

# THE CORPORATION OF THE VILLAGE OF PEMBERTON

## BYLAW NO. 956, 2024

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**Being a bylaw to amend the Village of Pemberton Official Community Plan Designation Bylaw No. 654, 2011**

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**WHEREAS** the Council may amend its Official Community Plan from time to time;

**AND WHEREAS** the Council of the Village of Pemberton deems it desirable to amend the Official Community Plan to accommodate the Nkwúkwma Sub Area Plan and land use amendments;

**NOW THEREFORE** the Council of the Corporation of the Village of Pemberton in open meeting assembled **ENACTS AS FOLLOWS:**

### **CITATION**

1. This Bylaw may be cited for all purposes as “Official Community Plan Amendment (Nkwúkwma Sub Area Plan) Bylaw No. 956, 2024.”

### **GENERAL**

2. Schedule “A” to the Village of Pemberton Official Community Plan Designation Bylaw No. 654, 2011 is amended by:

- (a) Amending the introductory statements in 6.0 Land Use Designations by deleting the following:

“Benchlands Special Planning Area means development as recognized within Schedule E which forms part of this OCP. The land use and park designations within Maps B and G vary with Schedule D, the OCP designations shall prevail.”

And replacing with:

“Nkwúkwma Neighbourhood” means land and development within the lands so identified on Map B, Land Use Map in accordance with Schedule E, Nkwúkwma Sub Area Plan.”

- (b) Deleting Section 6.3 Special Planning Area (Benchlands) in its entirety and replacing with the following:

6.3 Nkwúkwma Neighbourhood (Formerly Benchlands)

The lands identified on Schedule E, Nkwúkwma Sub Area Plan have a rich planning history dating back to the 2007 Pemberton

Benchlands Neighbourhood Concept Plan. This history was consolidated and updated by the adoption of the Nkwúkwma Sub Area Plan (Schedule E) in 2024.

Schedule E, Nkwúkwma Sub Area Plan includes a detailed set of land use and development policy to guide the future development of the lands.

- (c) Deleting Schedule “E” in its entirety and replacing it with the Nkwúkwma Sub Area Plan attached to this Bylaw as Schedule “A”, and amending the Table of Contents and Schedules (page 53) by deleting 8.0 “E Benchlands Special Planning Area” and replacing with 8.0 “E Nkwúkwma Sub Area Plan”.
- (d) Amending Map B Land Use Designations in accordance with Schedule “B” of this Bylaw.
- (e) Amending Map C Development Permit Areas in accordance with Schedule “C” of this Bylaw
- (f) Amending Map D: Heritage Designations and First Nations Cultural Sites, Map H: Trails, Map K: Environmentally Sensitive Areas, and Map G: Parks and Open Spaces in accordance with Schedule “D” of this Bylaw.
- (g) Amending Map O: Special Planning Areas in accordance with Schedule “E” to this Bylaw and amending the Tables of Contents by amending the term “Special Planning Areas” to “Special Planning Areas and Sub Area Plans” when referring to Schedule O.

**READ A FIRST TIME** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**READ A SECOND TIME** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

NOTICE OF PUBLIC HEARING FOR VILLAGE OF PEMBERTON OFFICIAL  
COMMUNITY PLAN AMENDMENT BYLAW (Nkwúkwma Neighbourhood) NO. XXXX,  
2024 WAS PUBLISHED IN THE **Pique Newsmagazine on.**

**PUBLIC HEARING HELD** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**READ A THIRD TIME** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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Mike Richman  
Mayor

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Gwendolyn Kennedy  
Corporate Officer

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