

ADVISORY LAND USE COMMITTEE MINUTES

Minutes for the Advisory Land Use Commission of the Village of Pemberton held February 24, 2015 at 5:30 pm at 7400 Prospect Street.

IN ATTENDANCE:

Saad Hasan, Chairperson
Niki Vanker, Member
Tracy Napier, Member
Drew Meredith, Member

STAFF IN ATTENDANCE:

Pete Neff, Operations & Development Manager
Lisa Pedrini, Village Planner
Suzanne Bélanger, Project Coordinator

PUBLIC IN ATTENDANCE:

Cam McIvor, Agent for "580" Hillside Development

1) CALL TO ORDER

At 5:50pm the Chair called the Meeting to Order.

2) MEMBERS UPDATE & ELECTION OF CHAIR

Members Update

At the In Camera meeting of December 16 2014, Council reappointed Tracy Napier and Kristen McLeod to the Advisory Land Use Commission for a two year term to expire in December 2016.

Other members (Niki Vanker, Bob Adams, Saad Hassan & Drew Meredith) have terms that will expire December 2015.

It was noted that as per Bylaw 626, 2009 members of the ALUC should not be appointed for more than three (3) consecutive terms. Staff will advise members that have reached that benchmark in early December 2015 prior to recruiting new members.

Election of Chair

Election of Chair and Vice Chair was held as there was a quorum in attendance.

Moved/Second

THAT Saad Hasan be re-elected as the Chairperson of the Advisory Land Use Commission.

CARRIED

Moved/Second

THAT Bob Adams be re-elected as Vice-Chairperson of the Advisory Land Use Committee.

CARRIED

3) MINUTES

Moved/Seconded

THAT the minutes of the ALUC meeting held March 31, 2014 be approved as circulated.

CARRIED

4) OR108-OCP/ZONING AMENDMENTS-HILLSIDE MIXED USE DEVELOPMENT

The Village Planner gave an overview of the application for Official Community Plan and Rezoning to facilitate a proposed development on lands referred to as the "580" Hillside Development (previously known as "Biro" Development) as a mixed use development including:

- Single Family residential,
- Multi-family residential, and;
- Potential Tourist Accommodation

For clarity, the Committee reviewed a map to identify the location of each parcel and to understand the access (Pemberton Farm Road East), parkland and relation to adjacent lands (Sunstone, Recreational Site and Agricultural Lands). The development is adjacent to, and dependent on the overall servicing concept for, the Sunstone Lands development. The Planner noted that the concept of locating a tourist accommodation use on the "580" lands was presented to Village Council as early as 2011. The Village OCP speaks to the potential for this type of use.

The currently proposed Land Use Plan and Site Plan consist of two concepts for Lot 2 and Lot 3 of the existing subdivision.

- Concept Plan 1- Residential (Single and Multi-Family) with a Tourist Accommodation Node included
- Concept Plan 2- Residential (Single and Multi-Family) without a Tourist Accommodation Node included

The agent for the application requested the opportunity to provide background on the lands when they were within the jurisdiction of the SLRD. The Committee agreed and the agent provided the following:

- Prior to the lands being included in the Village's Boundary in May 2011, the Squamish Lillooet Regional District (SLRD) had issued a Preliminary Layout Approval (PLA) to accommodate 2.5 acre parcels. According to the applicant's representative the land owners were recommended by the SLRD to consider higher density, and therefore they allowed the PLA to lapse.
- The intent for the commercial land would be to develop a "conference centre/lodge".

The Advisory Land Use Commission discussed the application:

- What is the rationale behind allowing a commercial business in the midst of a residential area? It does not seem to make sense as the uses are incompatible.
- What are the benefits to the residential land owners if a commercial use were allowed? Would there be any benefits? Or just drawbacks?

- What is the attraction to support the commercial business? Is this a standalone facility for no reason?
- The concern of the traffic impact of a commercial business in a residential area was noted.
- What is the land size and building size limit (maximum lot coverage)? It was estimated that the conference centre/lodge would be located on a parcel of approximately 20,000sq. meter which would allow up to 10,000 sq. meter (108,000 sq. feet) of floor area coverage with a maximum building height of 11.5m./3 stories. It was noted that this was too big.
- It was mentioned that locating the business here is a bad idea for the town and goes against centralizing the commercial core in the downtown as previously supported.
- The committee briefly discussed the amenities and the Village Planner confirmed that the 219 covenant on title is protecting the delivery of the amenities at a later phase.

The agent commented that local residents would be able to access the restaurant and spa facilities contained in the conference centre and there would also be jobs created by the development. He noted that in previous discussions with former Village staff, no objections had been raised with respect to the concept of a tourist accommodation use on the subject property. He noted that an earlier OCP amendment also contemplates this use. Furthermore, mention was made that the natural site topography gives a natural separation to the site with the proposed conference centre terraced down the hillside, taking advantage of views towards the valley, and protecting the residential areas behind. A disclosure statement on the residential land is proposed to notify residential lot purchasers of the potential future commercial use.

The Village Planner reminded the agent for the application that the purpose of the meeting is not to debate the application but to allow the committee members to review the application and provide their feedback in order to provide advice to council. The agent was there to clarify information or answer questions directed to him, but otherwise it was not the intent of the meeting to debate the merits of the proposal.

It was also noted that previous land use documents relating to the lands in question were high level documents (Planning Status Report, OCP Amendments etc.) which does not automatically provide zoning rights. The land use review is done following the submission of a rezoning application which includes referral for comments to all agencies (ALUC etc.) which is currently on-going.

Following discussion the Advisory Land Use Commission:

Moved/Seconded

THAT the ALUC recommend to Council that support be provided for the application for an OCP Amendment /Rezoning with respect to Concept Plan 2 (without Tourist Accommodation Node included) only due to:

- The lack of rationale provided for locating a commercial business (hotel/conference centre) in a residential neighborhood, and;
- this type of use is more appropriately located in the Downtown Core, in order to protect & support the Village's Downtown growth as previously supported by Council.

CARRIED

5) OR116-ZONING AMENDMENT-MINIMUM PARCEL SIZE

The Village Planner gave an overview of the Zoning Amendment (Minimum Parcel Area Revisions).

- The Zoning Amendment is a Village initiated application in order to amend:
The parcel size requirements of the Agricultural Zone of the SLRD Bylaw No. 765, 2002
- The Village adopted/inherited the above noted bylaw following the Village Boundary Extension of 2011.
- The existing Bylaw has a minimum parcel size of 2.43ha
- The parcel in question is 0.809ha
- The current zoning is incompatible with the Village OCP plan/Hillside Designation
- The amendment is solely applicable to a portion of one parcel of land in order to subdivide the subject property to facilitate the Village's Recreational Lease and Option to Purchase agreement.
- The land in question was previously in the Agricultural Land Reserved but was excluded.
- Further rezoning for the parcel will be forthcoming but the Village feels it would be premature to bring forward a Commercial Zoning at this stage.
- It is being recommended that the Public Hearing be waived given the minor nature of the amendment and the fact that the amendment will be consistent with the OCP.

Following discussion the Advisory Land Use Commission:

Moved/Seconded

THAT the ALUC recommend that Council support the rezoning application for the subject property and waive the Public Hearing requirements.

CARRIED

6) DEVELOPMENT UPDATE

The Village Planner gave a verbal update of the Development Services Department since she started as the Village Planner in September 2014.

- Sunstone Development
 - Development Permit-Environmental Protection
 - 2 Development Variance Permits (DVP)-Roads Standards
 - 1 DVP to vary the servicing requirements for the eight (8) Lot Subdivision (with the registration of a 219 (No-Built) Covenant to defer the servicing requirements (in process)
- 580 Hillside Development
 - OCP / Zoning Amendment (in process)
- Recreational Site
 - Rezoning to amend minimum parcel size (in process)
 - Five (5) lot Subdivision (forthcoming)
- School Site
 - Subdivision (in process)
 - DP (in process)
- Pemberton Music Festival-3 year term TUP

- Benchlands-Phase 1b (24 Lots)-TAL issued/Servicing Agreement to be completed (forthcoming)

7) NEW BUSINESS

- The committee expressed concern with having an agent to be able to debate the merits of an application with the committee members during this forum. Staff acknowledged this concern and will work to avoid this happening in the future.

8) NEXT MEETING

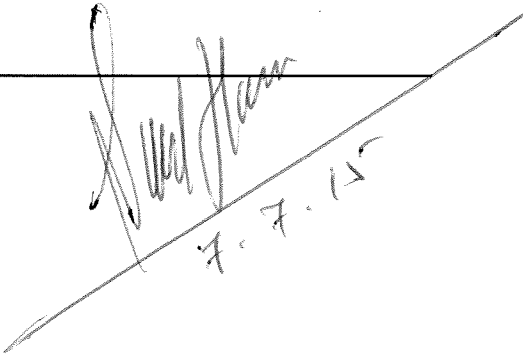
TBA-As required

9) ADJOURNMENT

At 7:20 p.m. the meeting was terminated.

This is a true and correct copy of a meeting of the Advisory Land Use Commission of the Village of Pemberton, held February 24, 2015.

Chair

A handwritten signature in cursive script is written over a horizontal line. Below the signature, the date "7.7.15" is written in a similar cursive style. A diagonal line is drawn across the signature and date from the bottom left to the top right.