Montana Lookabaugh	Canada	2018-06-15
Stephanie Monahan	Pemberton, Canada	2018-06-15
Raine Brooksbank	Pemberton, Canada	2018-06-15
Shanon Dumbleton	Pemberton, Canada	2018-06-15
Erik Stacey	Pemberton, Canada	2018-06-15
Maury Bikadi	Mount Currie, Canada	2018-06-15
Susan MacRae	Coquitlam, Canada	2018-06-15
guillaume pilon	Montréal, Canada	2018-06-15
Korri Miller	Okotoks, Canada	2018-06-15
Amanda Hatfield	Chetwynd, Canada	2018-06-15
Jenna LeBlanc	Pemberton, Canada	2018-06-15
Val starnaud	Pemberton, Canada	2018-06-15
Mélodie Guillemette-Hamel	Victoriaville, Canada	2018-06-15
Jen Jackson	Whistler, Canada	2018-06-15
Dwayne Smith	Tipella, Canada	2018-06-15

Name	Location	Date
Terry Ross	Pemberton, Canada	2018-06-15
Gerard Beaulieu	Montréal, Canada	2018-06-15
Casey Raimondo	Pemberton, Canada	2018-06-15
Lori Niemiec	Port Coquitlam, Canada	2018-06-15
Amie Le Blanc	PEMBERTON, Canada	2018-06-15
Eric Dallaire	Pemberton, Canada	2018-06-15
Qyiyak Bikadi	Pemberton, Canada	2018-06-15
Ralph VanKoughnet	Napanee On, Canada	2018-06-15
Kim Perron	Montréal, Canada	2018-06-15
Kevin Williston	Langley, Canada	2018-06-15
Cherish Beaulieu	Pemberton, Canada	2018-06-15
Quincy Wallace	Pemberton, Canada	2018-06-15
Feron Wallace	Mount Currie, Canada	2018-06-15
Dawn Leroy	Wells, Canada	2018-06-15
Loretta Stager	Mount currie, Canada	2018-06-15
Chris Boultbee	Surrey, Canada	2018-06-15
Erin Tierney	Mount Currie, Canada	2018-06-15
Alia Shureih	Stittsville, Canada	2018-06-15
Lauren Phare	Canada	2018-06-15
Lance Wallace	Mount Currie, Canada	2018-06-15
Arlen Fitzpatrick	Delta, Canada	2018-06-15
kevin kaizer	pritchard, Canada	2018-06-15

Name	Location	Date
Rick Johnston	Whistler, Canada	2018-06-15
patrick stratis	gibsons, Canada	2018-06-15
Jill Davis	Mount Currie, Canada	2018-06-15
Diana Conway	Mount Currie, Canada	2018-06-15
Danna Walker	Pemberton, Canada	2018-06-15
Bryan Hidi	Surrey, Canada	2018-06-15
Tyson Thevarge	Fort Saint John, Canada	2018-06-15
Alexandre Poirier	Vancouver, Canada	2018-06-15
Sharon Watkins	Surrey, Canada	2018-06-15
Christopher Frank	Pemberton, Canada	2018-06-15
D Mills	Pemberton, Canada	2018-06-15
Kevin Klein	Chilliwack, Canada	2018-06-15
Neve Petersen	Whistler, Canada	2018-06-15
Christine Chrette6	Squamish, Canada	2018-06-15
Hugo Anaya	Bogota, Colombia	2018-06-15
Campbell Whyte	Harare, Zimbabwe	2018-06-15
alex mckay	Pemberton, Canada	2018-06-15
Sandy Henry	Mount currie, Canada	2018-06-15
Mona Gerges	Whistler, Canada	2018-06-15
Matt Goodwin	Whistler, Canada	2018-06-15
Samantha Woolman	Whistler, Canada	2018-06-15
Daryl Treadway	Pemberton, Canada	2018-06-15

Name	Location	Date
Jacob Oswald	North Vancouver, Canada	2018-06-15
Pat Dickinson	Gibsons, Canada	2018-06-15
Janet Watts	Naramata, Canada	2018-06-15
Andrew Lloyd	Brisbane, Australia	2018-06-15
Debbie Richmond	Pemberton, Canada	2018-06-15
Sue Stearns	Pemberton, Canada	2018-06-15
Adam Stewart	Vancouver, Canada	2018-06-15
Lindsay Petty	Port Coquitlam, Canada	2018-06-15
Karen Thevarge	Vancouver, Canada	2018-06-15
Ashley Hunter	Nanaimo, Canada	2018-06-15
Erin Gniwodda	Salmon Arm, Canada	2018-06-15
Mhairi Marcella	Pemberton, Canada	2018-06-15
Stephanie Lillico	Whistler, Canada	2018-06-15
Bill Johnston	Cranbrook, Canada	2018-06-15
hazel slack	Victoria, Canada	2018-06-15
Mitchell Sulkers	Whistler, Canada	2018-06-15
Terry O'Connor	Pemberton, Canada	2018-06-15
Melanie Auger	North Vancouver, Canada	2018-06-15
Darcy Sampson	Mount Currie, Canada	2018-06-15
Sarah Whyte	Harare, Zimbabwe	2018-06-15
Rudy Jim	Mount Currie, Canada	2018-06-15
Clemens Machilek	Pemberton, Canada	2018-06-15

Name	Location	Date
Krista Rudolph	Chilliwack, Canada	2018-06-15
Cora Menzel	Surrey, Canada	2018-06-15
Devon Scott	Nanaimo, Canada	2018-06-15
Kayla Wolfe	Kamloops, Canada	2018-06-15
Susan Soloman	West Vancouver, Canada	2018-06-15
Pierre Lemieux	Montréal, Canada	2018-06-15
Troy Stager	Surrey, Canada	2018-06-15
Oliver Rappard	North Vancouver, Canada	2018-06-15
Tim Hailwood	Pemberton, Canada	2018-06-15
Shelby Hagel	Canada	2018-06-15
Rob Martineau	Pemberton, Canada	2018-06-15
Phil Marson	Campbell River, Canada	2018-06-15
Crystal Mackie	Madeira Park, Canada	2018-06-15
Melissa Leitch	Whistler, Canada	2018-06-15
Nicholas Ciarniello	Vancouver, Canada	2018-06-15
DIane Thornton	Harare, Zimbabwe	2018-06-15
Marie-Helene Harrisson	Pemberton, Canada	2018-06-15
Jonathan Lagace nadon	Montréal, Canada	2018-06-15
Stanislaus Lester	Mt Currie, Canada	2018-06-15
Jim Brcic	Hamilton, Canada	2018-06-15
Ace Coustol	Prince George, Canada	2018-06-15
Brianne Rice	Lillooet, Canada	2018-06-15

Name	Location	Date
Josh McDonald	Chilliwack, Canada	2018-06-15
Alastair Collis	Whistler, Canada	2018-06-15
leanne pelosi	north vancouver, Canada	2018-06-15
Wes Therrien	Surrey, Canada	2018-06-15
Todd Fletcher	Salmon Arm, Canada	2018-06-15
Hailey Anderson	Ponoka, Canada	2018-06-15
Darrah Wolfe	Kamloops,B.C., Canada	2018-06-15
Anngela Leggett	Pemberton, Canada	2018-06-15
Sarah Gendron	Pemberton, Canada	2018-06-15
Colin G	Surrey, Canada	2018-06-15
Brooklyn Koning	Pemberton, Canada	2018-06-15
Douglas Walker	Quick, Canada	2018-06-15
Lindsey Pinette	Kamloops, Canada	2018-06-15
Matt Kerr	Pemberton bc, Canada	2018-06-15
ryan matthews	robson, Canada	2018-06-15
kc deane	Whistler, Canada	2018-06-15
Eric Molnar	Pemberton, Canada	2018-06-15
David MacKinnon	Whistler, Canada	2018-06-15
Colin Redfern	Vancouver, Canada	2018-06-15
Dominic Gauthier	Squamish, Canada	2018-06-15
Nathan Bautista	Dee Why, Australia	2018-06-15
Tim Tim Veldhuisen	Langley, Canada	2018-06-15

Name	Location	Date
Holly Bellia	Kelowna, Canada	2018-06-15
Nicolas Robichaud	Penticton, Canada	2018-06-15
Logan Bikadi	Mount Currie, Canada	2018-06-15
Dylan Mitchell	Mt currie, Canada	2018-06-15
Shamus McLennon	Pemberton, Canada	2018-06-15
Kathryn Maynard	Wheatley, Canada	2018-06-15
Helen Whitworth	Canada	2018-06-15
Andrew Hogarth	Pemberton, Canada	2018-06-15
Tyler Olson	Surrey, Canada	2018-06-15
Breanna Stangeland	Calgary, Canada	2018-06-15
Kirk Shaw	Calgary, Canada	2018-06-15
Adam Whitworth	Richmond, Canada	2018-06-15
Ainslie Caldwell	Victoria, Canada	2018-06-15
MICHAEL Legare	Whistler, Canada	2018-06-15
Kim Marshall	Pemberton, Canada	2018-06-15
florian de vries	wellington, New Zealand	2018-06-15
Olivier Labelle	Whistler, Canada	2018-06-15
Robin Pare	Pemberton, Canada	2018-06-15
Stephanie Wong	Whistler, Canada	2018-06-15
Hunter Slobodian	Canada	2018-06-15
Camille Leduc	Rosemère, Canada	2018-06-15
Sheila Brand	North Vancouver, Canada	2018-06-15

Name	Location	Date
Alex Kingston	Whistler, Canada	2018-06-15
Rebecca Valentine	Williams Lake, Canada	2018-06-15
Candace Cooke	Abbotsford, Canada	2018-06-15
Krystle Adair	Pwmberton, Canada	2018-06-15
Eric Richmond	Whistler, Canada	2018-06-15
Kate Knight	Hope, Canada	2018-06-15
andy deslauriers	mirabel, Canada	2018-06-15
Sharon Cipp	Birken, Canada	2018-06-15
Jen Biberdorf	Whistler, Canada	2018-06-15
François Goris	Whistler, Canada	2018-06-15
Pri Lewis	Whistler, Canada	2018-06-15
Joel Tait	Squamish, Canada	2018-06-15
Coumont Charlene	Whistler, Canada	2018-06-15
Barry Gilmore	Pemberton, Canada	2018-06-15
Dan Kneitel	Squamish, Canada	2018-06-15
Desislava Yordanova	Sofia, Bulgaria	2018-06-15
Ayla Pascall	Mount Currie, Canada	2018-06-15
Sean Phillips	Pemberton, Canada	2018-06-15
Todd Lawsob	Whistler, Canada	2018-06-15
Jason McTavish	Kamloops, Canada	2018-06-15
Carl Shaflik	Hanoi, Vietnam	2018-06-15
Lynda Casey	Vancouver, Canada	2018-06-15

Name	Location	Date
Greg Rebar	D’Arcy, Canada	2018-06-15
Bonnie Macrae	Florece, Canada	2018-06-15
Kadri Koppel	Ljung, Sweden	2018-06-15
Elena Butler	Squamish, Canada	2018-06-15
Andrew Kirk	Barrhead, Scotland, UK	2018-06-15
Robert Labelle	Saint-jérôme, Canada	2018-06-15
Consuel Camplin	Pemberton, Canada	2018-06-15
Camille Keep	Pemberton, Canada	2018-06-15
Gordon Jeffrey	Whistler, Canada	2018-06-15
Peter Willis	Malvern, England, UK	2018-06-15
Lynn Carriere	Lasalle, Canada	2018-06-15
Tina Cappuccitti	Brampton, Canada	2018-06-15
Nicole Pead	Whistler, Canada	2018-06-15
Samuel-tryal Cote	Québec, Canada	2018-06-15
Darryl Castro	Coquitlam, Canada	2018-06-15
Peter Brownett	Australia	2018-06-15
Monica Finnerty	Toronto, Canada	2018-06-15
Gordon Belyea	Ottawa, Canada	2018-06-15
Rebecca Stephenson	Saint Catharines, Canada	2018-06-15
Steve Kotowski	Bobcaygeon, Canada	2018-06-15
Marce Showell	Caledon, Canada	2018-06-15
Lucie Gratton	Montréal, Canada	2018-06-15

Name	Location	Date
Dolores Leo	Mount Currie, Canada	2018-06-15
Katie Erb	Barrie, Canada	2018-06-15
Melissa Gardner	Montréal, Canada	2018-06-15
Yannick Speicher	George Town, Cayman Islands	2018-06-15
Patrick mitchell	Toronto, Canada	2018-06-15
David Troestler	Whistler, Canada	2018-06-15
Nancy Durrant	Collingwood, Canada	2018-06-15
Lynn Bruce	MISSION, Canada	2018-06-15
Denise Gelineau	Whistler, Canada	2018-06-15
Veronique Morneault	Edmundston, Canada	2018-06-15
June Byhre	Kamloops, Canada	2018-06-15
Leeanne Banks	Billericay, England, UK	2018-06-15
Vanessa Belanger	Mission, Canada	2018-06-15
Elisabeth Houle	Montréal, Canada	2018-06-15
Linda Todd Darbyshire	Port Coquitlam, Canada	2018-06-15
Reina Richardson	Barrow, England, UK	2018-06-15
Andrew Harlow	Amherstburg, Canada	2018-06-15
Amanda Perez	Penticton, Canada	2018-06-15
Randy Dapp	Mississauga, Canada	2018-06-15
Carol Sinnes	Whistler, Canada	2018-06-15
Evgeni Kostyukov	Canada	2018-06-15
Guy Wigham	Pemberton, Canada	2018-06-15

Name	Location	Date
David Stokes	Aurora, Canada	2018-06-15
michael arellano	North Vancouver, Canada	2018-06-15
Melissa Vankoughnet Mcnish	Kingston, Canada	2018-06-15
Mary Black	Canada	2018-06-15
Douglas Hoogendoorn	Guelph, Canada	2018-06-15
Hallam Cook	Whistler, Canada	2018-06-15
Nadine Lowe	Squamish, Canada	2018-06-15
Ken Nishidate	Langley, Canada	2018-06-15
sharon Goshko	Richmond, Canada	2018-06-15
Jordie Stroh	Vernon, Canada	2018-06-15
Jeremy Davis	Pemberton, Canada	2018-06-15
Samantha Libler	Sioux Lookout, Canada	2018-06-15
Silvia Goetz	Germany	2018-06-15
Wilma Dan	Mount Currie, Canada	2018-06-15
Dawn Eade	Whistler, Canada	2018-06-15
karen walker	pemberton, Canada	2018-06-15
Jean marc lefebvre	Saint gilles, France	2018-06-15
Delano Lavigne	Squamish, Canada	2018-06-15
Jake Mitchell	North bay, Canada	2018-06-15
Jordan Mercer	Toronto, Canada	2018-06-15
Corrine Degraaf	Pemberton, Canada	2018-06-15
Jon Rasmussen	Niagara-on-the-lake, Canada	2018-06-15

Name	Location	Date
Jennifer Wing	Campbell River, Canada	2018-06-15
Jimmy Dean	Ottawa, Canada	2018-06-15
Jim Clark	Whistler, Canada	2018-06-15
Robert Szachury	Pemberton, Canada	2018-06-15
Tom Walker	Vancouver, Canada	2018-06-15
Meghan Menzel	Pemberton, Canada	2018-06-15
Ann Vankoughnet	ann vankoughnet, Canada	2018-06-15
Paula Palmer	Whistler, Canada	2018-06-15
shirley gibbons	Ashcroft, Canada	2018-06-15
Rick Davies	Birken, Canada	2018-06-15
Katherina Sengbusch	North Vancouver, Canada	2018-06-15
Normand Gravel	Marysville, Washington, US	2018-06-15
Leif Kulisek	Kelowna, Canada	2018-06-15
Paul Larmand	Calgary, Canada	2018-06-15
John Fildes	Sydney, Australia	2018-06-15
R Kompass	Whistler, Canada	2018-06-15
Shelby Youritchuk	North Saanich, Canada	2018-06-15
Vera Janssen	Pemberton, Canada	2018-06-15
Trude Jones	North Vancouver, Canada	2018-06-15
Lynda Spetifore	Vancouver, Canada	2018-06-15
Kathy Sawchuk	Peachland, Canada	2018-06-15
Nicole Koshure	Whistler, Canada	2018-06-15

Name	Location	Date
Shona Campbell	Pemberton, Canada	2018-06-15
Mark Koperniak	Vancouver, Canada	2018-06-15
Lisa Vertefeuille	Pemberton, Canada	2018-06-15
Doreen Russell	Redwater alberta, Canada	2018-06-15
BONNIE WUNDERLICH	Coquitlam, Canada	2018-06-15
Barbara Elesko	Lillooet, Canada	2018-06-15
Aleta Beattie	Surrey, Canada	2018-06-15
Bruce Geary	Pemberton, Canada	2018-06-15
Alexandria Ballantyne	Rossland, Canada	2018-06-15
Tawnie Salterio	Prince George, Canada	2018-06-15
Mark Beattie	Vancouver, Canada	2018-06-15
Taylor Ferron	Lillooet, Canada	2018-06-15
Charlotte Dawson	Nanaimo, Canada	2018-06-15
Lon Martin	Whistler, Canada	2018-06-15
maryse grondin	burnaby, Canada	2018-06-15
Mersina Giampapa	Hamilton, Canada	2018-06-15
Monica Mitchell	Pemberton, Canada	2018-06-15
Dorothy Gagne	Vernon, Canada	2018-06-15
Felix Labelle	Pemberton, Canada	2018-06-15
Mike Zgud	Pemberton, Canada	2018-06-15
Lachlan Frost	Castlegar, Canada	2018-06-15
Dustin schaad	Truckee, California, US	2018-06-15

Name	Location	Date
Jibran Humayun	Vancouver, Canada	2018-06-15
Louis Clermont	Rosemere, Canada	2018-06-15
Karan Kumar	George Town, Cayman Islands	2018-06-15
Marcos Da roza	Squamish, Canada	2018-06-15
Candice Ayers	Farmington, Canada	2018-06-15
Nicole Brown	Hamilton, Canada	2018-06-15
Gabriel Blais fradette	Whistler, Canada	2018-06-15
allie cottrell	Whistler, Canada	2018-06-15
Sarina Johnson	Toronto, Canada	2018-06-15
Rick King	Williams Lake, Canada	2018-06-15
Félix Laberge	Sainte-Thérèse, Canada	2018-06-15
Maxime Daoust	Pemberton, Canada	2018-06-15
Valerie Hillstrom	Cranbrook, Canada	2018-06-15
Veronica Woodruff	Pemberton, Canada	2018-06-15
christine walry	Fort Saint John, Canada	2018-06-15
Michael Richter	Mill Bay, Canada	2018-06-15
Linda Welsh	Pemberton, Canada	2018-06-15
Carolyn Hopp	Bralorne, Canada	2018-06-15
Denis Simard	Rimouski, Canada	2018-06-15
Cheryl Pilkington	Seton Portage, B.C., Canada	2018-06-15
Mary Moody	Surrey, Canada	2018-06-15
Cliff MCKAY	Westbank, Canada	2018-06-15

Name	Location	Date
Cheryl Ross	Pemberton, Canada	2018-06-15
Matt Gallanar	Longbranch, Washington, US	2018-06-15
Rob Curtis	Pemberton, Canada	2018-06-15
Joe Grondin	Pemberton, Canada	2018-06-15
Katelyn Spink	Surrey, Canada	2018-06-15
Danielle Lovesy	Kelowna, Canada	2018-06-15
Wilson Prewitt	Whistler, Canada	2018-06-15
Sebastien Richer	Marigot, Guadeloupe	2018-06-15
Natalie Witt	Squamish, Canada	2018-06-15
Nicole Godley	Port Moody, Canada	2018-06-15
Karen Peverley	Kelowna, Canada	2018-06-15
Philippe Pedneault	Montréal, Canada	2018-06-15
Kelly Glenn	Pemberton, Canada	2018-06-15
Tyler Bernier	Sioux Lookout, Canada	2018-06-15
Kristen Wallace	Mount Currie, Canada	2018-06-15
UGO DE DAVAIDE	Padova, Italy	2018-06-15
Lori Patrick	pemberton, Canada	2018-06-15
Donna Worthington	New Westminster, Canada	2018-06-15
Julie Gagne	Magog, Canada	2018-06-15
Colin Peverley	Kelowna, Canada	2018-06-15
Ricky Nickerson	Whistler, Canada	2018-06-15
Kelti Joseph	Pemberton, Canada	2018-06-15

Name	Location	Date
Chadi Abouhalka	Pemberton, Canada	2018-06-15
Brigitta Luettge	Gibsons, Canada	2018-06-15
DARCY FEGUSON	PEMBERTON, Canada	2018-06-15
Diane Floyd	Beauharnois, Canada	2018-06-15
Greg Askin	Pemberton, Canada	2018-06-15
Kathleen Miller	Hope, Canada	2018-06-15
Scott Dearden	Merritt, Canada	2018-06-15
Kadraya Lepine	Mount Currie, Canada	2018-06-15
Sue Murphy	Whistler, Canada	2018-06-15
Diane Zaste	Vancouver, Canada	2018-06-15
Pat Argue	Pemberton, Canada	2018-06-15
Daniel Robert	Montréal, Canada	2018-06-15
Melissa Caldwell	Whistler, Canada	2018-06-15
Audrey Quade	Lillooet, Canada	2018-06-15
shawn kinghorn	Langley, Canada	2018-06-15
Karesa Currie	Maple Ridge, Canada	2018-06-15
Adam Rice	Pemberton, Canada	2018-06-15
elliott dolcetti	Vancouver, Canada	2018-06-15
neil morley	Port Hardy, Canada	2018-06-15
Shannon Warren	Pemberton, Canada	2018-06-15
Ken Pool	Vancouver, Canada	2018-06-15
Marnie Martin	Whistler, Canada	2018-06-15

Name	Location	Date
Jody Tracey	Whistler, Canada	2018-06-15
Tahnee Faulkner	Vancouver, Canada	2018-06-15
Maddy Carballo	Vancouver, Canada	2018-06-15
Michael D.Beliveau	Whistler, Canada	2018-06-15
Daniel Kennedy	Williams Lake, Canada	2018-06-15
Patrick Garbutt	Golden, Canada	2018-06-15
Virginia Smith	Pemberton, Canada	2018-06-15
Taylor Schilling	Kelowna, Canada	2018-06-15
Kyong-Bin Kim	Los Angeles, California, US	2018-06-15
Julien Fournier	Montréal, Canada	2018-06-15
Chance Vdh	Salmon Arm, Canada	2018-06-15
Daryl Osborne	Agassiz, Canada	2018-06-15
Elise Hesseen	Townsville, Australia	2018-06-15
Margaret Critch	Walsall, UK	2018-06-15
Tess Wallace	Burnaby, Canada	2018-06-15
Gabby Lachaine	Pemberton, Canada	2018-06-15
Deborah LeClair	Maple Ridge, Canada	2018-06-15
Alexandre Leclair	Whistler, Canada	2018-06-15
Kyla Williams	Salt Spring Island, Canada	2018-06-15
Alexander Clark	Pemberton, Canada	2018-06-15
David Derby	Vancouver, Canada	2018-06-15
ryan Foreman	Port Moody, Canada	2018-06-15

Name	Location	Date
Rede Aitna Zehcnas	Honolulu, Hawaii, US	2018-06-15
Jacob Lawson	Bourne, England, UK	2018-06-15
Chantelle Boudreau	Whistler, Canada	2018-06-15
Alexandre Gervais	Rabat, Morocco	2018-06-15
Ray Dustin	Kamloops, Canada	2018-06-15
Claude Boucher	Vancouver, Canada	2018-06-15
Ellie Erskine	Liverpool, England, UK	2018-06-15
Debbie Carson	Victoria, Canada	2018-06-15
Erik Wilson-Larsen	North Vancouver, Canada	2018-06-15
Olivier Dubuc	Montréal, Canada	2018-06-15
Meg Hester	London, England, UK	2018-06-15
marie-joelle hubert	pemberton, Canada	2018-06-15
Andrew Adams	Whistler, Canada	2018-06-15
Kelly McKay	Wakefield, Canada	2018-06-15
Johnny Rice	Inuvik, Canada	2018-06-15
Ron Haslam	Duncan, Canada	2018-06-15
Edna Alemania	North Vancouver, Canada	2018-06-15
Margaret Jean	Canada	2018-06-15
Robert Fletcher	Pemberton, Canada	2018-06-15
David MacMillan	Whistler, Canada	2018-06-15
Mitchell Burkett	Surrey, Canada	2018-06-15
Cody Morrey	Dawson Creek, Canada	2018-06-15

Name	Location	Date
Ariel Mattice	Maple Ridge, Canada	2018-06-15
Kevin Dufault	Coquitlam, Canada	2018-06-15
Andrea Moore	Surrey, Canada	2018-06-15
Lydia Wallace	Mount Currie, Canada	2018-06-15
Michel Monahan	Pemberton, Canada	2018-06-15
Austin Leo	Mount Currie, Canada	2018-06-15
Tracey Frank	Pemberton, Canada	2018-06-15
Christopher Fletcher	D’Arcy B.C., Canada	2018-06-15
Kylie Spicer	Whistler, Canada	2018-06-15
Suzie Jones	Delta, Canada	2018-06-15
Michaela Nelson	Pemberton, Canada	2018-06-15
Evelyn Tyler	US	2018-06-15
Stephanie Wetmore	Toronto, Canada	2018-06-15
Matthew Killoran	Victoria, Canada	2018-06-15
Katie Hall-leah	Pemberton, Canada	2018-06-15
Mike Hartt	Kamloops, Canada	2018-06-15
Steph Myers	Kawartha Lakes, Canada	2018-06-15
Tracey Cruz	Pemberton, Canada	2018-06-15
Brock Leach	Lillooet, Canada	2018-06-15
kate Tribe	Mount Currie, Canada	2018-06-15
Maria Julia Belchior	Fortaleza, Brazil	2018-06-15
Jennifer Wallin	Lillooet, Canada	2018-06-15

Name	Location	Date
Shawna Norton	Lake Country, Canada	2018-06-15
Charles Bush	Kamloops, Canada	2018-06-15
ann wakeling	Lillooet, Canada	2018-06-15
Courtney Morris	Cremorne, Australia	2018-06-15
Ross Croghan	Pemberton, Canada	2018-06-15
Darolyn Da Silva	Saint Catharines, Canada	2018-06-15
John Milasinovich	Mt hope, Canada	2018-06-15
Tim Shenkariuk	Lumby, Canada	2018-06-15
Amber Kazakoff	Canada	2018-06-15
Brenda Webb	North Vancouver, Canada	2018-06-15
Melanie Fletcher	Pemberton, Canada	2018-06-15
Doerte Barker	Pemberton, Canada	2018-06-15
Twyla Rickman	New Westminster, Canada	2018-06-15
Adam Barker	Surrey, Canada	2018-06-15
Nadia Pescdor	Richmond Hill, Ontario, Canada	2018-06-15
Deborah Bernier	Sioux lookout,ON, Canada	2018-06-15
tammy lahue	burnaby, Canada	2018-06-15
Lyra Tuck	Pemberton, Canada	2018-06-15
Gary Young	Mt currie, Canada	2018-06-15
Derek Lachmann	Malvern, Australia	2018-06-15
margaret molnar	venice, Italy	2018-06-15
Donald Kraus	Merritt, Canada	2018-06-15

Name	Location	Date
Judy Lancaster	Panama, Panama	2018-06-15
Sigmond Bush	ColdSteam, Canada	2018-06-15
Matthew Mondek	Asheville, North Carolina, US	2018-06-15
Cheryl Rempel	Pemberton, Canada	2018-06-15
Brenda Lasnier	Whistler, Canada	2018-06-15
Shirley Mitchell	Oakville, Washington, US	2018-06-15
Julie Warren	Victoria, Canada	2018-06-15
KIM Monk	Maple Ridge, Canada	2018-06-15
Mariej Fradette	Matane, Canada	2018-06-15
Pat Girouard	Whistler, Canada	2018-06-15
Linda Marcelet	Nelson,BC, Canada	2018-06-15
James Stephenson	Hamilton, Canada	2018-06-15
Matt Floyd	Pemberton, Canada	2018-06-15
Deon Molloy	Langley, Canada	2018-06-15
mark richards	Whistler, Canada	2018-06-15
Kamila Basher	Hastings, New Zealand	2018-06-15
Cheryl Edwards	Kamloops, Canada	2018-06-15
Megane-Charlie Sauvé	Vancouver, Canada	2018-06-15
Taylor Polischuk	Lillooet, Canada	2018-06-15
Dan Walker	Houston BC, Canada	2018-06-16
Scott Serfas	Whistler, Canada	2018-06-16
Craig Chandler	Pemberton, Canada	2018-06-16

Name	Location	Date
Matt Janisse	Toronto, Canada	2018-06-16
Kailey Flippo	Kennewick, Washington, US	2018-06-16
Treena Wittig	Whistler, Canada	2018-06-16
Rob Blue	Pemberton, Canada	2018-06-16
Cathy Galbraith	Port Coquitlam, Canada	2018-06-16
Denis Meilleur	Toronto, Canada	2018-06-16
Mitch Krumins	Whistler, Canada	2018-06-16
Michael H	Kelowna, Canada	2018-06-16
Sylvain Boudreau	Montréal, Canada	2018-06-16
Allen Paul	Whistler, Canada	2018-06-16
Philip Johnson	Whistler, Canada	2018-06-16
Bob Choco	Pemberton, Canada	2018-06-16
Samantha Vargas	Whistler, Canada	2018-06-16
Kyle Rosenfeld	Edmonton, Canada	2018-06-16
Dylan Lielke	Edmonton, Canada	2018-06-16
Colin Richardson	Whistler, Canada	2018-06-16
Cain Coulson	Pemberton, Canada	2018-06-16
Kate Arnold	Chilliwack, Canada	2018-06-16
Riley Johnson	Pemberton, Canada	2018-06-16
Jackie Scott	Pemberton, Canada	2018-06-16
Melanie Parent	Revelstoke, Canada	2018-06-16
Elly Federau	Surrey, Canada	2018-06-16

Name	Location	Date
Richard Flynn	Canada	2018-06-16
James Hamilton	Pemberton, Canada	2018-06-16
Lesley Hunter	Pemberton, Canada	2018-06-16
Susan Henry	Pemberton, Canada	2018-06-16
Ryan Dunn	Whistler, Canada	2018-06-16
Katie Whelan	New Westminster, Canada	2018-06-16
Chris Parks	Deroche, Canada	2018-06-16
Philip Harrison	Airdrie, Canada	2018-06-16
Ryan Mcmillan	Vancouver, Canada	2018-06-16
Amy Byram	Calgary, Canada	2018-06-16
Linley Mussett	Victoria, Canada	2018-06-16
Luke Janning	Lillooet, Canada	2018-06-16
Marlin McTavish	Parksville, Canada	2018-06-16
Oscar Diaz	Albany, Oregon, US	2018-06-16
Jolene Janke	Cobourg, Canada	2018-06-16
Melanie Comeau-Tremblay	Saint-Constant, Canada	2018-06-16
Ian Walendzewicz	Bobcaygeon, Canada	2018-06-16
Philippe Richard	Courtenay, Canada	2018-06-16
Lynda andTom Illidge	Gold Bridge, Canada	2018-06-16
Ceri Williams	Pemberton, Canada	2018-06-16
Pamela van der Woning	Kamloops, Canada	2018-06-16
Stacy Walters	Issaquah, Washington, US	2018-06-16

Name	Location	Date
Derm Whelan	Surrey, Canada	2018-06-16
Gary Decker	Grande Prairie, Canada	2018-06-16
mark maclaurin	whistler, Canada	2018-06-16
Brad Knowles	Pemberton, Canada	2018-06-16
Lindsey Menger	Marysville, Washington, US	2018-06-16
Sandy Williams Atkin	Coquitlam, Canada	2018-06-16
Penny Gagnon	Savona, Canada	2018-06-16
Sandra Gonzalez	Yorba Linda, California, US	2018-06-16
Kaleb Paige	Quesnel, Canada	2018-06-16
Kayla Brown	Riverview, Canada	2018-06-16
Luca Falk	Vancouver, Canada	2018-06-16
Linda Smith	Whistler, Canada	2018-06-16
Patricia Munro	Lytton, Canada	2018-06-16
Bernard Duval	Whistler, Canada	2018-06-16
Davey Barr	Whistler, Canada	2018-06-16
Toby Cartwright	Prince George, Canada	2018-06-16
Rachel woodman	Pemberton, Canada	2018-06-16
sue james	GoldBridge, Canada	2018-06-16
Martin Edwards	Squamish, Canada	2018-06-16
Phil Robinson	Crescent Valley, Canada	2018-06-16
Erik Malling	Midvale, Utah, US	2018-06-16
Terry Rogers	Penticton, Canada	2018-06-16

Name	Location	Date
Carla Niemi	Surrey, Canada	2018-06-16
Jacob Selzer	Mount Currie, Canada	2018-06-16
Bryn Rempel	Pemberton, Canada	2018-06-16
Mehgan Chaddock	Rohnert Park, California, US	2018-06-16
Aurora Joseph	Surrey, Canada	2018-06-16
Toby Rainthorpe	Squamish, Canada	2018-06-16
Daniel Dunkley	Smithers, Canada	2018-06-16
Mark Ludbrook	Burleigh waters, Australia	2018-06-16
jan snarski	White Rock, Canada	2018-06-16
Luke Wilson	Squamish, Canada	2018-06-16
Christopher Homes	Port Coquitlam, Canada	2018-06-16
Mason Mashon	Whistler, Canada	2018-06-16
Hailey LeBlanc	Pemberton, Canada	2018-06-16
Stephane Harreman	Vancouver, Canada	2018-06-16
Darien Tobias	Surrey, Canada	2018-06-16
Lenikah Lepine	Mount Currie, Canada	2018-06-16
Mickael Lamy	France	2018-06-16
norma bronson	Kamloops, Canada	2018-06-16
aaron cassan	Powell River, Canada	2018-06-16
Yuka Hikita	Pemberton, Canada	2018-06-16
Stephen Fostvedt	Norway	2018-06-16
Jason Davidson	Guelph, Canada	2018-06-16

Name	Location	Date
casey dean	Whistler, Canada	2018-06-16
Daniel Newman	Coquitlam, Canada	2018-06-16
Cavan Ouellet	Vancouver, Canada	2018-06-16
Payton Bell	Pemberton, Canada	2018-06-16
Tony Rowe	Port Elgin, Canada	2018-06-16
Roy R	Toronto, Canada	2018-06-16
Tracie Parrott	Brampton, Canada	2018-06-16
Gabriella Gray	Whistler, Canada	2018-06-16
paul ouellet	Charing Cross, Canada	2018-06-16
Kyle Masterman	Kelowna, Canada	2018-06-16
Ruaraidh Duncan	Nairn, Scotland, UK	2018-06-16
Ryan Bush	Kamloops, Canada	2018-06-16
nicole dulong	Toronto, Canada	2018-06-16
Riel MacBoudreau	Clearwater, Canada	2018-06-16
Tim Schmidt	Kamloops, Canada	2018-06-16
E.Gail Houlton	Nanaimo, Canada	2018-06-16
Mary Anniballi	Woodbridge, Canada	2018-06-16
Shari Williams-Jackson	US	2018-06-16
Dane Stemmler	St. John's, Canada	2018-06-16
Alina Prajapati	Canada	2018-06-16
Miles Crombleholme	Canada	2018-06-16
Douglas Taves	Canada	2018-06-16

Name	Location	Date
Craig Mullinsvon2l1	Pemberton, Canada	2018-06-16
Jordan Mckay	Kamloops, Canada	2018-06-16
Jeff Durst	Canada	2018-06-16
Daniel Schranz	Mt currie, Canada	2018-06-16
Trevor McKay	Langley, Canada	2018-06-16
Alex Gibbons	New Westminster, Canada	2018-06-16
Gail Phillips	Vancouver, Canada	2018-06-16
Amber Speer	Lillooet, Canada	2018-06-16
Kathy Nishidate	Langley, Canada	2018-06-16
Rob Gabrylewicz	Squamish, Canada	2018-06-16
Lisa Jittler	Sun Peaks, Canada	2018-06-16
Jennifer Yip	Vancouver, Canada	2018-06-16
Maureen Woodrow	West Vancouver, Canada	2018-06-16
Jenn Myers	London, Canada	2018-06-16
Rose Niemiec	PEMBERTON, Canada	2018-06-16
Chris Scott	Squamish, Canada	2018-06-16
Heather Prohaska	Pemberton, Canada	2018-06-16
Andrew Doherty	Canada	2018-06-16
Theresa Hernandez	Los Angeles, California, US	2018-06-16
Cornelia Rzeplinski	Burnaby, Canada	2018-06-16
Jeff St.pierre	Brampton, Canada	2018-06-16
Shannon Paul	Pemberton, Canada	2018-06-16

Name	Location	Date
Audrey Lore	New Westminster, Canada	2018-06-16
Tanya McNary	Lillooet, Canada	2018-06-16
Phil Tifo	Squamish, Canada	2018-06-16
Barry Higgins	Pemberton, Canada	2018-06-16
Jesse Gotobed	Kamloops, Canada	2018-06-16
Jennifer Keir	Gold Bridge, Canada	2018-06-16
Danny Jendral	Alabama, US	2018-06-16
Jeff Waters	D’arcy, Canada	2018-06-16
Patricia Bush	Vancouver, Canada	2018-06-16
Daniel Gri	Burnaby, Canada	2018-06-16
Patrick Veitch	Squamish, Canada	2018-06-16
Axel Hassel	Whistler, Canada	2018-06-16
Ken Hughes	Calgary, Canada	2018-06-16
Matthew MacLean	Kamloops, Canada	2018-06-16
Bruno Destruhaut	Whistler, Canada	2018-06-16
Jeff Daniels	North Vancouver, Canada	2018-06-16
Joseph Vance	Burnaby, Canada	2018-06-16
Mellissa Sanft	Burnaby, Canada	2018-06-16
Shawn Duncalfe	Birken, Canada	2018-06-16
L Gimse	Squamish, Canada	2018-06-16
Kelly Lothrop	Fort Saint John, Canada	2018-06-16
Andy Sanwald	Powell River, Canada	2018-06-16

Name	Location	Date
Laurel Pickles	Mount Currie, Canada	2018-06-16
Donald STRUGGLES	Whistler, Canada	2018-06-16
Nathan Breckenridge	US	2018-06-16
Eleanor Chandler	Miami, Florida, US	2018-06-16
Terrance Adolph	Mount currie, Canada	2018-06-16
Lance Brown	Prince George, Canada	2018-06-16
Luc Boivin	Blainville, Canada	2018-06-16
Steven Birsa	North Vancouver, Canada	2018-06-16
Christian Brown	Whistler, Canada	2018-06-16
David Higgins	Coldstream, Canada	2018-06-16
Tristan Fitzpatrick	Whistler, Canada	2018-06-16
Alex Hetherington	Whistler, Canada	2018-06-16
James Kells	Kanata, Canada	2018-06-16
Linda Hancock	Clinton, Canada	2018-06-16
Heather Taron	Kelowna, Canada	2018-06-16
Tommy Prenoveau	Pemberton, Canada	2018-06-16
Raffaela Hasenfratz	Woking, England, UK	2018-06-16
Michelle Butler	Pemberton, Canada	2018-06-16
Melissa Joseph	Lillooet, Canada	2018-06-16
Kirk Solmundson	Pemberton, Canada	2018-06-16
Robert Bright	US	2018-06-16
gail dance	Langley, Canada	2018-06-16

Name	Location	Date
Simon Howard	Whistler, Canada	2018-06-16
Brian Bennett	Whistler, Canada	2018-06-16
Jason Pospisil	Mount Currie, Canada	2018-06-16
Michele Clement	Vaudreuil, Canada	2018-06-16
Mikael Faruqui	Canada	2018-06-16
patrick dezeeuw	kelowna, Canada	2018-06-16
Robert Nixon	Saint Marys, Canada	2018-06-16
Garrett Boyd	Whistler, Canada	2018-06-16
Chasidy Jensen	Whistler, Canada	2018-06-17
Mike Callaghan	Billericay, England, UK	2018-06-17
Brenda West	New Zealand	2018-06-17
gary Gallegos	US	2018-06-17
Melissa Weigel	Etobicoke, Canada	2018-06-17
Nat Mirotta	Canada	2018-06-17
Mandy Yang	US	2018-06-17
amanda burt	Kamloops, Canada	2018-06-17
Robert Fassano	US	2018-06-17
Peter Lalor	Whistler, Canada	2018-06-17
Justin Moore	Squamish, Canada	2018-06-17
Harumi Sawada-Tse	Canada	2018-06-17
IJanis Irvine	Williams Lake, Canada	2018-06-17
tara O'Grady	Squamish, Canada	2018-06-17

Name	Location	Date
Jennifer Chadwick	Forestburg, Canada	2018-06-17
Stephanie Sinnes	Garibaldi Highlands, Canada	2018-06-17
Regina Scott	Whistler, Canada	2018-06-17
Cherienne Whitson	Edmonton, Canada	2018-06-17
John Ĺuķosevicius	North Vancouver, Canada	2018-06-17
Alexis Smith	Squamish, Canada	2018-06-17
Dawn erbers	Vancouver, Canada	2018-06-17
Korena Peters	Pemberton, Canada	2018-06-17
Jaime Watkins	North Vancouver, Canada	2018-06-17
Jonathan Rivard	George Town, Cayman Islands	2018-06-17
Lucy Hawksbee	Pemberton, Canada	2018-06-17
Kayla Jensen-Smith	Mission, Canada	2018-06-17
Denis Clement	Saint-camille, Canada	2018-06-17
Tiffanie Sampson	Mount Currie, Canada	2018-06-17
Clayton Barnhill	US	2018-06-17
Tanner Atkins	Whistler, Canada	2018-06-17
Jen Fisher	Pemberton, Canada	2018-06-17
Allan Cunningham	Garibaldi Highlands, Canada	2018-06-17
Blaz Lulik	Slovenia	2018-06-17
Zach Pyle	Aurora, Canada	2018-06-17
Joel Symons	US	2018-06-17
Denise Whyte	Nailsworth, UK	2018-06-17

Name	Location	Date
Joe Pickering	Brighton, UK	2018-06-17
Karl Bilodeau	Whistler, Canada	2018-06-17
Brett McDowell	Davis Bay, Canada	2018-06-17
Matthew Nagra	Qualicum Beach, Canada	2018-06-17
Jules Ford	Australia	2018-06-17
Kristyn Zakall	Pemberton, Canada	2018-06-17
Jonathan Descoeurs	sainte-adolphe -d’howard, Canada	2018-06-17
carrie watts	Cambridge, Canada	2018-06-17
Dan Mead	UK	2018-06-17
Jackie Bernier	Sioux lookout,on, Canada	2018-06-17
Liam Griffin	Calgary, Canada	2018-06-17
Evan Warner	Canada	2018-06-17
Lauryn Powell	UK	2018-06-17
Donald Parkes	UK	2018-06-17
Arooj Eman	UK	2018-06-17
Paul Freitas	US	2018-06-17
Milada Nohel	Roth Vancouver, B.C, Canada	2018-06-17
Jason Swaby	Squamish, Canada	2018-06-17
Dale Smith	UK	2018-06-17
twerwte trwttwyt	US	2018-06-17
Hannibal Sheen	Canada	2018-06-17
Leonie de Young	Toronto, Canada	2018-06-17

Name	Location	Date
Janice Burrows	Squamish, Canada	2018-06-17
Valerie Scott	Chilliwack, Canada	2018-06-17
Jay Feaver	Tofino, Canada	2018-06-17
Jane Williams	UK	2018-06-17
Maya Johal	Surrey, Canada	2018-06-17
Maggie Broersma	Canada	2018-06-17
Emma Macphee	Caernarfon, Wales; Cymru, UK	2018-06-17
Mairinn Hamilton	Nairn, Scotland, UK	2018-06-17
Jonny Davidson	London, Scotland, UK	2018-06-17
Nicolas Merzouk	La Ciotat, France	2018-06-17
Elle Casey	Falkirk, UK	2018-06-17
Daniel Kane	Aberdeen, Scotland, UK	2018-06-17
Mackenzie Blyth	Leeds, England, UK	2018-06-17
Molly Breach	Inverness, UK	2018-06-17
Mike Hornak	White Rock, Canada	2018-06-17
Lesley Becker	Pemberton, Canada	2018-06-17
Kelly Frison	Kamloops, Canada	2018-06-18
Sasha stone	Vancouver, Canada	2018-06-18
Shandi Tutt	Nanaimo, Canada	2018-06-18
Chris Flynn	Pemberton, Canada	2018-06-18
Ryan Casement	Pemberton, Canada	2018-06-18
Sheila Bakema	Clearwater, Canada	2018-06-18

Name	Location	Date
meagann kaptein	Canada	2018-06-18
Robert Ritchie	Mount Currie, Canada	2018-06-18
Jacqueline Armour	Pemberton, Canada	2018-06-18
mary-anne crevier	Vancouver, Canada	2018-06-18
Fiona Teague	Fort Erie, Canada	2018-06-18
Norm LeBlanc	Pemberton, Canada	2018-06-18
Kalani Ahinga	US	2018-06-18
Dawn Peterman	Abbotsford, Canada	2018-06-18
Garth McKay	Canada	2018-06-18
Andrea Gopp	Pemberton, Canada	2018-06-18
Wilma Simpkins	Kelowna, Canada	2018-06-18
Linda Strom	Sechelt, Canada	2018-06-18
Kevin Wilson	Vancouver, Canada	2018-06-18
Jordan Russell	Pemberton, Canada	2018-06-18
Sara Woodley	Delta, Canada	2018-06-18
Selina Jones	Canada	2018-06-18
Michel Latour	Whistler, Canada	2018-06-18
Sally Wong	MERRITT, Canada	2018-06-18
John Fisher	UK	2018-06-18
Sheridan Rudkin	UK	2018-06-18
Philippa Purvis	Dargaville, New Zealand	2018-06-18
Lesley Anne Bhatti	Wishaw, UK	2018-06-18

Name	Location	Date
Annie Smith	Nairn, Scotland, UK	2018-06-18
Nadine Corner	UK	2018-06-18
Rado Mihaylov	UK	2018-06-18
Rob Murray	Frankford, Canada	2018-06-18
Matthew Denman	US	2018-06-18
Zach Little	UK	2018-06-18
Altwickler Christian	Germany	2018-06-18
Jermaine Afoa	US	2018-06-18
Shawn Sadler	Pemberton, Canada	2018-06-18
Alexey Zaritskiy	UK	2018-06-18
Delaney Mullins	Canada	2018-06-18
Susan McCormack	Pemberton, Canada	2018-06-18
Holly Gopp	Burnaby, Canada	2018-06-18
Jesse Toupin	Whistler, Canada	2018-06-18
Kyle Belyan	Wembley, Canada	2018-06-18
Gail Morrison	Whistler, Canada	2018-06-18
Pamela Martin	Vernon, Canada	2018-06-18
Sheldon Pidperyhora	Pemberton, Canada	2018-06-18
Pam Beattie	Pemberton BC, Canada	2018-06-18
James Huestis	Whistler, Canada	2018-06-18
Sue Larose	Colborne ontario, Canada	2018-06-18
Jay Beattie	New Westminster, Canada	2018-06-18

Name	Location	Date
Jamie Buliziuk	Pemberton, Canada	2018-06-18
clare pigeau	Brockville, Canada	2018-06-18
Kaitlin Shendale	Canada	2018-06-18
Grant Coldicott	Surrey, Canada	2018-06-18
Beverly Reeves	Golden, Colorado, US	2018-06-18
Yvette Desveaux	Whitby, Canada	2018-06-18
Renee Smith	Agassiz, Canada	2018-06-18
Linda Carr	Whitby, Canada	2018-06-19
Shane Laking	Mount Currie, Canada	2018-06-19
Kemp McKay	White Rock, Canada	2018-06-19
Stephanie Edwards	Hamilton, Canada	2018-06-19
Marsha Drenka	Pemberton, Canada	2018-06-19
Jen Elliott	Pemberton, Canada	2018-06-19
Aline Quimiro	Canada	2018-06-19
Olivia Sally	US	2018-06-19

Albert Bush, Owner Operator
Valley Chainsaw and Recreational Ltd
[redacted]V0N2L0

June 19, 2018

Mayor and Council
Village of Pemberton
7400 Prospect Street, Pemberton, BC, V0N 2L0

Dear Mayor and Council

Please accept this as my formal correspondence regarding *Lot* 7, Block 2, Plan 1624, DL 203 LLD and the proposed change in status of this lot.

The proposed rezoning (Zoning Bylaw No. 832, 2018) to a lawful non-conforming designation has alarmed many of my suppliers with whom I have signed contracts, referred to as Dealer Agreements. These Agreements could be discontinued due to this proposed designation. The suppliers perceive the change in zoning as a risk. Of course, this clearly affects my ability to uphold my Agreements which in turn puts my entire business at risk.

Moreover, the proposed change in status of my business has affected a potential sale of both the land and business. The interested party has declined to continue negotiations upon learning of the potential of *Lot* 7, Block 2, Plan 1624, DL 203 LLD to be zoned lawful non-conforming. This is a clear example of how my business has been de-valued through this process.

I feel that a reasonable and fair solution would be to keep *Lot* 7, Block 2, Plan 1624, DL 203 LLD designated as **site-specific permitted use**, as it is now. Please understand that I am simply protecting myself, my business, and my livelihood by making this request.

Sincerely,

Albert Bush (Owner Operator) Valley Chainsaw and Recreational Ltd

RECEIVED
JUN 19 2018
Village of Pemberton

June 19, 2018

To:
The Village of Pemberton
7400 Prospect St.
Pemberton, BC

Dear Mayor & Council,

I am writing to express my opposition to the proposed bylaw to change the zoning of Valley Chainsaw & Black's Hot Wheels.

The minutes of the ALCU meeting of April 26, 2018 state:

"C (Commercial) Zones:
Pedrini explained some of the proposed changes in the C Zones. It was noted that two (2) of the four (4) site specific uses in the C-1 (Town Centre) Commercial Zone: Automotive Repair Shop and Equipment Servicing, Rental and Repair Shop will no longer be listed as permitted. **The rationale is to change the status of these semi-industrial uses to legal non-conforming, in hopes that this may encourage them to move out of the Town Centre and make room for more pedestrian-oriented commercial (retail or office uses) that rely on the day to day public.** These two (2) uses involve mechanical repair and associated outside storage and noise that is not conducive to a vibrant, walkable downtown where people want to both work and live. The other two (2) site specific permitted uses – Glass and Mirror Repair Shop and Gasoline Service Station, would be permitted to remain."

The reason for the change in zoning is stated clearly here as a means to push these two businesses out of the town center. There is no mention of the water and safety issues that are now being sold as partial reasons for the change. I suspect because there really are none. If the Village is really worried about children potentially walking by a logging truck that's getting a tire changed, they should permanently block off the path the kids take over the train tracks which lead them in that direction. If it's worries about the water, why is the Gas Station not being rezoned as well? Or is that coming in the future? If there are complaints of noise and storage, why not use the bylaws that are already in place to deal with them?

I can't even conceive that the Village would single out two long standing businesses whose contributions to Pemberton are so numerous and varied. Their locations in the town center are vital to the working people and businesses of our community. The amount of traffic these businesses bring in to the town center cannot be understated. Valley Chainsaw is listed as "Equipment Servicing, Rental and Repair Shop" but as a former long-term employee, I'd hazard a guess that they sell more retail than half of all the stores in town combined. Not to mention the spin-off sales at other retailers in town because of their location.

The FAQ on the Village website answers the question of whether these businesses are being targeted by stating "The Village is not targeting businesses. It is zoning land for the future based on its highest and best use. By removing these two site specific uses, the Village is attempting to implement certain objectives for Downtown outlined in the Official Community Plan, developed through extensive consultation with the Community in 2011."

I would suggest that the land these businesses use are ALREADY being used to their highest and best use. Zoning for some unknown future use, with no mention of what that might be, does not make any sense. If these businesses are not being directly targeted (as you'd think per the ALCU meeting of April 26th) then just leave the zoning as/is.

2011 was seven years ago, and, as evidenced by the ever-changing and often empty retail spaces in town, it looks like the "certain objectives" the Village is trying to implement haven't exactly panned out. Luckily for us, there are still long time businesses such as Valley Chainsaw & Black's Hot Wheels to help carry the town center through tough times.

I strongly urge you all to put this portion of the proposed bylaw to rest and leave the zoning for Valley Chainsaw and Black's Hot Wheels as it is.

Sincerely,

Jessica Dunbar
[redacted]
Pemberton, BC V0N 2L0
[redacted]

RECEIVED
JUN 20 2018
Village of Pemberton

June 19, 2018

Andrew Martorana
[redacted]
Pemberton, BC
[redacted]

Dear Mayor and Council:

I wanted to let my views be known regarding the proposed rezoning of Valley Chainsaw and Black's Hot Wheels. I heard that these businesses may not remain zoned as site-specific permitted use. I heard that this means they can stay in operation but that they cannot make changes or upgrades to improve their businesses. I also heard that this rezoning was suggested so that Valley Chainsaw and Black's would hopefully feel inclined to move out to the Industrial Park.

This seems crazy to me because both places create economy. Black's keeps a lot of business is town. Black's is the first choice for many people because of the convenience of dropping your vehicle off while it is being serviced. We can do errands or walk to work while the vehicle is being serviced and pick it up when it is done. This is a greener option than driving out to the Industrial Park and having to either wait there (and therefore not spending any money in the village while we wait) or find a ride back to town. And back out, and then drive home again. That is a lot of unnecessary exhaust fumes.

Meanwhile, Valley Chainsaw draws business to the downtown core. He offers retail opportunity and valuable tourist information about the local backcountry trails. Valley Chainsaw promotes tourism and local businesses in a huge way. The snowmobilers, skiers, snowboarders, dirt bikers, and recreational vehicle enthusiasts all know where Valley Chainsaw is and come into town especially to see Albert. If he was elsewhere or closed down they would skip Pemberton and go straight to their destination. These people spend TONNES of money in our town. And they buy real estate too. Many of Al's customers are wealthy people who have money to spend and love the human interaction with a true local in this special town. Valley Chainsaw is the epitome of the real Pemberton.

So limiting Valley Chainsaw and Black's Hot Wheels by changing the bylaw as proposed seems counter productive to me. I think it would be in the town's best interest to grant both these businesses the site-specific permitted use designation. It makes the most sense for the present and the future of our community.

Thank you for your time.

Sincerely,

Andrew Martorana

Contact: [redacted]

Form Submission Info

First Name: clarke

Last Name: gatehouse

Street Address: [redacted]

[redacted]

Town/City: MOUNT CURRIE

Province: British Columbia

Postal Code: [redacted]

Phone Number: [redacted]

Email: [redacted]

Please attach any related documents (if applicable):

Message to Mayor & Council: I feel that the proposed rezoning of Blacks and Valley Chainsaw is very misguided. We've been told that these businesses are noisy and unsightly and are not conducive to a vibrant walkable downtown, and they will be encouraged to relocate out of town. I suggest businesses like this are part of the core of what makes Pemberton vibrant and "walkable!" These businesses add to the diverse nature of Pemberton's downtown, making it possible for patrons to combine trips to various different shops at once to make for an efficient and pleasant shopping experience. It;s quite common for residents to drop off a vehicle at Blacks for service and walk to a nearby restaurant for lunch or a coffee. Or to park their car and walk to Valley Chainsaw to pick up some oil while also walking to the grocery store or running other errands. The combination and diversity of all the businesses in downtown Pemberton is one of the things that make it so great- people can get hardware, gas, automotive help, groceries, chainsaw/recreational needs, liquor, pharmacy and go to lunch all within one destination. Are they noisy and unsightly? Perhaps to some, but neither of these businesses operate late at night, making noise and their "unsightly" appearance is absolutely subjective. Many people find industrial activity more interesting than unsightly. As someone else said "Since when did the sights and sounds of people making an honest living become distasteful and undesirable in a commercial town center?" Every downtown area in every town has noise in it during the daytime, and even if these businesses were gone we would still have logging trucks, dump trucks and other traffic noise going through town, making noise. Rather than encouraging viable, successful businesses to leave town, perhaps we should encourage those who want a quieter environment to choose a residence in a quieter neighborhood? It's obvious by the opposition to this proposal that many residents are not in favor of it, what about tourists? Do tourists want a more sterile Pemberton to wander around? I deal with tourists from all over the world every day, and I would say absolutely not! Tourists are fascinated by many of these "rugged Canadian" things, they love to see and do any activity that connects them to this aspect of Canada and

Pemberton. Suggesting these businesses have no place in Pemberton's downtown is really missing the mark about what draws people -residents and tourists alike- to Pemberton.

Form Submission Info

First Name: Tyler

Last Name: Kraushar

Street Address: [redacted]

[redacted]

Town/City: Pemberton

Province: BC

Postal Code: [redacted]

Phone Number: [redacted]

Email: [redacted]

Please attach any related documents (if applicable):

Message to Mayor & Council: Re: Rezoning bylaw I personally find this new Zoning bylaw which is targeting two long term business owners to be in bad taste. They are both staples of pemberton and have contributed more to the community and the town itself then almost any other business. While I appreciate that being legally non conforming will allow them to still do business. The fact that the documents coming from The advisory landuse committee which seems to be driven by staff and used as justification for these bylaws is in extremely poor taste. Most of the Pemberton residents I know do not want to build towards a whistler style walking village and our community is in fact already extremely walkable. Both of these businesses should be zoned for their existing uses without question. The zoning changes proposed solves none of the issues the village is putting forward and makes it harder for the village to deal with any of These issues with the current business owners as this process has created a ton of animosity. There are simple ways to protect the community aquifer which could have been achieved simply by working with the owners of blacks.(if you need these ideas spelled out for you feel free to ask) Trying to address these issues in the future will now be much more difficult. If Pemberton wants to be open for business don't create more red tape for these businesses to navigate in the future, zone them for their uses and work on rebuilding the relationships this process has damaged. Pemberton needs to remember what It is and the people Who built it while managing its growth. These two businesses are not impeding that and have helped it come along. Snowmobiling is one of our biggest economic drivers in the winter months and everyone who comes into town for the shop spends money everywhere else. Blacks provides a venue where people can have their summer and winter tires changed or their vehicle serviced while they run other errands. These are assets plain and simple to the landscape of this community.

Form Submission Info

First Name: Natalie

Last Name: Livermore

Street Address: [redacted]

[redacted]

Town/City: Pemberton

Province: BC

Postal Code: [redacted]

Phone Number: [redacted]

Email: [redacted]

Please attach any related documents (if applicable):

Message to Mayor & Council: To the Mayor and Council, I am writing today to respectfully express my concern and absence of support for Zoning proposal bylaw No.832. I'll address the concerns I have surrounding this proposal; my main concern lies in the fact that there has been little to no actual transparency surrounding the motive for adopting this bylaw. When I read through the FAQ page, the Mayor's Facebook responses and the proposal it stated that the intention was in fact to NOT encourage the effected businesses out of town, rather to support them in continued operation. When I read the ALUC agenda it directly contradicted the written words of Mayor and council in stating "The rationale is to change the status of these semi-industrial use to legal non-conforming, in hopes that this may encourage them to move out of the Town Centre and make room for more pedestrian-oriented commercial (retail or office uses) that rely on day to day public. In my opinion,this is translating to me and to other voters and taxpayers in Pemberton that our elected body is working an angle behind the scenes to accomplish an agenda within the local government while telling us something else to avoid public opinion. The VOP has effectively deflected questions of substance regarding this issue while just refusing to answer others in public forums where we were encouraged to ask questions. I'm interested to know what the "but" is. -Does this proposed change affect land use? IE: would it hamper the businesses ability to store, park, display product and vehicles outside of the buildings? -Would there be new bylaws put in place in which the business owners could be fined for, at this time, unknown, non compliance's? Or are there existing bylaws for current "legal Non conforming" that could tell us what the actual changes would be? -What would be the immediate changes benefiting the VOP? Because as written, it looks as though there are no current changes but this bylaw wouldn't be proposed if there wasn't something more immediate that the Village is looking to accomplish. -These businesses could continue to run for the next 30 years, wouldn't that render this bylaw therefore irrelevant? -Would this bylaw would give the VOP more power to make changes in how these businesses are currently

operating? ie: by changing land use and restricting these businesses abilities to operate, in theory if the ability of the business to operate is greatly affected isn't that essentially "pushing them out"? This proposed bylaw is already having negative impacts on the effected businesses and permanent Pemberton residents like me. I am feeling disappointed and greatly concerned that the direction the VOP is taking will put actual people out of work and long time entrepreneurs out of business, if the goal is to "encourage them to move out of the town centre" as written and impact to the farming communities, local industries that rely on these businesses. I understand the argument is "but they can operate grandfathered in" but we all know this is not what the actual goal is after reading the ALUC agenda, we know that these businesses will be "squeezed" until they have no other option than to close down or relocate, it is our job to "look forward" after all. I am concerned that my government is valuing an idea that caters to the tourists/guests/passer throughs over the people who live and thrive here, we vote here, we pay taxes here and we support each other through thick and thin here and while I see the importance of tourism for our economy and revitalizing a growing town, it is not the most important thing and balance needs to be found through respectful solutions not bullying businesses out. Sometimes people have to come first even if they stand in the way of our vision for things, people before profit. Maybe we alter that vision to benefit everyone, some nice siding and solid fencing can do wonders for curb appeal, if the VOP would approve it. We banded together through flooding, through fire through everything, these businesses have been integral in assisting the needs of our people in crisis, providing sumps pumps, generators, transportation, maintenance of service vehicles etc at a moments notice and after hours. These are the types of businesses that also support the industry around us that is home to more local jobs. This does not only affect these business, there will be a ripple effect of how this is going to impact our community if these businesses are to be pushed out or "encouraged out" It would take massive cost, time, overhead etc into moving these small, family owned businesses to another location far away from the town centre and these are not corporations with vast amounts of money to just up and relocate. The most likely outcome would to be to close or try and sell something that is vastly restricted which would deflect financers, investors, suppliers etc which impedes the owners ability to even sell out of the business at a profit that would reflect the years and years of continued service to the Village of Pemberton, the SLRD, the ALR, MT Currie and beyond. I was born and raised in this corridor, as were my parents before me, I chose to work in health care to care for those in my community and I voted in people I thought had the same values and directives. I am a proud taxpayer and voter and I want to clarify that just because I don't support this proposed bylaw does not mean I don't support the Village and my local government, I just don't want the vision of "what could be" to overshadow and become priority over the people who got us there, our backbone, our small family businesses that have been a benchmark for integrity, service and represent a culture in our community. I don't want this to become "Us" against "you" i want it to be about "all of us together building a successful Pemberton" In concerning times like these we need our local government more than ever to show us that our voices are important and valued. I look forward to seeing how this is handled and hope that I can be of support to the people of my community for many years to come! Respectfully Natalie Livermore

2+

Betty Mercer
[redacted]
Pemberton, BC
V0N 2L0

RECEIVED
JUN 20 2018
Village of Pemberton

June 19, 2018

Dear Mayor and Council:

I am writing to voice my concerns about the new bylaws proposed for the Village of Pemberton.

I have lived within the village since 1961 and have seen businesses come and go throughout the years. Upon reflection, I realized that the tire shop and the chainsaw shop have been two constants in carrying our community economically for the last forty plus years. Furthermore, Valley Chainsaw has been my closest neighbour for over thirty years and I have never had a problem with the business being there.

Both the chainsaw shop and the tire shop have consistently provided services that are a necessity to our town. I think that these types of services are what we need in the town core so that it is convenient for the residents of the village and outlying areas. Convenience and location are key for any business to thrive.

I respect and welcome the growth that is inevitable in our community. However, I think we first need to cater to the people who live here. We have always relied on and accepted one another, so in our future planning, I think we need to allow for these types of businesses in the town core because they service our community, not only from day to day, but through natural disasters such as floods and fires, as well. Thus, they need to be able to expand and rebuild without restrictions and limitations placed on them.

The zoning could be re-addressed as the needs of the town change. However, at this time I believe that our town needs both of these establishments in the town core and so we should be encouraging both Black's and Valley Chainsaw to grow, expand, and rebuild if they choose to do so. I might also suggest that we look at these businesses in appreciation for the essential services that they have and continue to provide us.

I suppose the best way to remedy this situation may be to allow Black's and Valley Chainsaw to remain zoned as they are now and build sidewalks across from the Hardware store on Prospect Street to address safety concerns regarding pedestrians having to move around parked logging trucks. This will provide better options for us to stay safe in that area of town.

Betty Mercer

Betty Mercer

June 20th, 2018

To Mayor, Council, and Village of Pemberton

Please find copies of a petition against the proposal of rezoning bylaw 832. These were located at Valley Chainsaw & Recreational Ltd, Black's Hot Wheels, Napa, Rona, Blackbird Bakery, and the Pemberton Veterinary Hospital. These are copies and the petition will remain at these locations to collect more signatures up until the day of the meeting, June 26th, 2018.

Thank you for your time and consideration

Signed,

Chelsey Herechuk
1476 Lupin Street
Po box 256
Pemberton BC
V0N2L0
604-698-6251
chelsey.herechuk@gmail.com

Collected from
Valley Chainsaw
June 20/18

Please help keep local businesses local.

Say NO to the Village of Pemberton's proposal to rezone Valley Chainsaw Recreational Ltd and Black's Hot Wheels out of business.

Proposed Village Bylaw #832, 2018 prohibits these businesses from operating as per usual after 40 years in the same well known location.

Valley Chainsaw and Black's Hot Wheels are uniquely Pemberton, nowhere else can you shop for your groceries, do your banking, pick up your mail, browse the downtown stores, grab lunch at a downtown café and at the same time bring your recreational vehicle, lawnmower, or automobile in for servicing.

In downtown Pemberton, we truly have one stop shopping - you drive into the core, park your car, and take care of all your business in one go. If you don't need to get the car out, most of the community is within walking, cycling, or even a horse ride away from town. This is, of course, what makes the town so vibrant.

Furthermore, with everything in one location, fewer cars are on the road and that means a more sustainable environment with less traffic on the highway driving multiple kilometers around the valley to run a few errands that you can do right now, right here in Downtown Pemberton.

This is our rural pioneer heritage and reflects our community values from old times to now. We jeopardize our community identity, our culture, our heritage, and our downtown commerce when we abandon our community vision by selectively choosing which businesses to keep and which to discard by simply re-zoning them out of existence. The proposed Village Zoning Bylaw does just that - it will cost us our uniquely pioneer heritage with disregard for the past, present, and future.

Please sign your name below if you agree to keeping local businesses local, and in the historic downtown Pemberton.

You can also
contact your local elected Village Mayor and Councillors
to voice your concerns.

Mayor:
Mike Richman

Councillors:
James Linklater
Jennie Helmer
Karen Ross
Ted Craddock

Their contact info is posted at
https://www.pemberton.ca/government/council-meeting-information

The Village announced on June 12th that they will hold a **Public Hearing** right away, on **June 26th**. After that, the Bylaw may be passed by Council at any time they choose.

URGENT

Your help is needed by MONDAY JUNE 25TH
Thank you for your support!

==========

We the undersigned hereby affirm that we wish an amendment be made to the bylaw draft to allow Valley Chainsaw and Recreational Ltd and Black's Hot Wheels to remain in operation as per usual at their current locations.

Name(Print)	Address	Date	Signature	Comments
DAVE HOBSON	[redacted]	JUNE 13		
SCOTT Humby	[redacted]	JUNE 13		

Proposed Village Bylaw #832, 2018 prohibits these businesses from operating after 40 years in the same well known location.

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Name(Print)	Address	Date	Signature	Comments
BOB CARSON	[redacted]	14/6/18		GO BACK TO WHERE YOU CAME FROM
Michael Henry		14/6/18		
Jeff VanDeMark		14/6/18		
Norm LeBLANC		14/6/18		DONT PICK ON MY PEMBER
SANDY COCHRAN		"		DON'T FORGET WHO BUILT THIS TOWN.
Peter Jean		14/6/18		
Dennis Collins		14/6/18		
Raye Shiels		14/6/18		Lived here for 67 yr
Carl Smith		14/6/18		
Vicki Carson		14/06/18		
BRYAN TIELEN		14 06 18		WAS HERE BEFORE YOU!!
PAUL DUNCAN		"		CRUCIAL TO STAY!
Shane Laking		"		We Need AL Bush
JESSE JONES		"		
ANDREW MARTORANA		14/06/18		doesn't Make Sence what They are doing
Blair Gourlay		14/06/18		keep it the way it is.
Ryan Kentel		June 15		ridiculous
Harry Redman		June 16		leave AL alone

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Name(Print)	Address	Date	Signature	Comments
Jörli Ricker	[redacted]	June 15th/2018		Valley Chainsaw is the ONLY reason to come to Pemberton
DRAW OBERSON		June 15/2018		"
Lyle Kleinsohrat		June 15/2018		was here Before you
Bob Coggins		June 15/2018		we are a Rural Community
JEFF SIMS		JUNE 15/18		[redacted]
Jaye-Jay Berggren		June 15th		Very important business for the community.
TERRY ROSS		JUNE 15/18		ARE YOU REALLY SERIOUS THINK ABOUT THE WINTER VISITS TO PE
Susie Gimse		June 15/18		
Katie Hall-Leet		June 15/18		SHAME VOP
Dave Craig		June 15/18		SHAME VOP
John ARundel		June 15/18		Bad Bad Pembey
Mike Orr		June 15/18		Very Poor choice, Coun wasting time
CHRISTIAN STASAKU		June 15/18		Give your heads a shak
BRIAN JANSEN		June 15/18		
JESSY POIRIER		June 15/18		Common Guys!.
SEBASTIEN BEAULIEU		June 15/18		Leave AL ALONE
Kristian Fischer-Jensen		June 15/18		I moved here for a small town and valley, do
MARK REMPEL		JUNE 15/18		This would be a very bad desisso.

Shame st

Proposed Village Bylaw #832, 2018 prohibits these businesses from operating after 40 years in the same well known location.

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Name(Print)	Address	Date	Signature	Comments
DEREK CHRIST	[redacted]	JUNE 15		?
CHRIS HELLEBUANC	[redacted]	15/06/18		LEAVE OUR TOWN ALONE.
Patrick Kennett	[redacted]	June 15		
Elizabeth Green.	[redacted]	15/6/18.		35 years! Shared the Growth of the town
MARC CHEVA	[redacted]	6/2/18		35 YEARS IN PEMB ✓
RANDY KETTERLINT	[redacted]	06/15/18		—
Ron Murray	[redacted]	06/15/18		Do not change Bylaw
Taylor Beattie	[redacted]	06/15/18		See you next tuesday.
Chris R Dunn	[redacted]	06/15/18		Great Store. Vital to the town.
Rhys Walden	[redacted]	06/15/18		No reason for Village to
Andrew. Hogarth	[redacted]	06\15\18		We don't Want a little whis
JACYNTE LEROUX	[redacted]	June 15/18		↑ Agreed!!!
Alison Maitland-Walker	[redacted]	JUNE 15/18		AGREED!!!!!
MORGAN ACKERING	[redacted]	JUNE 15/18		AGREED - DO NOT CHA
SUSAN OSBORNE	[redacted]	JUNE 16/18		THESE BUSINESSES BUILT THIS TOWN! HOW DARE YO
Christian Carter	[redacted]	June 16/18		agreed
David L. Walden	[redacted]	June 16/18		
ROSEMARY J WALDEN	[redacted]	JUNE 16/18		Leave the town alone!
Michael Hummerston	[redacted]	June 16/18		need it here

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Name(Print)	Address	Date	Signature	Comments
MICHAEL GUY	[redacted]	JUNE 17/18		REALLY? GET A GRIP VOP!
~~SUSAN SUNDERLAND~~				
James Woodruff		June 18/18	James W. Woodruff	[redacted]
JEANETTE HELMER		June 18/18		Free Enterprize!!
Pete Sinnes		JUNE 18/18		looks GREAT GOT IRON
Kyler Goulin		June 18/18		[redacted]
LARRY CORNET		"		
TRISH STURDY.		June 18/'18	Sturdy.	HONESTLY! What RU thinking?
DAVE RUSSELL		June 18/18	D Russell	
Rena Worden		June 18/18		Pemberton locals need A1 where he i
Eric Pehota		" "		working town
Mike Gehrmann		June 18/18		Really!!! NO PUTIN
JOHN VAN LOON		JUNE 18/18		REALLY- [redacted]
Dave Kellener		June 19/18		this proposal is ridiculous.
Justin Davies		June 19/18		JOKE!
Bup CARSON				
Sylvie Allen		June 19/18	S Allen	We need these businesses!
David Bateman		June 19/18		Keep local Business's in downtown.
BRIAN DENNY		JUNE 19/18		ITS NOT FAIR. PERIOD.

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Name(Print)	Address	Date	Signature	Comments
Jody Atwater	[redacted]	June 19/18		
Amanda Atwater		June/19/18		
Henk Wiltens		June/19/18		ridiculous
Garrett Arsenault		June 19/18		
Casey Jackson		June 19/8		

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to voice your concerns.

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Councillors:
James Linklater
Jennie Helmer
Karen Ross
Ted Craddock

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Thank you for your support!

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We the undersigned hereby affirm that we wish an amendment be made to the bylaw draft to allow Valley Chainsaw and Recreational Ltd and Black's Hot Wheels to remain in operation as per usual at their current locations.

Name(Print)	Address	Date	Signature	Comments
P. Dorgelo	[redacted]	6/15	[illegible]	
Jen Tiemann	[redacted]	6/15/18	[illegible]	

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Name(Print)	Address	Date	Signature	Comments
Matt Kirner	[redacted]	20 June		
Roxanna Kuurne		20 June		
Jeremy Davis		20 June		
Adam Henderson		20 June		

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Name(Print)	Address	Date	Signature	Comments
Dan Meronell	[redacted]	6/16/18		
Ian Tierney		6/16/18		
Dolores Lee		6/16/18		
Raphael Lee		6/16/18		
Adelae Hilton		6/16/18		
Karen Goodwin		6/16/18		
[illegible]		6/16/18		
[illegible] Jensen		6/16/18		
Courtney Blanr		6/16/18		
Piotr Bisegent		6/16/18		
TAMSIN TARLING		6/16/2018		
Lawrence McFadden		6/16/2018		
Courtenay Axworthy		6/19/18		
Gordie Lake		6/19/18		
Jessie Richards		19/06/18		
Ron Renville		19/06/18		
Jesse Fride		20/06/18		
Bonnie Jumper		06/20/18		
Gabby Lecheine		06/20/18		

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Name(Print)	Address	Date	Signature	Comments
mike meloshinsky	[redacted]	06/13/18	Mike	
Mike Nelson.		06/16/18	Mike Nelson	
Michaela Nelson		06/16/18		
Jerry Viebova		06.16.18		
Shelley DesBrisay		06/16/18		
CRAIG BEATTIE		06/16/18	CBeattie	
ANDREW LEECH				
Lex Joseph		6/16/18	Lex Joseph	
Rose Niemec		6/16/18		
Lorna Bruyere		6/16/18		
Ross Bryant		06/16/18		
Cedric Lau		06/16/18	Cedric Lau	
Craig Smith		06/16/15		
TRISH STURDY.		6/18/2018.		NO HARDWARE STORE IN TOWN?
Andrea Fournel		6/18/2018		
Anton Fenz		6/18 2018		
Andrew Worth		6/18/2018		
Hans Fitsch		6/18/2018		
Bruce Miller		06/18/18		

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Name(Print)	Address	Date	Signature	Comments
CALS BROOKS	[redacted]	JUNE 18/18		
Jana Brodie		June 18/18		
Nora Pascal		June 18/18	Nora Pascal	
Paige Brummit		June 18/18		
PAUL Johnny		JUNE 18/08		
KEEGAN ANDREWS		JUNE 18/08	Keegan Andrews	
Chuck Williamson		June. 19th/18		
BRIAN PARGEZO		June 20/18		
Jamie Sudlow		June 19		
Geoff Patten		Jun 20		
Tomas Kolouch		June 20	Tomas Kolouch	
Kate Hoffmann		June 20		
Beth Denman		June 20	BETH DENMAN	
Raimondo		June 16		
Ricky Dube		June 19/18		
Pashyn Kahn		06/19/18		
		06/19/18		
		06/19/18		
GLENN ASHTON		06/19/18		

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Name(Print)	Address	Date	Signature	Comments
Mary Romanin	[redacted]	June 18	M Romain	
CHRIS DOLLIVER		June 18	Ch Dolliver	Leave them alone
Rhys Stuckey		June 19	RS	Leave them there
Kaylen McConnell		June 19	Kaylen McC	Leave them BE.
TANA STROBL		JUNE 19	Tana Strobl	
ROSE JOHN		June 20	[illegible]	Keep as is!
[illegible]		June 20	[illegible]	
Adam Henderson		June 20	[illegible]	vote out whoever proposed this

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Name(Print)	Address	Date	Signature	Comments
SHERRY STEWART	[redacted]	June 15/18 Alkow Rd	Stewart.	
DAVID STEWART		June 15/18 Alkow Rd.	[illegible]	
Erica VanLoon		Rd. June. 15/18	[illegible]	
Tina McColeman		June 15/18	[illegible]	Don't be so political Pemberton
Matt McColeman		June 15/18	[illegible]	The Barn is too high-hidius.
Laura White		June 15/18	[illegible]	
Nazareno Morrone		June 15/18	[illegible]	
Judith Thompson		June 15/18	[illegible]	We do not want to be WHISTLER!
Rick Doucette		June 15/18	[illegible]	
Calvin Fu		June 15/18	[illegible]	
Lynn Blue		June 15, 2018	Lynn D. Blue	
Bob Menzel		June 15	[illegible]	Rebecca [illegible]
Jenny Bubbs		June 15	[illegible]	
Bob Mitchell		June 15	[illegible]	
STEPHEN BRITT		June 18	Stephen Britt.	
CHAS YOW		June 18	Chas Yow	
Emy Roy		June 18	[illegible]	
Catherine Mazza		June 18	[illegible]	

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Name(Print)	Address	Date	Signature	Comments
Sebastian de la Rosa	[redacted]	15 - June		
Nigel Prater		June 15		Wait 20 years then revisit
Greg Askin		June 15		
Shane Orawsky		15 JUNE		
Codie Johnston		15 June		
IAN GREGORY		15 JUNE		
[illegible] Nelson		15 June		
Alex Coburn		15 June		
Dave Hedden		15 JUNE		
ANNIKKA ONOW		JUNE 15		WHY?
DARIL CLARK		JUNE 15		
RICHENDA GRAFTON		JUNE 15		
Tommy KERR		16		
Dawn Ross		June 16		are you taking all business out of Pemberton
JASMINE PARNELL		June 16		
Brett MacMillan		June 16	Brett MacMillan	
[illegible]		June 13/16		no!
Edco de Zwart		June 16		
Avlan Fitzpatrick		RD June 16		

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Name(Print)	Address	Date	Signature	Comments
BRIAN JANSEN	[redacted]	June 15 '18		LOCAL BUSINESS support local business
BOB CHAMBERLAIN		JUN 15/18		
Dagmar Ronneberger		June 15/18		—
Linda Marshall		June 15		
Brooke Zuj		June 15	Brooke Zuj	
Mathieu Poignude		June 15		
Judy Sweers		June 15		
FLEMMING BRANDT		JUNE 15		
Adrian Howe		June 15		
Nick Fisher		June 15		wholly inappropriate especially considering the new BC hydro build just round the corner
/		/	/	
PENNY GROSSMAN		June 16		
Tina Beks		June 16		
Guy Cormack		June 16		
Anna Lengstrand		June 16		
Keaton Carlson		June 16		
Michael Rothdam		June 16		inforce bylaws that already exist
Brooke Meeker		June 16	Brooke Meeker	
Ken Ricss		June 16		ridiculous -

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Name(Print)	Address	Date	Signature	Comments
TODD	[redacted]	JUN 6/16		HA!
Rocky Robson		June 15	Rocky Rob	[redacted]
Sraptul		June 15	Radich	Don't let it happen
R. Ashley Joseph		JUNE 15		Keep it Pemberton
KEVIN SIBBALD		"		
Georgette Metcalfe		June 15		
Jonathan Raymond		June 15		Keep it real
Ann Prouty		June 15		WAY TO FAR !
H. Sampson		June 15	H. Sampson	NO WAY
S. BEAULIEU		JUNE 15		
M BROWN		"		
S MILLER		"		WHY !! NO REEO
T RIVET		JUNE 15		THEY WERE ALREADY THERE
Jeff Simms		JUNE		[redacted]
Roger Harris		"		
GREG REAMSBOTTOM		JUNE 15		NO THANKS
Lynne Lattin		June 15		What who do you think you are
DAVID LITTLEBOY		JUNE 15		
Roz Patrickson		June 15	Roz Patrickson	Why? Two Most busiest businesses, Shameful

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Name(Print)	Address	Date	Signature	Comments
COLLEEN CANN	[redacted]	6/15/18		FUCKING THE INTEGRITY OF OUR TOWN
KIM MBAYLESS		6/15/18	Kim M Bayless	
GLORIA ELKINS		6/15/18		
Georgina Dacheff		6.15.18		I moved to Pemberton not whistler for a reason.
Michael Henry		6/15/18		
Adam Whitworth		6/15/18		
Phil Middleton		6/15/18		
SONNY WESTERHOLM		6/15/18		
Geoff Tait		6/15/18		Live Pemberton
P. Vacirca		06/15/18		
Willian McLeod		6/15/18		
GAVIN DUFFELL		15/JUNE		REALLY !!
Bill Sturg		15 JUNE		
Edward Klassen		June 15/18		need them
Fred PROVOST		June 15/18		they have been here A long time these locations
Hugo Harrisson		05 June 15/18	Hugo Harrisson	
Herda Kay		June 15/18		strange choice
A KARPMAN				NO WAY!

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Name(Print)	Address	Date	Signature	Comments
Julia Harvey	[redacted]	06/15/18		:(
R King		/15/18		figures :(
Lauren Phare		/15/18		lame!
Hugh Fisher		/15/18		
Yanina Aguirre		15/06/18	Yanina Aguirre	This shop reflects customer needs
		06/15/18		
Kolt Hoyle		06/15/18		
Amy Szakacsi		06/15/18		
DEBORAH PHARE		06/15/18		LONG STANDING BUSINESSES WHO HAVE SUPPORTED THIS VILLA
Rob Wallace		06/15/18		
Erica Van Loon		06/15/18		
M VAN		"		
Ryan Scouler		"		
SHAWN DUNCALFE		"		
Pat de Best		"		
Mike Dreshirt		"		
Will IRVING		"		
Mary Marcoux		"		
BRENTON MEADOWS		"		[redacted]

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Name(Print)	Address	Date	Signature	Comments
Peter Cronin	[redacted]	June 15		
Ryan Kentel		June 15	RK	ridiculous
Kris Hearn		June 15		
Stacey Baker		June 15		
JOHN TEED		JUNE 15	J Teed.	
Grace Clark		June 15		
Tania Jackett		June 15		
RICK JOHNSTON		June 15		
DOMCAMMARETTE		June 15		
Catharine Karpman		June 15		
MARIE-JOÜLLE HUBERT		JUNE 15		
Ed Hollander		June 15		
Tristan Curtis		June 15		
JEFF CLARKE		JUNE 15		CANT LIVE ON COFFEE SHOPS ALON
HEIDI LIAKAKOS		JUNE 15		WHY?
Cindy Yu		"		
Graham Page		"		
C. MGB				

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Name(Print)	Address	Date	Signature	Comments
Dudley Kennett	[redacted]	15/06/18		Why?
Aaron Lyons		15/06/18		Why?
Wayne D Andrew		15/06/18		Why?
MARC VANASSE		15/06/18		
KRISTIAN PHARE		15/06/18		
Ken Parolin		15/06/18		
Brandon Cornet.		15/06/18		Locals & 3 buisnes are what makes th Communitie.
SCOTT MCLAGAN		15/06/18		WHY?
Kristine Olson		15/06/18		Why???
KEVIN GLAVIS		15/06/18		WHY.
MIKE RICCARDI		15/06/18		DUMB!
JUSTIN KLEMANN		15/06/18		" !!!
LIRAN GIBBS		15/06		
ERIC FDAPPIE		15/06		
MICHAEL RUHR		15/06/18		[redacted]
Grace Hoffman		15/06/18		
Terry Ross		June 16/18		[redacted]
Ben Davies		June 15/18		Village People
Bob AMUS		June 16/18		—

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Name(Print)	Address	Date	Signature	Comments
JEFF SIMMS	[redacted]	JUNE 15/18		
THOMAS HALLIDAY		JUNE 15/18		
Lamarr Williams		June 15/18		
Chad Chonlach		June 15/18		
Nicole Patrick		June 15 2018		
SHARLEEN PATRICK		JUNE 15/18		
JENINE SCHRAMM		JUNE 15/18		
JONATHAN SCHRAMM		JUNE 15/18		
MATT DICK		JUNE 15		
Kristi King		"		
Chad Grafenstein		June 15/18		
Tonia Massiotte		June 15/18		
Mel Caldwell		June 15/18		
Murray Green		June 15/18		
Mikayla Andrew Bergstrom		June 15/18		
Allen McEwan		June 15/18		
EDDIE FAST		June 15/18		
Lance Sankey		June 15/18		
Ryan Oakden		June 15/18		

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Name(Print)	Address	Date	Signature	Comments
Simon Morette	[redacted]	18/06/2018		
Dwight Coggins	[redacted]	18/06/2018		
Deb Esseltine	[redacted]	18/06/2018		
Andrew Howell	[redacted]	18/06/2018		
Todd Mador	[redacted]	18/06/2018		
Ricarda Klee	[redacted]	18/06/2018	Ricarda Klee	
Opie Morrison	[redacted]	18/06/2018		
JOHN VAN [illegible]	[redacted]	18/06/2018		
VINCE MOELA	[redacted]	18/06/18		
[illegible]	[redacted]	18/06/18		
Michael Kelly	[redacted]	19/06/2018		
Willard Abraham	[redacted]	19/06/2018		
Bob Wood	[redacted]	19/06/2018		
Ty Tran	[redacted]	19/06/2018		
Jake Simms	[redacted]	19/06/18		
Bob Farrell	[redacted]	19/06/18		
Josiah Gregory	[redacted]	19/06/18		
Annie Beaurce	[redacted]	19/06/18	Annie Beaurgard	

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Name(Print)	Address	Date	Signature	Comments
MAXIM Ridorossi	[redacted]	June 15, 2018		
Justin Daniels		June 15/18		
Dylan Mitchell		June 15/18		
Amber Muranko		June 15/18		
Brody Dyck		June 15/18		
Tom Young		June 15/18		
JOFF Sims		JUNE 15/18		
Tom Richards		"		
BRAD Knowles		June 15/18		
TERRY SCHUSSLER		JUNE 15/18		
Scott Turrin		June 15/18		
BELCO DE GRAAW		JUNE 15/18		
OLE JENSEN		JUNE 15/18		out To LUNCH
Bruce Miller		June 15/18		
C.E. LALLIN		JUNE 15		No way
Phil Ongbar		June 16		No Way
Erlyn Sutherland		June 18/18		
Kris Heun		June 18		

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Name(Print)	Address	Date	Signature	Comments
DAVID CHAPMAN	[redacted]	6/14/2018		
Michèle Ouellet	[redacted]	06.14.18		
Carrie Charron	[redacted]	06.14.18	Carrie Charron	
Toni Chapman	[redacted]	06/14/18	Toni Chapman	
KERRY MEYERS	[redacted]	06 14/18.		WAKE UP VOP
Steve Flynn	[redacted]	06/14/18		CAN'T HAPPEN!!
PETER SINNES	[redacted]	06/14/18		[redacted]
Nikita Ferguson	[redacted]	06/14/18		
Chris Flynn	[redacted]	06/4/18		
Scott Holmes	[redacted]	06/14/18		Worry about things that matter!!
Betty Mercer.	[redacted]	06/14/18		
Doug Benvolio	[redacted]	06/14/18		
Mark Beattie	[redacted]	06/15/18		
Tom Rimmer	[redacted]	06/15/18		[redacted]
Bryce Ronayne	[redacted]	06/15/18		
Andrew Budgell	[redacted]	06/15/18		
Colin Adair	[redacted]	06/15/18		
Maury Bikadi	[redacted]	06/15/18		

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Name(Print)	Address	Date	Signature	Comments
Kirsten Mitchell	[redacted]	June 15th		[redacted]
Gabe Ketteling		June 15		
Peter Jeubal		June 15		Do your Reasearch Before you make Decisions for our Community!
Sandy Cochran		June 15/18		
Sheryl Paulin		June 15		
William Frederick		June 15		
Tyson Thompson		June 15th		
Mark Mendonca		Jun 18th		
Mike Hamilton		Jun 18th.		
Chris Sands		Jun 18		
Nancy Goodall		June 18		
Dave Dalling		June 18		
Vanessa Blake		June 18		
Sasha Angus		S.R.D. June 19		What gabe K. said!
Dylan Mitchell		June 19		What Gabe said

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Name(Print)	Address	Date	Signature	Comments
Chris McNeil	[redacted]	Jun 15/18		Don't pass it!
Amanda Leggett		June 15/18		Opposed!
Todd Kemp		June 16/18		
Ty Breitenstein		June 15/18		
SPENCER HUTCHIND		JUNE 15/18		DO NOT CHANGE WHAT NOT BROKE
CHRIS FRASER		June 15/18		
Naomi Sturton		june 15/18		
Ryan Kentel		June 15	RK	ridiculous
Ben Davies		June 15		Bad Management
BERRICK BLACK		JUNE 15		Dumb Dumb Dum
Hasdeen, S				
Geoff Kyle		June 16		[redacted]
TODD		JUNE 15		WHAT? WHY?
JEFF SUMMR		JUNE 15/18		
KEVIN GLAVAS		JUNE 15/18		
Allison Jenson		JUNE 15/18		Just Wrong
Ken Raimonds		JUN 15/18		
Ian White				

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Name(Print)	Address	Date	Signature	Comments
Poppy Switzer	[redacted]	Jun 14/18		Business Stays!!!
Trevor Howe		Jun 14/18		"
Robin Black		June 14/18		DO NOT PASS BYLAW.
Will Black		June 14/18		DONT PASS
Kris Hector		June 14/18		Don't Pass
Riley Chapman		June 14 2018		" "
Bob Switzer		June 14/18		Opposed
Chad Breitenstein		06/14/18		
Stuart Owen		06/14/18		We need business here!
Andrew Radonjic		06/14/18		Keep it real!
Shayne Van Heffen		June 14/18		Highly Opposed.
Darnell DeVita		June 14/18		Brutal!
Fritz Kym		June 14, 2018		Business Stays!
Tyler Buisem		June 16, 2018		" "
Doug Helmer		Jun 14/18		Run for council Ste
Normand Gravel		Jun 14/18		I like to be able to walk Home from here
Alison Koch		Jun 14/18		
Rusty Istach		June 14/18		

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You can also
contact your local elected Village Mayor and Councillors
to voice your concerns.

Mayor:
Mike Richman

Councillors:
James Linklater
Jennie Helmer
Karen Ross
Ted Craddock

Their contact info is posted at
https://www.pemberton.ca/government/council-meeting-information

The Village announced on June 12th that they will hold a **Public Hearing** right away, on **June 26th**. After that, the Bylaw may be passed by Council at any time they choose.

URGENT

Your help is needed by MONDAY JUNE 25TH
Thank you for your support!

==========

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Name(Print)	Address	Date	Signature	Comments
Stephen Black	[redacted]	June 14		No Zoning change!
Garrett Lattin		June 14		

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Name(Print)	Address	Date	Signature	Comments
CHRIS	[redacted]	JUNE 20		YA!

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Name(Print)	Address	Date	Signature	Comments
GORD MENZEL	[redacted]	June 20		

PO Box:

Town/City: Pemberton

Province: BC

Postal Code: [redacted]

Phone Number: [redacted]

Email: [redacted]

Please attach any related documents (if applicable):

Message to Mayor & Council: To Mayor and Council, I am writing this email to express my absolute support for the Village effort to enhance the downtown core of Pemberton (long overdue) and to ensure the safety of our shared aquifer (with absolute importance) and pedestrians (also critical). I have witnessed and participated in the the tremendous amount of public engagement and consultation over many years to build the local vision improve the health and livability of our village, and give full hearted endorsement for the work to proceed. Besides the due process that has been held and honoured throughout the process to create a community-driven vision, I see the Mayor and Council as being accountable to uphold this vision and drive the forward movement for this vision/ commitment to proceed. This isn't about businesses that are inherently and obviously self-interested-- we must rise above the short sightedness of this limited thinking. This is about championing the health and wellness of the next and 7 generations to come. By continuing ahead, you: 1. protect our limited and precious water supply adjacent to current business activities with inherent risks to that very water supply (an unacceptable situation by all public health standards and flagged by our health authority) and 2. ensure not just 'livable' but healthy space for our growing children and habitants to enjoy and move freely in healthy patterns rather than avoiding unsightly/loud noises and almost industrial activity in livable neighbourhoods, and 3. Improve the overall welcoming nature of our little town that may have been resource dependent and tiny 30 years ago; but is rapidly shifting in its demographics to optimize a livable downtown space for the collective well-being. It is unreasonable and unfair to put the interests of 2 businesses (which in no practical way are compromised by the new zoning bylaw anyway) ahead of a collective process and a healthy and livable downtown core-- and I urge you to continue with your well executed plan to date that DOES reflect the silent majority. I am a 20 year resident, mother, tax payer, and professional remote worker with strong ties and loyalties in/to this town and view the proposed bylaw as a win-win for all. Thank you for considering this email and for your courage and strength to do what is right for the majority (and generations to come) and not move from fear/reactivity to appease 2 business owners (who can continue to serve their many happy customers —including me—-without disruption).

In Wellness, Allison Twiss,

RECEIVED
JUN 20 2018
Village of Pemberton

Bylaw 832

[redacted]
Pemberton BC V0N 2L0
[redacted]

June 20, 2018

Dear Mayor and Council,

The proposed rezoning of Valley Chainsaw and Black's Hot Wheels Tire Shop and special provision given to three other businesses (AC Petroleum, the glass shop and a fitness organization) have just been brought to my attention. My first reaction is that the Village of Pemberton is again picking and choosing who and what they want in their boundaries like they did with their previous village expansion. Only when the village wanted the revenue from the IPPs did they realize that perhaps they should have consulted and included others in their process a long time ago. I am once again disappointed in the way mayor and council are working contrary to their desire for transparency, community, shopping locally and green initiatives.

Essentially, this is a small village, not even a town or city. A village is a place where everyone is welcome and you are able to truly do a one stop shop. When you drop off your lawn mower or get your tires changed and are waiting, you can get your groceries, check your mail and then because you have extra time even go for lunch or for coffee. I like having these services, even semi industrial ones, in the village because I interact with other people from my community especially those from other sectors and Area C residents. By gentrifying this small village, you risk losing many community interactions.

I think that when the lives of these businesses are faced with arbitrary restrictions, permits and laws, such as the option for expansion, resale limitations, and laws that prohibit rebuilding in the event of fire or flooding, their value and inclusion as a viable part of the downtown core is undermined. Also part of the historic character of Pemberton would be eroded. Valley Chainsaw, Black's Hot Wheels and Mountain Glass are 3 of the oldest buildings in the "downtown" core. If we lose them part of the historic Pemberton walking tour is removed. Added could be 3 more cinder block "city-like" buildings that do not add to Pemberton's quaint diversity.

If I am relegated to going to the industrial park for any services, I am becoming less green and adding to my "out of Pemberton" shopping list. My business and extra time are no longer in the village of Pemberton. It becomes considerably easier to go to Canadian Tire or Walmart for everything I need and there is a greater selection of restaurants for my meal. Ironically, my community interactions are also increased because I meet so many people from this village and Area C who choose not to shop locally. Also by accessing services in the industrial park, my

carbon footprint is substantially increased and my village interactions are equally decreased. Having semi industrial services in the village of Pemberton concretely supports farms and small agricultural operations that would fall under the village's jurisdiction if a boundary expansion was ever supported. Knowing that Tourism Pemberton advertises as a rural community (sheep named BB King and horses sauntering through town) with unique businesses, I assume all kinds of commerce would be openly welcomed into the downtown area..

If the services provided by Black's and Valley Chainsaw were not available and convenient, it would be interesting to see how many outdoor enthusiasts and off-road adventurers would not stop in the village of Pemberton. They would become another statistic that is prevalent across BC for small towns located in recreational or holiday areas. Get your supplies at Costco or in the city before you leave and never set foot in the local shops and community.

I was just in 100 Mile House and was astounded shop at the variety of the available goods and services in the shops. I was impressed with a range of services within a 1 or 2 kilometer strip, a sense of welcome, a diversity of buildings and the "community" feel even though I did not know a single person. I see why people are leaving Pemberton. Land value is not the only driving force. Convenient diversity within a community that is welcoming to locals and visitors is of equal or higher value.

I look forward to being part of the continued diversity in this ever changing community.

Sincerely,

Doris Zurcher

RECEIVED
JUN 2 0 2018
Village of Pemberton