

ADVISORY LAND USE COMMISSION

Agenda for the Advisory Land Use Commission Meeting of the Village of Pemberton to be held Thursday, November 24, 2016 at 5:00pm at 7400 Prospect Street.

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THE VILLAGE OF PEMBERTON
BYLAW NO. 626, 2009
Advisory Planning Commissions Bylaw

WHEREAS pursuant to Section 898 (1) of the *Local Government Act* a Council may, by bylaw, establish an advisory planning commission to advise council on matters respecting land use, community planning or proposed bylaws and permits under Divisions 2, 7, 9 and 11 of the *Local Government Act*,

AND WHEREAS pursuant to Section 898 (3) of the *Local Government Act* a bylaw establishing an advisory planning commission must provide for the commission's composition, method for the appointment of members, the procedures governing the commission's conduct and referral of matters to be considered;

THEREFORE BE IT RESOLVED that the Municipal Council of the Village of Pemberton enacts an Advisory Planning Commission Bylaw as follows:

1. This Bylaw may be cited as the "ADVISORY PLANNING COMMISSIONS BYLAW NO. 626, 2009".

2. The Village hereby establishes two distinct Advisory Planning Commissions known as: "Design Review APC" and "Land Use APC".

3. Composition

(1) The "Design Review APC" shall be composed of six (6) members. One (1) member shall be a Director of the Pemberton and District Chamber of Commerce as selected by this organization.

(2) The background and qualifications of the remaining five (5) members of the "Design Review APC" should provide design and development expertise that is appropriate to the Pemberton context. Council should make best efforts to appoint the following professionals and/or community members with specific knowledge of:

- architectural design;
- community planning;
- construction/development; and
- landscape design.

(3) Two thirds (2/3^{rds}) of the individuals appointed as members to the "Design Review APC" shall be qualified as follows:

- a resident of the Village; or
- a resident of Squamish Lillooet Regional District's Area C; or
- a property owner in the Village for a minimum of one year.

- (4) The “Land Use APC” shall be composed of six (6) members.
- (5) The background and qualifications of the members should be reflective of an array of interests and perspectives within the Pemberton community. Council should make best efforts to balance the make-up of the “Land Use APC” and appoint members that have specific knowledge in one or more of the following areas:
 - agriculture;
 - children and youth;
 - environment stewardship;
 - land development/ construction;
 - local education;
 - recreation;
 - seniors/accessibility; and
 - tourism.
- (6) All individuals appointed as members to the “Land Use APC” shall be qualified as follows:
 - a resident of the Village; or
 - a resident of Squamish Lillooet Regional District’s Area C; or
 - a property owner in the Village for a minimum of one year.

4. Appointments

- (1) Members of the “Design Review APC” and “Land Use APC” shall be appointed by council for a term of two years. Appointments will be staggered by one year and members will be appointed in conjunction with council’s committee appointments that occur annually in December. Notwithstanding, the inaugural Commission will appoint half of its members to a one year term to facilitate staggered appointments in the future.
- (2) Members of the “Design Review APC” and the “Land Use APC” should not be appointed to more than three (3) consecutive terms.
- (3) Council may assign a member of council to both the “Design Review APC” and the “Land Use APC”, however, the council representative is not considered a member of the Commissions and therefore shall not be eligible to be an official (voting) member, but may attend in a resource capacity between council and the Commissions.
- (4) All members of the “Design Review APC” and the “Land Use APC” shall serve without remuneration, but may be paid reasonable and

necessary expenses that arise directly out of the performance of their duties.

5. Procedures for Governing Conduct

(1) Members of the “Design Review APC” and “Land Use APC” shall abide by the following Code of Ethics:

- attend all meetings except for reasons beyond their control, whether or not they feel that they have any useful input into the subjects under discussion;
- accept that if they miss more than three (3) meetings in any twelve (12) month period, they may be asked to resign;
- make best efforts to become fully informed of the possible effects of decisions related to proposed developments, policy or guidelines amendments or other specific planning directions; and
- hold themselves free of any conflicts of interest.

Any member who fails to adhere to the Code of Ethics will be asked to resign from the respective Commission.

(2) Meetings of the “Design Review APC” and the “Land Use APC”:

- shall be held in a timely manner as needed to address issues that arise from time to time or as referred by the Village;
- may set a regular meeting date and time, if deemed necessary;
- shall be open to the public;
- shall provide notice posted on the Village Notice Board and website, at least twenty-four hours in advance of the meeting, indicating the day, hour and place of the meeting;
- shall have a Village appointed Recording Secretary to keep the minutes of all meetings. The minutes shall be legibly recorded, signed by the chair or member presiding, and open for public inspection in accordance with the *Local Government Act*.
- may make rules by majority resolution, as it sees fit to govern its conduct noting that in so doing the intent is that in general the rules of parliamentary debate shall apply: members will address the chair, motions will be made and seconded, the Chairperson will call the question and the vote will be recorded.

- (3) The Chairperson of the “Design Review APC” and the “Land Use APC” shall be elected by vote of the members at the first meeting of the year.

The Chairperson:

- shall preside, when present, at any meeting and generally shall fulfill all of the duties usually performed by the Chairperson; and
 - shall have the same right of voting as the other members of the “Design Review APC” or “Land Use APC” and in case of an equality of votes for and against the question, the question is resolved in the negative and the Chairperson shall so declare.
- (4) The “Design Review APC” and the “Land Use APC” may elect one (1) of its members to be Vice-Chairperson, who in the absence of the Chairperson shall preside at meetings of the Commissions. In case the Chairperson is absent from a meeting and no Vice-Chairperson has been elected, the members present, if a quorum is present, shall elect one (1) of their members to act as Chairperson of that meeting.
- (5) Four (4) voting members constitutes a quorum for each the “Design Review APC” or the “Land Use APC”. A quorum is required to undertake:
- the transaction of business, and the decision;
 - all acts whatsoever authorized or required to be done, except as otherwise provided for; and
 - all questions of adjournment and others that may come before the Commissions.
- (6) Applicants for a particular bylaw amendment or permit are entitled to be given notice, attend and be heard at the corresponding Commission meetings.

6. Matters for Referral

- (1) The “Design Review APC” shall review and provide council with recommendations on matters respecting Village design related issues particular to the following:
- Development permit and development variance permit applications;
 - Reports and policy analysis, notably development permit applications and guidelines;

- Planning and design documents (i.e. Official Community Plan, Village Vision and Zoning Bylaw), rezoning applications and reports that specifically relate to the form and character of a building, outdoor spaces and landscaping; and
 - Any other matters referred by council.
- (2) The “Land Use APC” shall review and provide Council with recommendations on matters respecting land use, community planning, major policy issues and proposed land use bylaws, permits and other applicable regulations, particular to the following:
- Reports and policy analysis including community and neighbourhood planning, housing, and economic development;
 - Applications for amendment of the Official Community Plan and Zoning Bylaw;
 - Major development applications; and
 - Any other matters referred by council.

7. Reporting Procedure

- (1) The “Design Review APC” shall:
- provide input at early stages in the design review process, the timing of which will be determined on a case by case basis by the Manager of Development Services.
 - provide recommendations and comments with respect to matters outlined in Paragraph 6 (1) of this Bylaw. Recommendations shall be in the form of formal resolutions and shall be specific in their direction. The recommendations will be used by Village staff and their consultants when discussing a project with an applicant, and may be used by council when making decisions on development applications.
- (2) The “Land Use APC” shall
- provide input at early stages with regard to community planning and land use matters, the timing of which will be determined on a case by case basis by the Manager of Development Services.
 - provide recommendations and comments to the Village with respect to the matters outlined in Paragraph 6(2) of this Bylaw. Recommendations shall be in the form of formal resolutions and shall be specific in their direction. The recommendations will be used by Village staff and their consultants when discussing a

project with an applicant, and may be used by council when making decisions on land use and community planning issues.

- (3) Council will inform the “Design Review APC” and the “Land Use APC” of its decisions, yet council is in no way bound to the advice or recommendations of the commissions. Decisions not conforming to the “Design Review APC” and/or “Land Use APC” recommendations may be further discussed by the commissions should it be deemed appropriate or necessary by council.

8. Staff Resources and Support

- (1) The Manager of Development Services or their designate shall serve as a resource person.
- (2) The Manager of Development Services shall appoint a Recording Secretary to document the minutes of the meetings.

9. General

- (1) If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.
- (2) This bylaw may not be amended or repealed and substituted unless Council first gives notice in accordance with section 94 of the *Community Charter*.

READ A FIRST TIME this 20th day of January, 2009

READ A SECOND TIME this 20th day of January, 2009

READ A THIRD TIME this 20th day of January, 2009

RECONSIDERED, FINALLY PASSED and ADOPTED this 3rd day of February, 2009

Mayor

Administrator

ADVISORY LAND USE COMMITTEE MINUTES

Minutes for the Advisory Land Use Commission of the Village of Pemberton held September 8, 2015 at 5:30 pm at 7400 Prospect Street.

IN ATTENDANCE:	Bob Adams, Co-Chairperson Kirsten McLeod, Member Niki Vanker, Member Tracy Napier, Member
ABSENT:	Drew Meredith Saad Hasan
STAFF IN ATTENDANCE:	Lisa Pedrini, Village Planner Suzanne Bélanger, Project Coordinator
PUBLIC IN ATTENDANCE:	n/a

1) CALL TO ORDER

At 5:35 pm the Co-Chair called the Meeting to Order.

The Co-Chair notified the Advisory Land Use Committee that Mr. Meredith was not at the meeting having declared a conflict of interest.

2) MINUTES

Moved/Seconded

THAT the minutes of the ALUC meeting held July 7, 2015 be approved as circulated.

CARRIED

3) OR118-ZONING AMENDMENT-RESTAURANT USES UPDATE

The Village Planner gave an update of the Village initiated Zoning Amendment (Restaurant Uses).

The Zoning Amendment (OR118) was previously referred to the Advisory Land Use Commission at the meeting of July 7, 2015.

Following the meeting, staff discovered that a rezoning was undertaken in 2013 for a property in the Gateway that resulted in "Drive-In Restaurants" being added to the list of permitted uses in the C-5 (Neighbourhood Pub Commercial) Zone.

In light of this new information, Council at the Regular Council Meeting No. 1402 held July 21, 2015 recommended that staff refer again the Zoning Amendment to stakeholders including the Advisory Land Use Commission to provide this new information.

The Advisory Land Use Commission discussed the new information provided regarding more specifically the C-5 zone.

- It was noted that it was understandably odd to have added the “Drive-In” Zoning in 2013 to the C-5 Zone to now downzone it with this new initiative.
- An ALUC member active in 2013 remembered this C-5 Zoning Amendment and commented that at the time the landowner had interest in a broader list of permitted uses which will all still be permitted minus the drive-in restaurant use.
- Members concurred that despite the 2013 “up-zone” it is not inappropriate to now consider removing “drive-in”.
- A member noted that a property owner at a later date could request a rezoning application to add the drive-in use and should it be supported by an application which gives clarity to the form and character of this type of restaurant drive-in, it could be considered by Council.
- Essentially, drive-in restaurant may be considered on a case by case basis as opposed to an outright permitted use.

Moved/Seconded

THAT the ALUC continues to support their recommendation of July 7, 2015 to Council:

THAT the ALUC recommend to Council to support the Zoning Amendment
(Restaurant Uses) No 793, 2015

CARRIED

4) NEW BUSINESS

The Village Planner gave a verbal update of potential upcoming development initiatives:

- Revised Tiyata subdivision application is expected;
- “580” Lands Rezoning is in progress;
- Potential Senior Housing Development Interest;
- Potential Hotel/Conference Centre in Gateway;
- More Residential next to Portage Station (referred to as “the Landing at Portage”).

5) NEXT MEETING

TBA-As required

6) ADJOURNMENT

At 5:52 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 September 8, 2015.

Co-Chair

Project: OR121-Marihuana Operation

Civic Address				
Legal Description	Lot	District Lot	Plan	L.L.D.
All	All	All	All	Lillooet Land District
Owner's Name(s)/Address		Agent's Name:		
various		Lisa Pedrini, Planner, Village of Pemberton		
		Phone 604-894-6135, ext. 234		
		Cell:		
		E-Mail Address: lpedrini@pemberton.ca		

Application Request	Village-Initiated Blanket Prohibition of "Marihuana Operation"
Existing OCP Designation	All
Existing Zoning Designation	All
Proposed OCP Amendment	n/a
Proposed Zoning Amendment	Bylaw XXX, 2017 Marihuana Operation

Proposed Lots	n/a
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Village Planning Staff Comments:

The Village of Pemberton has recently issued a Business Licence to a retail store in the Downtown Core (C-1 Zoning) on Frontier Street for the sale of "glass, gifts, vaporizers and accessories". As such, approval has been granted to sell only those retail items identified in their Business Licence Application as submitted October 6, 2016.

However, the Village is aware of a post on Craigslist, dated September 21, 2016, which demonstrates that the S.W.E.D Society is actively recruiting for a Bud Tender position for a Medical Marihuana Dispensary to be located in Pemberton. Presently neither the Village's Zoning Bylaw or the Business Licence Bylaw permit medical marihuana dispensaries. In particular, sections 4.2 and 4.4 of the Business Licence Bylaw require businesses to provide evidence of applicable approvals required by federal authorities. As the retail sale of marihuana is contrary to the *Controlled Drugs and Substances Act*, a medical marihuana dispensary cannot meet this requirement.

The Federal Government is investigating options to legalize marihuana potentially as early as the spring of 2017. In the meantime, the Village of Pemberton has directed staff to seek options, through the Zoning Bylaw and other means, to regulate and manage medical marihuana dispensaries within the Village of Pemberton. In addition, the Village Council has approved a resolution that if an unauthorized medical marihuana dispensary opens within the Village of Pemberton, staff be authorized to seek a Section 274, Statutory Injunction against the dispensary.

Village staff sought legal advice from their solicitor on options to regulate dispensaries in anticipation of pending legislative changes. One option before the Village right now is to adopt an amendment to the Zoning Bylaw to regulate dispensaries by installing a blanket prohibition for now, which can then be relaxed, generally or on a site specific rezoning basis, once the new federal regime is in place. Other options are to ignore them or to attempt to regulate through Temporary Use Permits or an amended Business Licence Bylaw.

Staff's recommended approach is to amend the existing Village of Pemberton Zoning Bylaw No. 466, 2001, by adding:

- (1) a new definition of "marihuana operation" to **Section 104 - Definitions**; and

(2) adding "marihuana operation" to **Section 202 - Prohibited Uses of Land, Buildings and Structures and Water.**

The attached bylaw aims to prohibit the use of a marihuana operation throughout the municipality by clarifying the distinction between the lawful/permitted use of Medical Marihuana Production Facility and the unlawful dispensary / other use. Marihuana Operation will be explicitly defined in the Zoning Bylaw as "*the cultivating, growing, producing, packaging, storing, distributing, dispensing, advertising, trading or selling of cannabis or its derivatives but excludes Medical Marihuana Production Facility*" and this use will be expressly prohibited throughout the municipality. If the future use is sought, it will only be contemplated via a case by case, site specific rezoning application.

	November 16, 2016
Planning Department Signature	Date

VILLAGE OF PEMBERTON

BYLAW No. XXX, 2017

Being a bylaw to amend the Village of Pemberton Zoning Bylaw No. 466, 2001

WHEREAS pursuant to Section 137 of the *Community Charter* a Council may amend its Zoning Bylaw from time to time;

WHEREAS pursuant to Section 479 of the *Local Government Act RS2015* a Council may prohibit any use or uses in a zone;

AND WHEREAS the Council of the Village of Pemberton deems it desirable to expressly prohibit the use of Marijuana Operations throughout the Village;

NOW 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 Zoning (Marihuana Operation) Amendment Bylaw No. XXX, 2017"

2. Village Zoning Bylaw No. 466, 2001 be amended as follows:

a) Section 104. Definitions:

i. by adding the following:

a. **marihuana operation:** means the cultivating, growing, producing, packaging, storing, distributing, dispensing, advertising, trading or selling of cannabis (marihuana) or its derivatives but excludes Medical Marihuana Production Facility.

b) Section 202. Prohibited Uses of Land, Buildings and Structures and Water:

i. by adding 'Marijuana Operation' to the list of Prohibited Land Uses.

READ A FIRST TIME this ___ day of _____, 2017.

READ A SECOND TIME this ___ day of _____, 2017.

NOTICE OF PUBLIC HEARING for Village of Pemberton Zoning (Marihuana Operation) Amendment Bylaw No. XXX, 2017 PUBLISHED IN THE _____ on this ____ day of _____ 2017 and PUBLISHED IN THE _____ on this ____ day of _____ 2017.

PUBLIC HEARING HELD this ____ day of _____, 2017.

READ A THIRD TIME this ____ day of _____, 2017.

ADOPTED this ____ day of _____, 2017.

Mayor
Mike Richman

Corporate Officer
Sheena Fraser

DRAFT



MEMO TO ADVISORY LAND USE COMMISSION

Date: November 22, 2016

From: Lisa Pedrini
Planner

To: Advisory Land Use Commission

Subject: Temporary Use Permit Renewal, Application No. 008
Pemberton Music Festival

PURPOSE

The report presents a request for renewal of a Temporary Use Permit (TUP) for the Pemberton Music Festival and ancillary uses.

BACKGROUND

In March of 2014, Cam McIvor, Agent for the Pemberton Music Festival made application for a Temporary Use Permit to allow for a three day contemporary music festival, set-up and tear-down and ancillary uses like parking and operations on various properties within the Village of Festival. The main festival site is on the Sunstone Property adjacent to Highway 99, as well as other properties owned by fifteen (15) other entities, including sites in the Industrial Park, Sabre Lands, the Village Recreation Site and several sites in the SLRD and on Mount Currie IR#2 Lands. The application was referred to the ALUC on March 31, of 2014. After discussion, the following recommendation was made to Council:

Moved/Second

THAT the ALUC recommend support to the TUP005 for the Pemberton Music Festival subject to the following conditions:

- a) Formalize the volunteer contribution of \$3 per ticket; and*
 - b) Approval for 2014 only, that consideration for the 2015 and 2016 events be conditional on performance in 2014.*
 - c) Identify an outreach program that will inform trail users of possible detours or closures during the Festival*
- Carried*

Council approved the application in April 2014, for a three year term with conditions. The resolution read:

THAT Council approve Temporary Use Permit No. 005 for the Pemberton Music Festival for 2014 subject to the following conditions to the satisfaction of the Village of Pemberton:

- a) Adoption of the TUP designation bylaws.*

- b) *Formalize the \$3/ticket contribution.*
- c) *Confirmation that the Festival has met the Riparian Areas Regulations.*
- d) *Confirmation in writing from the Pemberton Music Festival that they will submit a monitoring report on the 2014 Festival addressing any significant issues and/or challenges that were realized prior, during and following the event. The report should also include recommended mitigation of such issues for improvement for future festivals.*
- e) *Development Permit requirements for the proposed sites and any buildings or structures shall meet municipal and provincial requirements.*
- f) *All Festival structures shall meet federal, provincial and municipal legislation.*
- g) *Identification of an outreach program that will inform trail users of possible detours or closures during the Festival.*
- h) *The Festival enter into agreements with regard to the use of Village services.*
- i) *Issuance of a Special Events Permit.*
- j) *At the time or approval or May 15th (whichever occurs first) the applicant shall provide the Public Works Department the information requested in the Festival Report to Council dated April 15, 2014.*
- k) *At the time or approval or by May 15th (whichever occurs first) the applicant shall provide the Village Engineer and Village Public Works and Development Services Department the information requested by the Village Engineering in the Festival Report to Council dated April 15, 2014..*
- l) *The existing construction trailer shall achieve approval of the water supply, wastewater collection/disposal, and resolve any other unsanitary*
- m) *Practices and permitting with Vancouver Coastal Health and the Village of Pemberton.*
- n) *The Festival shall address issues identified by the PVDD in the Festival Report to Council dated April 15, 2014.*
- o) *Festival sign off from the First Nations Health Authority for the use of Lil'wat Nation reserve lands.*
- p) *The Festival identifies the benefits to agriculture of the event.*

AND THAT *consideration of renewal of the TUP application in 2015 and 2016 shall not be unreasonably withheld by the Village provided the Agricultural Land Commission approves of the subsequent festivals and whereby the monitoring report (condition 3) indicates that the Pemberton Music Festival is a positive contributor to the Pemberton area.*

AND THAT *the Festival work with the Village, the ALC and the SLRD to fulfill ALC requirements particularly related to the tripartite agreement and the Letter of Credit.*

LEGISLATIVE REQUIREMENTS

The *Local Government Act RSBC2015* Section 492 states that a temporary use permit may do one or more of the following:

- (a) Allow a use not permitted by a zoning bylaw;
- (b) Specify conditions under which the temporary use may be carried out;
- (c) Allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.

In addition, the legislative requirements related to the term of the permit as set out in Section 497 of the *LGA RSBC2015* states:

(1) The owner of land in respect of which a temporary use permit has been issued has the right to put the land to the use described in the permit until the earlier of the following:

- (a) the date that the permit expires;
- (b) 3 years after the permit was issued.

(2) A person to whom a temporary use permit has been issued may apply to have the permit renewed, subject to the restriction that a temporary use permit may be renewed, subject to the restriction that a temporary use permit may be renewed only once.

TUP RENEWAL REQUEST

The renewal application proposes a similar set-up as previous years. The application is for a continuance of the Festival in 2017, 2018 and 2019 most likely scheduled on the third weekend of July each year on the same sites that have held a similar festival in 2014, 2015, and 2016.

RATIONALE FOR THE TUP RENEWAL REQUEST

The agent has provided the following as the rationale for the renewal request:

There has been widespread support from locals in the Sea to Sky corridor to continue to hold the Festival due to the large economic impact these types of events bring to any region. The Festival will generate a significant economic impact to the region by creating jobs, increasing tourism, and increasing direct tax revenues to the province. An economic impact projection that was created for the 2016 Pemberton Music Festival forecasted a total economic impact of \$47.7 million to the region.

Job Creation: The timeframe for building the venue, erecting the stages and other production elements, putting the event on, and breaking it all down afterwards for a large scale festival is typically 6 - 7 weeks. During that time labor is employed in many different areas such as: Construction, security personnel, event staff, landscaping, art installation, cleaning staff, food & beverage workers, shuttle drivers, parking attendants, RCMP, fire and medical staff.

Increase in Tourism: A festival of this nature will bring in patrons from all areas in the Northwest and beyond. The plan for 2017 is to have camping on site for a maximum capacity of 40,000 patrons with the majority of the remaining patrons either staying in Pemberton or Whistler hotels or day parking in Whistler and taking a shuttle to Pemberton. Hotels will be filled, restaurants, bars, retail stores will all see an uptake in business during the Festival. Transportation spending will increase in regards to airfare, busfare, rental cars, and other means of travel.

Increase in Tax Revenue: Tax revenue would be generated from ticket sales, camping revenue, hotel accommodations (staff and patrons), parking, merchandise at the Festival, and food & beverage concessions.

This only includes direct revenue from the Festival itself and does not take into account indirect spending that will increase from employee earnings generated and increase in tourism spending.

LAND USE

General Layout and Servicing Information

1.1. General Layout

The Huka Drawings in Appendix A illustrate the general layout proposed for the Festival. Details will be updated and provided for the Venue area, as well as camping, parking and support areas.

1.2. Location Plan for Road Access Points

The Land Base Plan in Appendix A illustrates the overall location of road access points. Further details will be provided in the Traffic Management Plan being prepared by RF BINNIE and ASSOCIATES. The Traffic Management Plan will be submitted at a later date for review and approval by the Village, SLRD and MOTI. It will be a slightly modified traffic plan from 2016's traffic plan. Organizers have already met with MOTI for an initial round of adjustments to the 2017 Festival's Traffic Management Plan.

There will be approximately 6 vehicular access points to the main Venue area from Highway 99. In addition, there will be a temporary pedestrian bridge between IR#2 and the Venue area. Parking and camping areas will be accessed from Highway 99, Pemberton Farm Road, McRae Road, and the Industrial Park.

1.3. Location of Roads

No new public roads will be constructed for the Festival. No new farm roads will be constructed on the Sunstone Ridge property prior to the Festival.

1.4. Description of Existing and Proposed Storm Drainage Flows

The Festival will be located on level grassed farm fields. At the main venue site, surface water is currently collected in the existing storm drainage ditch that flows east to the McRae Road ditch, then south, under the Highway, to the North Arm Channel. Existing storm drainage patterns will not be affected during the Event since no significant impermeable surfaces will be created for the Event.

1.5. Description of Existing and Proposed Water Service Connections

There are currently municipal water service connections to the Venue site. There is a municipal water line on the site that services the Farm Office.

The municipal water main on the North Arm Farm property has been extended to McRae Road since the original TUP was approved. A 150-mm diameter service has been provided to the Sunstone property from the McRae Road water main. A temporary distribution system will be constructed on the Sunstone property for event purposes similar to other years. The design of the onsite water system is in progress and will be submitted to the Village and VCH for approval as it has been for the 2014, 2015, and 2016 Festival.

1.6. Description of Existing and Proposed Available Sanitary Sewer Service Connections

There are currently no municipal sanitary sewer service connections to the Venue site. There is a private septic field on the site that services the Farm Office

No municipal sanitary sewer service connections will be required for the Venue site. Onsite sanitary services will be provided with holding tanks for effluent storage. Effluent will be pumped out of the holding tanks on a regular basis, and disposed of into the Village, RMOW, or Squamish sanitary sewer system using effluent pumper trucks. Application will be made to the Village of Pemberton for a Permit to dispose of effluent into their sewer system.

1.7. Festival Shuttle Pick-up and Drop-off Locations

As in previous years, Shuttle Bus Service will be provided to and from the Shuttle Bus Stop at the Main Venue Entrance. Shuttle Buses service will include the following pick-up and drop-off locations:

- Event parking and camping sites
- Downtown Pemberton
- Pemberton Community Centre
- Mount Currie
- Whistler Olympic Plaza
- Whistler Creekside Parkade

Details of the Shuttle Bus Service, including frequency, specific routes, and all pick-up/drop-off locations, will be contained in the Traffic Management Plan that will be submitted at a later date.

1.8. Pedestrian/Cycling Routes

The proposed pedestrian/cycling routes are illustrated in the Pedestrian Cycling Routes drawing in Section 4. The details for routing at the Highway 99 Lillooet River Bridge are not shown due to drawing scale, and will be submitted at a later date to the Village and MOTI for review and approval.

Pedestrian/cycling traffic originating from Pemberton and north of Highway 99 will be directed along Harrow/Hemlock/Urdal/Poplar Roads to the Fraser Road connector trail. Traffic will then be directed east along the Fraser Road connector trail to the Lillooet River, then south along the Crown Land trail adjacent to the Lillooet River to the Highway 99 Bridge.

At the Highway 99 Bridge over the Lillooet River, no-posts barriers will be placed on the bridge to separate pedestrians and vehicles. Pedestrian/cycling traffic will travel on the north side of the bridge, then will be directed off the travelled road surface to the toe of the north road slope, and will follow the toe of the slope within the road right-of-way to Pemberton Farm Road East, then along Friendship Trail to the Festival Venue site where a bicycle-check facility will be available for storage of bicycles.

Pedestrian/cycling traffic originating from Pemberton and south of Highway 99 will be directed to the Pemberton Creek Dike trail, then across Airport Road and north along the Crown Land trail adjacent to the Lillooet River. Traffic will go under the Highway 99 bridge and merge with Fraser Road connector trail traffic.

Pedestrian/cycling traffic originating east of the Venue site (from Mount Currie) will be directed to the Industrial Park, where it will connect to the Friendship Trail adjacent to the CN Rail right-of-way, and continue west to the Festival Venue site where a bicycle-check facility will be available for storage of bicycles.

STAFF COMMENTS

The main venue property is in the Agricultural Land Reserve, and the Agricultural Land Commission has given its permission for the use (with the exception of new properties located in Area C (McLeod and Phare) that were added to the festival footprint in 2016), as part of the tripartite agreement (MOU) between the SLRD, Village of Pemberton and the Agricultural Land Commission. The MOU will need to be updated, but a new non-farm use application does not need to be made to accompany the three year renewal of the temporary use permit.

Staff acknowledges that some information for this renewal application has not yet been provided, such as legal descriptions of all properties involved, updated mapping and a Traffic Management Plan) but staff will work with HUKA to ensure that all information is submitted in a timely manner.

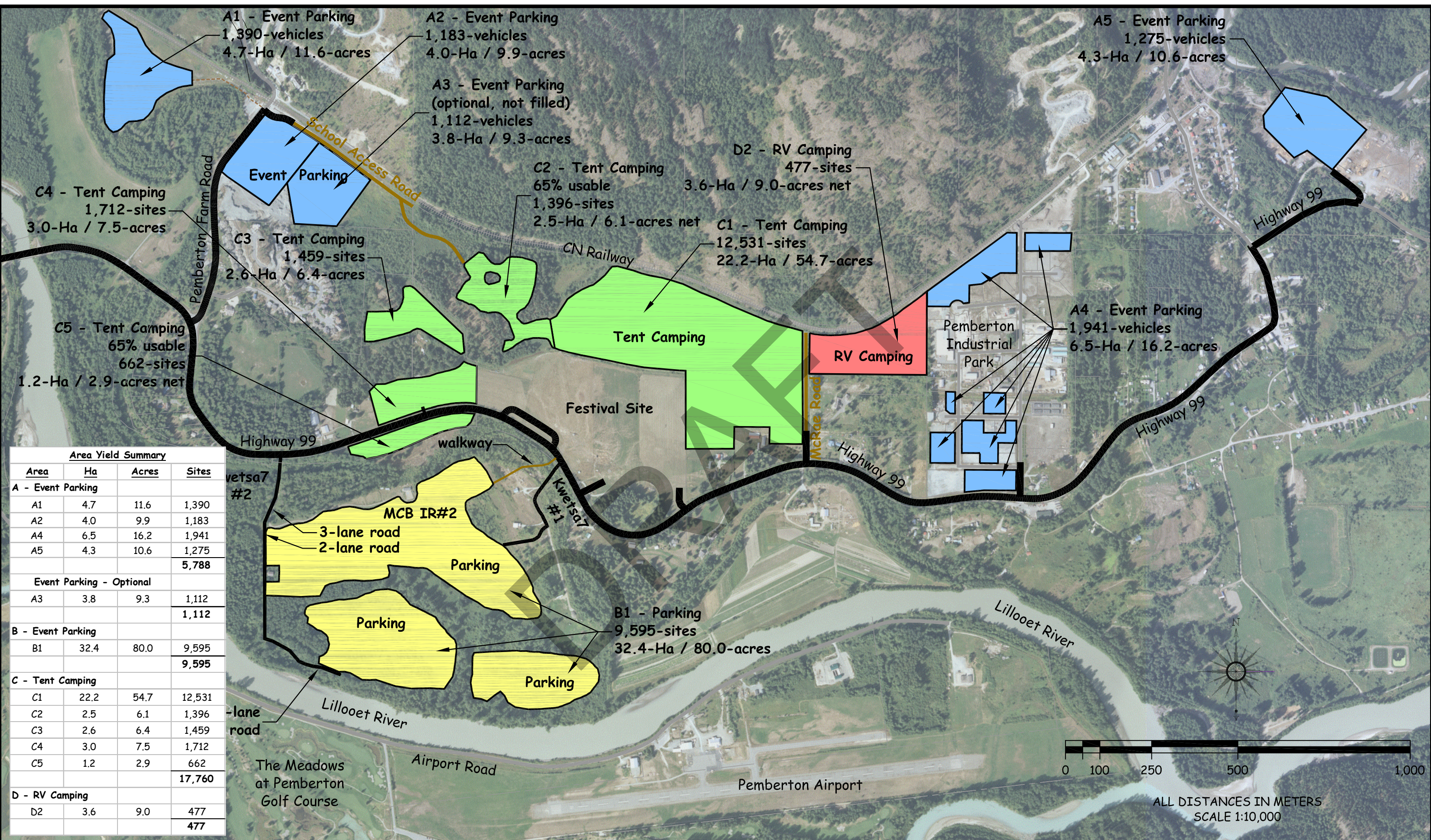
Given that this application is for a renewal of a previously approved temporary use, staff feels comfortable forwarding the application to the ALUC now for initial comment and input on the concept based on the understanding that the use will be similar as what has occurred in the last three years.

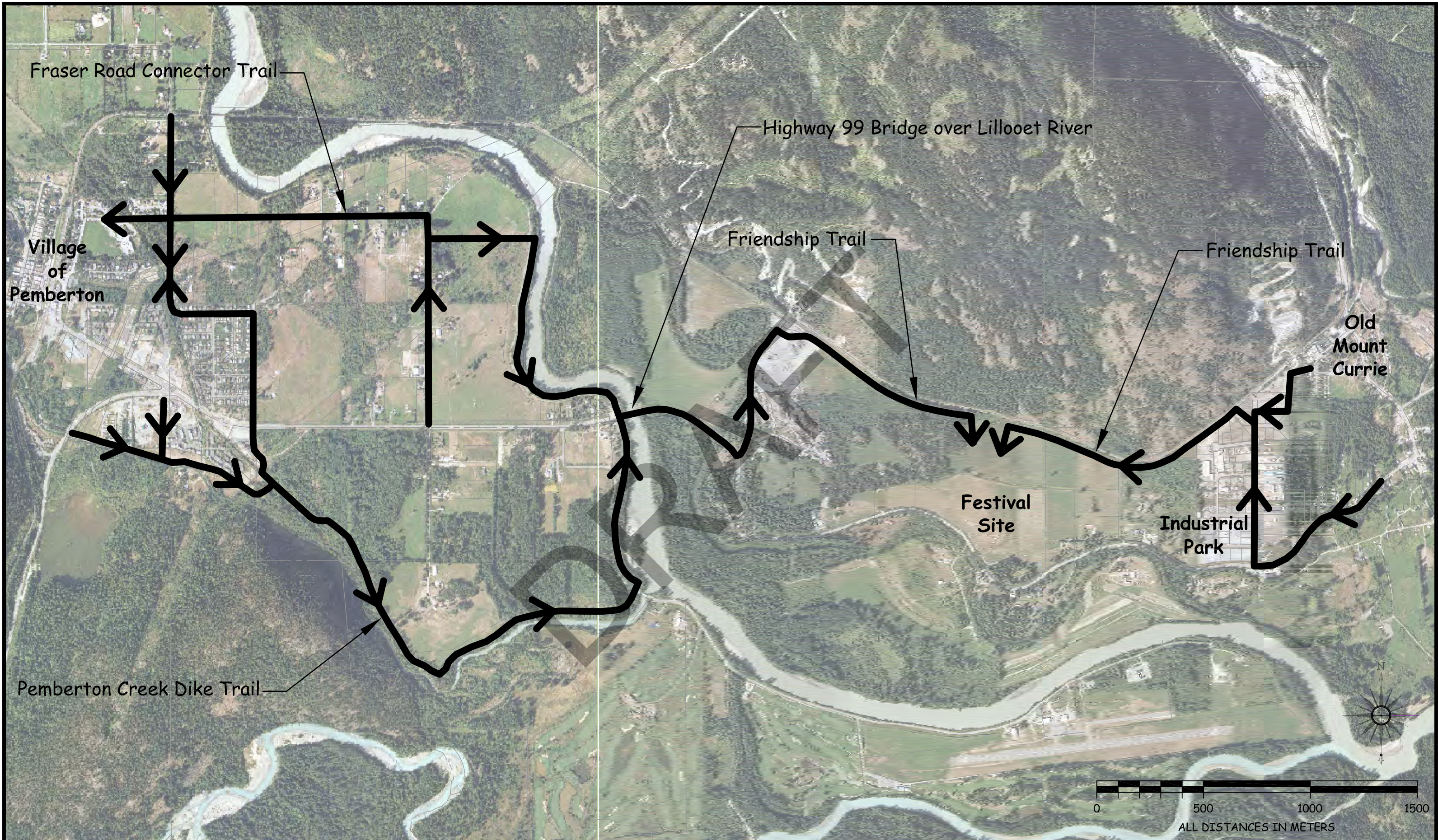
At this time, staff would like to receive input from the ALUC on two items:

- (1) General support or non-support for the concept of a TUP renewal for the Pemberton Music Festival to continue for three more years

- (2) An Indication of what additional information the ALUC would like to review and comment on once the complete package is submitted.

Appendix A: Mapping





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PEMBERTON MUSIC FESTIVAL 2014

Pedestrian/Cycling Routes

February 1, 2014