

**Date:** November 19, 2019

**To:** Nikki Gilmore, Chief Administrative Officer

**From:** Joanna Rees, Planner

**Subject:** Official Community Plan (Pemberton Secondary School) Amendment Bylaw No. 872, 2019  
Zoning (Pemberton Secondary School) Amendment Bylaw No. 873, 2019

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## **PURPOSE**

The purpose of this report is for Council to concurrently consider First and Second Readings to Official Community Plan (Pemberton Secondary School) Amendment Bylaw No. 872, 2019 (**Appendix A**) and Zoning (Pemberton Secondary School) Amendment Bylaw No. 873, 2019 (**Appendix B**) in addition to the scheduling of a Public Hearing.

The Bylaws have been prepared in response to an application by Sea to Sky School District No. 48 to amend the Official Community Plan Bylaw No. 654, 2011, Map B – Land Use by re-designating a 1,001 square metre portion of Lot 1, DL 165 & 203, LLD, Plan KAP56732 from ‘Civic and Institutional’ to ‘Residential’ and to amend Zoning Bylaw No. 832, 2018, Schedule A – Zoning Map to rezone the subject property from ‘Public (P-1)’ to ‘Residential -1 (R-1)’.

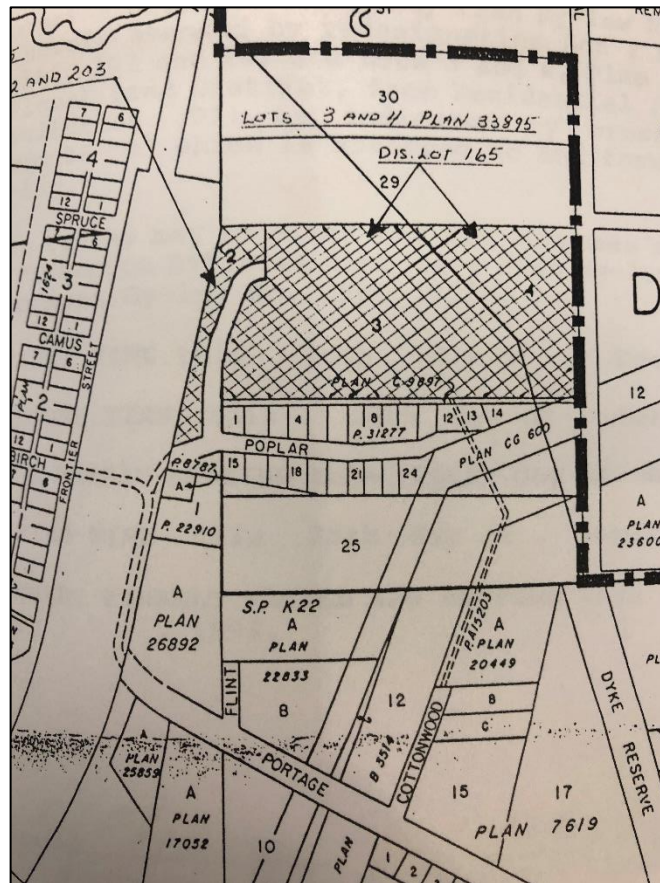
## **BACKGROUND**

The amendments together would enable the applicant to apply for subdivision and would result in the creation of a new single-family residential lot on Poplar Street that Sea to Sky School District No. 48 would develop. A new program run out of Pemberton Secondary School (PSS) would give students the opportunity to gain hands-on learning experience in multiple trades such as design, construction and landscaping before being involved in the sales, marketing and staging of the new home as valuable real-life skill development. The School District has proposed that the new home will either be sold on the private market or serve as staff housing for teachers (a ‘teacherage’).

It should be noted that as the proposed Zoning Amendment Bylaw is considering land that is within 800 metres of a controlled access highway (Portage Road), sign off from the Ministry of Transportation and Infrastructure (MOTI) is required.

## **Lot Shape**

The legal description of the lands is Lot 1, DL 165 & 203, LLD, Plan KAP56732 and the civic address is 1400 Oak Street. The total area of the property is 7.86 ha. The subject lands have an irregular flag shape configuration. This configuration is due to a previous road dedication existing on the subject lands which originally provided access to the lot from Poplar Street. The original lot configuration is demonstrated in Figure 1 below prior to the existence of Aspen Boulevard.



**Figure 1:** Original lot configuration shown in hatching from Bylaw No. 329, 1992 to amend the Zoning Bylaw to permit the secondary school.

Exchange of Lands Bylaw No. 344, 1993, passed on October 26, 1993, provided for an exchange of land to accommodate the relocation of a section of a public road that served as access to what is now the high school lands. This resulted in the existing road to be stopped and closed and the creation of Aspen Boulevard.

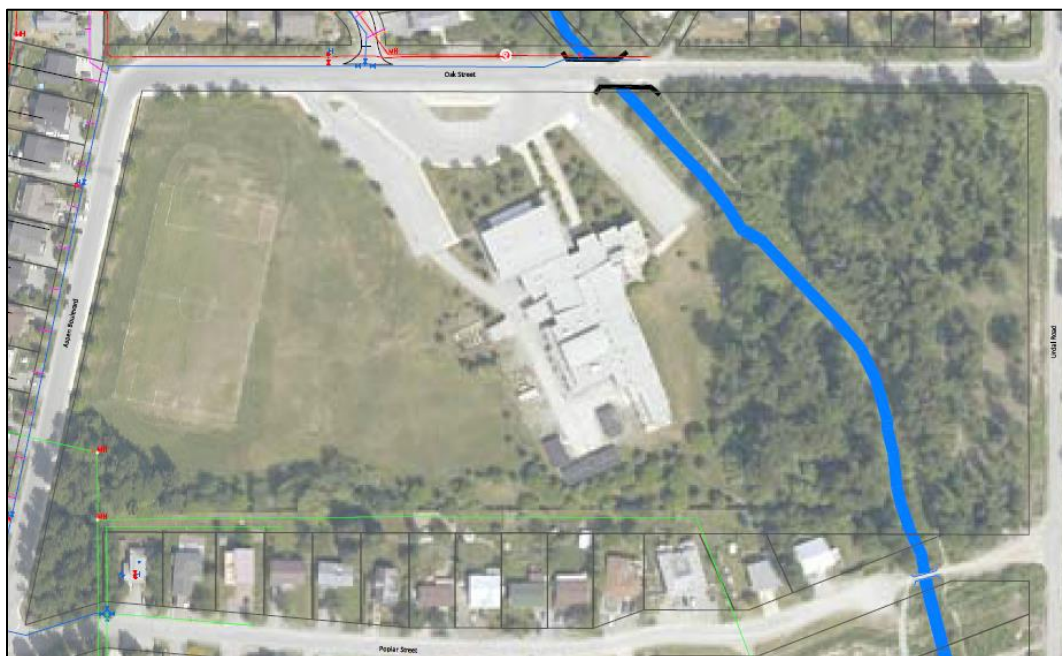
### Site Description

The subject lands are depicted in **Appendix C**. The subject land is flat and currently naturally vegetated, as shown in Figure 2 below.



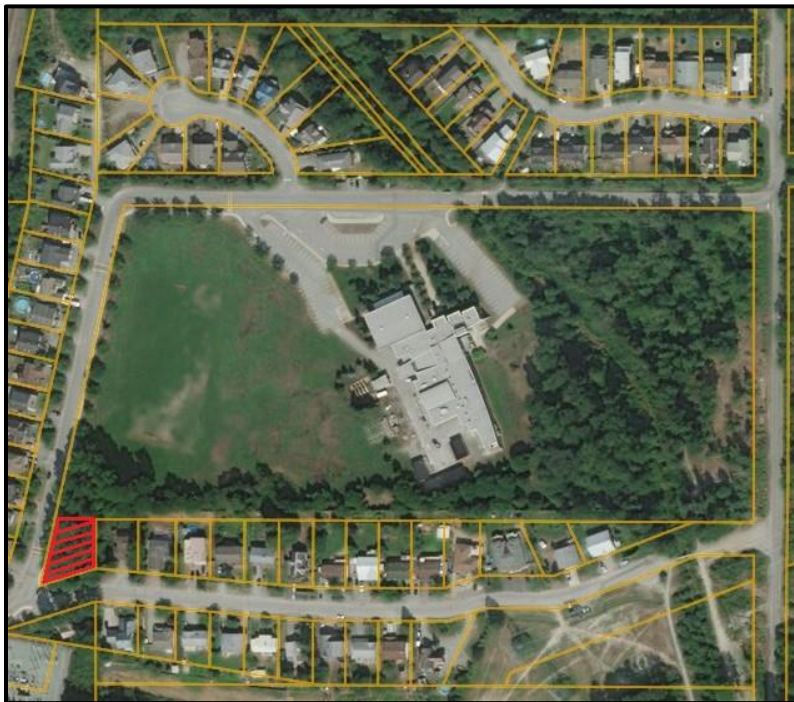
**Figure 2:** Subject lands, view from the corner of Poplar and Aspen Street.

Pemberton Secondary School is located centrally on the subject lands and is accessed from Oak Street. There is an existing three (3) metre utility right of way easement along the south property line, demonstrated in Figure 3 below.



**Figure 3:** Utility ROW, indicated in green, located on the subject property

Surrounding land uses are characterized by residential uses. Institutional uses including Pemberton Health Centre and Pemberton Lions Villa are located further south of the subject lands. An aerial photo of the subject lands, with the area proposed to be re-designated and rezoned is indicated with red cross hatching in Figure 4 below.



**Figure 4:** Aerial photo of subject lands, the area to be re-designated and rezoned is indicated in red.

### Early and Ongoing Consultation

In accordance with Section 475 of the *Local Government Act*, a report regarding the Official Community Plan Amendment Early and Ongoing Consultation was presented to Council at the Regular Council Meeting No. 1499, held on October 8<sup>th</sup> 2019. The following motion was passed:

*Moved/Seconded*

**THAT** Council has considered the obligations under Section 475 of the *Local Government Act* with respect to the Official Community Plan amendment application by Sea to Sky School District No. 48 on a portion of Lot 1, DL 165 & 203, LLD, Plan KAP56732 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.

**AND 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. 93 – Consular Scholaire Francophone de la BC*

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

**CARRIED**

### **Advisory Land Use Commission (ALUC)**

The proposal was presented to the Village Advisory Land Use Commission for consideration at the meeting held on October 28<sup>th</sup> 2019 and the following recommendation was passed:

*Moved/Seconded*

**THAT** *the Advisory Land Use Planning Commission recommend to Council that the application for Official Community Plan amendment and rezoning for a portion of Lot 1, DL 165 & 203, LLD, Plan KAP56732 be supported.*

**CARRIED**

### **Developer Lead Public Information Meeting**

A developer lead Public Information Meeting was hosted at Pemberton Secondary School (PSS) on Monday, November 18<sup>th</sup> at 6:00pm. The Public Information Meeting was advertised in the Pique Newsmagazine (published November 7<sup>th</sup> & November 14<sup>th</sup> ), an email was sent to parents and guardians of students at PSS and at Signal Hill Elementary School (SHE), notice was provided on the School District Website (<https://sd48seatosky.org/>) and notices were hand delivered to residents on Poplar, Willow, Aspen and Alder Street. The comments collected from the Public Information Meeting will be verbally presented by Staff at the Council Meeting.

### **DISCUSSION & COMMENTS**

The proposal is generally consistent with the goals and objectives of the Official Community Plan (OCP). Accordingly, the proposed re-designation and rezoning aligns with the general OCP directives. Specifically, Section 5.1.1 Growth Policies, states that growth should *make efficient use of land that is deemed appropriate for development through embracing applicable smart growth policies*, this includes the encouragement of growth within existing communities. Additionally, Section 4.0 Greenhouse Gas Emissions Reduction Targets states that *85% of all residences shall be within 1,000 metres of the downtown core*.

This proposal will provide one (1) additional single-family home that will be in close proximity to the downtown core and public institutions encouraging active transportation and therefore contributing to reduced greenhouse gas emissions. Furthermore, the addition of a residential lot at the corner of Poplar and Aspen Street will be in character with the surrounding residential neighborhood.

The proposed zoning of the severed lot is Residential 1 (R-1), which allows for a minimum parcel size of 700 m<sup>2</sup> and a minimum lot width of 18 m. The proposed new lot, Lot 1, will measure 1,001 m<sup>2</sup> and the lot width is 25.3 m and therefore meets the minimum parcel size and minimum lot width requirements.

## **Community Amenity Contributions**

Typically, the Village of Pemberton would anticipate a voluntary contribution toward community amenities when making a discretionary decision on whether or not to support an amendment to the Village's Official Community Plan and Zoning Bylaw. Under the Village's current Community Amenity Policy, adopted in 2007, the expectation for a voluntary contribution of \$9,165 per single family lot only applies to proponents of rezoning applications which include a residential component of more than three (3) units. Community Amenity Contributions help to address the burden that residential development imposes on demand for public facilities, services and amenities by contributing to a fund for their provision, improvement and expansion.

## **REFERRAL COMMENTS**

### **Internal Comments**

**Building:** No objections. Architectural drawings will be reviewed at the building permit stage.

**Corporate and Legislative Services:** No objections.

### **Engineering Consultant (ISL):**

- From the topographic survey provided it appears that some of the existing drainage ditches encroach slightly onto the private parcel. These should be reshaped and reconstructed to be fully within the road right-of-way (ROW). A 3.0m x 3.0m corner cut at the most southwesterly corner of the property (at the intersection of Aspen and Poplar) to provide adequate space for future improvements if needed such as intersection improvements, drainage conditions and to maintain sight lines.
- Driveway access is from Poplar and as far east as possible but not within the existing utility ROW.
- That all significant vegetation including any trees be removed from the utility ROW; the entirety of the ROW should be accessible to the Village of Pemberton to allow for future maintenance and/or replacement of the sanitary infrastructure if needed.

**Fire Department:** No objections.

**Operations:** Storm water and snow storage should be considered at time of design along with water and sanitary. The existing ditch line should remain.

### **External Comments**

All external responses received are attached as **Appendix D**.

<b>BC Hydro - Properties Transmission review</b>	No objections.
<b>BC Hydro - Design NSC - Distribution review</b>	No comments received
<b>CN Rail</b>	No objection; see Appendix D
<b>Lil'wat Nation</b>	No objections

**Ministry of Transportation and Infrastructure**

Preliminary Approval is granted for one year pursuant to section 52(3)(a) of the Transportation Act

**Pemberton and District Chamber of Commerce**

No comments received

**Pemberton Valley Dyking District**

No objections

**Pemberton Valley Trails Association**

No comments received

**School District No. 93 – Consular Scholaire**

**Francophone de la BC**

No comments received

**Squamish-Lillooet Regional District**

No comments received

**TELUS**

No comments received

Given the lack of concerns from referral agencies and the community benefit of potential employee housing and student development, Staff are supportive of this application. If Council is prepared to give the Bylaws First and Second Reading, the next step in the bylaw consideration process would be for Council to set a date and time for a 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.

Subject to Section 465 of the *Local Government Act (LGA)*, a Public Hearing must be held for both the OCP and the Zoning Amendment Bylaws, after First Reading of the Bylaws and before Third Reading. Notice of the Public Hearing will be given as per Section 466 of the *LGA*. Staff recommends a concurrent Public Hearing to both Bylaws.

Should Council send the proposed bylaws to Public Hearing, the Hearing will be advertised in accordance with Section 465 of the *Local Government Act* and section 6.0 of Development Procedures Bylaw No. 725, 2013. 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. Additionally, notice of the Hearing will be mailed or otherwise delivered at least ten (10) days before the Public Hearing to owners (as shown on the assessment roll at the date of the First Reading of the Bylaw) and to any tenants in occupation of all parcels within 100m of the subject lands.

**LEGAL CONSIDERATIONS**

The processing of an OCP Amendment and Rezoning application is regulated by various sections contained in Part 26 of the *Local Government Act* and by the Village's Development Procedures Bylaw 725, 2013, as amended from time to time.

**IMPACT ON BUDGET & STAFFING**

The research and preparation of the report and bylaws is a component of the daily work undertaken by the Development Services Department. All costs associated with the processing of this application, including Staff time, are recoverable from the applicant's fees as per the Village of Pemberton Development Procedures Bylaw 725, 2013, as amended from time to time.

### **INTERDEPARTMENTAL IMPACT & APPROVAL**

The Amending Bylaws were referred to all internal departments for comment, but there are no interdepartmental impacts or approvals required respecting the processing of this application as it is a function of the Development Services Department.

### **IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS**

There are no impacts on the region or neighbouring jurisdictions.

### **ALTERNATIVE OPTIONS**

**Option One:** THAT Council gives First and Second to the Official Community Plan (Pemberton Secondary School) Amendment Bylaw No. 872, 2019 and Zoning (Pemberton Secondary School) Amendment Bylaw No. 873, 2019 and that a Public Hearing be scheduled.

(Recommended by Staff)

**Option Two:** THAT Council refer Official Community Plan (Pemberton Secondary School) Amendment Bylaw No. 872, 2019 and Zoning (Pemberton Secondary School) Amendment Bylaw No. 873, 2019 to Staff for additional consideration of the following matters:

- (To be added by Council)

**Option Three:** THAT Council refuse Official Community Plan (Pemberton Secondary School) Amendment Bylaw No. 872, 2019 and Zoning (Pemberton Secondary School) Amendment Bylaw No. 873, 2019.

### **POTENTIAL GOVERNANCE CONSIDERATIONS**

This application supports three Strategy Priorities:

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

### **RECOMMENDATIONS**

#### **Recommendation One:**

THAT Official Community Plan (Pemberton Secondary School) Amendment Bylaw No. 872, 2019 be given First and Second Reading;



**Recommendation Two:**

**THAT** Zoning (Pemberton Secondary School) Amendment Bylaw No. 873, 2019 be given First and Second Reading;

**Recommendation Three:**

**THAT** Council convene a concurrent Public Hearing for Bylaws No. 872 and 873 on Tuesday, December 10<sup>th</sup> at 7 pm at the Village of Pemberton Council Chambers.

**ATTACHMENTS:**

**Appendix A:** Official Community Plan (Pemberton Secondary School) Amendment Bylaw No.872, 2019

**Appendix B:** Zoning (Pemberton Secondary School) Amendment Bylaw No.873, 2019

**Appendix C:** Subject Property Map

**Appendix D:** External Referral Responses

Prepared or Submitted by:	Joanna Rees, Planner
Manager Approval:	Lisa Pedrini, Manager of Development Services
CAO Approval by:	Nikki Gilmore, Chief Administrative Officer

**VILLAGE OF PEMBERTON**

**BYLAW No. 872, 2019**

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**Being a bylaw to amend the Village of Pemberton Official Community Plan Bylaw No. 654, 2011**

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**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 Bylaw 654, 2011, Amendment (Pemberton Secondary School) Bylaw No. 872, 2019.”

- 2. Map B – Land Use Designations of the Village of Pemberton Official Community Plan Bylaw No 654, 2011 is amended by re-designating the subject lands shown shaded on Schedule 1 of this Bylaw from “Civic and Institutional” to “Residential”.**

**READ A FIRST TIME** this    day of    , 20XX.

**READ A SECOND TIME** this    day of    , 20XX.

**NOTICE OF PUBLIC HEARING** for Village of Pemberton Official Community Plan Bylaw No. 654, 2011, Amendment Bylaw No. XXX, 20XX was published in the Pique Newsmagazine on    , **20XX** and    , **20XX**.

**PUBLIC HEARING HELD** this    day of    , 20XX.

**READ A THIRD TIME** this    day of    , 20XX.

**ADOPTED** this    day of    , 20XX.

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Mike Richman  
Mayor

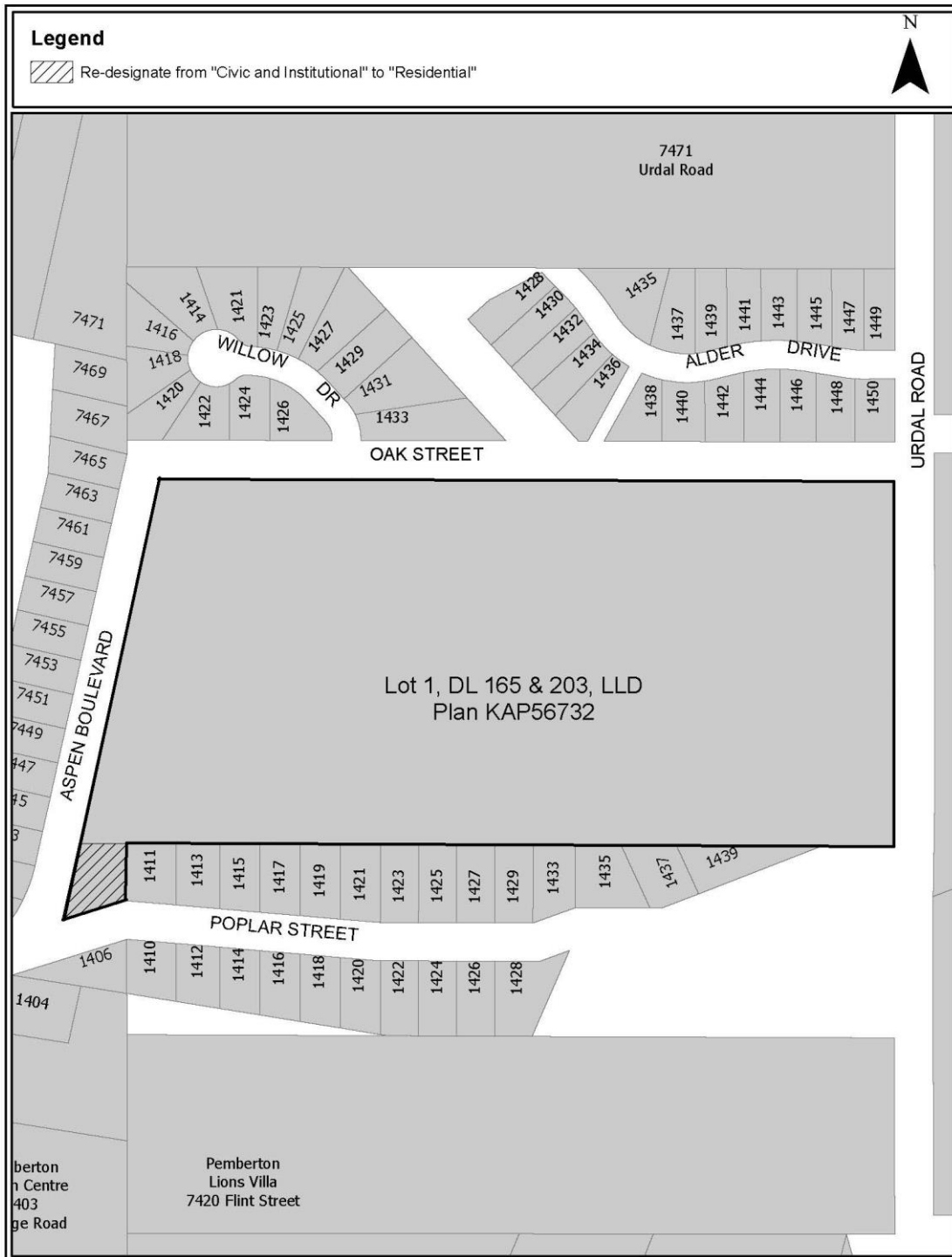
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Sheena Fraser  
Corporate Officer

# Schedule 1

Village of Pemberton OCP Bylaw No. 654, 2011,  
Amendment (Pemberton Secondary School) Bylaw No. 872, 2019

“Subject Lands”



**THE VILLAGE OF PEMBERTON**  
**BYLAW NO. 873, 2019**

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

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**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 zone lands for Residential Uses;

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

**1. CITATION**

This Bylaw may be cited for all purposes as “Zoning Bylaw 832, 2018, Amendment (Pemberton Secondary School) Bylaw No. 873, 2019.”

- 2. Schedule A – Zoning Map of Zoning Bylaw 832, 2018 is amended by zoning the lands shown shaded on Schedule 1 of this Bylaw from Public (P-1) to Residential 1 (R-1).**

**READ A FIRST TIME** this    day of    , 20XX.

**READ A SECOND TIME** this    day of    , 20XX.

**NOTICE OF PUBLIC HEARING** for Village of Pemberton Zoning Bylaw No. 832, 2018, Amendment (Pemberton Secondary School) Bylaw No. XXX, 20XX was published in the Pique Newsmagazine on    , **20XX** and    , **20XX**.

**PUBLIC HEARING HELD** this    day of    , 20XX.

**READ A THIRD TIME** this    day of    , 20XX.

**APPROVED BY THE MINISTER OF TRANSPORTATION AND INFRASTRUCTURE PURSUANT TO SECTION 52 of the *Transportation Act*** this \_\_\_\_\_day of \_\_\_\_\_, 201X.

**ADOPTED** this    day of    , 20XX.

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Mike Richman  
Mayor

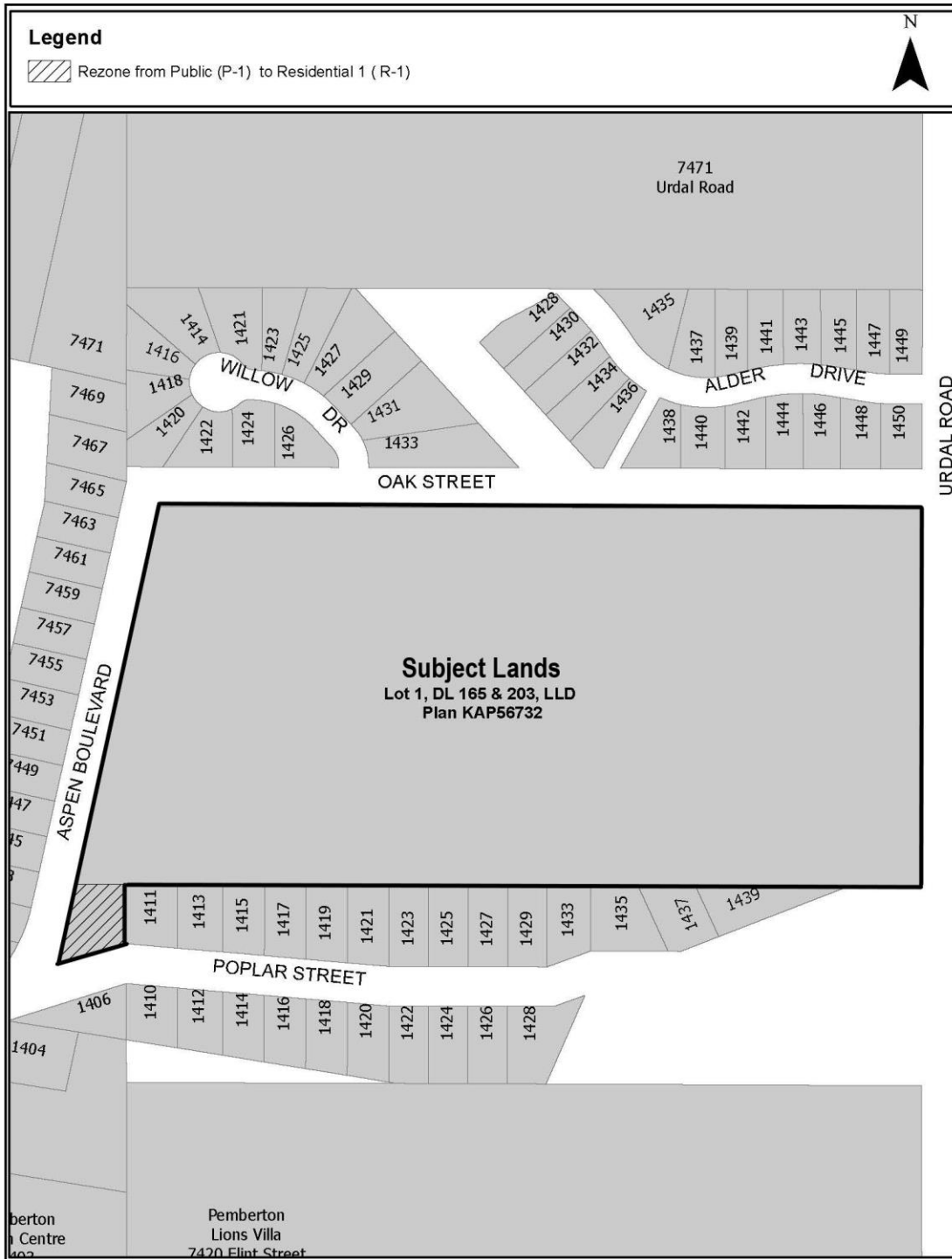
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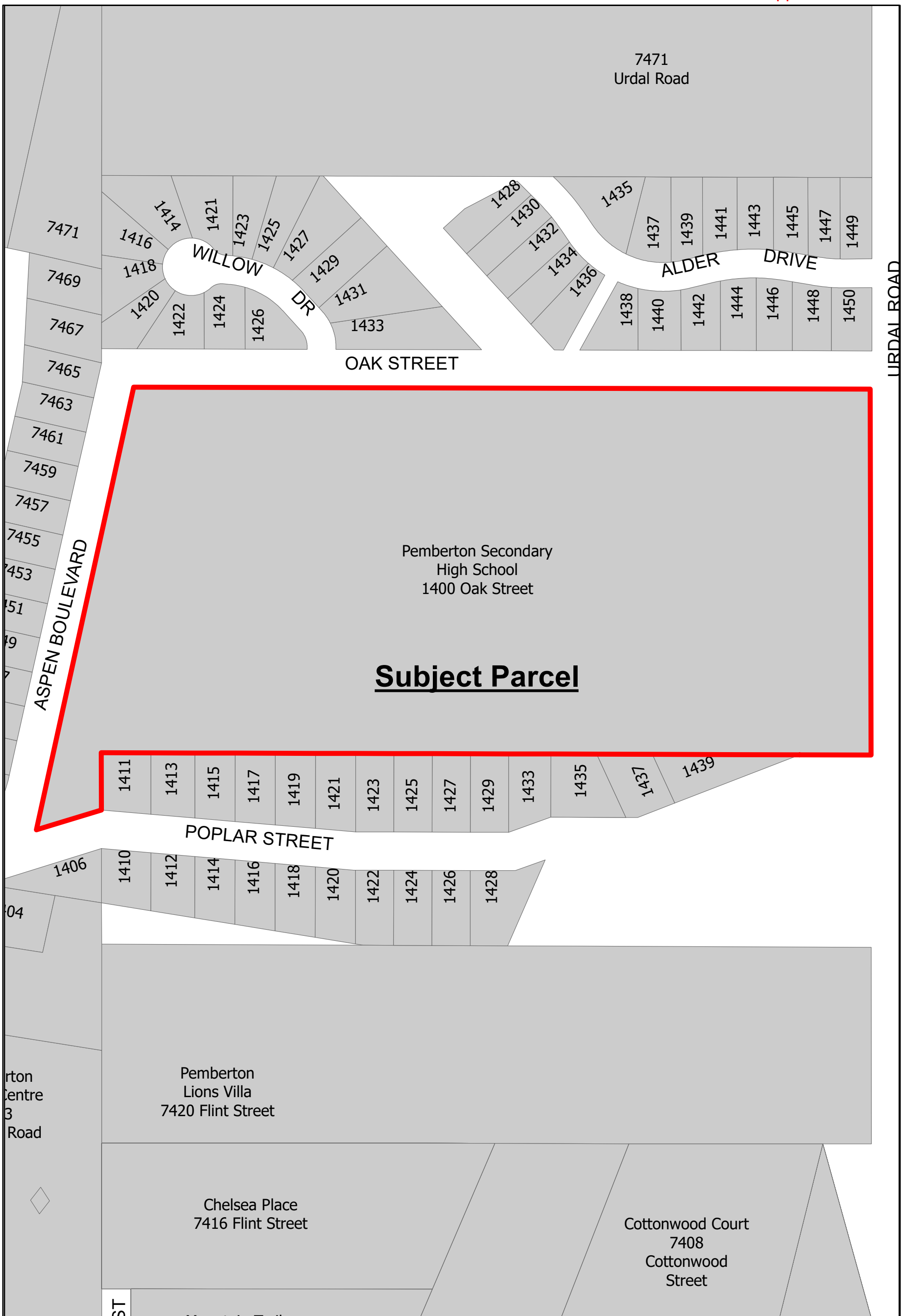
Sheena Fraser  
Corporate Officer

# Schedule 1

Village of Pemberton Zoning Bylaw No. 832, 2018,  
Amendment (Pemberton Secondary School) Bylaw No. 873, 2019

“Subject Lands”



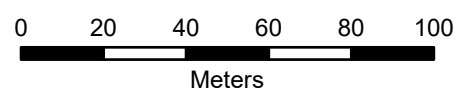


**Subject Parcel**

Pemberton Secondary  
High School  
1400 Oak Street

**Location Map**

**Pemberton Secondary  
High School  
1400 Oak Street**



Not for legal reference.  
Revised: August, 26 2019



**Joanna Rees**

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**From:** Properties, Help Desk <properties.helpdesk@bchydro.com>  
**Sent:** Wednesday, October 30, 2019 1:05 PM  
**To:** Joanna Rees; Design, NSC; Properties, Help Desk  
**Cc:** Lisa Pedrini  
**Subject:** RE: [External] 1400 Oak Street - Subdivision, OCP Amendment and Zoning Amendment Application

BCH Properties has no issues and leaves Design, NSC to comment on any Hydro requirements

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**Kim Proudlove, DULE, SR/WA** | Property Representative, Property Rights Services

**P** 604 543 1591  
**M** 604 323 3304  
**E** [kim.proudlove@bchydro.com](mailto:kim.proudlove@bchydro.com)

[Submit your ROW Compatible Use request here](#)

Smart about power in all we do.  
Safety is part of everything we do!

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**From:** Joanna Rees [mailto:JRees@pemberton.ca]  
**Sent:** 2019, October 30 12:16 PM  
**To:** Design, NSC; Properties, Help Desk  
**Cc:** Lisa Pedrini  
**Subject:** [External] 1400 Oak Street - Subdivision, OCP Amendment and Zoning Amendment Application

**\*\*\*Caution:** This is an **external** email. Do not open attachments or click on links from unknown senders.\*\*\*

Hello,

Attached to this email is the Referral Letter, Referral Summary and Application Package for Subdivision and a corresponding OCP and Zoning Amendment Application submitted by Sea to Sky School District No. 48 regarding 1400 Oak Street.

Please review the attached documents and provide your comments by **November 6<sup>th</sup>, 2019**. If you have any additional questions or feel you won't be able to supply comments by this deadline please don't hesitate to contact me.

Kind regards,

**Joanna Rees**

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**From:** Proximity <proximity@cn.ca>  
**Sent:** Wednesday, October 23, 2019 10:31 AM  
**To:** Joanna Rees  
**Subject:** FW: 1400 Oak Street - Subdivision, OCP Amendment and Zoning Amendment Application - CN Rail Comments  
**Attachments:** S076\_External Referral Letter\_October 2019.pdf; Referral Summary .pdf; Application Package.pdf

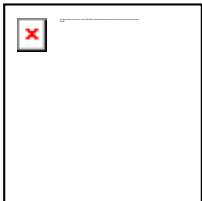
Good morning Joanna

Thank you for circulating CN Rail on the subdivision and OCP application for 1400 Oak Street.

I have reviewed the application package and site location. CN Rail does not object to this site being used for a single family house.

Regards

Susanne



**Susanne Glenn-Rigny**

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Senior Officer, Community Planning and Development | Corporate Services  
T: **514-399-7844** | C: **514-919-7844**

*Celebrating 100 years | Célébrons nos 100 ans*

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**From:** Joanna Rees <JRees@pemberton.ca>  
**Sent:** Wednesday, October 23, 2019 12:25 PM  
**To:** Susanne Glenn-Rigny <Susanne.Glenn-Rigny@cn.ca>  
**Subject:** FW: 1400 Oak Street - Subdivision, OCP Amendment and Zoning Amendment Application

Hi Susanne,

I just received a bounce back on the email below from [proximity@cn.ca](mailto:proximity@cn.ca) could you please confirm this address ?

Thanks,





October 31, 2019

Village of Pemberton  
P.O. Box 100, 400 Prospect Street  
Pemberton, BC, Canada V0N 2L0  
Email: [jrees@pemberton.ca](mailto:jrees@pemberton.ca)

Attention: Joanna Rees, Planner

**Re: S076 Subdivision Application and OR127 Zoning Amendment Application**

**Our File: 10112019-001 VOP Proposed Subdivision and Zoning Amendment**

We are writing to you in response to your letter dated October 11, 2019 informing us of a proposed Subdivision and Zoning Amendment application and asking us to bring forward any aboriginal interests we may have on or adjacent to the land in question.

The proposed application area lies within the traditional territory of the Lil'wat Nation. These lands have been used and occupied by the Lil'wat since time immemorial. The Province of British Columbia has been notified of the existence of the Lil'wat Nation's traditional territory.

The Lil'wat Nation asserts its inherent aboriginal title to its entire traditional territory, sovereignty over its traditional territory, and a right to self-determination. The Lil'wat Nation's aboriginal rights, including title, are protected under s. 35 of the *Constitution Act, 1982*.

A series of recent court decisions have:

- upheld the existence of aboriginal title in British Columbia;
- declared that aboriginal title coexists with crown title;
- limited the instances in which aboriginal title can be infringed by British Columbia or a third party;
- established strict criteria for any such infringement;
- declared that aboriginal title includes the right to choose the use to which the land is put;
- placed a legal duty on the Province of British Columbia to undertake meaningful consultation with First Nations and accommodate potential infringement; and
- declared that accommodation may have economic and/or cultural components.



Furthermore, the Supreme Court of Canada confirmed in the *Tsilhqot'in* decision that aboriginal title is real and meaningful, territorial in nature, and that First Nation consent is required for the use of its aboriginal title lands and resources. The decision also specifically states that aboriginal title confers:

. . . the right to decide how the land will be used; the right of the enjoyment and occupancy of the land; the right to possess the land; the right to economic benefits of the land; and the right to pro-actively use and manage the land. (at para. 73)

As a consequence of these decisions, British Columbia is under a legal obligation to consult with the Lil'wat Nation, and, where appropriate, seek consent from Lil'wat Nation and accommodate the Lil'wat Nation for infringements on its aboriginal title and rights.

We have reviewed the information provided with this referral regarding the proposed Subdivision and Zoning Amendment application. We do not have any comments at this time regarding this decision. However, if any new information were to arise during the course of this activity that indicates there may be impacts on Lil'wat aboriginal rights, title or interests, we would expect to receive notice and to have an opportunity to provide comments at that time. Furthermore, nothing in this letter is intended to affect the scope of, or the opportunity to exercise, any of Lil'wat's aboriginal rights, nor is it intended to accept any infringement of same.

Sincerely,

A handwritten signature in blue ink that reads "Harriet VanWart".

Harriet VanWart, Director  
Lands and Resources Department  
Lil'wat Nation



**DEVELOPMENT SERVICES  
PRELIMINARY BYLAW  
COMMUNICATION**

Your File #: S076-1400 Oak Street  
eDAS File #: 2019-05988  
Date: October/30/2019

Village of Pemberton  
Box 100, 7400 Prospect Street  
Pemberton, BC V0N 2L0

Attention: Joanna Rees

**Re: Bylaw 832, 2018 for:  
1400 Oak Street, Pemberton  
Lot 1, DL & 165 & 203, Lillooet Dist, Plan KAP 56732  
Rezoning and OCP amendment**

Thank you for the opportunity to provide comments.

Preliminary Approval is granted for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions, feel free to call Rupinder Prihar at (236) 468-1930.

Yours truly,

Rupinder Prihar  
A/ Senior Development Officer  
BC Ministry of Transportation and Infrastructure

Local District Address
Lower Mainland District 310-1500 Woolridge Street Coquitlam, BC V3K 0B8 Canada Phone: (604) 527-2221 Fax: (604) 527-2222

**Joanna Rees**

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**From:** Trustees - PVDD <trustees@pvdd.ca>  
**Sent:** Tuesday, October 29, 2019 10:07 AM  
**To:** Joanna Rees; sallison@csf.bc.ca  
**Subject:** RE: 1400 Oak Street - Subdivision, OCP Amendment and Zoning Amendment Application

Good morning Joanna,

Steve Flynn has reviewed the referral package and has no comments or concerns.

Kind regards,  
Kerry

Pia Fotsch / Kerry Teitzel  
Administrator  
Pemberton Valley Dyking District  
PO Box 235 Pemberton, BC V0N 2L0  
Phone: (604) 894-6632 Fax: (604) 894-5271  
Email: [trustees@pvdd.ca](mailto:trustees@pvdd.ca)

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Thank you

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**From:** Joanna Rees [mailto:[JRees@pemberton.ca](mailto:JRees@pemberton.ca)]  
**Sent:** October 11, 2019 12:44 PM  
**To:** Trustees - PVDD <trustees@pvdd.ca>; sallison@csf.bc.ca  
**Subject:** FW: 1400 Oak Street - Subdivision, OCP Amendment and Zoning Amendment Application



*'Committed to Community'*

Box 100, 7400 Prospect Street  
Pemberton, BC V0N2L0  
T. 604.894.6135 x232 | F. 604.894.6136  
 VillageOfPemberton

[www.pemberton.ca](http://www.pemberton.ca)

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**From:** Joanna Rees  
**Sent:** Friday, October 11, 2019 12:30 PM  
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