

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