

ADVISORY LAND USE COMMITTEE MINUTES

Minutes for the Advisory Land Use Commission of the Village of Pemberton held March 5, 2014 at 5:30 pm at 7400 Prospect Street.

IN ATTENDANCE: Saad Hasan, Chairperson
Niki VanKirk, Member
Kristin McLeod, Member
Drew Meredith, Members

STAFF IN ATTENDANCE: Caroline Lamont, Manager of Development Services
Suzanne Bélanger-Project Coordinator

PUBLIC IN ATTENDANCE: Claude Denault, CRB-ebc Applicant

1) CALL TO ORDER

At 5:40 the Chair called the Meeting to Order.

2) MINUTES

Moved/Seconded

THAT the minutes of the ALUC meeting held October 30, 2013 be approved as circulated
CARRIED

3) TEMPORARY COMMERCIAL USE PERMIT-TUP006
CRT-ebc/Short term workers camp/7359 Industrial Park

The Development Services Manager gave an overview of the Temporary Use Permit application:

- The current Zoning Bylaw adopted in 2008 allowed the introduction of temporary use permits at the Industrial Park (2008) to accommodate the Winter Olympic & Paralympic Games.
- The Bylaw however requires an amendment to remove the Olympic condition
- Temporary permits are legislated by requirements of the *Local Government Act*
- The project intent: temporary 106 beds/camp accommodation will include bedrooms, washrooms, kitchen facility for a period from April-August.
- Parking will accommodate 25 vehicles and 4 buses to and from the camps, additional parking will be provided at their Pemberton mechanical site (Lil'wat Properties).
- Water Servicing would be done through a service agreement between the Village of Pemberton & Mount Currie First Nation (Lil'Wat).
- Sewer Servicing-Would rely on gravity sewer connection going to Village service and would be done through agreement with the Village.
- Removal would be guaranteed at the end of the end of the permit.

The applicant gave an overview of the camp set-up and the reason why the temporary camp application was brought forward:

- The on-site set-up of a temporary camp was underway near Mount Meager (km38). Following an environment review the camp had to be relocated 1.5 km away due to landslide dangers.
- Currently, multiple rental agreements are in place for the work force needed for the project. However the total men power will reach well above 300 people and therefore further accommodation is needed.
- The company is promoting local hiring (Job Fair of March 8) and some core-specialized staff are being brought in from BC and other provinces.
- The industrial park location will a "dry-camp" (no alcohol).
- The land will be returned to its original condition or better.

The Advisory Land Use Commission discussed the application with the applicant and Village Staff:

- Will the water service be metered? The Village will be metering and charging for use.
- What would the Village do should the camp not be removed at the end of the permit? Enforce the zoning bylaw that has significant fines.
- The applicant mentioned that their intent was to be good corporate citizen,

Following discussion the Advisory Land Use Commission:

Moved/Seconded

THAT the ALUC recommend that Council support the temporary camp installation subject to:

- Consideration with the civil engineering review and servicing
- Ensure that the camp is removed at end of the agreement

CARRIED

4) **DEVELOPMENT UPDATE**

- TUP Pemberton Music Festival-ALUC Referral Upcoming
- Recreation Update-Upcoming Stakeholder consultation
- Downtown Community Barn Update-May 12 to 24 Barn Raising Event

5) **NEXT MEETING**

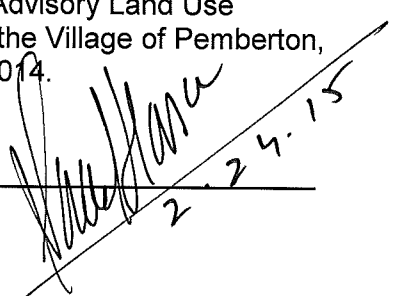
The next meeting will be schedule late March/Early April to review the Pemberton Music Festival.

6) **ADJOURNMENT**

At 6:25 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 March 5, 2014.

Chair



A handwritten signature in black ink is written over a horizontal line. Below the signature, the date "2-24-15" is written diagonally.

ADVISORY LAND USE COMMITTEE MINUTES

Minutes for the Advisory Land Use Commission of the Village of Pemberton held October 30, 2013 at 5:30 pm at [LOCATION].

IN ATTENDANCE: Saad Hasan, Chairperson
Niki VanKirk, Member
Tracy Napier, Member
Kirsten McLeod, Member
Bob Adams, Members

STAFF IN ATTENDANCE: Caroline Lamont, Manager of Development Services

PUBLIC IN ATTENDANCE: Greg Pantages, Applicant
David McKenzie, Owner/Operator Pemberton Valley Lodge

1) CALL TO ORDER

At 5:35 the Chair called the Meeting to Order.

2) MINUTES

There were no current minutes before the Commission for consideration. Staff will be forwarding recent meeting minutes to the members by email.

3) FUNCTION GATE PEMBERTON PUB HOLDINGS

The Development Services Manager reviewed the rezoning application that was intended to amend the current C-5 Zoning to allow more uses than only the neighbourhood pub and an accessory beer and wine store. The current provincial regulations related to beer and wine store would not facilitate the required licence, as there is a moratorium until 2022. The owner of the property would like greater flexibility for additional development potential for the site.

The applicant, Greg Pantages, further outlined various options he has pursued in trying to get the required permits,

In addition to the site specific rezoning application, staff indicated that they also reviewed the zoning in the entire highway gateway district. The OCP introduced preferred land use directions which are not entirely consistent with the existing C-2 zoning. The OCP indicates that the area should have a greater residential component.

The Commission raised several concerns with regard to a general amendment to the C-2 zone, notably:

- Concern with competing and compromising downtown core
- Storage containers are not appropriate uses
- There is still much unoccupied commercial space along Portage and Downtown

- Like the pub use to be retained
- Proposed residential uses could conflict too much with the pub use

The chair then recognized David McKenzie and he indicated that the lodge needs a restaurant and that this property could assist in making the accommodation more of a full service hotel. In particular, the restaurant uses and a spa.

The Commission indicated that the proposed highway gateway zoning directions were too general and needed more consideration by staff before going forward. They are currently very large parcels and the zoning should more carefully crafted to consider land uses that are a positive gateway but do not compromise other established commercial areas. The issue of the realm of accessory uses should also be firmed up.

Discussions then focused on the specific rezoning application for the pub site. The ALUC Members generally supported the existing C-2 zoning, yet with the following changes:

- Prohibit a gasoline service station
- Permit a spa use

**Moved by Nikki van Kirk
Seconded by Tracy Napier**

THAT the ALUC recommend that Council support the rezoning application for the existing Neighbourhood Pub Site (1490 Portage Road) by amending the permitted uses currently included in the C-5 Zone by removing "gasoline service station and replacing it with "spa facility".

CARRIED

4) DEVELOPMENT UPDATE

- 5)** The Development Services Manager provided a brief update on various Village projects including Sunstone, Tiyata, Pemberton Music Festival, the Mainroad site and the Downtown Barn

6) NEXT MEETING

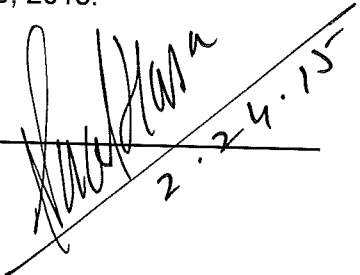
The next meeting was date would be set as required

7) ADJOURNMENT

At 6:55 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 October 30, 2013.

Chair


2.24.15