OCP ADVISORY COMMITTEE AGENDA

-OCP ADVISORY COMMITTEE-

Agenda for the OCP Advisory Committee Meeting of the Village of Pemberton to be held 31st of January 2023 at 5:00 PM via ZOOM Webinar ID: 830 2810 5109

Page

1. **CALL TO ORDER**
   In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.

2. **APPROVAL OF AGENDA**

   Recommendation: THAT the agenda be approved as presented.

3. **MINUTES**

   a) OCP Advisory Committee, October 25, 2022

   2

   Recommendation: THAT the minutes of the OCP Advisory committee meeting held October 25, 2022, be adopted as circulated.

4. **PRESENTATION: Technical Memo**

   5

   Melissa Clements and Andrew Cuthbert from Urban Systems Ltd. will present.

5. **Community Engagement Overview**
   Colin Brown, Village Planner II and Andrew Cuthbert of Urban Systems Ltd will present.

6. **NEW BUSINESS**

   There is no new business for discussion.

7. **NEXT MEETING**

   The next meeting will take place April 18, 2023.

8. **ADJOURNMENT**

   Recommendation: THAT the meeting be adjourned.

OCP ADVISORY COMMITTEE MINUTES

OCP ADVISORY COMMITTEE MINUTES

Minutes for the OCP Advisory Committee Meeting of the Village of Pemberton held Thursday, Oct 25, 2022 at 5:00 PM in person at Council Chambers and via ZOOM Webinar ID: 843 5619 6865

IN ATTENDANCE:	Kevin Clark
	Gail Harris
	Grace Chadsey
	Sophie Rivers
	Susan Osborne
	Katrina Nightingale
	Jessie Croll
	Chris Wetaski

STAFF IN ATTENDENCE: Scott McRae, Manager of Development Services
 Colin Brown, Planner II
Nikki Segovia, Building and Planning Clerk
Melissa Clements, Urban Systems

PUBLIC: **0**

REGRETS: Ben Day

1. CALL TO ORDER

At 5:00 p.m. the meeting was called to order.

In honour of the Lil'wat7ul, the Village of Pemberton acknowledged that we are meeting within the unceded territory of the Lil'wat Nation.

2. APPROVAL OF AGENDA

Recommendation: THAT the agenda be approved as presented.

Moved/Seconded
THAT the agenda be approved as circulated.
          CARRIED

3. MINUTES

a) OCP Advisory Committee, June 23, 2022

Recommendation: THAT the minutes of the OCP Advisory committee meeting held June 23, 2022, be adopted as circulated.

Moved/Seconded
THAT the minutes of the June 23 meeting be approved as circulated.
    CARRIED

4. PRESENTATION: OCP Communication and Engagement Strategy

Melissa Clements from Urban Systems Ltd. introduced the framework of the project and the different phases of the OCP review. The roles of the committee were presented and the procedural process was explained.

The committee raised questions concerning the length of an OCP's validity, if there was more concise language that can be communicated in regards to what they want to preserve. Comments were made on the open house process and whether or not more than one engagement session would take place.

5. EXERCISE: Current OCP – Plan Audit
Melissa asked the two key questions: What do you like about the OCP and what is the first thing you would change about the OCP?

A digital mural board was created and is attached as **Appendix A** to these minutes and displays what the committee liked and wished to change.

In addition to the mural board further comments were made in regards to updating the census data. Staff explained that they are currently compiling more recent census records to use as a reference piece and that any comments on form and character will be covered in Phase 2 of the project. Additional questions were asked about the standard length of an OCP, whether or not the Spel̓kúmtn Community Forest could be included in the new OCP and adjacent properties that seem to be in Village below to the SLRD. Further discussion was had around FCL levels, Community Amenity contributions, GHG emissions, snow dumping and storage, bicycle routes, and evacuation planning.

6. NEW BUSINESS
Staff explained that as Katrina Nightingale had been elected to council, they will be seeking to add a new member to the OCP advisory committee.

7. NEXT MEETING
A motion was made to have all future meetings take place on Tuesday evenings.

Moved/Seconded
THAT the all future meetings take place on Tuesday evenings.
CARRIED
|

8. **ADJUORNEMENT**

Moved/Seconded
THAT the OCP Advisory Committee meeting be adjourned.
    CARRIED

At 6:48 p.m. the meeting was adjourned.

This is a true and correct
copy of a meeting of the
OCP Advisory Committee of
the Village of Pemberton,
held October 25, 2022

_____
 Chair – Kevin Clark

URBAN SYSTEMS   MEMORANDUM

DATE: January 20, 2023
TO: Colin Brown, Village of Pemberton
FROM: Andrew Cuthbert, Melissa Clements
FILE: 2512.0011.01
SUBJECT: Background Review Technical Memorandum

1.0   INTRODUCTION

Pemberton is in the Sea-to-Sky Corridor - an area known for its stunning mountains, lakes, diverse wetlands, and world-class parks. Pemberton sits on a floodplain under the Coast Mountain range where Pemberton Creek and Lillooet River meet. Climate change is impacting the valley's natural systems. This impact is challenged by Pemberton's population growth and growing tourism industry.

1.1   LOCATION

Pemberton is located within the Squamish-Lillooet Regional District (SLRD), approximately 150 kilometres north of Vancouver, 30 kilometres northwest of Whistler, and 100 kilometres southwest of Lillooet. Pemberton is surrounded by the BC Coast Mountain range, including Mount Currie to the south, Ipsoot Mountain to the west, and Lílw̓at Mountain to the northeast. The Mount Currie reserve lands are located east of the village, which are the home communities of the Lílw̓at Nation. The Spel̓kúmtn Community Forest encompasses 17,727 hectares (ha) of land around the Pemberton and Mount Currie communities. The community forest lands are entirely within the Lílw̓at Nation Traditional Territory.

Pemberton's geographic location makes Pemberton susceptible to natural hazards, including wildfires, earthquakes, landslides, and floods. Pemberton is one of BC's largest dike and flood-protected areas, and existing flood protection systems provide a strong base for building additional community resilience.

1.2   MUNICIPAL BOUNDARY

Pemberton encompasses 61.36 km^2 of land. The municipal boundary has a unique shape due to the Agricultural Land Reserve (ALR) that separates the village core from the community areas east of the Lillooet River. The Lílw̓at Nation reserve lands also contribute to the municipality's unique shape. Within that boundary, Pemberton has five key neighbourhood and planning areas which include:

- Rutherford Area - West of the main village along Highway 99 from Nairn Falls to the where the highway crosses the municipal boundary.

- Village Core – Including downtown, Portage Road, the Glen, and gateway neighbourhoods.

- Hillside - East of the main village, includes the Plateau, The Ridge, and Sunstone neighbourhoods.

- Industrial Park - At the eastern boundary of the municipality and right adjacent to the Lil'wat's Mount Currie village and reserve lands.

- Rural Lands - mostly Agricultural Land Reserve or undeveloped hillside areas currently outside the Village's Urban Growth Boundary.

In 2018, the village initiated a process to investigate the potential to expand its municipal boundary to explore the potential to expand municipal services to adjacent neighbourhoods in the Squamish Lilwat Regional District. The expansion was ultimately rejected by the community. The existing municipal boundary is outlined in yellow on **Figure 1 - Pemberton Municipal Boundary** and **Figure 2 - Pemberton Community Core**.

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1.3   LÍLWAT NATION

Pemberton is in the traditional territory of Lílw̓at Nation. It is a priority of Pemberton to develop a close and respectful relationship with Lílw̓at Nation. The Official Community Plan (OCP) Review presents an excellent opportunity for Pemberton to strengthen its existing relationship with Lílw̓at Nation and to advance truth and reconciliation through shared goals, objectives, and actions.

1.4   PHYSICAL FEATURES

Rivers have and continue to play a massive role in the physical shape of Pemberton. Large swaths of the village core lie within historical floodplain where elevations are on average 210 metres above sea level. By contrast, remote corners of Pemberton reach into the mountains with elevations exceeding 2,000 metres above sea level. Pemberton sits at the confluence of Pemberton Creek and Lillooet River. In addition, Green River joins the Lillooet River just south of Pemberton. The meeting of these rivers at the valley bottom have created ideal conditions for agriculture. The soils in the Pemberton Valley are some of the region's most productive and the area is known for its local potato crop.

The mountains that make the Pemberton Valley also heavily influence the climate and character of the village. In 2010, Canada's largest recorded landslide occurred on Mount Meager which sits roughly 65 km northwest of the village. Sediment from this landslide continues to be pulled down the Lillooet River and deposited on the floodplain in Pemberton.

Other notable physical features include the area's forests and One Mile Lake. One Mile Lake is located south of the Village Core, and is a popular tourist destination for families, campers, and trail users. Forests cover the mountains around Pemberton, including the Speľkúmtn Community Forest and Shadow Lake Interpretive Forest.

1.5   DEMOGRAPHICS

Pemberton's population increased by 32.4 percent between 2016 and 2021. Intraprovincial migration was the biggest contributor to Pemberton's population growth over this time. Rapid population growth is placing pressure on the existing housing stock and is making housing less affordable. Between 2020-2021, the average home price increased 11 to 26 percent.

Property Type	Increase (2020-2021)
Townhomes	+26%
Condominiums	+19%
Single-Family Houses	+13%
Vacant Lots	+11%

Pemberton's growing population also affects vacancy rates. Pemberton's vacancy rate has been declining over the past 10 years and is currently below one percent. The challenge to find rental housing is greatest in the winter when Whistler workers and visitors choose to stay in Pemberton.

Pemberton has become attractive to young families and working professionals from the Lower Mainland. Pemberton has a higher percentage of young (0-14) and working age (15-64) people than the rest of BC. Pemberton's population is six (6) years younger than the provincial average.
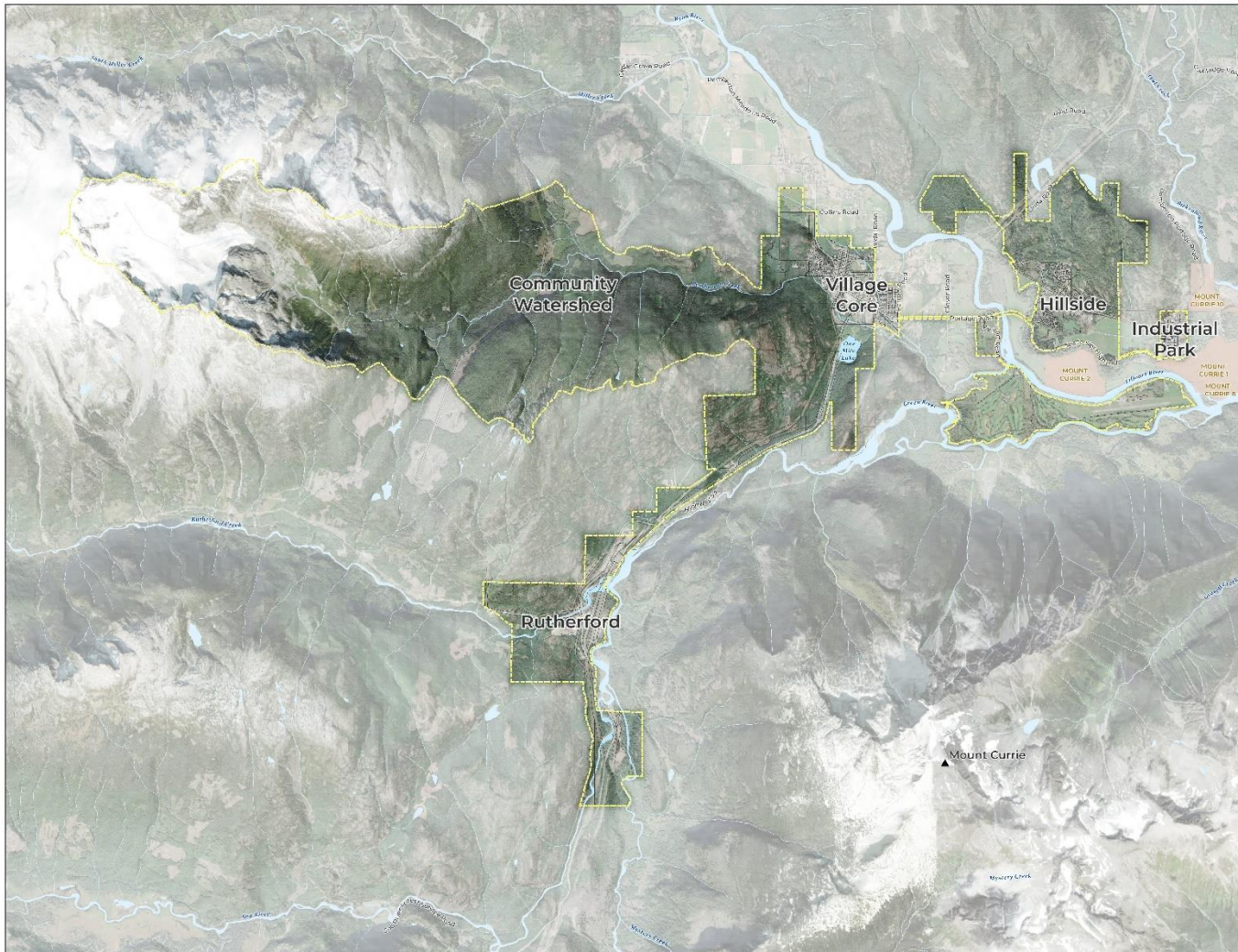
1.6   LOCAL ECONOMY

Tourism is a driving force for the economy in the Sea-to-Sky Corridor. The geographical setting and topography create opportunities for winter sports (skiing, snowshoeing etc.), trails (hiking, dog walking and mountain biking) and water sports (swimming, canoeing, stand-up paddle boarding and kayaking at One Mile Lake). The hospitality industry (which includes a whole host of local businesses that include accommodation, food and beverage services, retail and local artisans) is Pemberton's largest employer. The local economy peaks in the winter months when tourists visiting Whistler spillover into our community. Three popular provincial parks are nearby that contribute to the tourist activity in Pemberton. Nairn Falls are closest and located 3 kms south of the main village and features popular walking trails, cross-country and snow shoeing, and camping facilities. Joffre Lakes and Duffey Lake Provincial Parks are located north of the Village along Highway 99.

Forestry has been an important part of Pemberton's economy and local identity since the 1950s. Efforts have been made to make forestry more sustainable in the Shadow Lake Interpretive Forest southwest of Pemberton and in the Miller Creek Plantation northwest of Pemberton. Pemberton, Líl̓wat Nation, and the Province of BC signed a Community Forest Agreement (CFA) in 2020 to establish the Speľkúmtn Community Forest. The goal of the agreement is to manage the forest safely, profitably, and sustainably by harvesting 20-22 hectares annually.

Pemberton is known for its seed potato production. Pemberton's agricultural community is also known for its fruit, vegetable, hop and beef farming activities. New specialized industries, such as the production of passive homes at BC Passive House, prove that new and innovative industries can also be successful in Pemberton.

Locally serving retail, arts, entertainment, and public administration are also a key part of Pemberton's economy. Many of these businesses also serve the tourism industry but are what makes living in Pemberton unique and attractive for residents. The COVID pandemic changed the way many industries operate and places of work function, with increased work from home. Changes to the way businesses grow and develop, combined with changes to the way people work and commute, present opportunities for Pemberton.

Figure 1 - Pemberton Municipal Boundary

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Figure 2 - Pemberton Community Core

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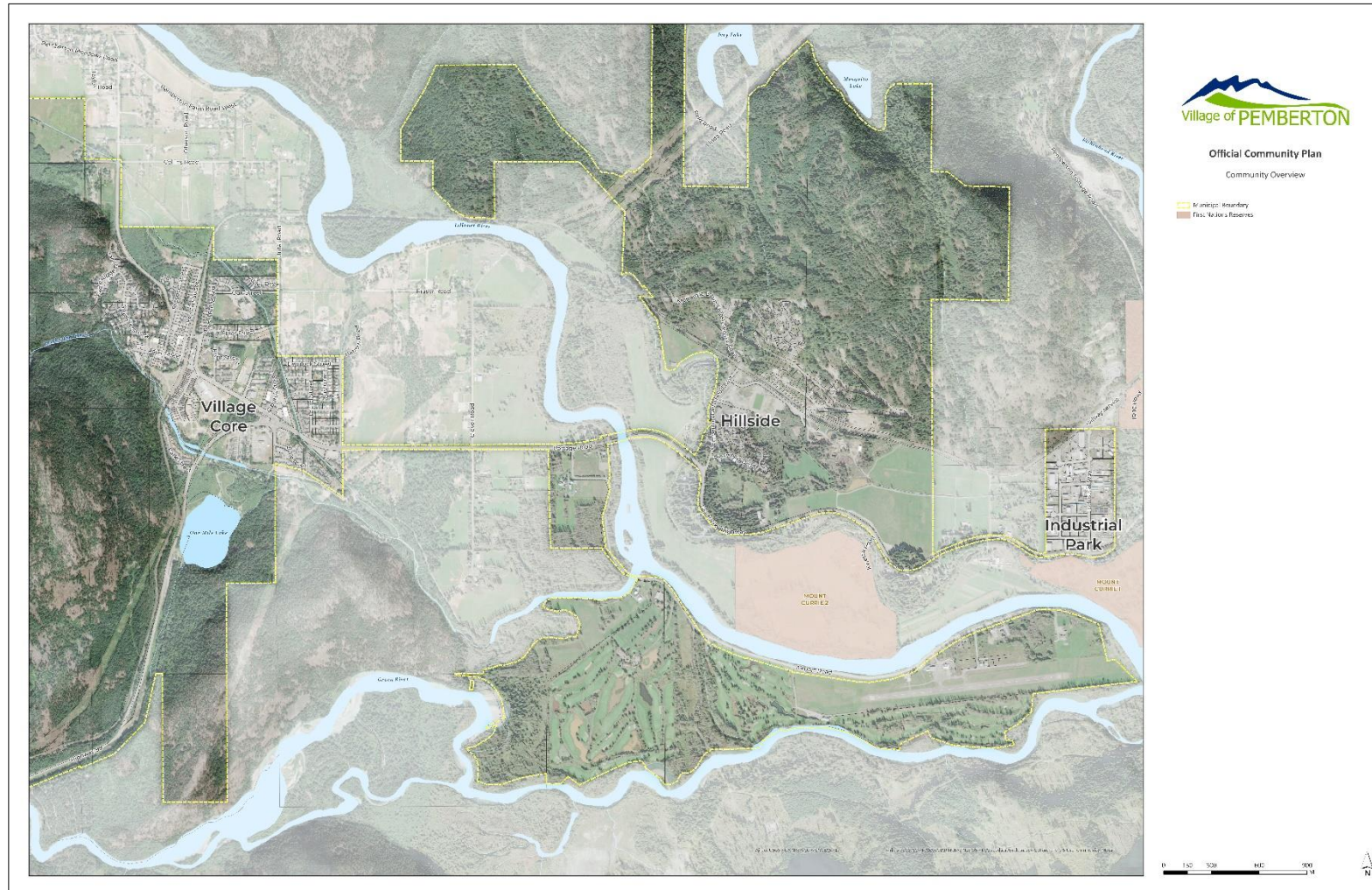Page 9 of 47

2.0   WHERE WE ARE IN THE PLANNING PROCESS

Pemberton initiated the OCP Review in June 2022. Phase 1 – Project Initiation, Plan Audit & Draft Vision is underway with a public launch scheduled for January 16, 2023. The OCP Review will be a two-year planning process that will occur in four (4) phases as shown in **Figure 3 - Project Schedule** below:

Figure 3 - Project Schedule

This Technical Memo (Task 1.2 of the Work Plan) is a key deliverable of Phase 1. The purpose of the Technical Memo is to present the key findings from a review and analysis of the relevant regional and local planning policies which will help the project team better understand the municipal context and planning framework. This Technical Memo will identify gaps that should be addressed through the OCP Review process.

3.0   THE PLANNING POLICY HIERARCHY

An OCP describes the long-term vision of a community. An OCP includes goals, objectives, and policies that guide planning and land use management and presents the long-term development plans for a community. An OCP addresses matters like transportation, housing, sustainability, and climate change, and outlines how a local government plans to exercise its powers. Municipalities have the authority to develop OCPs under the *Local Government Act*. Once adopted, all bylaws enacted (or works undertaken) must be consistent with the OCP.

OCPs are informed by regional policies like the SLRD's Regional Growth Strategy (2010) and Pemberton Valley Recreational Trails Master Plan (2019). OCPs set the overarching planning framework for a municipality and are implemented (in part) by Zoning Bylaws. OCPs also inform municipal secondary plans and studies like the Community Climate Action Plan (2022).

Figure 4 - The Planning Hierarchy graphically illustrates the relationship between Pemberton's OCP and other regional and municipal planning policies. This Technical Memo provides an overview of the key policy documents and notes their relevance to the Pemberton OCP Review.
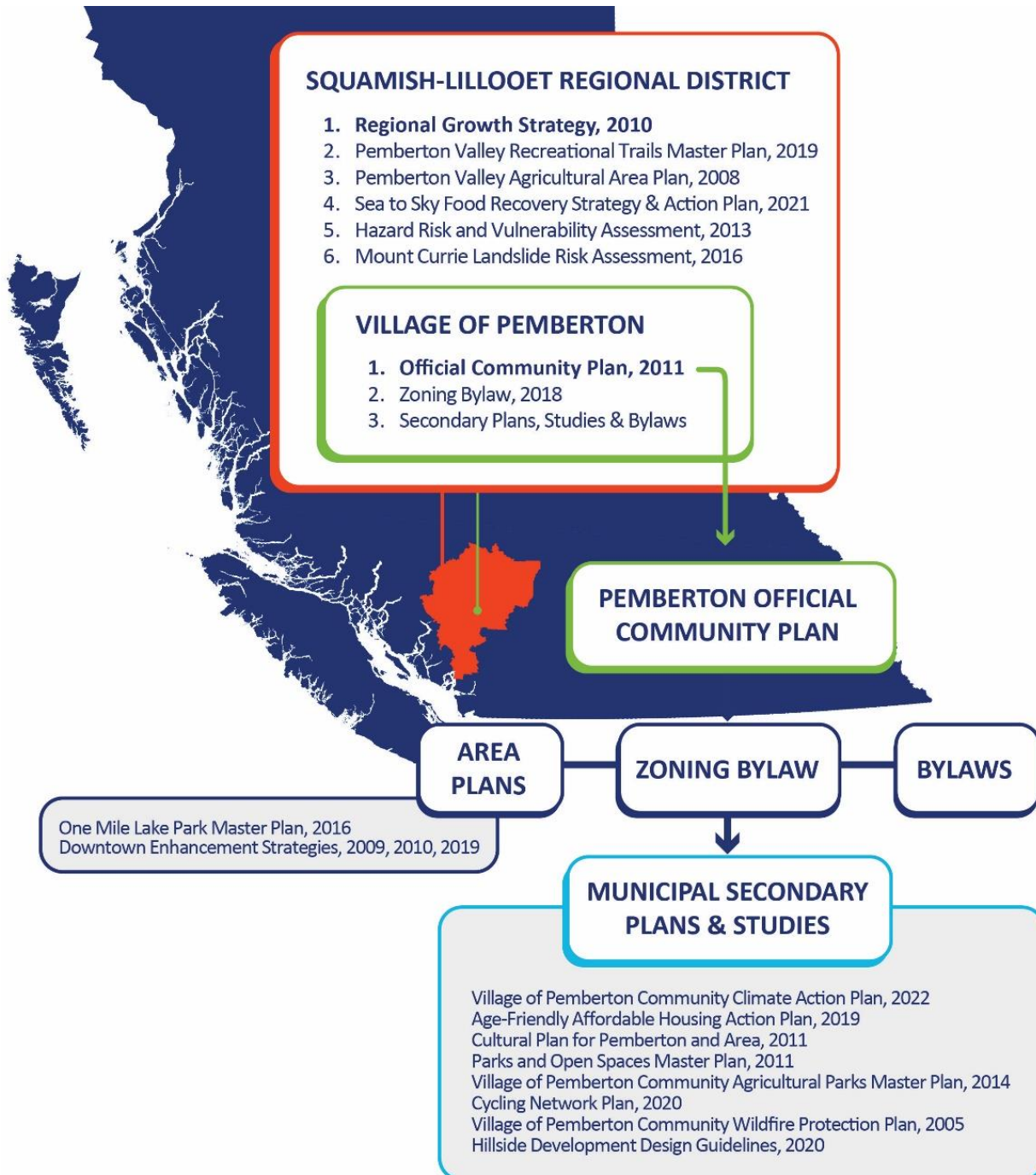
SQUAMISH-LILLOOET REGIONAL DISTRICT

1. **Regional Growth Strategy, 2010**
2. Pemberton Valley Recreational Trails Master Plan, 2019
3. Pemberton Valley Agricultural Area Plan, 2008
4. Sea to Sky Food Recovery Strategy & Action Plan, 2021
5. Hazard Risk and Vulnerability Assessment, 2013
6. Mount Currie Landslide Risk Assessment, 2016

VILLAGE OF PEMBERTON

1. **Official Community Plan, 2011**
2. Zoning Bylaw, 2018
3. Secondary Plans, Studies & Bylaws

PEMBERTON OFFICIAL COMMUNITY PLAN

AREA PLANS

One Mile Lake Park Master Plan, 2016
Downtown Enhancement Strategies, 2009, 2010, 2019

ZONING BYLAW

BYLAWS

MUNICIPAL SECONDARY PLANS & STUDIES

Village of Pemberton Community Climate Action Plan, 2022
Age-Friendly Affordable Housing Action Plan, 2019
Cultural Plan for Pemberton and Area, 2011
Parks and Open Spaces Master Plan, 2011
Village of Pemberton Community Agricultural Parks Master Plan, 2014
Cycling Network Plan, 2020
Village of Pemberton Community Wildfire Protection Plan, 2005
Hillside Development Design Guidelines, 2020

Figure 4 - The Planning Hierarchy

3.1 REGIONAL PLANS

3.1.1 SQUAMISH-LILLOOET REGIONAL DISTRICT REGIONAL GROWTH STRATEGY, 2010

The SLRD RGS was adopted in 2010 to provide strategic direction for the future development of the Regional District and member municipalities. The SLRD consists of four (4) municipalities – the District of Squamish, the Resort Municipality of Whistler, the Village of Pemberton, and the District of Lillooet, and four (4) electoral areas. Electoral Areas A and B cover unincorporated areas north of the village and include the area surrounding Lillooet and the Bridge River Valley in the Chilcotin. Area C covers the Pemberton Valley and the immediate area surrounding the village. Area D covers the area from Whistler and south to Lions Bay.). Municipalities must develop and adopt Regional Context Statements within their OCPs, as required by the *Local Government Act*. This positions Regional Context Statements as an effective implementation tool for the RGS.

The SLRD has been experiencing significant growth in population, housing, and employment. Projections suggest these growth patterns will continue in the future. The SLRD's projections are in **Table 1: SLRD RGS Projections Summary** below. The RGS forecasts Pemberton's population will increase by 67 percent between 2016 and 2036 and that Pemberton's population share in the SLRD will increase by approximately two (2) percent, from 6.5 to 8.4 percent. Pemberton will also accommodate 10 percent of the regional increase in housing stock between 2016 and 2036. Pemberton and its neighbours in the SLRD (Whistler, Lillooet, Squamish) accommodate most of the urban growth, but each contributes to pressures in the SLRD in slightly different ways. Communities south of Pemberton are seeing larger impacts that spill over to Pemberton largely for affordability reasons. The Regional Growth Strategy is essential for identifying and accommodating growth in the region.

Figure 5 SLRD Electoral Areas

Table 1 - SLRD RGS Projections Summary

Indicator	Projection	Total
Population (2016-2036)	+14,069	56,864
Dwelling Units (2016-2036)	+5,518	21,899
Employment (2016-2026)	+5,442	28,098

The updated OCP will have to address the significant population growth that Pemberton is experiencing by developing a strong growth management strategy. The strategy will have to address all topics related to urban growth, including a resilient and vibrant local economy, affordable and attainable housing, infrastructure to support growth, climate adaptation strategies, and others. The RGS encourages the continuation of road improvements on Highway 99 to promote alternative means of transportation, which would positively impact the community's health and safety. Lastly, another strategic direction of the RGS is to promote the construction of the Friendship Trail as a safe, pedestrian-friendly route aimed at encouraging commuting by bike and on foot between Pemberton and Mount Currie.

3.1.2 PEMBERTON VALLEY RECREATIONAL TRAILS MASTER PLAN, 2019

The Pemberton Valley Recreational Trails Master Plan was developed in 2019 and provides a framework for the management and maintenance of trails within the unceded traditional territory of the Líl̓wat Nation, Pemberton, and SLRD Electoral Area C. The goal of the Master Plan is to identify a trail network with high quality recreational opportunities.

The plan identifies several exciting projects, but some notable ones include the proposed Climb Trail in the Upper Benchlands Trail Area and the Plan to expand access to dirt biking in the Rutherford Creek Trail Area. The village has been an active participant on the plan's Implementation Committee, including representatives from Lil'wat Nation, SLRD, Pemberton Off Road Cycling Association, Pemberton Valley Trails Association, and others.

The OCP will be a key document for continuing to show the village's support for the continued development and maintenance of the trail network in and around Pemberton.

3.1.3 SEA TO SKY FOOD RECOVERY STRATEGY AND ACTION PLAN, 2021

The plan was prepared in 2021 to optimize the recovery and distribution of surplus food and minimize food waste in the Sea-to-Sky region. Pemberton Valley is the most important agricultural area in the region, with 68 percent of farms in the Sea-to-Sky Corridor located here. Potato production is the dominant agricultural activity in the valley. There is significant potential for food recovery in Pemberton since only 18-21 tonnes are being recovered for redistribution out of 245-380 tonnes of generated edible food waste.

The plan recognized the need for a strong food bank in Pemberton supported by the Sea-to-Sky Community Services (SSCS), especially since neighbouring Indigenous communities do not have their own permanent food banks. The SSCS is planning to establish a Pemberton Food Hub, which will alleviate the pressures on the existing food storage infrastructure. In addition, the plan recommends Pemberton place a ban on organics/ food scraps.

3.1.4 MOUNT CURRIE LANDSLIDE RISK ASSESSMENT, 2016

The Mount Currie Landslide Risk Assessment was completed in 2016 following a series of rockfall events in 2015 and 2016, raising concerns among Pemberton and Mount Currie residents. Mount Currie is a mountain range located just south of Pemberton and Mount Currie, and its rugged topography and geology contribute to frequent land sliding. Climate change is expected to significantly impact rock slope stability, although it is unclear by how much due to the unknown distribution of permafrost. In addition, the area is seismically active.

The southern edge of Pemberton, including the wastewater treatment plant, Pemberton Airport, Pemberton Search and Rescue, the Ministry of Forests Fire Base, and Big Sky and the Sunstone Golf Courses, is in the Rock Avalanche Splash Zone. Flooding hazards resulting from a rock avalanche would impact approximately 160 buildings. Flooding can also directly impact critical infrastructure, including the wastewater treatment plant,

water and sewage infrastructure, Pemberton Search & Rescue Base, and the Ministry of Forests' fire base. It was estimated that flooding could cause up to $700 million in damage costs, excluding provincially owned infrastructure.

The following recommendations have been made to address the potential risks. The recommendations should be incorporated into the new OCP:

- Implement a hazard monitoring system;

- Switch to digital building permit records and adopt data management standards to gather data used to determine building vulnerability;

- Incorporate the results from this assessment into a total risk framework; and

- Look into restricting land use in areas within modelled rock avalanche runout zones.

- Establish a Hazard Risk Tolerance Policy, including risk tolerance criteria to inform future decision-making related to landslide risk.

3.1.5   HAZARD RISK AND VULNERABILITY ASSESSMENT, 2013

The Hazard Risk and Vulnerability Assessment was jointly prepared in 2013 by the Joint Hazard, Risk, and Vulnerability Assessment (HRVA) Committee of Pemberton, SLRD, and Líl̓wat Nation. The assessment established a ranking system to determine the likelihood of hazards in the region and included considerable risk events like earthquakes, fires, floods, gas leaks, hazardous materials accidents, landslides, and railway accidents..

In addition to the hazards mentioned above, Pemberton is located near Mount Meager, one of the most active volcanoes in coastal British Columbia. Mount Meager last erupted 2,350 years ago, creating Lillooet Lake and the floodplains that provide fertile agricultural land. A comprehensive dyke system was established in the 1940s to protect Pemberton from flooding. The 2010 landslide at Mt. Meager put the dyke system to the test as debris flowed down the Lillooet River. One of the actions resulting from the landslide was the raise the effective flood level and bolter the dyke system to further protect against future events.

Pemberton prepared an Emergency Response Plan (ERP) to address the potential risks from different hazards in 2005. The purpose of the plan is to coordinate the systems and processes to prepare for and respond to, emergencies. This plan was adopted in 2005, so an update of the ERP for Pemberton is strongly recommended. The new OCP needs to include objectives related to enhancing community preparedness and strategies for cost-effective, ongoing emergency planning. Coordination with other local, regional, and First Nations' governments needs to be another action item included in the new OCP.

3.1.6   PEMBERTON VALLEY AGRICULTURAL AREA PLAN, 2008

The Pemberton Valley Agricultural Area Plan was developed in 2008 to support decision-making related to agriculture within Pemberton Valley. The Pemberton Valley agricultural land base is approximately 18,600 acres in size, and the total farmland area is approximately 11,000 acres. The plan encompasses all lands within the ALR in the SLRD Electoral Area C (between the north end of Pemberton Meadows and the west end of Lillooet Lake) but does not include lands within the Pemberton and First Nations reserves. The plan's vision is to create an efficient agriculture sector while protecting the existing farmland. The new OCP could support the vision outlined above by:

- Encouraging relationship-building and coordination across different governments, agencies, and community organizations; and

- Raising community awareness on the importance of agriculture for the regional economy and identity.

3.2   MUNICIPAL PLANS

3.2.1   PEMBERTON COMMUNITY CLIMATE ACTION PLAN, 2022

The Community Climate Action Plan was prepared in 2022 to shape a connected, healthy, and prosperous community that is ready to act on climate change issues. On its adoption in March 2022, Pemberton Council declared a climate emergency. The plan aims to establish greenhouse gas (GHG) reduction targets for Pemberton. Pemberton's greatest opportunity for impact is to reduce reliance on fossil fuels for transportation, which makes up 83 percent of Pemberton's GHG emissions.

The GHG emission targets in the Community Climate Action Plan are more aggressive than the targets laid out in the existing Pemberton OCP. In light of the recent severe weather events, climate change patterns, and new federal and provincial GHG emission reduction targets, it is important to ensure that climate change adaptation and community resilience are at the forefront of the new OCP. Climate change adaptation should be interwoven throughout the document because it is related to many important topics covered in the updated OCP, including growth management, housing, economy, and reconciliation. In addition, the new OCP should be aligned with relevant regional, provincial, and national climate change adaptation policies, including CleanBC, Canada 2030 Emissions Reduction Plan, and the 2050 Canada Net-Zero Challenge.

3.2.2   CYCLING NETWORK PLAN, 2020

Pemberton's Cycling Network Plan was designed to make cycling in Pemberton safe, enjoyable, and convenient for residents and visitors of all ages and abilities. The plan lays out a long-term vision for cycling in Pemberton, including maintenance, supporting facilities, and education and awareness programs. Pemberton's steep topography was identified as a challenge in the plan. Much of Pemberton's new residential developments are located on steep terrain, which presents a challenge for people cycling. However, the steep terrain is also an asset as the area's steep slopes are home to much of the area's recreational trail network. Several gaps and barriers exist in the cycling network, including Highway 99, the CN Rail lines, and dykes. The SLRD RGS also calls for cycling infrastructure enhancements along Highway 99.

Pemberton does not presently have any explicit on-street cycling facilities, and existing facilities can be categorized as a series of trails, pathways and unsigned road shoulders. A key consideration for implementing the proposed network is ongoing consultation with MOTI. Many of the key transportation spines in the community (including Highway 99 and Pemberton Portage Road) are located on MOTI infrastructure and will require ongoing collaboration to get new facilities built.

As Pemberton continues to improve and expand its existing cycling network and supportive policies from the Cycling Network Plan should be brought forward in the new OCP. Pemberton should invest in the maintenance of the existing system and supporting facilities to ensure safety and easier access. The new OCP should contain policies regarding raising awareness and educating the residents about the sustainability and health benefits of cycling.

3.2.3 HILLSIDE DEVELOPMENT DESIGN GUIDELINES, 2020

Pemberton's hillsides are desirable locations for future residential development. In Pemberton, hillside areas are defined as lands with slopes of 10 percent or greater for a minimum horizontal distance of 10 metres. They offer splendid views but can also present specific design challenges when creating new neighbourhoods that must be safe, visually appealing, and environmentally sensitive.

The main characteristics of the Hillside Development Design Guidelines are:

- Integration of residential development into the physical characteristics of each site.

- Use of landscaping to minimize the impact of development on the natural environment.

- Enhanced access to nature and outdoor activities; and

- Designing and sitting roads and utilities to mitigate the impacts on slopes.

The Hillside Development Design Guidelines need to be incorporated into the new OCP in the Design Guidelines section. In addition, it will be important to address the natural hazards that might have an impact on hillside development, including the elevated risk of landslides and wildfires.

3.2.4 DOWNTOWN ENHANCEMENT PLAN, 2019

The 2019 Downtown Enhancement Plan guides upgrades to failing infrastructure and key improvements to the public infrastructure (roads, sidewalks, waterlines, stormwater, public space, and street lighting). The rationale behind the rehabilitation and revitalization of Pemberton's downtown is to upgrade the infrastructure and public realm while investing in businesses and accommodating future growth and development. The concept and scope are informed by the 2010 Pemberton Downtown Enhancement Program: Frontier Street Design and the 2009 Pemberton Downtown Enhancement Strategy.

The new OCP should contain policies to support the Pemberton core's revitalization. The ways to support downtown revitalization efforts could include:

- Developing design guidelines specific to Pemberton core;

- Fostering partnerships with all levels of government to collect resources necessary for the revitalization; and

- Engaging with residents to determine their vision for the revitalized Pemberton centre and receive public buy-in.

3.2.5 AGE-FRIENDLY AFFORDABLE HOUSING ACTION PLAN, 2019

The main objective of the Pemberton Age-Friendly Affordable Housing Action Plan is to create an age-friendly community with affordable and attainable housing for residents of all ages, lifestyles, abilities, and socioeconomic status. The key goals of the plan encourage Pemberton to:

- Prioritize affordable housing;

- Allow aging-in-place;

- Address the housing needs of low- and moderate-income households; and

- Foster collaboration with all levels of government to address the housing challenges.

The plan encourages Pemberton to explore and provide various housing options, ranging from independent living to long-term care facilities. This is necessary because non-market and rental options are limited, the population is aging, housing is becoming unaffordable, and many housing units are not suitable for people with accessibility challenges.

The plan calls for:

- Adopting affordable housing policies into the OCP;

- Minimum adaptable or accessible unit requirements for new residential development;

- Fast-tracking non-market, rental, and seniors housing projects;

- Developing measures to incentivize purpose-built rental housing; and

- Incentivizing secondary suites (and other innovative housing forms) and encouraging infill housing.

The updated OCP will incorporate policies and actions supporting affordable and attainable housing for people of all ages and abilities.

3.2.6   ONE MILE LAKE PARK MASTER PLAN, 2016

The 2016 One Mile Lake Park Master Plan is an updated version of the 2005 Plan, and its goal is to ensure that the community's vision for the park is being attained. One Mile Lake is an important environmental asset at the southern entrance to Pemberton, and it is Pemberton's largest public park (29 hectares). The park has an important ecological, social, and cultural function for the community. The 2011 Pemberton OCP recognizes that One Mile Park:

- Is an important natural habitat;

- Needs to be protected;

- Is important to Lílw̓at Nation and their traditional use of Signal Hill; and

- Is an environmental asset that creates a sense of pride in the community.

The park is not currently serviced and has only one built amenity – a boathouse. The boathouse was built by Pemberton Canoe Association in 2009 and transferred to Pemberton in 2013.

The One Mile Lake Park is the most important public park in Pemberton. There is an extensive trail network around One Mile Lake that includes five (5) access points and two (2) parking areas. The new OCP should contain policies supporting the protection of the park, expansion of the existing trail network, and promotion of the park to visitors while preserving its ecosystem.

3.2.7   PEMBERTON COMMUNITY AGRICULTURAL PARKS MASTER PLAN, 2014

The plan was initiated in 2014 when Pemberton Council tasked staff to explore the potential community benefits of farming three (3) properties within and outside of the ALR, with a combined parcel area of 27.5 hectares. These sites were envisioned for enhanced agricultural production.

The new OCP should recognize that agriculture has been a staple for the local economy for generations. Agricultural production will continue to be an important economic generator for Pemberton in the following years. The OCP could bolster agriculture by supporting:

- The enhancement of the farmland;

- Local food production and sales;

- Expand current community agricultural opportunities (e.g., community gardens); and

- Build capacity for local food production.

The new OCP could also support agriculture by limiting urban expansion into agricultural areas. Potential strategies include:

- Strengthening the Urban Growth Boundary;

- Designating land for agricultural production; and

- Implementing specific Development Permit Guidelines to support agricultural land and activities.

3.2.8 PARKS AND OPEN SPACES MASTER PLAN, 2011

The Parks and Open Spaces Master Plan was developed in 2011 to assess and guide the park needs in Pemberton. The Master Plan contains a comprehensive inventory of Pemberton's existing parks and open spaces and provides strategic direction, key policy solutions, and actions to improve open spaces and parks. Pemberton has over thirty-two (32) hectares of parkland (approximately 144 m^2 per resident). Pemberton currently has 15 community parks, two (2) major public open spaces, and five (5) park areas planned for the near future.

Pemberton's goal for parks and open spaces is to ensure that all green spaces reflect the residents' needs and interests, meet park standards, and are functional and well-used spaces. Actions items developed to support this goal include:

- Incorporating capital improvements regarding existing park space into the Strategic Plan and Budget;

- Improving existing and acquiring new parkland;

- Collaborating with regional partners on creating a Valley-wide parks strategy;

- Building a permanent multi-use sports field; and

- Creating a maintenance plan to ensure that park spaces are safe and enjoyable to use.

The action items outlined above should be incorporated into the updated OCP. High-quality parks and open spaces can also be attractive to visitors. Policies to promote Pemberton's parks and open spaces to tourists could be developed and incorporated into the new OCP.

3.2.9 A CULTURAL PLAN FOR PEMBERTON AND AREA (2012-2022), 2011

Pemberton's Cultural Plan was developed in 2011 with support from the Province of British Columbia and the SLRD to formally establish the cultural goals and provide strategic direction for future cultural projects and initiatives in Pemberton. The plan recognizes the strong, diverse cultural scene in the region and its importance for attracting and retaining new residents.

The vision to "foster a community where the culture reflects its mountain environment, active lifestyle, and bold creative spirits" brings together the region's natural environmental assets, cultural identity, and aspirations. Pemberton is renowned for its mountain environment, outdoor activities, and vibrant local cultural scene.

The plan recommends that culture by recognized as one of four (4) dimensions of community sustainability, alongside economic, social, and environmental sustainability and develop policies to actively support community arts and culture projects through the Community Enhancement Fund and other funding sources. Unique tourism offerings based on local culture and heritage can help to bring even more visitors to Pemberton, which would help Pemberton to become a regional cultural hotspot.

3.2.10 PEMBERTON COMMUNITY WILDFIRE PROTECTION PLAN, 2005

Pemberton's Community Wildfire Protection Plan (CWPP) was completed in 2005 to assist Pemberton with wildfire risk reduction and mitigation. Pemberton has implemented several recommendations of the plan:

- Fuel treatment along the CN Rail Line and Pemberton Creek;

- OCP Update to include specific measures regarding wildfire and risk mitigation;

- Bylaw updates to increase FireSmart compliance and risk mitigation;

- Website updates with links to wildfire services;

- FireSmart initiatives to increase awareness; and

- Wildfire-Specific training for Pemberton Fire Rescue.

Other recommendations include the following:

- Installing fire danger signage in high-use recreation areas;

- Collaborate with regional partners to establish a Wildfire Suppression Group and develop a Pemberton Valley/Sea-to-Sky Corridor evacuation plan;

- Develop a map with available water sources for fire suppression; and

- Conduct FireSmart assessments for critical infrastructure and assets.

The Village of Pemberton is currently developing a new CWPP which is expected to be completed during the OCP planning process. The new OCP will respond to the recommendations and outcomes of the new CWPP when it is completed.

4.0   EXISTING OCP REVIEW AND GAP ANALYSIS

4.1   OVERVIEW

The existing Pemberton OCP was adopted in 2011. The plan laid out the vision, goals, objectives, and policies to guide community development over the next five (5) to ten (10) years. Pemberton established an Urban Growth Boundary (UGB) delineation in its OCP to clearly articulate the land use directions. Pemberton experienced a significant population increase between 2001 and 2011 when the population increased by 47 percent. In 2008, it was projected that Pemberton would grow at a rate of 4.7 percent over the next 20 years. The actual population growth rate was significantly higher than anticipated. The population grew by 5.8 percent between 2011 and 2016 and 32.4 percent between 2016 and 2021, which made Pemberton the fastest-growing municipality in British Columbia by percentage. A challenge for the future development of Pemberton will be to accommodate the anticipated population growth in a sustainable manner.

The key planning directions of the 2011 OCP are:

- Sustainability
- Growth management
- Culture
- History
- Transportation
- Local Economy
- Recreation

- Infrastructure
- Agriculture
- Greenhouse Gas (GHG) Emissions
- Energy Planning
- Natural Environment
- Local Decision-Making

In recent years, several high-priority items have emerged. With the actual growth rate over the last ten years being higher than anticipated, growth management has become a major priority. In addition, the rapid population increase can put pressure on all three (3) pillars of sustainability – environmental, economic, and social.

Population growth puts pressure on existing services and demands additional resources (e.g., water, sewer, power and others). In addition, new growth can put pressure on housing supply, amenities, and services. This can result in increased housing costs as demand increases and supply is slow to materialize. The relative shortage of necessary amenities and services can negatively impact social sustainability and equity.

An emerging priority not recognized as a key planning direction in the 2011 OCP is climate adaptation and community resilience. In light of the recent severe weather events, including the atmospheric river and resulting flooding, landslides, and wildfires) it is crucial to recognize climate adaptation as a community priority. Strategies to address climate adaptation and enhance community resilience will be incorporated into the new Pemberton OCP.

4.2 CONSISTENCY WITH THE REGIONAL FRAMEWORK

Pemberton's OCP is consistent with the SLRD's Regional Growth Strategy as required by the *Local Government Act*. The OCP contains the Regional Context Statement that explains how the OCP and the Regional Growth Strategy are complementary documents for achieving shared economic, environmental, and social sustainability goals.

Environmental Sustainability: There is a strong emphasis in the OCP on reducing GHG emissions, as Pemberton committed to reducing GHG emissions by 33 percent in 2012. This goal aligns with Pemberton's desire to promote alternative modes of transportation and shift the focus to active transportation options. The Parks and Open Space Master Plan was also adopted alongside the 2011 OCP and presented a detailed vision of parks, trails, and open spaces in the municipality.

Economic Sustainability: The Parks and Open Space Master Plan and the 2011 OCP support a vibrant economy based on fostering partnerships, providing the foundation for more investments, and the need for economic diversification.

Social Sustainability: The Parks and Open Space Master Plan and the 2011 OCP documents also recognize the need for reconciliation and relationship-building with Indigenous communities, improving inter-jurisdictional cooperation, supporting a range of affordable housing, and creating spaces accessible to everyone, regardless of their age and/or mobility levels.

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It is important to keep in mind that Regional Growth Strategies are reviewed and updated periodically, and even though there is no formal update of the Regional Growth Strategy in the works right now, the Regional Growth Strategy Steering Committee meets on a needs-basis to discuss regional trends and monitor the implementation of the Regional Growth Strategy. Should the Regional Growth Strategy go through an update process in the future, it will be important to update the OCP to ensure alignment between the two documents.

4.3   OCP SCORECARD REVIEW

4.3.1   Overview

The 2011 Pemberton OCP laid out a 4-step monitoring program that included an OCP Scorecard, monitoring of key indicators, community trends and a clear reporting schedule. The OCP outlines the goal to provide a monitoring report to the council every two (2) years that summarizes the relevancy of policy and progress towards the goals and objectives laid out in the document. It is not clear if these regular updates were completed. The OCP Scorecard serves as a monitoring framework for analyzing the progress being made on the 2011 OCP.

4.3.2   Review

The OCP Scorecard was designed to track the progress of the plan and assist with future decision-making. The OCP Scorecard consists of twenty (20) actions identified in the 2011 Pemberton OCP whose completion status was assessed. As of 2022, 10 actions have been completed, nine (9) have not been completed, and one (1) is ongoing.

In addition to the OCP Scorecard completed at the end of 2022 by Village Staff. A closer look at each individual policy was conducted through the OCP Review process. This review analyzed each policy in the document to assess whether it was:

- Complete – The action was completed as identified.
- Incomplete – The action is not complete and has not been started.
- In progress – The action is in progress.
- Ongoing action – The action represents a change in how certain activities occur and is ongoing.
- No longer relevant – The action is not complete, and circumstances have rendered it irrelevant.

The detailed review found that many of the policies in the 2011 OCP lacked definite actions or next steps, making them difficult to measure progress on. The framing of current policies positions the majority of them as ongoing actions, making it difficult to measure progress . The review also yielded opportunities to consolidate very broad policies and highlighted some opportunities to make policies more specific and measurable.

For example, Policy 4 in Section 5.2 states, "Offer an interesting, convenient and pedestrian-friendly downtown". During the review, it was noted that a cycling plan was completed in 2020, covering some aspects of this policy. However, the way the policy is written, there is no way to connect the action of creating the Cycling Plan with the desire to create a more pedestrian-friendly network. An alternative policy could be phrased to say, "Create a cycling plan to support a pedestrian-friendly downtown." In this way, there is an action associated with the policy, and on future reviews it, staff would be able to confirm whether a cycling plan had been completed or not.

A full review of all policies in the 2011 OCP and the 2022 OCP Score Card completed by the village are available in Appendix A.

4.3.3   Next Steps

The development of a robust implementation framework is one of the greatest opportunities for the OCP Review. The OCP Scorecard (and monitoring program) in the existing OCP provides a strong foundation to build a robust implementation framework. The new OCP should incorporate and rephrase policies according to SMART principles (Specific, Measurable, Achievable, Realistic and Timely). More specific OCP policies accompanied by clear metrics are easier to monitor and track progress on. The implementation plan in the new OCP will identify the specific actions, priorities, sequencing, champions, partnerships, timelines, metrics, and funding sources associated with each policy recommendation. Development of this framework will be ongoing throughout the OCP Review Project and will be designed to integrate with a future budget and reporting processes. The implementation plan will be a key tool the municipality can use to take advantage of provincial and federal funding opportunities.

There is also an opportunity to revisit the Key Indicators presented in Section 8.0 to assess how well they are working. For each action item identified in the OCP, a metric should be identified to assess the progress made on that action. Metrics may be binary (yes/no), quantitative, or qualitative. An opportunity exists to leverage the data the municipality is already collecting to better inform the implementation process.

4.4   OPPORTUNITY ANALYSIS

Several opportunities were identified through the review of the existing OCP and the background materials noted above. The Technical Memo provides a starting point that will be informed by conversations with internal municipal departments, First Nations, stakeholders, and members of the public. The OCP Review will be an iterative process that continuously identifies ways to evolve the OCP to meet changing conditions and forecasted growth and development. Ten major opportunities for the OCP update are identified below.

4.4.1   Truth and Reconciliation

The OCP Review presents an opportunity to include meaningful engagement and involvement of the Líl̓wat Nation. The history, culture, and perspective of Líl̓wat Nation could be woven through the OCP to tell a richer story about these lands that are the unceded traditional territory of the Líl̓wat7ul people. There are opportunities to include a message from Chief Dean Nelson, quotes from elders, and imagery and artwork provided by the Nation. There are more meaningful opportunities to include Líl̓wat Nation in conversations about environmental protection, growth management, economic development, and all other policy areas within the OCP.

4.4.2   Vision, Goals, and Priorities

The OCP review is an opportunity to update the community vision. Since 2011, Pemberton has experienced unprecedented growth that has changed the community's social, economic, and demographic characteristics. The vision of residents living in Pemberton in 2011 is likely different from that of Pemberton today. The OCP Review is an opportunity to hear from existing residents, business owners, property owners etc., what they envision for the community in 2050. In addition, it is a critical opportunity to develop a shared vision and guiding principles with Líl̓wat First Nation and will be integrated into all sections of the OCP. The OCP Review is also an opportunity to determine if the goals and objectives of the community have changed and to identify what current priorities are.

4.4.3   Relationship Building

The OCP Review is an opportunity to strengthen relationships with Lílw̓at First Nation, the SLRD, and local and regional stakeholders who have informed initiatives like the Pemberton Valley Recreational Trails Master Plan and Sea to Sky Food Recovery Strategy. The OCP Review will include a comprehensive communications and engagement strategy that will seek input from the local school districts, community groups, and economic development organizations. Each of these engagement activities presents an opportunity to identify projects to collaborate on and funding sources to pursue jointly.

4.4.4   Plan Design and Structure

There is an opportunity to refresh the document to make it more accessible to the reader. The existing OCP has a lot of dense text that could be simplified and made more accessible through design, layout, infographics etc. The new OCP will also improve the practical function of the document and include clear linkages between policies, tools (DPAs, Zoning, etc.), and directions for decision-making. The refresh would include the latest branding and design guidelines which have changed since the OCP was adopted in 2011.

4.4.5   Updated Mapping

All maps could be updated to include the latest data available from the SLRD and the Province of BC. The maps could also be informed by the public through public engagement activities and input provided by Lílw̓at Nation. There are opportunities to incorporate Indigenous place names into the maps which will help advance truth and reconciliation in the community.

4.4.6   Best Practices and Guidelines

The OCP could be updated to include best practices and current guidelines for everything from climate change and emergency preparedness to parks, open space, and tree canopy coverage. The OCP Review could incorporate new provincial guidelines and standards to ensure Pemberton is well-positioned to achieve its vision to 2050. For example, the OCP Review will enable Pemberton to develop a greenhouse gas reduction strategy that reflects the latest scientific data and best practices making Pemberton a leader in this area.

4.4.7   SMART Policies

SMART policies are characterized as ones that are Specific, Measurable, Achievable, Realistic, and Timely. SMART policies are constructed with practicality in mind and are designed to have clear steps and measures associated with them so they can be implemented. New OCP policies will be created using the SMART approach to ensure that the new OCP is a useful document for helping the village achieve its vision.

4.4.8   Growth Management

The existing OCP did not contemplate the amount of growth Pemberton has experienced in the last 10 years. The OCP Review is an opportunity to explore different growth scenarios and to test the scenarios with the community. The OCP is an opportunity for Pemberton to develop a sound growth management framework (with appropriate metrics) that will enable the municipality to be proactive to growth and development rather than reactive. Pemberton wants to be in a proactive position with solid plans for investing in the infrastructure needed to meet the demands of a rapidly growing population.

4.4.9 Housing Strategy

The Housing Needs Report is being updated during Phase 1 of the OCP Review. The Housing Needs Report Update is a separate planning exercise that will provide valuable input into the OCP housing policy framework. The housing policies will be informed by the latest housing data and better enable Pemberton to respond to the affordable housing crisis in the community. There is a lot of opportunity to address market, non-market, and purpose-built rental housing in Pemberton through the OCP Review.

4.4.10 Climate Change and Resilience

Climate change science and policy have advanced significantly since 2011. The effects of climate change have been widely apparent as weather events become more extreme, resulting in property damage, economic disruption and loss of life. There is a tremendous opportunity to incorporate best practices into the OCP Review and explore different climate initiatives. Growth and development have impacts on the climate, and trade-offs must be made between them. The OCP Review process presents an opportunity to have those conversations with the community and to identify climate priorities. Severe weather events have become more intense and frequent since the current OCP was adopted. The need for emergency preparedness actions and policies in OCPs is much greater than it was 11 years ago. There are opportunities to create more robust policy frameworks related to natural hazards, wildfire, flooding etc., in the new OCP.

5.0 CONCLUDING COMMENTS

The Technical Memo provides a foundation upon which to better our understanding of Pemberton. Desktop research is informative but not as meaningful as hearing first-hand what the community's vision, goals, and priorities are. The OCP Review process will be publicly launched in January 2023. Initial opportunities to get involved may include engaging with community members through the community open house and kitchen table discussions.

APPENDIX A: COMPLETE OCP SCORECARD

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OCP Actions Scorecard		
ACTION	**2022 Status**	
1. Update the Village's Zoning Bylaw to ensure consistency with the Official Community Plan	Completed 2018	Zoning Bylaw No. 832, 2018
2. Integrate the OCP policies for the Benchlands and Tiyata into the Official Community Plan	Completed	
3. Develop a Heritage Plan	Not Completed	Not completed to our knowledge
4. Develop Village Streetscape Specification for street furniture and lighting	Not Completed	Not completed to our knowledge
5. Update the community recreation master plan including governance decisions, facilities locations and the community needs	Completed	Recreation Facilities Implementation Strategy July 2013
6. Facilitate discussions with the SLRD and Lil'wat Nation with regard to combining available resources to expand on the recreational offerings of the entire valley	Completed	Recreate Recreation 2013
7. Develop and acquisition plan to acquire lands identified for future community facilities	Ongoing	Village entered into a lease and option agreement of Biro lands in August 2012. Purchase was completed in 2015.
8. Continue to work towards enhancing and expanding the One Mile Lake trail system, with priority for an all season (hard surface) connection to Nairn Provincial Park.	Completed	One Mile Lake Park Master Plan, adopted in
9. Facilitate trailhead enhancements as identified in the Corridor Management Plan	Not Completed	Recreation Facilities Implementation Strategy will address trailhead improvements for the Hillside Area while One Mile Lake Master Plan will consider the other trailhead improvements.
10. Assist the SLRD in the establishment of a non-motorized, equine friendly bridge across the Lillooet River	Completed	Friendship Trail Bridge initiative - completed
11. Establish Village Trails Standards consistent with the Trail Master Plan	Completed	Village Trail Standards, completed

12. Continue to ensure that the Development Cost Charge Bylaw meets local servicing needs	Not completed	This is a work in progress and may be completed before OCP Review project is complete
13. Include transit infrastructure and park 'n ride facilities in the Downtown Enhancement Strategy	Completed	Purchase and renovation of the former train station, renovations part of 2013 Work Program; bus pull-out & shelter Completed as part of the Downtown Enhancement Plan in 2019
14. Complete the design and installation of the transit pull outs and shelters	Completed	Shelters installed, lighting outstanding on a few shelters
15. Update the Sign Bylaw together with developing a wayfinding sign program for the community	Not Completed	Draft completed in 2018 by Lisa Pedrini, need to initiate consultation with the Business Community In order to finish this one off
16. Facilitate the development of a permanent location for the Farmers Market in the Downtown through the implementation of the Downtown Enhancement Strategy	Completed	Construction of the 50 x 150 open-air barn pavilion completed by the Timber Framers Guild and community volunteers in 2014
17. Review the land use regulations to ensure that opportunities and locations for food processing can be maximized	Not Completed	Not completed to our knowledge
18. Prepare a Mobile Home Retention and Relocation Policy	Not Completed	
19. Introduce lighting standards to preserve Pemberton's dark sky	Not Completed	
20. Organize with other regional jurisdictions a meeting of referral agencies to discuss local issues and approval processes	Not Completed	

Pemberton OCP Policy Scorecard:

5.1 Growth Policies						
Policy	Complete	Incomplete	In Progress	Ongoing Action	No Longer Relevant	Comments
Policy 1: Ensure there is sufficient land and resources for future settlement, employment and leisure needs				✓		
Policy 2: Consider new growth areas when it is demonstrated that the form and character of the proposed development is needed				✓		Not specific enough – need to associate a deliverable with it
Policy 3: Maintain the downtown as the dominant commercial node, as well as a cultural and social focal point of the Pemberton area.				✓		
Policy 4: Grow at a reasonable rate, whereby community facilities, infrastructure and services can keep pace					✓	Need an infrastructure and services assessment to track (asset mgmt ongoing)
Policy 5: Make efficient use of land that is deemed appropriate for development through embracing				✓		Potential to explore smart growth principles with advisory committee

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5.1 Growth Policies						
Policy	Complete	Incomplete	In Progress	Ongoing Action	No Longer Relevant	Comments
applicable *Smart Growth Principles*;						
Policy 6: Ensure that land uses are functionally integrated both within and immediately surrounding municipal boundaries				✓		
Policy 7: Continue to seek federal and provincial assistance to protect the community from flooding hazards				✓		
Policy 8: Respect and protect significant natural and cultural features				✓		
Policy 9: Recognize the potential for the wildland fire risk expanding into growth areas from forested areas	✓					Transition to ongoing action? DPA? More specific
Policy 10: Create a complete community whereby the downtown is surrounded by unique, vibrant neighbourhoods				✓		Neighbourhood/area focus

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5.2 Building and Open Spaces Policies						
Policy	Complete	Incomplete	In Progress	Ongoing Action	No Longer Relevant	Comment
Policy 1: Support architectural styles and streetscape design that complement the town's pedestrian scale				✓		DPAs created since previous OCP
Policy 2: Ensure that development respects the variable climate, considers functional requirements and if appropriate, incorporates traditional building materials				✓		
Policy 3: Embrace green building *best practices*				✓		
Policy 4: Offer an interesting, convenient and pedestrian-friendly downtown				✓		Cycling plan created Opportunity to split out to add clarity
Policy 5: Encourage the design of distinctive buildings that reflect the local community's history and culture				✓		
Policy 6: Identify, preserve and				✓		

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5.2 Building and Open Spaces Policies						
Policy	Complete	Incomplete	In Progress	Ongoing Action	No Longer Relevant	Comment
promote *designated heritage properties*						
Policy 7: Continue to accommodate the community's unique needs for street furniture such as hitching posts, bike racks, chariot parking, benches, lighting and bear proof receptacle				✓		
Policy 8: Promote corridors of natural areas and the planting of native landscaping				✓		

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5.3 Community Facilities' Policies						
Policy	Complete	Incomplete	In Progress	Ongoing Action	No Longer Relevant	Comment
Policy 1: Accommodate the lifecycle needs of residents of all ages and abilities				✓		
Policy 2: Provide safe, accessible and convenient facilities for artistic, cultural, academic, leisure and recreational expression, activities and learning				✓		
Policy 3: Accommodate community's needs for health and wellness services				✓		
Policy 4: Continually enhance the offerings and opportunities of both indoor and outdoor facilities catering to all seasons				✓		
Policy 5: Balance the provision of amenities with the community's fiscal resources and capacity				✓		
Policy 6: Encourage the development, integration and shared community use				✓		

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5.3 Community Facilities' Policies						
Policy	Complete	Incomplete	In Progress	Ongoing Action	No Longer Relevant	Comment
of publicly accessible facilities						
Policy 7: Coordinate the resources of the Village, Regional District and Lil'wat Nation to maximize the opportunity of recreation services and facilities for the area				✓		Recreaton is managed by the Village, funded by RD and Village (maybe Lil'wat?)
Policy 8: Enhance and expand existing community amenities to meet growing and evolving needs				✓		
Policy 9: Recognize the value of natural amenities that are within municipal boundaries considered to be both frontcountry & backcountry areas	✓					RD manages trails, value in managing recreation centrally – future conversation

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5.4 Parks, Trails and Open Spaces Policies						
Policy	Complete	Incomplete	In Progress	Ongoing Action	No Longer Relevant	Comment
Policy 1: Provide a sufficient quantity of parks, open spaces and trails to support the current and future population's needs and interests				✓		
Policy 2: Ideally locate parks and open spaces within a 5–10-minute walk of residents and businesses, while being geographically distributed to serve the population equally				✓		More of a goal
Policy 3: Actively use parks and open spaces to preserve sensitive ecological areas, natural resources, and wildlife habitat as well as enhance transportation corridors				✓		
Policy 4: Create a park and open space network that is socially, financially, and environmentally sustainable				✓		Three things – How to address joint funding with the SLRD? MOU?
Policy 5: Explore opportunities for parks and trails to be fire breaks and suppression crew access routes as to reduce wildland fire risks				✓		Community wildfire protection plan created. Specific actions for fire department Active FireSmart team

5.5 Infrastructure Policies						
Policy	Complete	Incomplete	In Progress	Ongoing Action	No Longer Relevant	Comment
Policy 1: Provide municipal services in a cost-effective manner				✓		
Policy 2: Embrace green building best practices				✓		Consolidate with similar policy above?
Policy 3: Ensure water sources and reservoirs meet or exceed provincial quality and quantity requirements				✓		
Policy 4: Promote water conservation initiatives				✓		Several studies and investigations have been completed which have highlighted the need to conduct further study/identified problem areas
Policy 5: Embrace recycling, reusing and reducing programs as to decrease solid waste production, moving towards a goal of zero waste		✓		✓		Handled by regional district
Policy 6: Work towards becoming a Bear Smart Community				✓		
Policy 7: Ensure new development contributes to the costs of capital infrastructure works but also ongoing maintenance			✓	✓		DCC bylaw updates Subdivision and development control bylaw Infrastructure modelling program

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5.5 Infrastructure Policies						
Policy	Complete	Incomplete	In Progress	Ongoing Action	No Longer Relevant	Comment
						Anticipated completion end of 2023
Policy 8: Recognize new growth areas into the Village's long term service planning				✓		Breakdown thevilage into manageable units (downtown etc)
Policy 9: Ensure that all developed areas in the Village have access to adequate protection of emergency firefighting services			✓			Location of firehall in relation to rail crossings. Firehall is undersized
Policy 10: Reduce the area's risk of wildland fires				✓		Consolidate with similar policies.
Policy 11: Protect emergency firefighting services					✓	
Policy 12: Promote the establishment of a modern communications network (i.e. Internet, phone and 911)		✓	✓	✓		What is modern? WFH considerations Cellular improvements
Policy 13: Facilitate renewable and sustained energy options for the community				✓		Geothermal at Mt Meager Lease for run of river at Pemberton Creek – rights holder, though no action likely in short/medium term

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5.6 Transportation Policies						
Policy	**Complete**	**Incomplete**	**In Progress**	**Ongoing Action**	**No Longer Relevant**	**Comment**
Policy 1: Accommodate the community's mobility needs for all stages of life and during all seasons				✓		
Policy 2: Provide increased opportunities for four-season travel by means other than the private automobile				✓		Cycling Plan Snow clearing policy
Policy 3: Increase trail and road connectivity between the Village and the surrounding region				✓		SLRD, MOTI co-management
Policy 4: Establish a sense of arrival to the downtown catering to vehicular, transit and pedestrian/cyclist traffic			✓			Relocate welcome sign/gateway feature Wayfinding project
Policy 5: Encourage transportation systems that have reduced impact on air quality, considering renewable energy sources				✓		
Policy 6: Establish traffic patterns that move automobiles efficiently while ensuring the safety of pedestrians and cyclists				✓		

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5.7 Economic Policies						
Policy	Complete	Incomplete	In Progress	Ongoing Action	No Longer Relevant	Comment
Policy 1: Ensure an appropriate supply of zoned lands available for economic generations that are consistent with our Community Principles				✔		
Policy 2: Continue to provide a development approval process that is professional, certain and efficient				✔		
Policy 3: Continue to engage local business stakeholders in local land use decisions				✔		
Policy 4: Recognize that the Village is a partner in enhancing the vitality of the local economy				✔		
Policy 5: Embrace partnerships to promote heritage, arts and culture as important industries that provide stable and diverse revenue sources;			✔	✔		
Policy 6: Work with local stakeholders to implement the Downtown Enhancement Strategy				✔		Initial phase is complete. Phase 2 to be determined, there is a desire to see more done that builds off Phase 1.
Policy 7: Promote an expanding commercial sector that meet community needs		✔	✔			More can be done on this point. Economic Development Strategy is in draft

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5.8 Agriculture Policies						
Policy	Complete	Incomplete	In Progress	Ongoing Action	No Longer Relevant	Comment
Policy 1: Preserve and facilitate the enhancement of productive farmland				✔		
Policy 2: Promote local food production and sales		✔		✔		More to be done. Some events are ongoing, put on by Tourism Pemberton and other groups
Policy 3: Accommodate community supported agricultural opportunities and land uses				✔		
Policy 4: Support a wide range of agricultural practices and preserve land to build local food protection capacity				✔		

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5.9 Housing Policies						
Policy	**Complete**	**Incomplete**	**In Progress**	**Ongoing Action**	**No Longer Relevant**	**Comment**
Policy 1: Facilitate the development of quality rental housing for residents with low to moderate incomes			✓	✓		Radius 45 units Purpose Built Rentals completed Aspect (proposed) 60 PBR units Sea to Sky Community Services (proposed) 63 affordable units
Policy 2: Support a variety of affordable ownership housing options for young families, first time home purchasers, retirees and seniors (known as *rightsizing*)		✓	✓	✓		More to be done to improve the housing mix, get new developments to be truly affordable options.
Policy 3: Encourage housing designed to meet changing household needs and the ability for the community to age in place		✓	✓	✓		Waitlist at Lions Villa suggests need for seniors specific housing. Adaptable Housing Policy is an action item in Housing Action Plan
Policy 4: Encourage the development of housing for seasonal workers		✓	✓	✓		Workforce housing continues to be an issue. Housing Needs Report
Policy 5: Facilitate the provision of housing		✓	✓	✓		Sea to Sky Community

5.9 Housing Policies						
Policy	**Complete**	**Incomplete**	**In Progress**	**Ongoing Action**	**No Longer Relevant**	**Comment**
services and supports for Pemberton's vulnerable populations						Services (SSCS), BC Housing project will contribute with low income and rent geared to income units. SSCS facilities will be consolidated in new building.
Policy 6: Acknowledge that housing development and redevelopment is a provider of local employment				✓		

5.10 Natural Environment Policies						
Policy	Complete	Incomplete	In Progress	Ongoing Action	No Longer Relevant	Comment
Policy 1: Support the establishment of an extensive network of green spaces that include such areas as natural habitat, *riparian areas*, environmentally sensitive areas, water sheds and wildlife corridors				✓		DPA#1 addresses environmental issues. Parks and Open Spaces plan could be updated to include more direction to set aside sensitive areas and limit development
Policy 2: Integrate development into the natural environment in a way that capitalizes on ecological functions and avoids or manages risks associated with natural hazards		✓		✓		This could use more specific language. Need to explain what this means to many.
Policy 3: Preserve, protect and enhance areas defined as environmentally sensitive unless mitigating measures can be taken to minimize the negative impacts				✓		DPA#1 addresses environmental issues. Parks and Open Spaces plan could be updated to include more direction to set aside sensitive areas and limit development
Policy 4: Establish, maintain, and enhance greenway corridors and natural habitat connectivity for wildlife movements				✓		Dyking infrastructure helps with this. More could be done away from streams/wetlands.
Policy 5: Ensure potable water provision, storm water management, and				✓		Village works closely with PVDD to maintain storm water and

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5.10 Natural Environment Policies						
Policy	Complete	Incomplete	In Progress	Ongoing Action	No Longer Relevant	Comment
flood control measures are designed to maintain the integrity of the watercourses, *riparian areas*, and wetlands						flood control measures. Village operates maintains potable water provisions
Policy 6: Recognize the balance between public safety and environmental protection, particularly in consideration of hazard mitigation such as flood protection and wildfire		✓		✓		DPAs need to be redesigned to better address the issues for each one. All hazard areas and hazard types need to be updated wth the latest information. Wildfire DPA does not currently exist.
Policy 7: Protect riparian stream corridors and wetlands in support of fish and aquatic habitat as well as the overall health of the ecological system						DPA#1 addresses much of these; however, all DPAs need to be reworked to be functional. Current DPAs rely on maps that are outdated. Need to overhaul DPAs to apply to the the whole VOP when specified conditions exist.
Policy 8: Foster the conservation and efficient use of energy and other resources in buildings, vehicles and infrastructure		✓	✓	✓		Community Climate Action Plan was completed in March 2022. Points towards energy efficiencies on all

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5.10 Natural Environment Policies						
Policy	Complete	Incomplete	In Progress	Ongoing Action	No Longer Relevant	Comment
						levels. CCAP is very broad and more work is needed to bring specific goals and strategies into actual action.
Policy 9: Reduce greenhouse gas emissions in accordance with municipal targets		✓	✓	✓		As above with CCAP. Next project is to complete a Corporate Emission Plan.
Policy 10: Protect the natural ecosystem from invasive species			✓	✓		DPAs specify a Plant List for form and character purposes. More promotion on invasive species and their impacts could be done for educational purposes.
Policy 11: Continue to identify and develop *best practices* for air quality management				✓		
Policy 12: Balance environmental protection with the need for sensitive mitigation of potential wildland fire hazards			✓	✓		More needs to be done for wildfire protections in a new DPA. Ongoing management of fuels is handled by the FireSmart team and VOP Operations.
Policy 13: Retain the quality of the *dark sky* and public view corridors				✓		

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5.10 Natural Environment Policies						
Policy	Complete	Incomplete	In Progress	Ongoing Action	No Longer Relevant	Comment
Policy 14: Ensure that contaminated sites are mitigated in accordance with provincial requirements				✓		

5.11 Local Decision-Making Policies						
Policy	Complete	Incomplete	In Progress	Ongoing Action	No Longer Relevant	Complete
Policy 1: Continue to coordinate planning, facility and infrastructure initiatives with the Squamish Lillooet Regional District, Lil'wat Nation and provincial and federal governments				✓		Consolidate with previously mentioned policies Reconciliation
Policy 2: Support and value local involvement in the establishment of community land use directions					✓	Future engagement policies
Policy 3: Collaborate with the development industry and other stakeholders on future land use directions					✓	Point to development proceedures
Policy 4: Provide innovative and proactive leadership throughout the community					✓	
Policy 5: Cultivate and embrace partnerships with community stakeholders and interests				✓		Consolidate
Policy 6: Provide opportunities for its citizens to engage in meaningful participation in the community decision making process				✓		

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5.11 Local Decision-Making Policies						
Policy	Complete	Incomplete	In Progress	Ongoing Action	No Longer Relevant	Complete
Policy 7: Strengthen relationships with Lil'wat Nation and Area C residents and work to capitalize on common opportunities				✓		Split out reconciliation efforts
Policy 8: Harmonize and align land use planning approaches and activities with other initiatives in the community					✓	Interjurisdictional collaboration i.e. regional housing board