THE CORPORATION OF THE VILLAGE OF PEMBERTON

BYLAW NO. 668, 2011

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

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 a site for institutional purposes;

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

1.   This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw No. 668, 2011."

2.   Village of Pemberton Official Community Plan Designation Bylaw No. 654, 2011 is amended by:

a)   Adding the following in numerical order to the Table of Contents:

   7.4.6. Development Permit #8 – Educational Campus

b)   Deleting the last paragraph of Section 5.1.3.2 (Growth Strategies, Urban Growth Boundary) and replacing with the following:

   The only two exceptions that may permit limited urban type development outside the boundaries of the Urban Growth Boundary are the lands that comprise the Pemberton Regional Airport and the independent school site (located as part of Lot 2, DL 211). Both of these subject properties are within the Agricultural Land Reserve designation whereby the Agricultural Land Commission has permitted only certain uses. The airport lands may only be developed for airport and ancillary uses, while the independent school site is restricted to educational and ancillary uses in addition to improved agricultural uses and buffer areas. Although these two areas are not within the UGB, it is understood that development is limited in accordance with the permitted uses as approved explicitly by the Agricultural Land Commission."

c)   Adding the following in numerical order to Section 5.2.2.1 (Development Permit Area Guidelines):

   #8   Form and Character of Educational Campus

d) Adding the following Development Permit Area guidelines to Section 7.4 (Development Permit Areas for the Form and Character of Development) after subsection 7.4.5 Development Permit No. 7 – Gateway Development:

7.4.6.1 Objectives

The Village of Pemberton has established DPA#8 – Educational Campus in an effort to fulfill the following:
- *Create an educational campus setting that reflects and respects the character of the surrounding environment and the agricultural activities;*
- *Provides visual and physical cohesiveness that positively complements the rural setting; and*
- *Is a functional educational campus for students, teachers and staff.*

7.4.6.2 Guidelines

a) Siting – The campus should complement the existing topography and natural features.

b) Building Form – The development should break up the massing of larger buildings through architectural design and landscaping.

c) Circulation and Parking – The possible negative visual appearance of expansive parking areas, garages and driveways should be not dominate the campus character.

e) Amend Map B to designate the noted "subject lands" for the "civic and institutional" designation as identified in the attached Schedule A, of this bylaw.

f) Amend Map C as follows:

  a) In the "Legend" add an "Educational Campus" designation;
  b) Designate the "subject lands" as identified in the attached Schedule A of this bylaw as "Educational Campus".
  c) Designate the "subject lands" as identified in the attached Schedule A for "Enhancement of Agriculture".

i) Amend Map K as follows:

  a) In the "Legend" delete the "ESA (Provincial)" designation and replace with "Development Permit Area No. 1 – Environmental Protection" designation.
  b) Designate the "subject lands" as identified in the attached Schedule A of this bylaw as "Development Permit No. 1 – Environmental Protection".

READ A FIRST TIME this 7th day of June, 2011.

READ A SECOND TIME this 7th day of June, 2011.

PUBLIC HEARING HELD this 21st day of June, 2011.

READ A THIRD TIME this 12th day of July, 2011.

PASSED AND ADOPTED this 26th day of July, 2011.

_____   _____
Mayor   Corporate Officer

Schedule A
"Subject Lands"

Crown Land

Rem. Frac. NW ¼ DL 211

E 1/2 DL 211 Except Plans
9479, A21 and 39509

161 ACRES

Existing
CN
Crossing

Blk. A
Plan B3576
DL 211

NW ¼ DL 210

PROPOSED ACCESS ROAD →

CN Railway

Pl. 1241 DL 210

SUBJECT
LANDS

Pemberton
Plateau

Pl. 20157 DL 210

REM FRAC SW ¼ DL 211

74 ACRES

Highway 99

Old bed of North Branch
of Lillooet River

Highway 99

Lot A
Plan 39509

ALL DISTANCES IN METERS