

COMMUNICATIONS

Should the Committee of the Whole endorse the Staff recommendation and recommend to Council that Staff be directed to prepare a Zoning Bylaw amendment, the amendment will follow the communications requirements of the Development Procedures Bylaw and *Local Government Act*, including a requisite public hearing. Additional consultation with affected landowners, variance applicants, and developers of hillside developments are anticipated throughout the process.

LEGAL CONSIDERATIONS

Council has the authority to direct and undertake amendments to the Zoning Bylaw as established in the *Local Government Act*.

IMPACT ON BUDGET & STAFFING

The preparation and processing of the Zoning Bylaw amendment requested in this report is a high priority given the impacts currently being faced by landowners and developers on hillside sites. The issue of hillside developments and retaining walls in particular has consumed considerable Staff time and resources in Building and Planning to address individual lot owner matters. Though the preparation and processing of the proposed Zoning amendment will consume approximately 25-30 hours of Staff and Consultant time, it may potentially result in a reduction in Staff time and effort expended on addressing hillside development matters including the need to hold Board of Variance meetings to address the same issue on individual lots

INTERDEPARTMENTAL IMPACT & APPROVAL

The proposed zoning amendments will be a collaborative effort between Planning and Building within the Development Services department but does not have direct impacts on other municipal departments.

IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS

A review of this initiative has no impact on other jurisdictions.

ALTERNATIVE OPTIONS

There are no alternative options to consider in this report. The Committee may recommend to Council to direct Staff to proceed with a Zoning Bylaw amendment process or not.

RECOMMENDATIONS

THAT the Committee of the Whole recommend to Council that Staff be directed to undertake a review and amendment process to the Village of Pemberton Zoning Bylaw No. 832, 2018 to address retaining wall height provisions;

AND THAT Committee of the Whole recommend to Council any matters to be taken into consideration in undertaking the review and preparing the Zoning Bylaw amendments.

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