



-PUBLIC HEARING MEETING AGENDA-

Agenda for a Public Hearing of the Village of Pemberton to be held **Tuesday, November 5, 2019 at 7:00 p.m.** at Council Chambers, 7400 Prospect Street.

"This meeting is being recorded on audio tape for minute-taking purposes as authorized by the Village of Pemberton Audio Recording of Meeting Policy, dated September 14, 2010."

**Village of Pemberton Official Community Plan (Sunstone Lot 1)
Amendment Bylaw No. 868, 2019**

ORDER OF BUSINESS

1. Opening Statements by Mayor Mike Richman.
2. Presentation of Village of Pemberton Official Community Plan (Sunstone Lot 1) Amendment Bylaw No. 868, 2019 2
 - a. Public Hearing Notice 4
 - b. Staff Reports - For Information 5
3. Correspondence and petitions received by the Village as of 4:30pm, Thursday, October 31, 2019.
No correspondence or petitions were received.
4. Any other correspondence and petitions received

Presentation of correspondence received after the deadline of 4:30pm, Thursday October 31, 2019.
5. Meeting open for public comment.
6. Closing Statements by Mayor Richman.
7. Adjournment.

PLEASE NOTE:

- **After the Public Hearing is adjourned, the opportunity for public discussion is ended and Council members cannot accept any further information or submissions; this is to allow a fair process as established by provincial case law. The Bylaw is now a matter for Council's consideration based upon information received as of November 5, 2019.**

THE VILLAGE OF PEMBERTON

BYLAW NO. 868, 2019

Being a bylaw to amend the Village of Pemberton OCP Bylaw No. 654, 2011

WHEREAS the Council may amend its Official Community Plan from time to time;

AND WHEREAS the Council of the Village of Pemberton deems it desirable to amend the Official Community Plan Bylaw to accommodate residential development;

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

1. CITATION

This Bylaw may be cited for all purposes as “Official Community Plan (Sunstone Lot 1) Amendment Bylaw No. 868, 2019.”

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

- a) Amending *Map B – Land Use Designations* to designate the “subject lands” identified in Schedule A of this bylaw from “Hillside Special Planning Area” to “Residential”.
- b) Amend *Map K - Environmentally Sensitive Areas* to designate the “subject lands” identified in Schedule A of this bylaw as Development Permit Area No. 1 – Environmental Protection.
- c) Amend *Map L – Land Constraints* to designate the “subject lands” identified in Schedule A of this bylaw as Development Permit Area No. 2 – Land Constraints.

READ A FIRST TIME this 8th day of October, 2019.

READ A SECOND TIME this 8th day of October, 2019.

NOTICE OF PUBLIC HEARING FOR OFFICIAL COMMUNITY PLAN (SUNSTONE LOT 1) AMENDMENT BYLAW NO. 868, 2019 WAS PUBLISHED IN THE _____ ON _____, 2019 AND _____, 2019.

PUBLIC HEARING HELD this _____ day of _____, 2019.

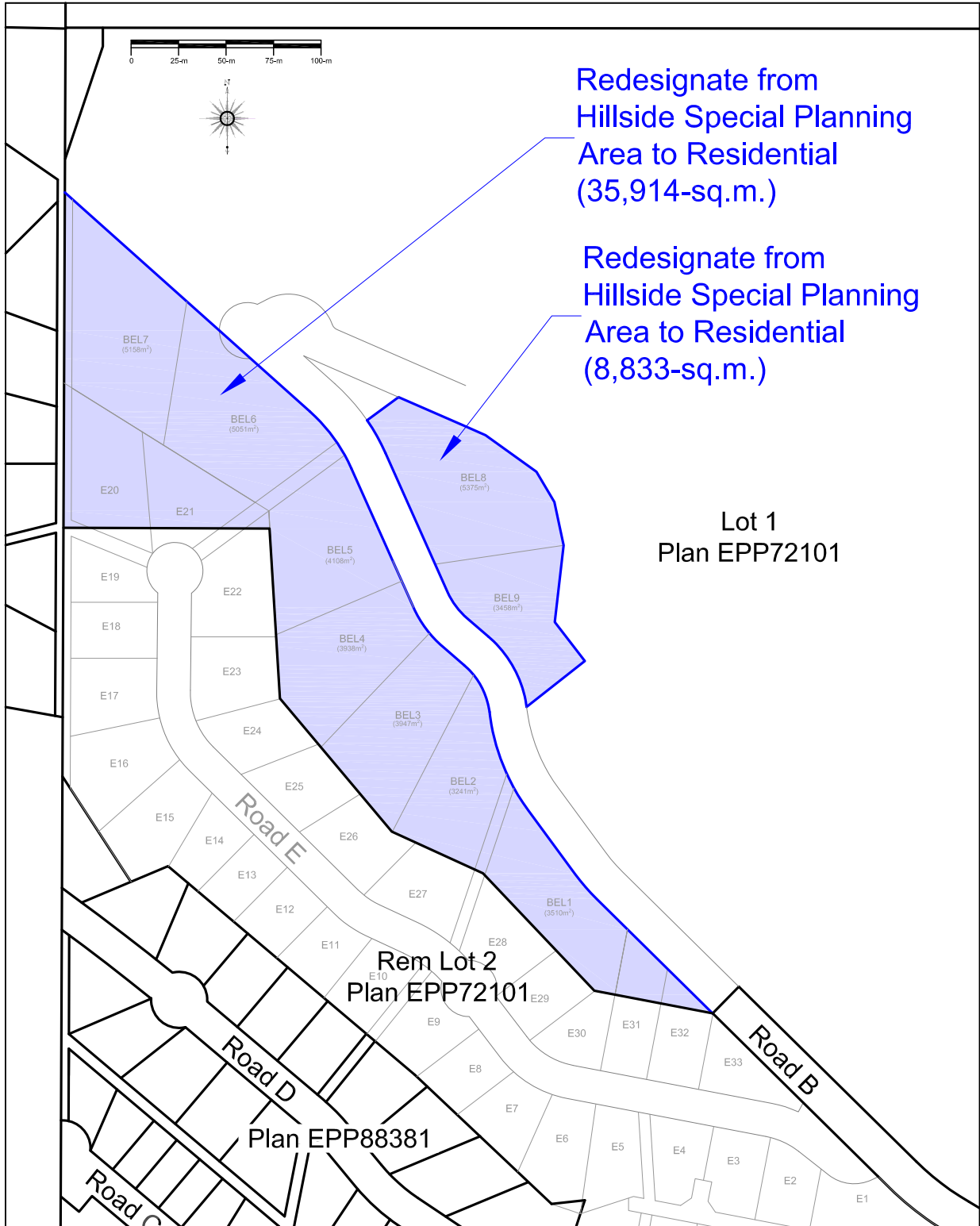
READ A THIRD TIME this _____ day of _____, 2019.

ADOPTED this _____ day of _____, 2019.

Mike Richman
Mayor

Sheena Fraser
Corporate Officer

SCHEDULE A
"Subject Lands"



What is the OCP (Sunstone Lot 1) Amendment Bylaw No. 868, 2019?

Bylaw No. 868, 2019 amends the Official Community Plan Map B - Land Use to redesignate the subject property from 'Special Planning Area, Hillside' to 'Residential' to permit further residential development. Bylaw No. 868 also amends Map K – Environmentally Sensitive Areas and Map L – Land Constraints to designate the subject property as a development permit area for the purposes of protection of the natural environment and protection from natural hazards, respectively.

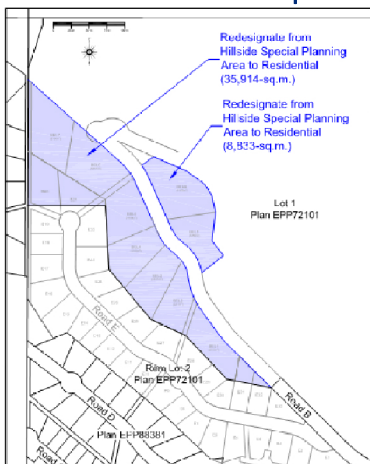
What is Zoning (Sunstone Lot 1) Amendment Bylaw No. 869, 2019 about?

Bylaw No. 869, 2019 amends the Zoning Bylaw to create a new Residential Amenity 3, Sunstone (RSA-3) Zone to permit large residential (estate sized) development. The RSA-3 Zone would mirror the existing Residential Amenity 1, Sunstone (RSA-1) Zone, with the exception of a higher minimum parcel size of 2,000 m². Bylaw No. 869 also amends Schedule A – Zoning Map to rezone a portion of the subject property from Rural Residential 1 (RR-1) to RSA-1 to accommodate a reconfiguration of Lots E20, E21, E31 and E32; and to rezone the remainder of the subject property from RR-1 to RSA-3.

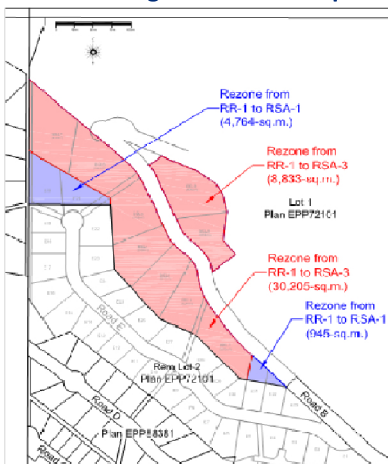


Public Hearing
Tuesday, November 5, 2019
7pm
Council Chambers

OCP Amendment Map



Zoning Amendment Map



What is the significance of the proposed OCP and Zoning Amendment (Sunstone Lot 1) Bylaws No. 868 and No. 869, 2019?

Official Community Plan (Sunstone Lot 1) Amendment Bylaw No. 868, 2019 and Zoning (Sunstone Lot 1) Amendment Bylaw No. 869, 2019 will facilitate additional large residential lots that will enable these lots to be built more effectively in response to the topography. The effect of the amendments would be to facilitate a future subdivision application to create nine (9) new estate sized lots and enlarge four (4) existing lots in Phase 2. The lots would necessitate the extension of the municipal roadway but will utilize water and sanitary infrastructure constructed in earlier phases of the Sunstone Ridge development.

How do I get more information?

Copies of the proposed bylaws and relevant background documents may be inspected at the Village of Pemberton Office, 7400 Prospect Street during the office hours of 8:30am to 4:30pm, from Thursday October 24, 2019 to Tuesday November 5, 2019 and also online at www.pemberton.ca.

Sheena Fraser, Corporate Officer

Questions?
We're
Listening.



Date: September 10, 2019

To: Nikki Gilmore, Chief Administrative Officer

From: Cameron Chalmers, Contract Planner

Subject: Official Community Plan Amendment – Early and Ongoing Consultation

PURPOSE

The purpose of this report is for Council to consider the early and ongoing consultation requirements described in Section 475 of the *Local Government Act* and provide direction for early and ongoing consultation for an Official Community Plan (OCP) amendment proposed on Lot 1 of the Sunstone Ridge development.

This report is in response to an application by Sunstone Ridge Developments Ltd. to amend the OCP Bylaw No. 654, 2011 by re-designating a 4.47 hectare portion of Lot 1, DL 211, LLD, Plan EPP72101 from 'Hillside Special Study Area' to 'Residential' to accommodate a companion rezoning and future subdivision application. The amendments together would enable the reconfiguration of two (2) lots included in a *Tentative Approval Letter* (TAL) for Phase 2 and the creation of nine (9) new 2,000 sq. m. estate lots which will be subject to a future subdivision application.

BACKGROUND

Sunstone Ridge Developments Ltd. has made application to the Village of Pemberton for a minor amendment to the Official Community Plan (OCP) to incorporate an additional 4.47 hectares of land into the Sunstone Development for an expanded single-family residential development in the Village's Hillside area. The application's intent is to designate additional lands in the OCP for residential use and to amend the Zoning Bylaw No. 832, 2018 to accommodate minor layout revisions for Phase 2 along Road E and to introduce a new, larger lot zone. The subject lands are depicted in **Appendix A**.

The subject lands are currently designated 'Hillside Special Study Area' in anticipation of future OCP level planning work and additional rezoning applications which will require new or expanded servicing and infrastructure to accommodate future development beyond the lands already zoned for development. The subject lands would also need to be designated as Development Permit Areas No. 1 (Environmental Protection) and 2 (Land Constraints).

Following infrastructure installation to service the first two phases, the Proponent identified an opportunity to service additional lands from current infrastructure and has made application for an OCP amendment and rezoning to include these additional subject lands as an extension to the first two phases of the Sunstone development.

The proposed amendments are therefore considered an extension of the previously approved phases, including an active *Tentative Layout Approval* (TAL) letter issued by the Approving Officer on March 20, 2018 (and subsequently extended) for the subdivision of Phase 2 and with

the exception of additional road construction, will utilize water and sewer infrastructure constructed in Phases 1 and 2.

The application involves a minor amendment to the OCP, and therefore trigger's Council's consideration under Section 475 of the *Local Government Act* which addresses Council's requirements for early and ongoing consultation.

DISCUSSION & COMMENTS

Per Section 475 of the *Local Government Act*, Council must consider an appropriate level of engagement for each specific OCP amendment contemplated.

As this is a relatively minor OCP amendment, and given the Village of Pemberton practice of referring development applications to First Nations and affected jurisdictions, Staff recommend the standard application referral which provides the following agencies an opportunity to comment:

- Lil'wat Nation
- Squamish-Lillooet Regional District (SLRD)
- Ministry of Transportation and Infrastructure
- CN Rail
- Pemberton Valley Dyking District
- Pemberton Valley Trails Association
- School District No. 48 – Sea to Sky
- School District No. 93 – Consular Scholaire Francophone de la BC
- Pemberton and District Chamber of Commerce
- TELUS
- BC Hydro

Staff also recommend to Council that the Applicant be required to organize, advertise and host a public information meeting with respect to the proposed land use amendments before Council considers First and Second Reading to the forthcoming OCP amending bylaw.

The purpose of this report is for Council to provide direction with respect to early and ongoing consultation as part of the ongoing Official Community Plan amendment application. This report is not intended to facilitate discussion about the relative merits of the proposal nor is it requesting direction on the application itself. The consultation process will run parallel with the Staff and agency review and the OCP amendment and rezoning bylaws will be brought forward for substantive consideration in due course.

COMMUNICATIONS

This report and request for Council direction does not require communication beyond appearing on a regular agenda of Council. It will be the applicants' responsibility to advertise and provide notification to adjacent property owners about the required developer-led public information session.

LEGAL CONSIDERATIONS

Section 475 of the *Local Government Act* reads as follows:

Consultation during development of official community plan

475 (1) *During the development of an official community plan, or the repeal or amendment of an official community plan, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.*

(2) *For the purposes of subsection (1), the local government must*

(a) *consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and*

(b) *specifically consider whether consultation is required with the following:*

(i) *the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;*

(ii) *the board of any regional district that is adjacent to the area covered by the plan;*

(iii) *the council of any municipality that is adjacent to the area covered by the plan;*

(iv) *first nations;*

(v) *boards of education, greater boards and improvement district boards;*

(vi) *the Provincial and federal governments and their agencies.*

(3) *Consultation under this section is in addition to the public hearing required under section 477 (3) (c).*

(4) *If the development of an official community plan, or the repeal or amendment of an official community plan, might affect agricultural land, the proposing local government must consult with the Agricultural Land Commission.*

IMPACT ON BUDGET & STAFFING

There are no budget or staffing considerations as the costs are recoverable with the application.

INTERDEPARTMENTAL IMPACT & APPROVAL

There are no interdepartmental impacts or approvals required respecting the processing of this application as it is a function of the Development Services Department and can be accommodated within the current workplan.

IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS

Neighbouring jurisdictions including the Lil'wat Nation and the SLRD are given the opportunity to comment on this OCP amendment through the standard referral process. There are no anticipated impacts on the region or neighbouring jurisdictions.

OPTIONS FOR CONSIDERATION

Option One: That Council supports the Staff recommended standard referral process and the requirements for a developer-led public information session as a means of securing early and ongoing consultation.

This is the recommended option. The application will result in a very modest increase in development with an additional nine (9) lots. Accordingly, Staff do not consider the amendment significant enough to deviate from the standard development referrals process, with the exception of the requirement for a public information session hosted by the Applicant.

Option Two: That Council provide additional direction respecting early and ongoing consultation pursuant to Section 475 of the *Local Government Act*.

POTENTIAL GOVERNANCE CONSIDERATIONS

Consideration of this item is consistent with Strategic Priority: No. One: Economic Vitality to foster investment within the Village and Priority Three: Excellence In Service through the continuation of delivering quality municipal services by processing development applications efficiently.

RECOMMENDATIONS

Recommendation No. 1

THAT Council has considered the obligations under Section 475 of the *Local Government Act* with respect to the Official Community Plan amendment application by Sunstone Ridge Developments Ltd. on a portion of Lot 1, DL 211, LLD, Plan EPP72101 and requests that the Applicant organize, advertise, and host at least one (1) public information meeting prior to consideration of First and Second reading of the forthcoming OCP amending bylaw.

Recommendation No. 2

THAT Council has considered Section 475 of the *Local Government Act* and directs Staff to consult with the following organizations before consideration of First and Second Reading to the forthcoming OCP amending bylaw:

- Lil'wat Nation
- Squamish-Lillooet Regional District
- Ministry of Transportation and Infrastructure
- CN Rail
- Pemberton Valley Dyking District
- Pemberton Valley Trails Association
- School District No. 48 – Sea to Sky
- School District No. 93 – Consular Scholaire Francophone de la BC

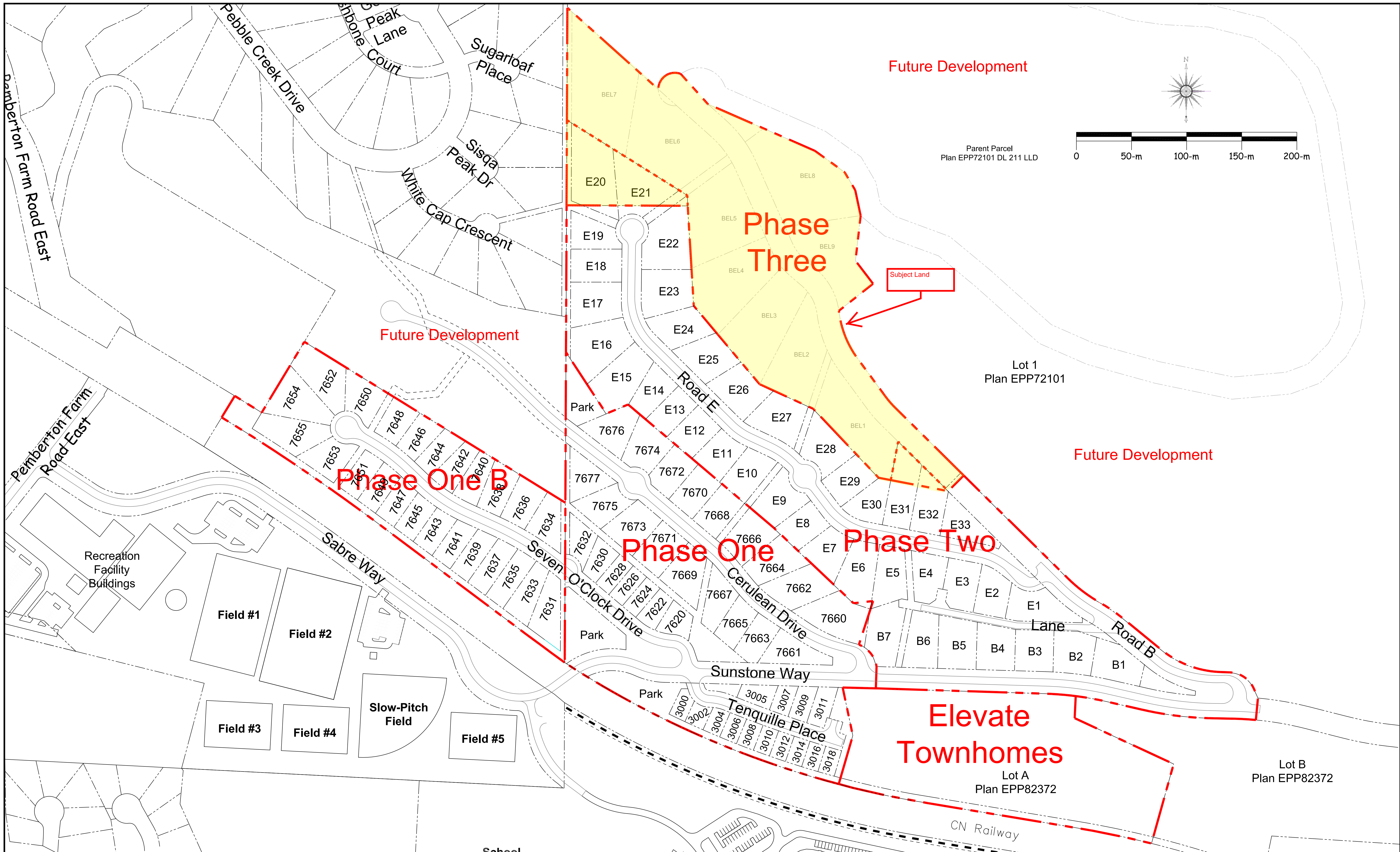
Council Meeting No. 1498
Tuesday, September 10, 2019
OR127 – Sunstone Ridge Developments Ltd.
September 10, 2019

- Pemberton and District Chamber of Commerce
- TELUS
- BC Hydro.

Attachments:

Appendix A: Location Map and Subject Lands

Prepared by:	Cameron Chalmers, Consulting Planner
Manager Approval by:	Lisa Pedrini, Manager of Development Services
CAO Approval by:	Nikki Gilmore, Chief Administrative Officer



No.	Date	Description
1		

GILBEY ENGINEERING SERVICES
 9674 Pemberton Portage Road
 P.O. Box 1735, D'Arcy, B.C. V0N 1L0
 telephone: 604-452-3610
 e-mail: gilbey33@telus.net

Design By:	
Drawn By:	GRC
Scale:	As Shown

Client:	Sunstone Ridge Developments Ltd.
Project:	Sunstone Ridge Development
Drawing:	Phasing Concept (22Jun19)

Drawing No.:	x
Issue No.:	x
Sheet No.:	1 of x
Village File #:	

Date: Tuesday, October 8, 2019

To: Nikki Gilmore, Chief Administrative Officer

From: Cameron Chalmers, Consulting Planner

Subject: Official Community Plan (Sunstone Lot 1) Amendment Bylaw No. 868, 2019
Zoning (Sunstone Lot 1) Amendment Bylaw No. 869, 2019
First and Second Readings

PURPOSE

The purpose of this report is for Council to concurrently consider first and second readings to Official Community Plan (Sunstone Lot 1) Amendment Bylaw No. 868, 2019 (**Appendix A**) and Zoning (Sunstone Lot 1) Amendment Bylaw No. 869, 2019 (**Appendix B**).

The bylaws have been prepared in response to an application by Sunstone Ridge Developments Ltd. to amend the Official Community Plan Bylaw No. 654, 2011 by redesignating a 4.47 hectare portion of Lot 1 from 'Hillside Special Study Area' to 'Residential' and rezone the subject lands from Rural Residential (RR-1) to a suitable residential amenity zone. The Applicant advises the intent of the applications is to facilitate the reconfiguration of four (4) lots identified in the subdivision approvals for Phase 2 and a future subdivision application to create nine (9) new estate lots in excess of 2000 m².

BACKGROUND

Official Community Plan Amendment:

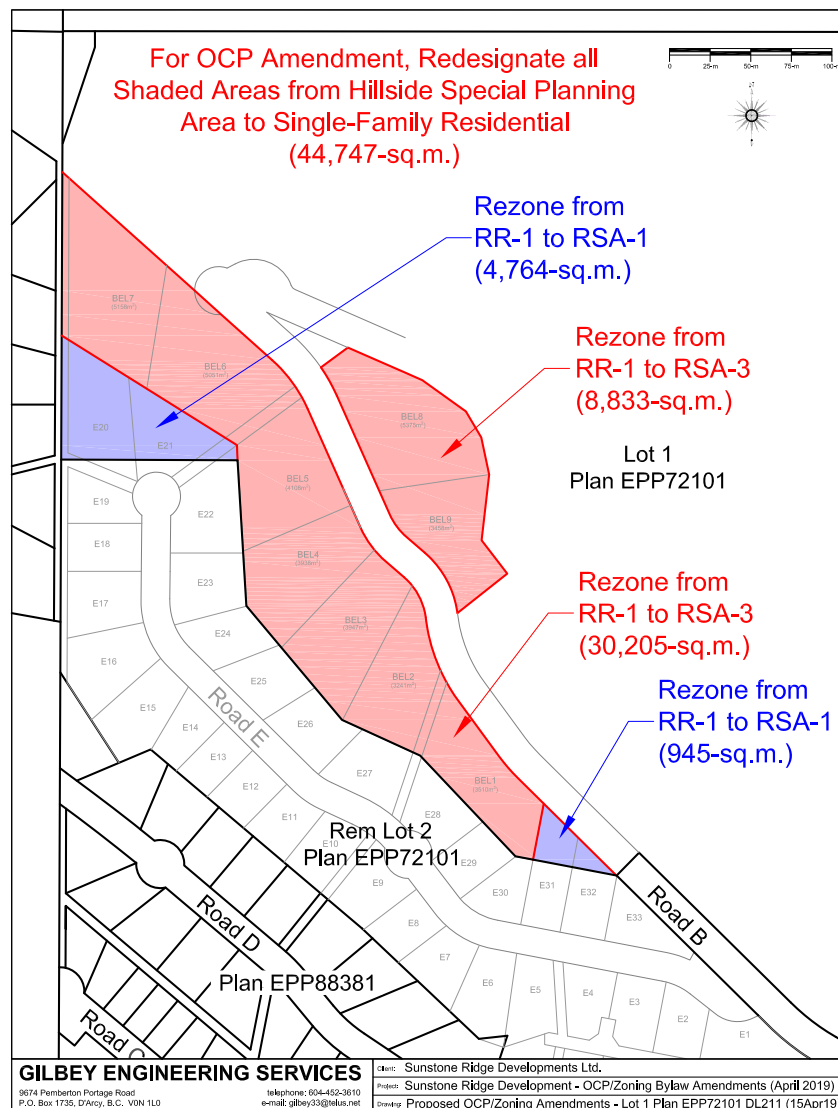
Sunstone Ridge Developments Ltd. made application to the Village of Pemberton on July 17, 2019 for a minor amendment to the Official Community Plan to incorporate an additional 4.47 hectares of land into the Sunstone Development. The OCP amendment would be a prerequisite to the companion rezoning application to rezone the subject lands from the current Rural Residential Zone (RR-1) to the Residential Amenity 1 (RA-1) Sunstone Zone that applies to the early phases of the Sunstone Ridge developments, and a newly created Residential Amenity 3 (RA-3) Sunstone Zone that will enable the development of residential lots in excess of 2,000 sq.m.

The lands are currently designated Hillside Special Study Area in anticipation of future OCP level planning work and additional rezoning applications which will require new or expanded servicing and infrastructure to accommodate future development beyond the lands already zoned for development. The intent of that designation is to compel additional land use study and community engagement before the approval of future phases of Sunstone Ridge beyond the lands already zoned for development. Staff anticipate that, at some time in the future, a special study process will be triggered by the owners and a comprehensive land use analysis and planning process will commence.

However, following infrastructure installation to service the first two phases, the Proponent identified an opportunity to service the subject lands from current infrastructure and has made

application for an OCP amendment and rezoning to include these lands as an extension to the first two phases of the Sunstone development. For all intents and purposes, the lands subject to the attached bylaws relate more to the initial phases of the Sunstone Ridge project than the future phases in the Special Study Area. Accordingly, the Applicant and Staff have agreed to advance the application in advance of the additional special study considerations.

The proposed amendments are therefore considered an extension of the previously approved phases, including an active Tentative Approval Letter issued by the Approving Officer on August 15, 2018 for the subdivision of Phase 2 and excepting additional road construction will utilize infrastructure constructed in Phases 1 and 2.



In terms of the OCP amendment process, Council received a report pursuant to section 475 of the *Local Government Act* at the Regular Council Meeting No. 1498, held on September 10, 2019. At that meeting, Council endorsed the external agency referral process and directed the proponent to host a Public Information Meeting. The meeting was held on September 25, 2019 at Pemberton Meadows Golf Course. The meeting was attended by one (1) member of the public who completed a feedback form which is attached as **Appendix C**. The applicants have notified Staff that the meeting was advertised on Facebook with a reach of 529 people viewing the open house ad. It was also emailed to 39 Sunstone Ridge owners, 33 of whom opened the email. Additional emails were sent to residents of The Ridge, Pemberton Plateau and Plateau Townhomes Strata Corporations. Staff submit that the Applicant exceeded the advertising expectations and held an open house consistent with Council direction.

Referrals:

Agency referrals have been received from the Lil'wat Nation, the Ministry of Transportation and Infrastructure, neither of whom expressed any concern with the proposed OCP amendment and rezoning. The remaining agencies did not respond to the external referral sent on July 8, 2019.

Internal referrals have also been undertaken to a range of municipal departments. Engineering has identified a potential concern with the capacity of the reservoir to support the future subdivision. The proponent has supplied the Village with funds to assess the proposed land-use change against the Village water model. Though confirmation of water supply is routinely considered at subdivision; Staff have included a prior to adoption obligation that the Owner confirm adequate water supply before adoption of the zoning amendment. Again, this sort of prior-to adoption consideration as typical approach to rezoning.

Advisory Land Use Committee:

The proposed application was considered at the September 23, 2019 Advisory Land Use Committee meeting. Following a thorough discussion, the Committee passed the following resolution:

***THAT** the Advisory Land Use Planning Commission recommend to Council that the application for Official Community Plan amendment and rezoning for Lot 1 Sunstone be supported.*

CARRIED

Zoning Amendment:

The rezoning application includes a minor rezoning from RR-1 to RSA-1 to accommodate the reconfiguration of lots E20, E21, E31 and E32 that are under active subdivision application. The rezoning is intended to enlarge the subject lots to respond more appropriately to the topography of the area. The total area proposed for this component of the rezoning is 5,709 sq.m.

The rezoning is primarily comprised of a proposed rezoning from RR-1 to a newly created RSA-3 zone. The proposed RSA-3 zone mirrors the provisions of the existing RSA-1 zone with the exception of minimum parcel size. The RSA-3 zone has been prepared to ensure a minimum parcel size of 2,000 sq.m.

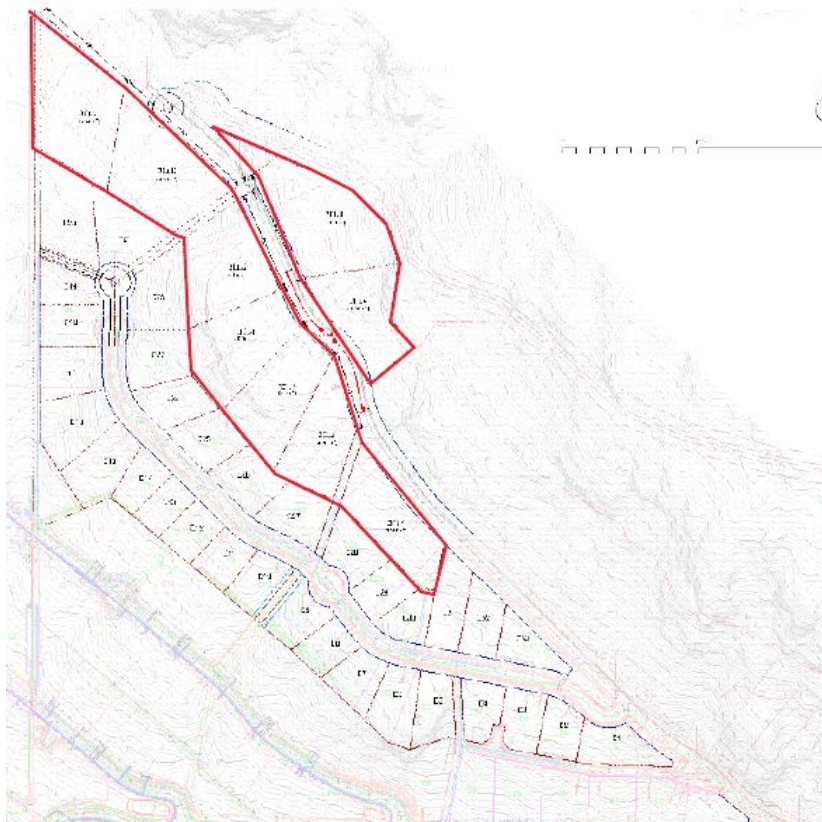
DISCUSSION & COMMENTS

The subject lands, which are legally described as Lot 1, DL 211, LLD, Plan EPP72101, PID: 030-329-612, are presently sloping and forested. The lands will gain access from an extension of a new road required in Phase 2 of the Sunstone development that will be ultimately resolved through a future subdivision process. The lands are intended to be serviced from the water and sanitary infrastructure constructed or secured in earlier phases of the Sunstone development.

As shown in the tentative plan below, the purpose of the proposal is to permit the modification of E20, E21, E31 and E32 to enlarge these lots slightly. This will enable these lots to be built more effectively in response to the topography. The primary purpose however is to create nine (9) new estate sized lots as indicated in the red outlined portion below. These lots would necessitate the extension of the municipal roadway and are intended to utilize water and sanitary infrastructure that will be in place at the conclusion of Phase 2. Though the Applicant has provided a tentative plan of subdivision, the Village has not yet formally received a subdivision application.

The effect of the amendments would be to facilitate the future subdivision application. Detailed servicing, road alignments, lot configurations, and other details would be resolved at the subdivision stage.

The rezoning application would, if approved, result in amenity contributions as outlined in the new RSA-3 zone. This would result in a per lot contribution of \$9,165 for each new lot created and would be payable at subdivision. As with other Sunstone amenity contributions, the amenity contributions would be directed towards the ongoing development of the Recreation Site.



Staff appreciate the proposed Official Community Plan amendment would redesignate lands identified as part of a future special study area. However, Staff contend the subject lands relate more clearly to the first phases of Sunstone than the remainder of the lands given the topography and servicing configurations. Accordingly, Staff are prepared to support the minor amendment to the OCP.

The purpose of the rezoning amendment bylaw is twofold:

1. to rezone the new portions of the four (4) existing lots to the RSA-1 zone, the same zone that has facilitated the development of the first phases of the Sunstone development; and
2. To rezone the nine (9) new lots to a newly created RSA-3 zone. This new zone would permit a range of housing types and lot sizes that would accommodate the Applicants intention to diversify the housing offering with larger estate lots.

It is unlikely the topography of the site would sustain a significant intensification of the housing form permitted under the RSA-3 zone. Accordingly, Staff are prepared to support the rezoning application.

The next step in the bylaw consideration process would be for Council to set a date and time for public hearing as outlined in the recommendations to this report.

COMMUNICATIONS

This report and request for Council consideration of first and second reading does not require communication beyond appearing on a regular agenda of Council.

Should Council send the proposed bylaws to public hearing, the hearing will be advertised in accordance with Section 465 of the *Local Government Act*. Notice to the Public will be issued by way of an advertisement in two (2) consecutive issues of the Pique Newsmagazine, not less than three (3) days prior and not more than ten (10) days before the public hearing.

LEGAL CONSIDERATIONS

There are no legal considerations at this time

IMPACT ON BUDGET & STAFFING

There are no budget, policy or staffing considerations at this time as the costs are recoverable with the application.

INTERDEPARTMENTAL IMPACT & APPROVAL

There are no interdepartmental impact or approvals required.

IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS

This item will not have an impact on the Region as a whole.

ALTERNATIVE OPTIONS

Option One: **THAT** Official Community Plan (Sunstone Lot 1) Amendment Bylaw No. 868, 2019 be given first and second reading;

THAT Zoning (Sunstone Lot 1) Amendment Bylaw No. 869, 2019 be given first and second reading;

AND THAT Council convene a Public Hearing on Tuesday, November 5 at 7:00 p.m. at the Village of Pemberton Council Chambers.

Option Two: **THAT** Council refer Official Community Plan (Sunstone Lot 1) Amendment Bylaw No. 868, 2019 and Zoning (Sunstone Lot 1) Amendment Bylaw No. 869, 2019 to Staff for additional consideration of the following matters:

- (To be added by Council)

Option Three: **THAT** Council refuse Official Community Plan (Sunstone Lot 1) Amendment Bylaw No. 868, 2019 and Zoning (Sunstone Lot 1) Amendment Bylaw No. 869, 2019.

POTENTIAL GOVERNANCE CONSIDERATIONS

This application supports all four Strategy Priorities:

Strategic Priority One: Economic Vitality
Strategic Priority Two: Good Governance
Strategic Priority Three: Excellence in Service
Strategic Priority Four: Social Responsibility

RECOMMENDATIONS

Recommendation One:

THAT Official Community Plan (Sunstone Lot 1) Amendment Bylaw No. 868, 2019 be given first and second reading;

THAT Zoning (Sunstone Lot 1) Amendment Bylaw No. 869, 2019 be given first and second reading;

AND THAT Council convene a Public Hearing on Tuesday, November 5 at 7:00 p.m. at the Village of Pemberton Council Chambers.

ATTACHMENTS:

Appendix A: Official Community Plan (Sunstone Lot 1) Amendment Bylaw No. 868, 2019

Appendix B: Zoning (Sunstone Lot 1) Amendment Bylaw No. 869, 2019

Appendix C: Public Open House Feedback Form

Prepared by:	Cameron Chalmers, Consulting Planner
Manager Approval:	Lisa Pedrini, Manager of Development Services
CAO Approval by:	Nikki Gilmore, Chief Administrative Officer

THE VILLAGE OF PEMBERTON

BYLAW NO. 868, 2019

Being a bylaw to amend the Village of Pemberton OCP Bylaw No. 654, 2011

WHEREAS the Council may amend its Official Community Plan from time to time;

AND WHEREAS the Council of the Village of Pemberton deems it desirable to amend the Official Community Plan Bylaw to accommodate residential development;

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

1. CITATION

This Bylaw may be cited for all purposes as “Official Community Plan (Sunstone Lot 1) Amendment Bylaw No. 868, 2019.”

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

- a) Amending *Map B – Land Use Designations* to designate the “subject lands” identified in Schedule A of this bylaw from “Hillside Special Planning Area” to “Residential”.
- b) Amend *Map K - Environmentally Sensitive Areas* to designate the “subject lands” identified in Schedule A of this bylaw as Development Permit Area No. 1 – Environmental Protection.
- c) Amend *Map L – Land Constraints* to designate the “subject lands” identified in Schedule A of this bylaw as Development Permit Area No. 2 – Land Constraints.

READ A FIRST TIME this 8th day of October, 2019.

READ A SECOND TIME this 8th day of October, 2019.

NOTICE OF PUBLIC HEARING FOR OFFICIAL COMMUNITY PLAN (SUNSTONE LOT 1) AMENDMENT BYLAW NO. 868, 2019 WAS PUBLISHED IN THE _____ ON _____, 2019 AND _____, 2019.

PUBLIC HEARING HELD this _____ day of _____, 2019.

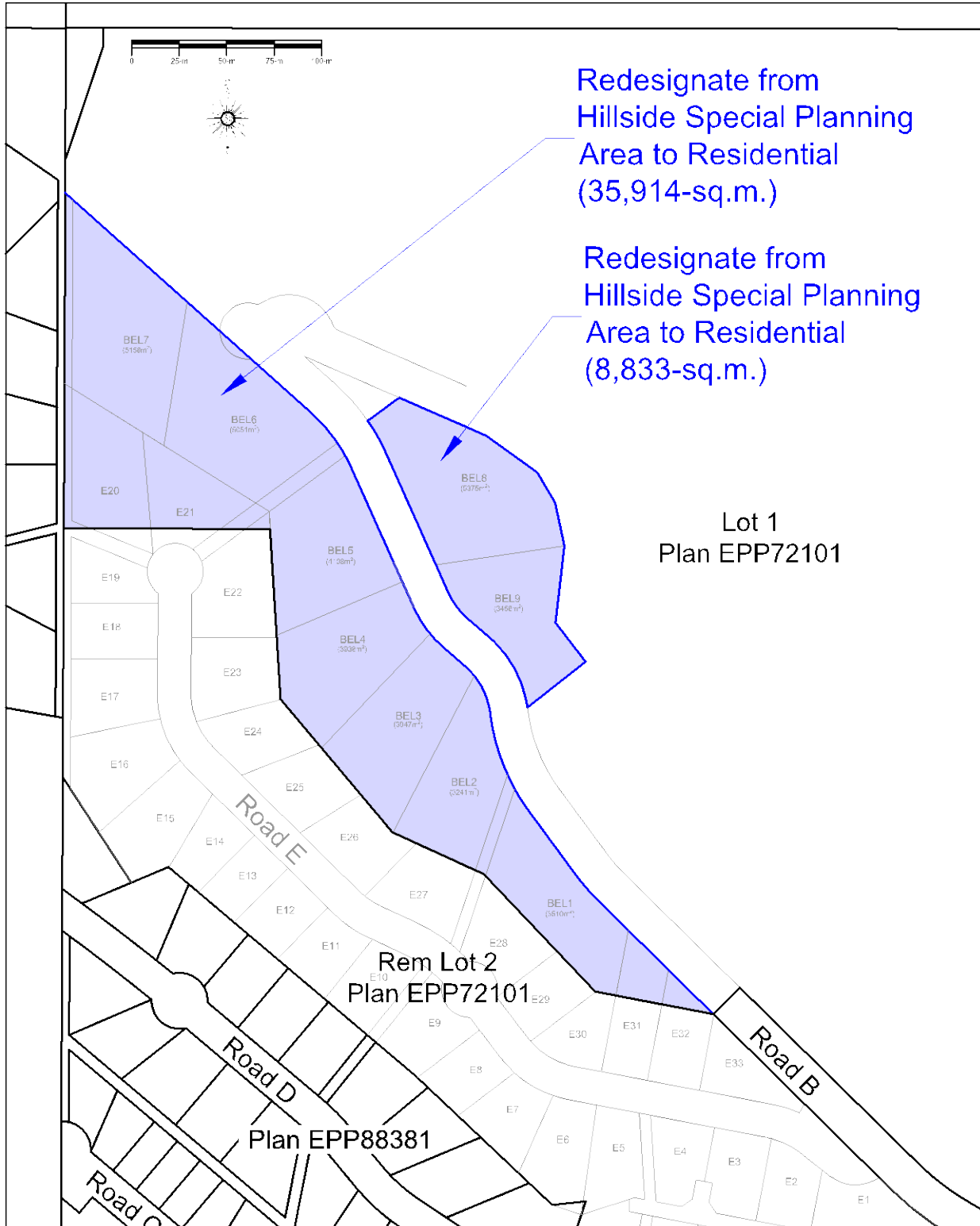
READ A THIRD TIME this _____ day of _____, 2019.

ADOPTED this _____ day of _____, 2019.

Mike Richman
Mayor

Sheena Fraser
Corporate Officer

**SCHEDULE A
"Subject Lands"**



THE VILLAGE OF PEMBERTON

BYLAW NO. 869, 2019

Being a bylaw to amend the Village of Pemberton Zoning Bylaw No. 832, 2018

WHEREAS the Council may amend its Zoning Bylaw from time to time;

AND WHEREAS the Council of the Village of Pemberton deems it desirable to amend the Zoning Bylaw to accommodate residential development;

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

1. CITATION

This Bylaw may be cited for all purposes as “Zoning (Sunstone Lot 1) Amendment Bylaw No. 869, 2019.”

2. Village of Pemberton Zoning Bylaw No. 832, 2018 is amended by:

I) Adding the following Section as a new section 13.3 in Part 13 of the Zoning Bylaw:

13.3 Residential Amenity 3, Sunstone (RSA-3)

The *Residential Amenity 3, Sunstone (RSA-3) Zone* is to accommodate *Detached Dwellings*, on large *lots* within the Sunstone Neighbourhood, and to provide density incentives earned by the provision of certain amenities.

13.3.1 Permitted Principal Uses

(a) *Dwelling, Detached*

13.3.2 Permitted Accessory Uses

- (a) *Accessory Suite*
- (b) *Bed and Breakfast*
- (c) *Carriage House*
- (d) *Home Occupation*
- (e) *Secondary Suite*
- (f) *Short-Term Vacation Rental*

13.3.3 Conditions of Use

- (a) *A secondary suite use, an accessory suite or a carriage house use, is permitted as an accessory residential use on a lot, but not two (2) accessory dwelling units on the same lot.*

- (b) No more than two (2) dwellings (which includes an *accessory dwelling unit*) may be located on a *lot*.
- (c) No more than two (2) *accessory buildings or structures* are permitted on a *lot*.
- (d) The maximum size of an *accessory dwelling unit* (*secondary suite, accessory suite, or carriage house*) is 90m².
- (e) The minimum lot sizes as a base density are as follows:
 - i. *Detached Dwelling* 20,000 m²
 - ii. *Bed and Breakfast* 20,000 m²
- (f) The minimum lot size where the requirements identified in Section 13.1.3 (g) have been fulfilled are as follows:
 - i. *Detached Dwelling* 2,000 m²
 - ii. *Bed and Breakfast* 2,000 m²
- (g) The densities may be increased from the requirements identified in Section 13.3.3 (e) to the requirements identified in Section 13.3.3 (f) providing contributions toward community amenities have been provided through a payment of \$9,165 per *detached dwelling* or *bed and breakfast* lot, payable either:
 - i. in cash prior to the registration of a plan of subdivision and to be held in a reserve fund by the Village for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and accessory uses; and/or
 - ii. in-kind works and services provided that they are approved by the Village in writing prior to the registration of a plan of subdivision for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and accessory uses.

13.3.4 Lot Regulations

a) Minimum <i>Lot Size</i> :	2,000 m ²
b) Minimum <i>Lot Width</i> :	18 m

13.3.5 Building Regulations

a) Minimum <i>Principal Building Width</i> :	7.6 m
b) Minimum <i>Front Setback</i> :	5 m
c) Minimum <i>Rear Setback</i> :	5 m
d) Minimum <i>Interior Side Setback</i> :	1.5 m
e) Minimum <i>Exterior Side Setback</i> :	3 m
f) Maximum <i>Lot Coverage</i> :	40%
g) Maximum Number of <i>Principal Buildings</i> :	1
h) Maximum Number of <i>Accessory Buildings</i> :	2
i) Maximum <i>Building Height, Principal</i> :	10.5 m
j) Maximum <i>Building Height, Carriage House</i> :	Two (2) storeys
k) Maximum <i>Building Height, Accessory</i> :	4.6 m

13.3.6 Off-Street Parking

- (a) Off-street parking spaces shall be provided in accordance with the requirements of this Bylaw.

13.3.7 Screening and Landscaping

- (a) Screening and landscaping shall be provided in accordance with the regulations in this Bylaw.

13.3.8 Signage

- (a) Signage should be limited to that permitted pursuant to the requirements of this Bylaw and the Village of Pemberton Sign Bylaw.

13.3.9 Watercourse Setbacks

Setbacks from any watercourses on the property must be in accordance with the requirements of the Village of Pemberton, Ministry of Environment and the Department of Fisheries and Oceans.

- II) Renumbering the pages commencing at Section 13.3 in sequence through the remainder of the Zoning Bylaw;
- III) Amending Schedule A – Zoning Map to rezone the lands shown on Schedule A, attached to and forming a part of this Bylaw, from RR-1 Rural Residential - 1 to RSA-1 Residential Amenity 1, Sunstone and RSA-3 Residential Amenity 3, Sunstone.

READ A FIRST TIME this 8th day of October, 2019.

READ A SECOND TIME this 8th day of October, 2019.

NOTICE OF PUBLIC HEARING FOR ZONING (SUNSTONE LOT 1) AMENDMENT BYLAW NO. 869, 2019 WAS PUBLISHED IN THE _____ ON _____, 2019 AND _____, 2019.

PUBLIC HEARING HELD this _____ day of _____, 2019.

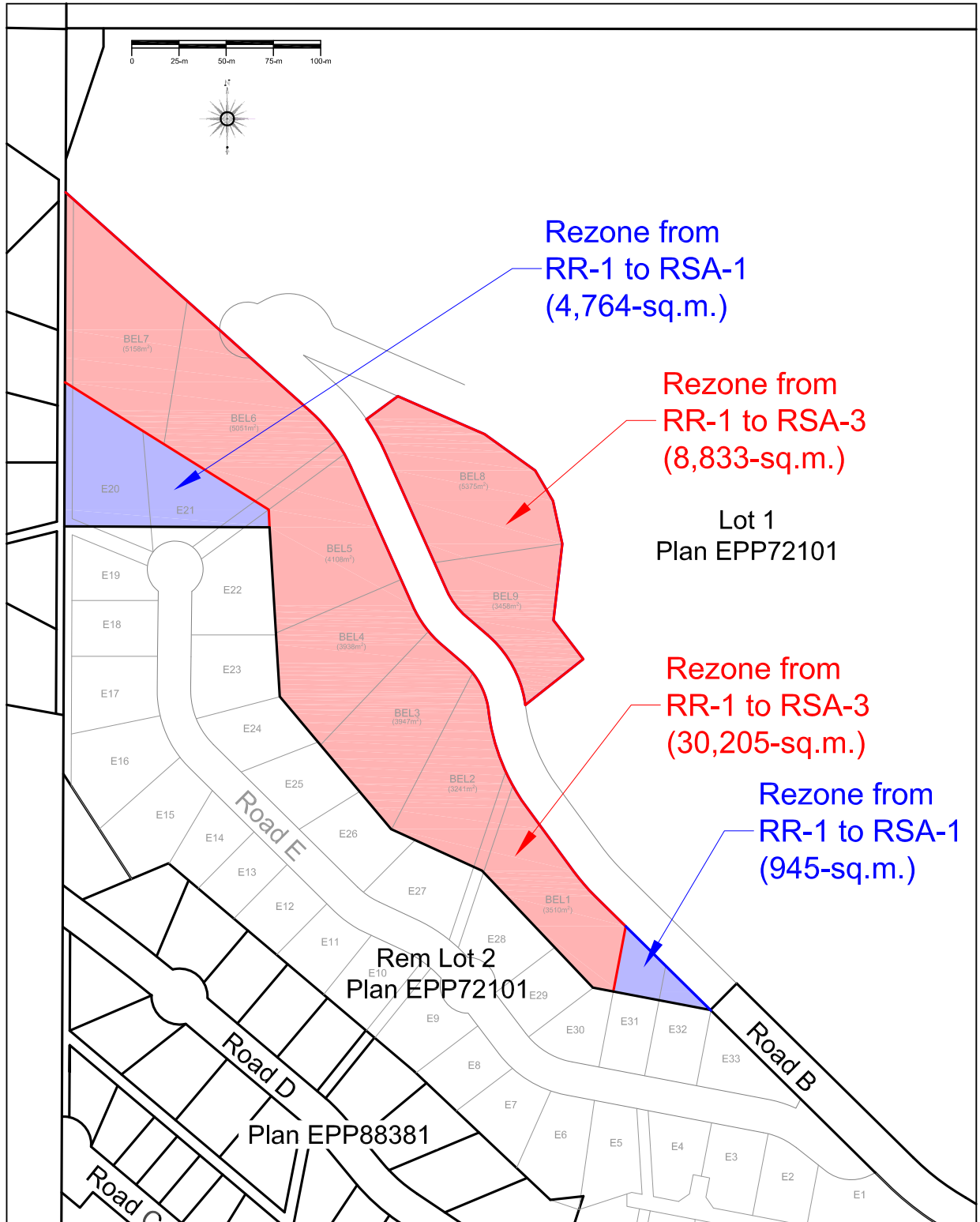
READ A THIRD TIME this _____ day of _____, 2019.

ADOPTED this _____ day of _____, 2019.

Mike Richman
Mayor

Sheena Fraser
Corporate Officer

SCHEDULE A
"Subject Lands"



SUNSTONE RIDGE DEVELOPMENTS LTD.

Public Open House

Public Notice | Council Mandated Public Information Meeting

Wednesday, September 25th, 5:30pm to 7:00pm

The Black Squirrel Restaurant, 1730 Airport Road

IN ATTENDANCE

Name	ADDRESS
<i>Barb Turpin</i>	[REDACTED] <i>Perkins</i>
<i>Cameron Chalmers (Vol)</i>	[REDACTED]
<i>TAMMY McIvor</i>	
<i>CAM McIVOR</i>	
<i>Nyal Wilcox</i>	

COMMENT SHEET

Sunstone Ridge Developments Ltd.

Public Notice – Council Mandated Public Information Meeting

Wednesday, September 25th, 5:30pm to 7:00pm

Thank you for attending the Public Information Meeting. If you have any questions, please ask one of the development representatives present.

Please provide us with your input on the application:

1. I am a resident of Pemberton,

Yes

No

If no, I am a resident of _____

2. I am in favour of this rezoning application as presented,

Yes

No

maybe

Explain, _____

3. To make the application more successful, I suggest the following:

I would like to have a trail system that bridges the Ride d Sunston. so the connections are not all paved.

4. Other Comments,

Optional Contact info.

Name: *Barb Turner*

Email: _____ (for project updates)

Thank you. Please leave this completed sheet with a representative.

Further Contact information:

Cam McIvor: _____