

Zoning Bylaw Review Public Hearing

June 26, 2018

Purpose

- To introduce the proposed Zoning Bylaw, for public hearing in advance of Council consideration of Third Reading.

Process Overview

- Process is drawing to a conclusion after more than one year.
- Consultation period ended May 22, 2018, and results in Consultation Summary attached to report.
- Bylaw in draft and review since January.



HAVE YOUR SAY

Village of Pemberton Zoning & Sign Bylaw Review

Do you have a business within the Village of Pemberton?

Are you interested in developing or building in the Village of Pemberton?

Does your business or organization use signage for promotion of your services or events?

We want your input on the Zoning & Sign Bylaw Review

What to Expect
Staff is seeking input from residents and the business community regarding the updates of both the Zoning and Sign Bylaw review. Staff will have a short presentation, followed by a Q&A and feedback session.

Come with your ideas and questions! Refreshments will be served.

Questions? Contact Lisa Pedrini, Planner, at 604.894.6135 x234 or at lpedrini@pemberton.ca

Ways to Participate

- Industrial Park Businesses**
April 24, 2017 @ 3pm
BC Passive House
1928 Artisan Road
- Home Based Businesses**
April 25, 2017 @ 10am
Pemberton & District
Community Centre, Room B
7390 Cottonwood Street
- All Other Businesses**
April 25, 2017 @ 1pm
Pemberton & District
Community Centre, Room B
7390 Cottonwood Street
- Residents/Landowners**
April 26, 2017 @ 10am
Council Chambers
7400 Prospect Street

 www.pemberton.ca

Terms of Reference

- Implementing the vision of the Official Community Plan (OCP) No. 654, 2011
- Greening the Bylaw (to support energy efficient buildings and land use practices)
- Zoning land previously incorporated from SLRD Area C
- Addressing deficiencies and meeting legislative requirements
- Addressing Cannabis Dispensaries
- Addressing Short Term Vacation Rentals
- Reviewing Off-street Parking Requirements
- Addressing Storage Containers

Overview Approach

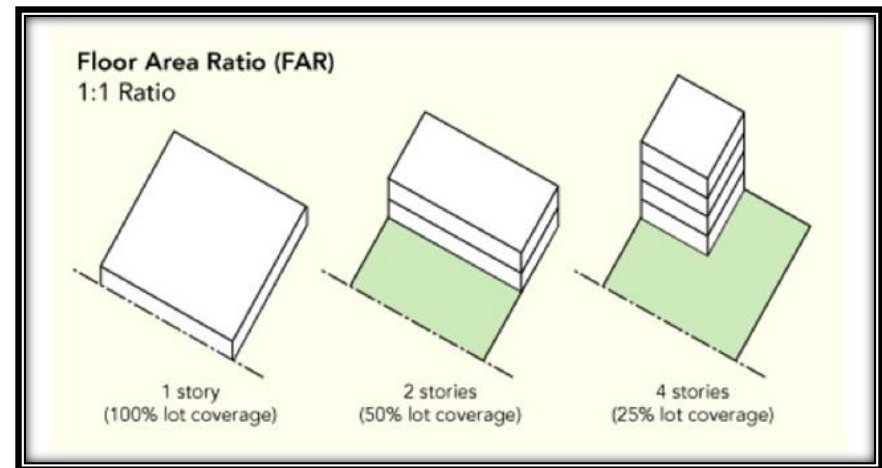
- Primary objective is clarity, consistency, and user-friendliness.
- Updated and contemporary language and definitions.
- Clear regulations.

What's Changed?

- **New Definitions**
 - Tourism Accommodation
 - Height
 - Business Office and Professional Office
- **Clear Measurements**
 - Floor Area Ratio
 - Lot Dimensions and Setbacks
- **General Regulations**
 - Short-term Vacation Rentals
 - Home Based Business
 - Intermodal Storage Containers

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-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



Parking

- Added provisions for Apartment Use
- Right-sized parking for Townhomes
- Amendment to restaurant parking
- Require electric vehicle charging and bike parking
- Cash in lieu of parking
- Affordable housing reduction

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

Short Term Vacation Rental

- New definition linking to Tourism Accommodation
- Permitted only in zones that traditionally permitted Bed and Breakfast
- Limited to principal residences
- Included the directions of Council relevant to land use and zoning

Green Policy Development

- Clear FAR exemptions for passive wall construction
- Electric vehicle and bicycle parking

Intermodal Storage Containers

- Removed from Commercial and Residential Zones
- Permitted with restriction in Industrial, Airport, Parks, and Civic Zones

Temporary Use Permits

- New authorization for Temporary Use Permits by Council
- Guidance to follow general provisions and visions of OCP and suitability
- Limited to Commercial, Industrial, and Institutional zones

Cannabis Dispensary Regulations

- Prepared zoning definitions and general regulations for cannabis dispensaries for future inclusion in Bylaw following Federal Legislation changes
- Provide for Production Facilities in the Business Park, with a general regulation respecting off-site odours

Agricultural Zones

- Agricultural zone for ALR lands
- Rural Residential for non-ALR lands
- Generally follows existing SLRD agricultural zoning
- New general regulations for ALR activities such as Gathering for an Event and Agri-Tourism

Residential Zones

- Created mixed use zone to include apartments, townhouses, and duplexes
- Separated duplex and single detached zones
- Included FAR's for multiple family
- Clarified general regulations for mixed use

Commercial Zones

- Largely retained Commercial zone structure
- Updated uses (ie: Fitness Centre, Catering Establishment)
- Proposed modifications to the C-1 zone to remove *Equipment Servicing, Rental and Repair Shop* and *Automobile Repair Shop* as permitted uses.
- Drive-through uses limited to the current drive-through in C-2 zone and the current C-5 property, and removed elsewhere.

Industrial and Airport Zones

- Refined the Industrial Park (M-1) zone with range of Business and Industrial Park uses, including business office.
- New Resource Industrial (M-2) zone for Tisdale
- Clarified setbacks in the Airport Zone

Civic, Public, and Recreation Zones

- Broadened range of Civic uses.
- Added new Outdoor Recreation (OR-1) zone to accommodate motocross track, stockcar track and kayak facility.

Next Steps

- Minor formatting, typographic, and non-substantive amendments
- Amendments directed by Council
- Third Reading, as amended
- Referral to Ministry of Transportation and Infrastructure (MOTI) required after Third Reading
- Adoption and implementation



Public Comment Period