

VILLAGE OF PEMBERTON

BYLAW No. 698, 2012

A bylaw to amend Official Community Plan Bylaw No. 654, 2012.

WHEREAS pursuant to Section 875 of the *Local Government Act* a Council may, by bylaw establish an Official Community Plan;

AND WHEREAS the Village of Pemberton endorsed the Regional Growth Strategy that was later approved by the Squamish Lillooet Regional District Board on June 28, 2012;

AND WHEREAS the Council of the Village of Pemberton in accordance with Section 866 of the *Local Government Act* shall adopt a Regional Context Statement into their Official Community Plan. The Regional Context Statement recognizes the extent to which the Official Community Plan is consistent with the Regional Growth Strategy and, if not consistent, then how the Village intends to bring itself into consistency;

AND WHEREAS pursuant to Section 865 (3) of the *Local Government Act* , a Regional Growth Strategy does not commit or authorize the Village to proceed with any project that is specified in the Regional Growth Strategy.

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

1. **CITATION**

This Bylaw may be cited as "Village of Pemberton Official Community Plan (Regional Context Statement) Amendment Bylaw No. 698, 2012."

2. **AMENDMENT**

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

- a) Inserting into Section 3.0 the "Regional Context Statement" as attached within Schedule A, of this bylaw.
- b) Inserting as "Map N – Regional Context Statement" as attached within Schedule B, of this bylaw.

READ A FIRST TIME this 17th day of April, 2012.

READ A SECOND TIME this 17th day of April, 2012.

NOTICE OF INTENTION TO AMEND Official Community Plan Bylaw No. 654, 2011
PUBLISHED IN THE Whistler Question April 19, 2012 and April 26, 2012.

PUBLIC HEARING HELD this 1st day of May, 2012.

READ A THIRD TIME this 1st day of May, 2012.

RESCINDED THIRD READING this 5th day of June, 2012.

READ A THIRD TIME AS AMENDED this 5th day of June, 2012.

RESCINDED THIRD READING this 3rd day of July, 2012.

NOTICE OF INTENTION TO AMEND Official Community Plan Bylaw No. 654, 2011
PUBLISHED IN THE Pique Newspaper July 5, 2012 and in the Pique Newspaper and Whistler
Question July 12, 2012.

PUBLIC HEARING HELD this 17th day of July, 2012.

READ A THIRD TIME AS AMENDED this 17th day of July, 2012.

RESCINDED THIRD READING this 4th day of September, 2012.

READ A THIRD TIME AS AMENDED this 4th day of September, 2012.

ADOPTED this 18th day of June, 2013.



A large, stylized handwritten signature in black ink, partially overlapping the Mayor's name line.

Mayor

A handwritten signature in blue ink, reading "Sueva Faser".

Corporate Officer

SCHEDULE A

3.0 REGIONAL CONTEXT STATEMENT

The Village of Pemberton Official Community Plan (OCP) and the Squamish Lillooet Regional District Regional Growth Strategy (RGS) are complementing documents that assist municipalities within the region to move towards achieving sustained economic, social and environmental health and vibrancy.

The *Local Government Act* recognizes that the purpose of a Regional Growth Strategy is “to promote human settlement that is socially, economically and environmentally healthy and that makes efficient use of public facilities and services, land and other resources”. In addition, the Act indicates that a RGS should include goals and objectives related to housing, transportation, regional district services, parks and natural areas, economic development, greenhouse gas emission targets and other regional matters. The SLRD’s Regional Growth Strategy is comprised of a vision, nine (9) goals (with associated policies) and strategic directions for the SLRD and member municipalities.

As required by the *Local Government Act*, the Village of Pemberton has prepared the following Regional Context Statement. Paragraph 3.1 reviews and confirms that the OCP is consistent with the policies of the RGS. Paragraph 3.2 identifies small inconsistencies between the RGS’s Regional Settlement Area Map and the OCP’s Land Use Maps and a process or actions to move towards consistency over time.

3.1 Village Official Community Plan Consistency with the Squamish Lillooet Regional District’s Regional Growth Strategy Policies and Strategic Directions.

The following subsections indicate that the Village’s Official Community Plan is consistent with the policies and strategic directions of the Regional Growth Strategy.

1. **Focus Development into Compact, Complete, Sustainable Communities** - The Village has followed the RGS Strategic Directions whereby the OCP directs growth to the Urban Areas, prevents development in Non-Settlement Areas and encourages Smart Growth. The consistency of the Village’s land use designation maps (notably Map A – Urban Growth Boundary and Map B – Land Use Designations) are addressed in Section 3.2.
2. **Improve Transportation Linkages and Options** - The OCP is consistent with RGS goal and objectives supporting transportation linkages, notably:
 - ✓ Encourages compact mixed use developments;
 - ✓ Supports the provision of regional transit service;
 - ✓ Supports improved safety and reliability of the regional road network, working with the Ministry of Transportation and Infrastructure;
 - ✓ Encourages the continued development of trails and bike routes;
 - ✓ Participates in a coordinated approach to improve regional air service;
 - ✓ Supports region-wide 911 and cell phone service; and
 - ✓ Supports broadband Internet services.
3. **Support a Range of Affordable Housing** – The Village’s OCP is supportive of the RGS’s strategic approach to affordable housing, notably:
 - ✓ Supports regional initiatives for affordable housing;
 - ✓ Encourages a range of housing forms;
 - ✓ Supports the participation of community organizations and individual initiatives in the development of affordable housing initiatives;

- ✓ Supports working cooperatively to explore creative mechanisms to encourage affordable housing; and
- ✓ Continues to assist in the facilitation of low cost housing options for seniors.

4. Achieve a Sustainable Economy – The OCP is consistent with the directions relating to supporting a vibrant economy, specifically it:

- ✓ Supports the development of regional initiatives and partnerships to strategically enhance various sectors of the economy;
- ✓ Will strengthen the multimodal transportation system;
- ✓ Will work to enhance the awareness of the region for business investment;
- ✓ Recognizes that an agricultural plan for the Pemberton Valley will provide for new agricultural investment and the protection of the ALR; and
- ✓ Recognizes the importance of a regional Independent Power Plant development strategy.

5. Protect Natural Eco-system Functioning – The OCP's land use document recognizes the importance of minimizing possible environmental impacts, supporting ecological restoration and enhancement, and protecting habitat and wildlife and specifically:

- ✓ Supports consolidating ecological and biodiversity data in the region;
- ✓ Promotes Best Management Practices to limit environmental impacts;
- ✓ Recognizes the importance of water quality and conservation;
- ✓ Supports the Sea to Sky Air Quality Management Plan;
- ✓ Supports the SLRD Solid Waste Management Plan;
- ✓ Supports initiatives to eliminate noxious weeds;
- ✓ Recognizes the importance of community stewardship and support for the Bear Smart program; and
- ✓ Moves towards the implementing initiatives to reduce greenhouse gas emissions; and
- ✓ Considers other positive initiatives to preserve and protect the natural environment moving towards sustainable means.

6. Encourage the Sustainable Use of Parks and Natural Areas – The Village also recognizes the value of these open spaces within the OCP, notably:

- ✓ Supports the retention and provincial operation of provincial parks (Nairn);
- ✓ Support for the ongoing management and coordination of greens spaces and natural areas outside Village boundaries;
- ✓ Recognizes the importance of regional open space connectivity while respecting wildlife corridors, growth boundaries and wildfire interface areas;
- ✓ Supports the Sea to Sky Trail and Trans Canada Trail initiatives;
- ✓ Supports the preparation of a recreation opportunities and facility inventory as part of a Recreation Master Plan; and
- ✓ Supports community initiated stewardship projects.

7. Create Healthy and Safe Communities – The OCP considers health and safety as it relates to the quality of life in a community, neighbourhood design and land use. The following RGS strategies are supported in the OCP:

- ✓ Promotes multi-jurisdictional approach to public health and wellness;
- ✓ Supports the *Winds of Change* initiative;
- ✓ Encourages the development of a compact and walkable community that embraces the Smart Growth Principles;
- ✓ Commits to emergency planning on a regional basis;

- ✓ Supports community initiated projects to improve the community's wellbeing;
- ✓ Pursues initiatives to improve the quality of life and security for the community; and
- ✓ Provides for infrastructure, trails and greenways that link regionally.

8. Enhance Relations with Aboriginal Communities – The OCP encourages dialogue and collaboration with the Lil'wat Nation and further the plan:

- ✓ Supports the collaboration with First Nations on joint interests;
- ✓ Apply various consultation tools in discussions with First Nations on the Official Community Plan, subsequent amendments and other land use considerations.

9. Improve Collaboration Amongst Jurisdictions – The Village is supportive of inclusive, coordinated, and transparent decision making that provides mutual respect and ongoing and early communication. The protocol measures and approach identified by the SLRD, specifically:

- ✓ Supports ongoing communications and coordination in the region;
- ✓ Encourages the use of various innovative and effective approaches to assist with the resolution of regional issues.

3.2 Regional Settlement Area Map and the Village's Official Community Plan Land Use Maps

A comparison of the RGS's Regional Settlement Area Map and the OCP's Land Use Maps indicates several inconsistencies in the land use designations related to urban growth. Map N – Regional Context Statement identifies the physical location of the subject properties, while the following summaries highlight the inconsistencies and the manner in which the Village and the SLRD are able to work towards consistency. In many cases a minor amendment is requested in keeping with the RGS Minor Amendment Process where "it is in the opinion of the Board that the change is not considered to be of regional significance in terms of scale, impacts or precedence; and contributes to achieving a compact, complete and sustainable community".

Parcel #1: Southern portion of Lot B, KAP 73119, DL 202 and Block H, DL 202

These lands are currently within the Agricultural Land Reserve. In 2009, the Agricultural Land Commission indicated that subject to certain conditions the Commission may consider removing the ALR designation for the purposes of residential uses. The proposed residential use is a small development whereby the ALC and the Village generally support an urban use if in accordance with Smart Growth principles and improving surrounding farmland.

ACTION: The Village request that the SLRD initiate an amendment for Parcel #1 within the Settlement Area Map for an urban area designation, if the lands are removed from the ALR.

Parcel #2: Unsurveyed Crown land immediately north of DL 2297, south of Collins Road.

It appears that these lands have been overlooked in the approval of the Benchlands Neighbourhood Concept Plan and subsequent boundary extension requests.

In the original review and approval of OCP Amendment Bylaw No. 594, 2007 the lands were identified as part of the Benchlands Neighbourhood Concept Plan even though they were not within the Village's boundary. The jurisdiction of these lands was not questioned and on April 23, 2007 the SLRD Board indicated that the subject OCP Amendment was "consistent with the Regional Growth Strategy Memorandum

of Understanding for urban development". Regardless, the lands were not highlighted in the Regional Growth Strategy as being within the Regional District and therefore were not designated for future urban growth.

ACTION: The Village requests that the SLRD initiate an amendment for Parcel #2 to the Settlement Area Map for an urban area designation. The Village will add these lands to their next boundary extension request to the province.

Parcel #3 – KAS1994

This is clearly a mapping error in the Settlement Area Map as there has been a residential subdivision on these lands for 10 years. The land was developed in the Village.

ACTION: The Village requests that the SLRD initiate an amendment for Parcel #3 to the Settlement Area Map for an urban area designation.

Parcel #4 – DL 8787, LLD; Plan KAP1446, DL 8785, LLD; Block A, DL 8788, LLD

In 2006, the provincial government entered into the Sea to Sky Highway Agreement with the Lil'wat Nation as part of its accommodations benefit package. Included in this agreement was the transfer of 600 acres of fee simple land (plus a further 600 acres of option lands). Parcel #4 comprises a portion of these lands.

At the time the Village identified its final boundaries for the 2009 expansion application a portion of these lands were included. The identification of these lands was based on several technical studies that also informed the Regional Growth Strategy. It is understood that since the Regional Growth Strategy was nearing completion a notation was added to the Settlement Area Map stating that: **Exact boundary to be determined through further consultation.* This notation was only added to the Pemberton Mount Currie Settlement Area Map.

ACTION: The Village requests that the SLRD initiate an amendment for Parcel #4 to the Settlement Map as Future Growth Node.

Deleting the reference to "*Exact boundary to be determined through further consultation." from the Pemberton/Mount Currie Settlement Area Map

Parcel #5 – A portion of Lot 2, EPP1353, DL 211

The proponents for an independent school on this site received approval from the Agricultural Land Commission on August 5, 2009 for a non-farm use. Although the rezoning was initiated in the SLRD in 2008 (then restarted following the ALC decision) the lands were not designated or zoned for the school use until they were brought within the Village's jurisdiction in 2011. As these lands continue to be within the ALR, the non-settlement area designation is appropriate even if the property is developed as an independent school. As a result the OCP and the RGS map designations are deemed by the Village to be consistent.

Parcel #6 – Lot 1, Plan KAP87819, DL 211 (north of the rock outcrop, south the rail right of way and east of Pemberton Farm Road)

These lands were included by the Village in the 2011 boundary extension as the property was seen as a potential site for recreation amenities including playing fields and facilities. The lands are considered to be a key component in addressing recreational needs, although since the property is within the ALR, permission must be received from the ALC. The site was initially identified as a potential recreation site as early as 2007. A fundamental aspect of the proposed Hillside development identified in the RGS is to ensure that the new neighbourhood is compact, complete and sustainable. The introduction of the independent school (employment) and recreation will reduce vehicular trips to the Village downtown and provide a focal point to the neighbourhood. The development of recreational facilities for the Pemberton Valley is also intended to reduce vehicular trips and social reliance on the Whistler facilities.

ACTION: The Village request that the SLRD initiate an amendment for Parcel #6 within the Settlement Area Map for an urban area designation, if the lands are removed from the ALR.

Parcel #7 – Lot 1, Plan KAP87819, DL 211 (comprising the quarried rock outcrop)

This rocky knoll is currently within the Agricultural Land Reserve, yet at one time was a BC Rail quarry and (due to an early mapping error) outside the ALR. The development of the rocky knoll will increase the density in the neighbourhood and may provide a small opportunity for a neighbourhood commercial store, thus reducing vehicle trips.

ACTION: The Village request that the SLRD initiate an amendment for Parcel #7 within the Settlement Area Map for Future Growth Node designation, if the lands are removed from the ALR.

Parcel #8 – Block A, Plan B3576, DL 211

These lands comprise a rural residential property that is not within the Agricultural Land Reserve, is within municipal boundaries and is surrounded by other lands designated for urban use within the RGS. Including this small isolated parcel in the Settlement Area will increase the density of the development and responds to Smart Growth principles.

ACTION: The Village request that the SLRD initiate an amendment for Parcel #8 to the Settlement Map for an urban area designation.

Parcel #9 - A portion of DL 206 and DL 207, lying between District Lot 766 and the Lillooet River, Lillooet District

These lands comprise a portion of the Pemberton Regional Airport, that is within the Agricultural Land Reserve but are subject to a reverter that limits the use to airport and ancillary uses. The lands are appropriately designated in the OCP for the Airport use and similarly zoned.

ACTION: The Village request that the SLRD initiate an amendment for Parcel #9 to the Settlement Map for an urban area designation.

