

-Advisory Land Use Commission-

Agenda for the Advisory Land Use Commission Meeting of the Village of Pemberton to be held Thursday February 3, 2022 at 5:00 pm via ZOOM Webinar ID: **821 1776 3759**

Page

1. CALL TO ORDER

In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.

2. APPROVAL OF AGENDA

Recommendation: THAT the agenda be approved as presented.

3. ORIENTATION

Digital presentation from consulting planner Cameron Chalmers.

4. APPOINTMENT OF CHAIR

5. MINUTES

- a) Minutes of the ALUC Meeting of November 30, 2020
- b) Minutes of the ALUC Meeting from September 23, 2019

3-7

Recommendation: THAT the minutes of the ALUC meeting held November 30, 2020 2019 be adopted as circulated.

And THAT the newly appointed chair sign the approved minutes of the ALUC Meeting held September 23, 2019.

6. NON-FARM USE APPLICATION – 1641 Airport Road

8

Report to the ALUC from Colin Brown, Planner II to consider a Non-Farm Use Application at 1641 Airport Road, legally described as Lot 1, DL 204, Lillooet District, Plan 32712 (PID: 002-778-874)

7. NEW BUSINESS

8. NEXT MEETING

- a) Adoption of meeting schedule.

Recommendation: THAT the ALUC schedule a time for meetings to take place as required.

9. ADJOURNMENT

ADVISORY LAND USE COMMISSION MINUTES

Minutes for the Advisory Land Use Commission Meeting of the Village of Pemberton held Monday November 30, 2020 at 5:00 pm via ZOOM Webinar ID: 829 9950 9419

IN ATTENDANCE:

Allison Twiss (Acting Chair)
Kirsten McLeod
Mark Barsevskis
Richard Nott

REGRETS:

Kristina Salin
Kevin Clark

STAFF IN ATTENDANCE:

Lisa Pedrini, Manager of Development Services
Gwendolyn Kennedy, Building & Planning Clerk

PUBLIC IN ATTENDANCE:

Craig Burns (Applicant) + 1

1. CALL TO ORDER

At 5:06 p.m. the meeting was called to order.

2. APPROVAL OF AGENDA

Moved/Seconded
THAT the agenda be approved as circulated.
CARRIED

3. ADOPTION OF MINUTES

Moved/Seconded
THAT the minutes of Advisory Land Use Commission meeting held April 27, 2020 be adopted as circulated.
CARRIED

4. OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENT – OR#131 - École de la Vallée

Development Services Manager Lisa Pedrini summarized the application for Official Community Plan (OCP) and Zoning Bylaw amendments presented by Craig Burns, agent

for the landowner 1193317 BC Ltd, on behalf of the Conseil scolaire francophone de la C.B. (School District #93), to facilitate the development of a Francophone public school/community space.

Ms. Pedrini invited questions from Commission members. Members requested additional information regarding access from the highway, measures to address pedestrian safety, and measures to prevent vehicle access from Tiyata Boulevard.

Craig Burns, agent, presented a conceptual plan of the proposed development that will include a three-storey school building with a full size gymnasium, sports field and outdoor play area, and designated school bus loading area. Consideration has been made for allotting space for a community garden and for a pedestrian bridge over Pemberton Creek, as these amenities were tied to the property under the current owner.

Commission members asked questions regarding termination of existing Tiyata development roads, safe pedestrian access from nearby neighbourhoods and the proposed use of the land under the hydro lines. Mr. Burns thanked Commission members for their input and noted that some of these questions would be answered at design stage.

Moved/Seconded

THAT the Advisory Land Use Commission recommends to Council that the application for Official Community Plan amendment and rezoning for the property known as the portion of the Tiyata development that fronts Highway 99 be supported subject to further civil consultancy design guidelines regarding:

- i. the discrepancy between road terminations on Figures 2 and 3;
- ii. pedestrian travel and access safety;
- iii. Highway 99 speed limits, subject to Ministry of Transportation and Infrastructure guidelines; and
- iv. general review and direction from Ministry of Transportation and Infrastructure.

CARRIED

5. NEXT MEETING

No further meetings are anticipated in 2020.

6. ADJOURNMENT

At 5:55 p.m. the meeting was adjourned.

Chair

ADVISORY LAND USE PLANNING COMMISSION MINUTES

Minutes for the Advisory Land Use Planning Commission of the Village of Pemberton held Monday, September 23, 2019 at 6:00 pm at 7400 Prospect Street.

IN ATTENDANCE: Sarah Allen (Chair)
Kristina Salin
Allison Twiss

BY TELEPHONE: Richard Nott

REGRETS: Bob Adams
Kevin Clark

STAFF IN ATTENDANCE: Lisa Pedrini, Manager of Development Services
Joanna Rees, Planner
Gwendolyn Kennedy, Building & Planning Clerk (minutes)

PUBLIC IN ATTENDANCE: Cam McIvor (Agent); Tammy McIvor

1. CALL TO ORDER

At 6:00 p.m. the meeting was called to order.

2. APPROVAL OF AGENDA

Moved/Seconded

THAT the agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

Moved/Seconded

THAT the minutes of Advisory Land Use Planning Commission meeting held May 3, 2019 be adopted as circulated.

CARRIED

4. OFFICIAL COMMUNITY PLAN AND REZONING – LOT 1 SUNSTONE

Lisa Pedrini, Manager of Development Services, presented the application for Official Community Plan amendment and rezoning for Lot 1 at Sunstone. The purpose is generate recommendations to Council regarding this application; a subdivision application has not been submitted and no comment is being sought regarding future subdivision.

Ms. Pedrini noted that surplus capacity of the reservoir that serves Phases 1 and 2 would permit development of these additional estate lots that were not included in the original Sunstone zoning. Details regarding lot size and configuration are yet to be determined; the focus of the application presented to the ALUC is the request to change from the current Rural Residential zone (RR-1) to a new Sunstone Amenity Residential zone and to amend the Official Community plan designation from Hillside Study Area to Residential.

The developer, Sunstone Ridge Developments Ltd., has been required by Council to hold a public information meeting to meet their requirements for early and ongoing consultation and meeting this has been scheduled for Wednesday, September 25, at the Meadows at Pemberton.

Cam McIvor, agent for Sunstone Ridge Developments Ltd., provided further details on the background of the development since 2003 and on the current application. Mr. McIvor noted that the purpose of the application is to enlarge four lots in Phase 2 to facilitate building and to improve site access, and to create nine additional estate lots that can be serviced by the existing reservoir.

Ms. Pedrini confirmed that the addition of these lots conforms with the Regional Growth Strategy and is consistent with the goals and objectives of the Official Community Plan and Pemberton's Urban Growth Boundary.

Mr. McIvor and Ms. Pedrini answered questions regarding the following issues:

- consultation with First Nations;
- community amenity contributions;
- proposed lot sizes;
- parks and green space;
- conformity with the Village's Regional Context Statement; and
- density of future phases.

Moved/Seconded

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

5. HILLSIDE DESIGN GUIDELINES

Joanna Rees, Planner, introduced the draft Hillside Design Guidelines that will be presented to the Commission for review and comment at the next meeting.

6. NEXT MEETING

The next meeting will be scheduled in October to review an application for Official Community Plan amendment and rezoning by School District No. 48 to permit Pemberton Secondary School students to design, build, market and sell a house on the empty lot on Poplar Street that is part of the school property. Staff will pursue a date of either the third (October 21) or fourth Monday of October (October 28), depending on members' availability. A Doodle Poll will be forthcoming.

7. ADJOURNMENT

At 6:53 p.m. the meeting was adjourned.

Sarah Allen, Chair

Date: February 3, 2022

To: Advisory Land Use Commission

From: Colin Brown MCP, Planner II
Scott McRae, Manager of Development Services

Subject: Agricultural Land Commission, Non-Farm Use Application, 1641 Airport Road

PURPOSE

The purpose of this report is for the Advisory Land Use Commission (ALUC) to consider and make recommendations to Council regarding an application received for the Agricultural Land Commission (ALC) to consider a proposed RV Park to be located at 1641 Airport Road, a parcel of land within the Agricultural Land Reserve (ALR). The RV Park is a non-farm use that must receive approval from the ALC to proceed. The Village of Pemberton (the Village) must consider whether this land should be used for a non-farm use and provide a Council recommendation to the ALC.

BACKGROUND

The subject property is legally described as Lot 1, DL 204, Lillooet District, Plan 32712 (PID: 002-778-874), with civic address 1641 Airport Road. The subject lands are depicted below and in the attached **Appendix A - Location Map**.



The 4.05-hectare (Ha) parcel, about 10 acres, is the location of the former Adventure Ranch that abuts Highway 99 to the north and Lillooet River to the east. Airport Road continues past this property connecting to the golf courses and airport to the south. The Friendship Trail runs between the parcel and Highway 99 and a portion of the Valley Loop trail abuts the property along Lillooet River.

APPLICATION

The Village has received an application from Cameron (Cam) Watt, on behalf of property owner Ben Sawchuk, to allow for an RV Park and Community Farm at 1641 Airport Road. The subject property is located in the Agricultural Land Reserve (ALR), which means that the non-farm use must receive permission from the Agricultural Land Commission (ALC). The role of the Village at this point is to determine whether this application should be considered by the ALC. Village Council must consider the application and if they feel there is merit in having the application proceed to the ALC for their consideration, Council must pass a resolution to support forwarding it to the ALC. If Village Council does not support forwarding this application to the ALC, the application will not proceed.

Note that if the ALC is favourable in its assessment of the application, this proposal will also require an OCP and Zoning Amendment from the Village of Pemberton to proceed; however, with the ALR taking precedence, a decision by the ALC is required before the Village approval process can proceed. Should this application receive approval from the ALC, further consultation is required in the OCP and Zoning Amendment process.

The application is to create a new RV Park and a Community Farm on the 4.05ha parcel. As outlined in the Applicant Submission, the Non-Farm Use application is to allow 3.44ha (approx. 85% of the property) to be used as a 91-site RV Park with playground, gathering space, and support facilities. The remaining 0.61ha (approx. 15%) of the parcel will be used as a Community Farm. The key points of the application are summarized below. For more information, please see the Application Package attached as **Appendix B**.

The proposed RV Park will accommodate 91 sites under two seasonal operating models. The “Tourist Operation” would run from mid-April to mid-October to serve the short-term tourist market through the summer. The winter season, from mid-October to mid-April, will be operated as a “Winter Stay Program” offering sites available for longer-term stays and an alternative form of affordable winter accommodation. The RV Park will close for a short period at the end of each season and all users will be contractually required to vacate the property.

The RV Park will be serviced by Village water and electrical power and will be connected to the Village sanitary system. A sani-dump station is proposed that will be available for both park users and for the general public. Additional amenities (pool, activity centre, bike storage, office) are distributed throughout the site. Access for the RV Park would be located on Airport Road at the existing entrance to the former Adventure Ranch. The site plan shows a secondary pedestrian access to and from the Friendship Trail.

The proposed Community Farm is modelled after Loutet Farm in North Vancouver, with the intent to provide food production potentially with benefits going towards the Pemberton Food Bank. As this would qualify as agricultural use, by itself a Community Farm does not require permission from the ALC. A separate access to the Community Farm is proposed from Airport Road on the west side of the property.

POLICY REVIEW

Agricultural Land Reserve

The subject property is located in the Agricultural Land Reserve (ALR) with land use decisions determined by the Agricultural Land Commission (ALC) when an application includes a non-farm use. The ALR is a provincial land designation intended to protect and preserve land that is best suited for agriculture. The ALR can be described as a special land use zone. Farming is encouraged and supported through the regulation of non-farm uses.

Village of Pemberton bylaws and regulations also apply to the property; however, the ALR takes precedence.

The role of the Village at this stage is to determine whether the application should be forwarded to the ALC for consideration. Village Council will make the final determination at a future Council Meeting taking the contents of this report and all relevant information and comments into consideration. If Council forwards the application to the ALC, further approvals from the Village waits until after the ALC has made its decision. If Council decides to not forward the application to the ALC the application does not proceed further.

Council has several options when this application is presented.

1. Support and direct the application to be forwarded to the ALC for consideration, as presented.
2. Support and direct the application to be forwarded to the ALC for consideration with additional comments, recommendations, and any other information that Council wants the ALC to consider concerning the application.
3. Not support forwarding of the application to the ALC in its current form, and the application is denied.

Village of Pemberton Bylaws and Regulations

Village of Pemberton Official Community Plan Bylaw No. 654, 2018

The subject parcel currently does not have a land use designation under the Village's Official Community Plan (OCP), to date it retains the designation assigned when the parcel was still part of the Squamish Lillooet Regional District (SLRD). Under the Electoral Area C OCP the parcel is designated Agriculture. If this application were to receive approval from the ALC, an OCP amendment bylaw will be required to establish the appropriate land use designation under the Village's OCP.

The Community Planning Directions, Policies, Strategies and Actions contain statements that indicate some support for applications to establish Campgrounds from an economic development perspective. Policies also support Agriculture and its fundamental role in the settlement of Pemberton.

OCP Strategy 5.7.2.8 Campgrounds

Pemberton's recreation vehicle and tent campers are currently served by Nairn Falls Provincial Park. There are no other serviced public or private camping facilities in the Pemberton Valley. To better accommodate the travelling public the Village encourages applications for potential RV and tent camping, particularly in close proximity to downtown and/or the airport.

OCP 5.8.1 Agriculture Policies

- Preserve and facilitate the enhancement of productive farmland;
- Promote local food production and sales;
- Accommodate community supported agricultural opportunities and land uses; and
- Support a wide range of agricultural practices and preserve land to build local food protection capacity.

The decision to accept the application and to forward the file to the ALC must balance these directions and determine what is best for Pemberton. Comments received from internal and external referrals, and from the ALUC will help inform Council's decision.

Village of Pemberton Zoning Bylaw No. 832, 2018

The property is currently zoned A-1 Agriculture in the Village of Pemberton Zoning Bylaw No. 832, 2018. The list of permitted land uses in the A-1 zone support agricultural and farm uses that are permitted in the ALR. (Uses permitted by the ALR cannot be prohibited in Village bylaws). The proposed Community Farm is permitted with no further amendment to the Zoning Bylaw. The application requires a zoning amendment to add RV Park as a permitted land use. The rezoning application process would occur if a positive decision from the ALC is received.

COMMENTS AND DISCUSSION

The purpose of this report is to allow the ALUC to review the application and comments received. The ALUC is requested to provide a recommendation to Council with respect to whether the Non-Farm Use application should be sent to the ALC for consideration. External and Internal Referral letters were distributed by email in early December. Referral responses received to date are summarized below with full responses attached when formal letters were submitted. Questions from the responses have been shared with the applicants and any follow up is noted in the discussion. In all cases, if this application proceeds beyond the ALC decision and becomes part of an OCP and Zoning Amendment application, new referrals and opportunities for comments will be required as per legislation.

External Comments

Referral letters were sent to the following agencies and groups with interest in agriculture:

- BC Ministry of Agriculture
- BC Ministry of Transportation and Infrastructure
- Pemberton Valley Dyking District
- Pemberton and Valley Chamber of Commerce
- Sea to Sky Community Services – Pemberton Food Bank

- Tourism Pemberton
- Pemberton Farmers Institute

Responses are summarized below with formal letters attached as Appendices. Any additional responses received prior to the meeting will be presented verbally. All written responses will be included in future staff reports to Council.

Pemberton Valley Dyking District

The Pemberton Valley Dyking District (PVDD) reviewed the application package, with the Board of Directors in favour of this request as the need for this type of service in Pemberton is well past due. They note that this area has not been farmland in a very long time so in their opinion, there seems to be no loss of agriculture. It is their belief that the land is low quality for agriculture.

In a letter submitted and attached to this report as **Appendix C**, the PVDD goes into more detailed comments regarding the location of the property in the floodplain of the Lillooet River. The property borders the Adventure Ranch Dike and the PVDD must maintain this dike as per Provincial regulations. Snow removal is noted as a concern in the site design, with dumping snow on Crown land between the property and the dike not an option.

Applicant Response:

The applicants have accepted the comments regarding snow removal and the need to provide adequate areas on site for snow build up. These items will be addressed in future updates of the site design and planning.

Pemberton and Valley Chamber of Commerce

The Pemberton and District Chamber of Commerce (Chamber) reviewed the proposal at the board meeting on December 17th, 2021. Overall, the Chamber supports this project being presented to the Agricultural Land Commission for consideration. The Chamber felt the RV park would be a valued support for tourism in our community, while at the same time addressing social needs around housing in the off season and a community garden. There were some comments from the discussion asking about sight lines from the highway and noting the importance of ensuring the upkeep and maintenance of the park over time.

Applicant Response:

Sight lines will be better represented and understood with some elevation renderings. The intent is that the RV Park will blend well with the local area. Proper buffering will be established so that it provides both privacy for the guests at the park while still allowing visibility for passersby looking for accommodation. The ability to highlight and refurbish the existing barn will preserve some of the history associated with the site. The barn will stand out and will be better presented for traffic driving by on Highway 99.

All parks (operated by the applicants) have on site Management. "We work hard to provide a safe, well kept, properly maintained (through a preventative maintenance program) environment".

Staff Comments

Pemberton Fire and Rescue

The fire department has reviewed the package and we have no concerns about the ALC consideration of this application. There are some concerns that the site is crowded, and they would like to see a reduction in the number of sites from a fire standpoint. If the property were to develop, an additional hydrant would be needed close to the entrance.

Application Response:

The applicant has received these comments and will bring back revised drawings with drive aisles and associated turning radius(s) for emergency responses depicted. These are expected to be available at the meeting. This effort as to confirm or alleviate any concerns for all public health and safety.

Corporate and Legislative Services

Corporate and Legislative Services likes the look of the application and sees the proposed RV Park as a much-needed amenity should it be approved. Comments and questions were posed, and the applicants' responses are noted below.

- What is the size of each campsite, and will they accommodate a larger truck and longer camper/RV?
Answer: The RV sites are between 30 feet x 60 feet and 40 feet x 60 feet and will accommodate all RV's.
- Would consideration be given to establishing 4 or 5 pull through sites – these are terribly convenient and would allow for the accommodation of larger RVs?
Answer: We can / will provide 8 full size "Drive Through" sites.
- Visitor Parking – while some is noted it does not appear to be very much and this will be necessary especially in for the Winter Stay program as likely tenants will have more than one vehicle.
Answer: With respect to parking, each RV site can accommodate at least 2 cars in addition to an RV.
- From an enforcement standpoint, consideration will need to be given related to quiet hours at the RV park as there are residential homes in close proximity.
Answer: Operating Policies will include controls and restrictions regarding quiet enjoyment for the site and for neighbours.

Recreation

Village Recreation staff see a potential for a programming opportunity for the community with the potential of installing a pool. The possibility of a memorandum of understanding or contract for Village Recreation to use the pool for swim lessons and other programs would be beneficial for the community if the pool is developed and open seasonally.

Applicant Response:

The use of the pool by others than the RV residents could be considered subject to agreements with respect to liability, insurance and possible hours of use.

Public Comments

Public Notice was not required at this stage in the process; as noted previously, should the application proceed an OCP and Zoning Amendment will be required that carries requirements for public consultation. Notwithstanding, Staff always encourage applicants to reach out to the immediate neighbours to inform them of development proposals. The applicants for the proposed Non-Farm Use did contact the neighbours, one of which has submitted a letter to Village Staff. The summary of their opposition is provided below, with the entire submission attached to this report as **Appendix D**.

The proposed density and land-use in the proposal “ALC 2021-001 Non-Farm Use Application, RV Park and Community Farm, 1641 Airport Road” is completely inappropriate for the size and location of the property at 1641 Airport Road. The proposed use is not in line with OCP policies or agricultural priorities outlined by the province. We would go as far to suggest that this proposal should not be approved by Village Council for ALC review, as it in no way aligns with the legislated priorities of the ALR. We encourage you to approach development approvals on this property that are in line with the intended zoning of A-1 Agriculture with 10 accommodation units tied to an agri-tourism business, as even this designation is unique to the valley, and is much more representative of what the community wants.

Applicant Response:

With respect to the neighbours, the applicants appreciate and respect their position. The applicant views that the local economy would have a greater benefit from an RV offering. There would be a greater number of tourists spending dollars in the community and appreciating Pemberton's beauty. This is an Agri-tourism benefit when you consider 15% of the overall land is dedicated to farming. The community can further benefit through our "Winter Stay Program" from October through to the end of April, the RV Park can house locals and workers looking for winter accommodations.

COMMUNICATIONS

Staff have distributed referrals of the application to the standard list of internal Village departments and select referral agencies requesting comments. The comments received to date are presented with summaries in the previous section. Additional comments received before the Council Meeting will be added to the Staff report to Council.

ATTACHMENTS

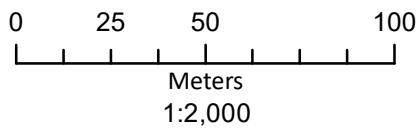
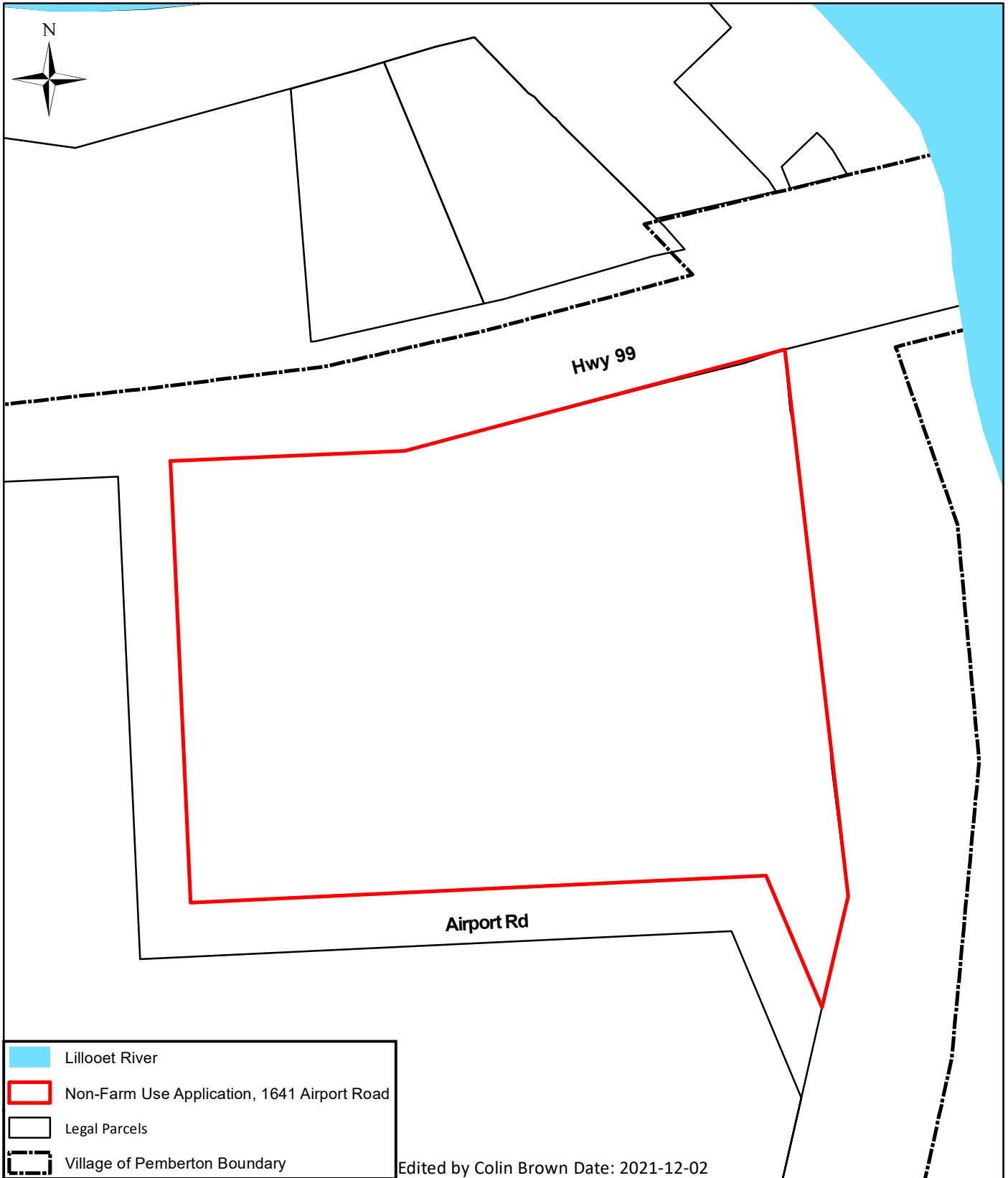
Appendix A : Location Map

Appendix B : Application Package: ALC Application and Site Plan

Appendix C : Pemberton Valley Dyking District Letter

Appendix D : Letter from the Direct Neighbours and Property Owners

Prepared and Submitted by:	Colin Brown MCP, Planner II
Manager Approval:	Scott McRae, Manager of Development Services



Location Map
ALC Non-Farm Use Application
1641 Airport Road

Edited by Colin Brown Date: 2021-12-02



ALUC Meeting
Village of Pemberton
February 3, 2022



Referral Summary

Project: 2021-001
ALR – Non-Farm Use Application

Civic Address	1641 Airport Road			
Legal Description	Lot 1	DL 204	Plan 32712	Lillooet
Owner's Name(s)/Address	Agent's Name:			
Little Prairie Holdings Ltd., INC. BC1122912 447 232 nd Street Langley BC V2Z 2W2 c/o Ben Sawchuk	Cameron Watt			

Application Request	Agricultural Land Commission – Non-Farm Use
Existing OCP Designation	Agriculture (SLRD Area 'C' OCP No. 689, 1999)
Existing Zoning Designation	A-1 Agriculture (Zoning Bylaw 832, 2018)

Agricultural Land Reserve

The property is located in the Agricultural Land Reserve (ALR) and requires permission from the Agricultural Land Commission (ALC) for Non-Farm Use. ALC authority supersedes that of the Village of Pemberton bylaws and must be resolved prior to any further approvals from the Village. The role of the Village is for Council to determine whether this application for non-farm use should be considered by the ALC.

The proposal will require subsequent applications to amend the Village of Pemberton Official Community Plan and to rezone the property to allow the RV Park. The normal application process including additional referrals and additional opportunities for comments, and a public hearing, will occur only after a positive ALC decision.

Project Intent

The application is to create a new RV Park and a Community Farm on the 4.05ha parcel. As outlined in the Applicant Submission, the Non-Farm Use application is to allow 3.44ha (approx. 85% of the property) to be used as a 91-site RV Park with playground, gathering space, and support facilities. The remaining 0.61ha (approx. 15%) of the parcel will be used as a Community Farm. The key points of the application are summarized below. For more information please see the attached ALC Application Submission and Site Plans.

The proposed RV Park will accommodate 91 sites under two seasonal operating models. The "Tourist Operation" would run from mid-April to mid-October to serve the short-term tourist market through the summer. The winter season, from mid-October to mid-April, will be operated as a Winter Stay Program offering sites available for longer-term stays and an alternative form of affordable staff accommodation. The RV Park will close and all users will be required to vacate the property at the end of each season.

The RV Park will provide be serviced by water and electrical power and will be connected to a sanitary system. A separate sani-dump station is proposed that will be available for both park users and for the general public. Additional amenities (pool, activity centre, bike storage, office) are distributed throughout the site. Access for the RV Park would be located on Airport Road at the existing entrance to the former Adventure Ranch. The site plan shows a secondary pedestrian access to and from the Friendship Trail.

The proposed Community Farm is modelled after Loutet Farm in North Vancouver, with the intent to provide food production potentially with benefits going towards the Pemberton Food Bank. As this would qualify as agricultural use, by itself a Community Farm does not require permission from the ALC. A separate access to the Community Farm is proposed from Airport Road on the west side of the property. With the proximity of this access to Highway 99, the Ministry of Transportation and Infrastructure will be sent a referral with respect to this application.

The Village contact information for the application is Colin Brown, Planner II, Email: cbrown@pemberton.ca Phone: 604-894-6135 x239.

Colin Brown MCP, Planner II	December 3, 2021
Development Services Department	

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 64104

Application Status: Under LG Review

Applicant: Ben Sawchuk

Agent: Cam Watt

Local Government: Village of Pemberton

Local Government Date of Receipt: 11/05/2021

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: The purpose of the proposal is to permit the use of 3.44 Ha of the 4.05 Ha parcel for desirable, needed facilities within the Village of Pemberton and to use 0.61 Ha of the parcel for a Community Farm which does not presently on the site.

The proposed non-farm use will consist of an RV Park, comprising 91 RV sites [approximately 180 M2 per site], plus playgrounds and other support facilities to enhance the experience of the RV visitors. The RV Park will fill a demonstrated need for the Village, and will provide a substantial boost to the local economy through enhanced tourism on a year round basis. Although the RV Park will operate year round, there will be no permanent residents, such as would typically present in a mobile home park. The RV Park will function in 2 separate operating modes. The first mode will be tourist related during the period from mid April to mid October, when RV's will stay at 1 of the 91 sites for a relatively short duration. Each of the 91 sites will only have an RV on it as there are no permanent residential buildings.

At the end of the 6 month "Tourist Operation" the park will shut for several days to prepare for the second operating mode whereby RV owners who have signed a short term lease agreement can stay at 1 of the 91 sites for 6 months, from mid October to mid April. This is known as a Winter Stay Program. At the end of the Winter Stay Program, all of the RV's must leave the site and the Park reverts to the Tourist mode. The Winter Stay Program will help to address the annual winter staff problem in the area, essentially providing affordable staff accommodation.

The RV Park will incorporate several important features.

The roads and RV sites will not be paved but will be surfaced with compacted gravel, with approximately 30% of each 180 M2 RV site will be grass. The playground will be grass and wood chips and the Works Yard will be gravel - there will be no impervious areas on grade.

Each of the RV sites will be serviced by water and power as well as having a sanitary connection. A separate sani dump station will be located near the entry for use by vehicles not necessarily staying at the Park.

The existing barn will be retained as a support facility for the RV guests and will contain Ebikes and regular bikes for use by the guests who may want to access the neighbouring trails, or ride to the Village. A conveniently located connection to the Friendship Trail will be provided adjacent to the barn.

The barn precinct will also include several charging stations for EV's and each RV site will include a 50 Amp electrical outlet to allow our other EV's or other devices to be charged there.

The barn will also be the location of the project Recycling Center and the site of a composting station.

The project will be landscaped utilising low water use Xeriscape Landscape Principles. Native plant material will be used around the perimeter of the site to partially screen the Park from the public view.

The second component of the proposal is the development of a small Community Farm on the 0.61 Ha westerly portion of the site.

This part of the parcel will be separated from the RV site by a solid acoustic fence barrier and several meters of landscaping.

The proponents for the project have identified a concept that would provide significant benefit to the Pemberton Food Bank [PFB].

Discussions with the PFB have confirmed that one of the challenging aspects of the PFB work is providing nutritious fresh food to the PFB's users. Access to locally grown fresh vegetables would be a significant addition to their efforts.

The Community Farm concept illustrated on the site concept plan has been informed by discussions with the Loutet Farm [North Vancouver] and a review of the Pemberton Agricultural Parks Master Plan [APMP].

Following the lead of the APMP, future steps will include a public information meeting.

Agent Information

Agent: Cam Watt

Mailing Address:

207 - 135 West 2nd

NORTH VANCOUVER, BC

V7M 1C5

Canada

Primary Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 002-778-874

Legal Description: LOT 1 DISTRICT LOT 204 LILLOOET DISTRICT PLAN 32712

Parcel Area: 4.1 ha

Civic Address: 1641 Airport Road, The Village of Pemberton, BC

Date of Purchase: 12/06/2018

Farm Classification: Yes

Owners

1. **Name:** Ben Sawchuk

Address:

203-815 Main Street

West Vancouver, BC

V7T 2Z3

Canada

Phone: [REDACTED]

Email: [REDACTED]

Current Use of Parcels Under Application

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

There is currently no agriculture taking place on the parcel.

ALUC Meeting

February 3, 2022

Village of Pemberton

Applicant: Ben Sawchuk

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

There have been no agricultural improvements to the parcel.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

There are currently no businesses operating on the site. The parcel has previously operated as a destination "Adventure Ranch" with various activities including horseback riding and rivercraft activities. That business is no longer operational and the single family home on the site burned down several years ago.

Adjacent Land Uses

North

Land Use Type: Transportation/Utilities

Specify Activity: The Sea to Sky Highway and across the Highway 0.61 Ha single Family homes

East

Land Use Type: Recreational

Specify Activity: a 65 M wide Greenbelt between the parcel and the Lillooet River

South

Land Use Type: Recreational

Specify Activity: Big Sky Golf Club

West

Land Use Type: Agricultural/Farm

Specify Activity: Airport Road

Proposal

1. How many hectares are proposed for non-farm use?

3.4 ha

2. What is the purpose of the proposal?

The purpose of the proposal is to permit the use of 3.44 Ha of the 4.05 Ha parcel for desirable, needed facilities within the Village of Pemberton and to use 0.61 Ha of the parcel for a Community Farm which does not presently on the site.

The proposed non-farm use will consist of an RV Park, comprising 91 RV sites [approximately 180 M2 per site], plus playgrounds and other support facilities to enhance the experience of the RV visitors. The RV Park will fill a demonstrated need for the Village, and will provide a substantial boost to the local economy through enhanced tourism on a year round basis. Although the RV Park will operate year round, there will be no permanent residents, such as would typically present in a mobile home park. The RV Park will function in 2 separate operating modes. The first mode will be tourist related during the period from mid April to mid October, when RV's will stay at 1 of the 91 sites for a relatively short duration. Each of the 91 sites will only have an RV on it as there are no permanent residential buildings.

At the end of the 6 month "Tourist Operation" the park will shut for several days to prepare for the second operating mode whereby RV owners who have signed a short term lease agreement can stay at 1 of the 91 sites for 6 months, from mid October to mid April. This is known as a Winter Stay Program. At

the end of the Winter Stay Program, all of the RV's must leave the site and the Park reverts to the Tourist mode. The Winter Stay Program will help to address the annual winter staff problem in the area, essentially providing affordable staff accommodation.

The RV Park will incorporate several important features.

The roads and RV sites will not be paved but will be surfaced with compacted gravel, with approximately 30% of each 180 M2 RV site will be grass. The playground will be grass and wood chips and the Works Yard will be gravel - there will be no impervious areas on grade.

Each of the RV sites will be serviced by water and power as well as having a sanitary connection. A separate sani dump station will be located near the entry for use by vehicles not necessarily staying at the Park.

The existing barn will be retained as a support facility for the RV guests and will contain Ebikes and regular bikes for use by the guests who may want to access the neighbouring trails, or ride to the Village. A conveniently located connection to the Friendship Trail will be provided adjacent to the barn.

The barn precinct will also include several charging stations for EV's and each RV site will include a 50 Amp electrical outlet to allow our other EV's or other devices to be charged there.

The barn will also be the location of the project Recycling Center and the site of a composting station.

The project will be landscaped utilising low water use Xeriscape Landscape Principles. Native plant material will be used around the perimeter of the site to partially screen the Park from the public view.

The second component of the proposal is the development of a small Community Farm on the 0.61 Ha westerly portion of the site.

This part of the parcel will be separated from the RV site by a solid acoustic fence barrier and several meters of landscaping.

The proponents for the project have identified a concept that would provide significant benefit to the Pemberton Food Bank [PFB].

Discussions with the PFB have confirmed that one of the challenging aspects of the PFB work is providing nutritious fresh food to the PFB's users. Access to locally grown fresh vegetables would be a significant addition to their efforts.

The Community Farm concept illustrated on the site concept plan has been informed by discussions with the Loutet Farm [North Vancouver] and a review of the Pemberton Agricultural Parks Master Plan [APMP].

Following the lead of the APMP, future steps will include a public information meeting.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

This proposal could be accommodated on lands outside the ALR, but due to the lack of non-ALR available land in the Village and the fact that non-ALR land would place the RV Park in an undesirable proximity to other residential or commercial uses, we feel the proposed parcel is perfect for the intended and proposed use.

4. Does the proposal support agriculture in the short or long term? Please explain.

The 3.44 Ha component of the parcel does not support agriculture in the short term and the 0.61 Ha [15 %] component of the proposal will in fact function as a Community Farm. The fact that there is no house or other structure on the site, except for a small parking area, 100% of the 0.61 Ha will be used exclusively for supporting the growing of food..

With respect to the long term support of agriculture the following should be considered:

- new permanent structures to be constructed, will represent approximately 2% of the parcel area
- the 91 RV sites will all have one of the various types of RV's described by the Canadian Recreational Vehicle Association - Motorized RV's, Towable RV's or Park Model RV's - all are non permanent and easily removeable.

- the 91 RV sites and the several small buildings on site will be will be serviced with water, power and

sanitary collection by the underground installation of those services. These services will be buried in trenches throughout the site.

- In the event that the 3.44 Ha component of the site was to revert to an agricultural use, the underground services could simply be terminated at a suitable depth below grade and the site would, together with the westerly 0.61 Ha component of the site, be available for farm use.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

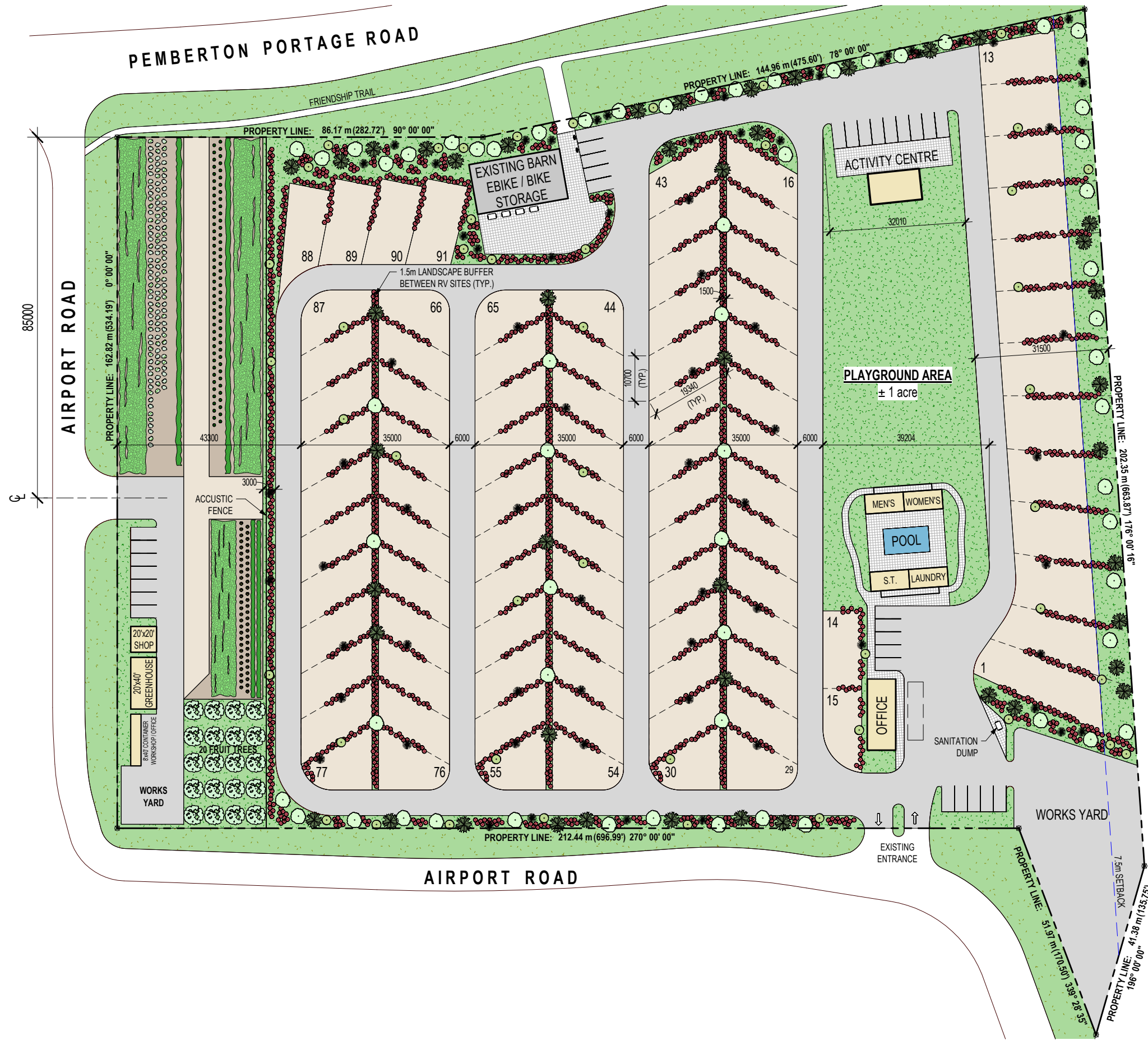
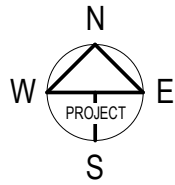
- Agent Agreement-Cam Watt
- Proposal Sketch-64104
- Other correspondence or file information-Underground Cross Section
- Certificate of Title-002-778-874

ALC Attachments

None.

Decisions

None.



1 SITE LAYOUT
1 : 1000

SITE INFORMATION

ADDRESS:
1641 AIRPORT ROAD, PEMBERTON BC

LEGAL DESCRIPTION
LOT 1
DISTRICT LOT 204
LILLOOET DISTRICT PLAN 32712

LOT AREA:
TOTAL LOT AREA: 10.2 acres (4.1324 ha) 41,324 m²

REV	DATE	DESCRIPTION
REVISIONS		

Project:
PEMBERTON RV CAMP GROUND

COM-TECH
www.comtechdesign.com

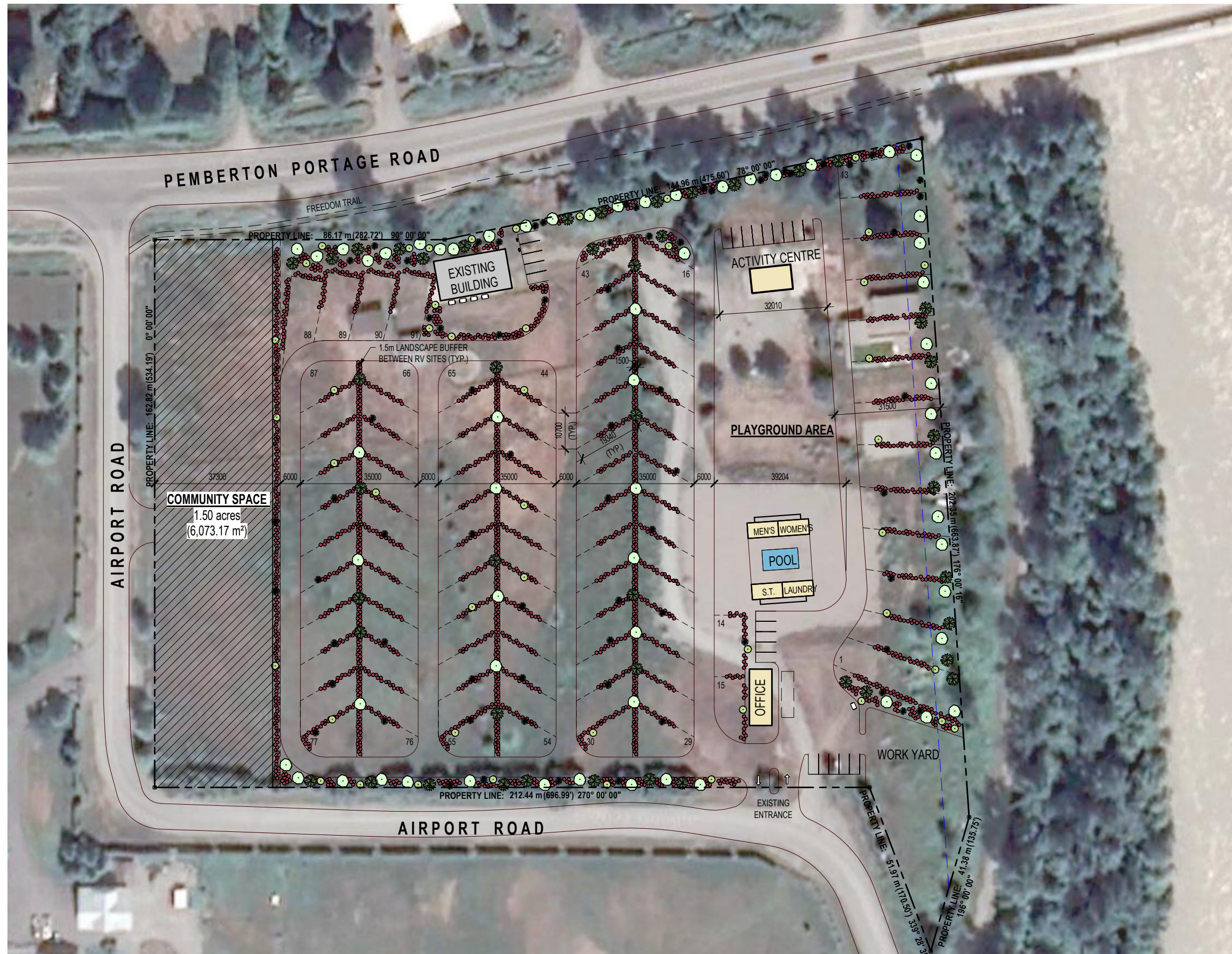
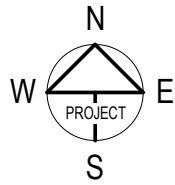
Address: 306 1235 28th Avenue SE
 Phone: 403.283.3040
 Email: info@comtechdesign.com

Design by: JLC
 Drawing: SITE LAYOUT

Scale: As indicated
 Date: February 3, 2022
 Date: 25 OCT 21

SD0.0

11/4/2021 4:08:40 PM
Y:\Projects\2021\Projects\COM-TECH\Pemberton Camp Ground\2.PRODUCTION\Revit\PCG_SD_04NOV21.rvt



1 SITE LAYOUT - GOOGLE UNDERLAY
1" = 100'-0"

SITE INFORMATION

ADDRESS:
1641 AIRPORT ROAD, PEMBERTON BC

LEGAL DESCRIPTION
LOT 1
DISTRICT LOT 204
LILLOOET DISTRICT PLAN 32712

LOT AREA:
TOTAL LOT AREA: 10.2 acres (4.1324 ha) 41,324 m²

REV	DATE	DESCRIPTION
REVISIONS		

Project:
PEMBERTON RV CAMP GROUND

COM-TECH
www.comtechdesign.com

Address: 306 1235 26th Avenue SE
 Design by: JLC
 Drawing: SITE LAYOUT w/ GOOGLE UNDERLAY
 Village of Pemberton
 Date: February 3, 2022
 Scale: As indicated
 Date: OCT 21
 25
 SD0.1

11/4/2021 4:09:00 PM
Y:\Projects\2021\Projects\COM-TECH\Pemberton Camp Ground\2.PRODUCTION\Revit\PCG_SD-04\NOV21.rvt



1 ENLARGED BARN PRECINCT
1 : 250

REV	DATE	DESCRIPTION
REVISIONS		

Project:
PEMBERTON RV CAMP GROUND

COM-TECH
www.comtechdesign.com

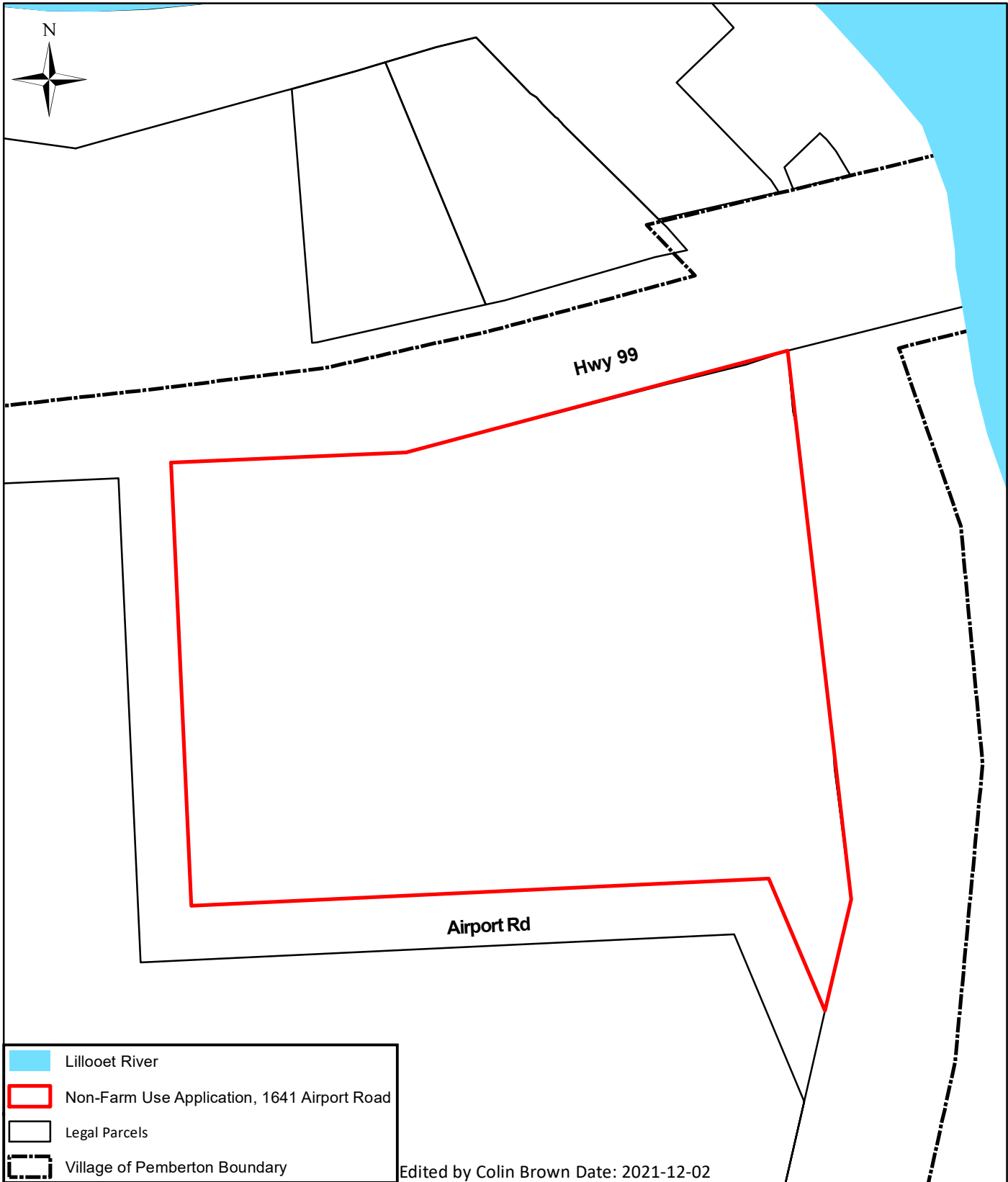


Address: 306 1235 26th Avenue SE Cambridge, MN 55003 Phone: 403.283.3040

Design by: JLC
Scale: 1 : 250
Date: February 3, 2022

Drawing: ENLARGED BARN PRECINCT
Date: 25 OCT 21
Page: 26

SD1.0



Location Map

**ALC Non-Farm Use Application
1641 Airport Road**



ALUC Meeting
Village of Pemberton
February 3, 2022

Appendix C



**To: Colin Brown, MCP, Planner II
Development Services**

**RE: ALC 2021-001 – Non-Farm Use Application, RV Park and Community
Farm, 1641 Airport Road**

The PVDD has reviewed the referral request. The Board of directors is in favour of this request as the need for this type of service in Pemberton is well past due. This area has not been farmland in a very long time so there seems to be no loss of agriculture and it should be noted that the land is low quality for agriculture as well.

Pemberton is on the Flood Plain of the Lillooet River. Pemberton has flooded many times in its history. The most common times for floods to occur are from October to December, however as we saw this year they can happen at any time.

During summer 2021 the proposed property was part of an evacuation due to high river flows. It is important to understand the relationship between the river and this property. During some high water events the Lillooet River gets high enough that the property get pressure from ground water from the hydraulic effect of the Lillooet River. This means that water will come up through the ground and cause localized issues. This property is relatively high elevation and protected by the highway and the dike. This is not a reason to not move ahead with the Development but it is worth noting. Almost all properties in Pemberton have the same issue.

More information on the flood risk can be found on the PVDD website and there is a great floodplain map in the link below.

<https://www.slrdb.ca/emergency-program/hazard-reports-information/local-hazard-reports/pemberton-valley-flood-hazard>

Comments on the design of the property:

Pemberton has a vast diking system. This property Borders the Adventure Ranch Dike and the PVDD must maintain this dike as per Provincial regulations. The PVDD must perform vegetation management, inspection and repairs as required. The PVDD mows the dike every spring in June. The mowing takes about half a day and does cause noise and dust. The dikes are under Provincial regulation and the DMA Act.

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96095_01



It is important for property owners to understand the rules regarding dikes. The property owner can also reach out to the PVDD if they have any questions.

Pemberton gets a lot of snow some years. We want to point out that the current property design does not have very good snow removal geometry and this may cause issues. We see time and time again that developments do not have snow removal and dump areas that make this work efficient. Dumping snow on the Crownland between the property and the dike is not an option.

Kevin Clark

Manager, PVDD



PO BOX 235 1381 Aster St, Pemberton, BC VoN 2L0 phone: (604) 894-6632 fax: (604) 894-5271 trustees@pvdd.ca www.pvdd.ca

PEMBERTON VALLEY DYKING DISTRICT

ALUC Meeting
Village of Pemberton
February 3, 2022

Dear Mr. Brown,

Please accept this email on behalf of the neighboring properties of 1641 Airport Road. We are concerned about the recent proposal for “**ALC 2021-001 Non-Farm Use Application, RV Park and Community Farm, 1641 Airport Road**”. We recognize that an Agricultural Land Commission (ALC) approval is required for this proposal as it is located within the Agricultural Land Reserve (ALR). We understand that at this time the Village of Pemberton (VOP) Mayor and Council will be determining if this proposal should go forward to the ALC review.

The developer phoned yesterday and in speaking about this proposal he proclaimed, “we want to build what Pemberton wants!”. As a resident for over 20 years, what I want is to see the function and character of this property preserved with the intended zoning of A-1 Agriculture that includes the exceptional allowance for 10 accommodation units that are directly tied to an agri-tourism business.

We have many concerns with this proposal detailed below:

- This proposal blatantly counters many of the principals outlined in Pemberton’s Official Community Plan (OCP) including the Section 5.1 *Growth is Managed with Community Priorities*. This policy includes embracing Smart Growth principles such as “protect and enhance agricultural lands”, and this property is clearly designated as agricultural land (OCP Map K-Environmentally Sensitive Areas). This proposal also runs counter to the OCP urban growth boundary (OCP Map A-Urban Growth Boundary), which is focuses developments of this scale in other areas. The sheer density of the proposed 91-unit RV park completely eliminates the functional use of most (85%) of the available agricultural land. Although the proponent has committed to offering 15% of the property (~1.5 acres) to a “community farm”, they have also proposed roadways, parking, and buildings within this “farm”, which further reduces the actual available agricultural space. Although they have generously offered the food produced to be given to the food bank, there are already programs in place that do this, such as Stewardship Pemberton’s food bank plot. These plots require full-time care for food production and if this is going to be viewed as a community benefit trade-off for such a high-density proposal, plans to operate and maintain these gardens should be very transparent, including how benefits to the food bank can be extended year-round.
- The subject property falls within the Lillooet River Floodplain area (OCP Map L-Land Constraints) and was part of an evacuation alert as recently as 2021. The property is at risk from flooding from the Lillooet River, where the flood hazard has been greatly increased by the Meager landslide debris according to recent floodplain mapping updates¹, but also from Green River and Pemberton Creek (see OCP Section 5.2.2(8)). The agent is proposing extensive development which does not adhere to flood construction levels including extensive electrical servicing at all 91 sites as well as a ground level sani-dump. How will these be constructed to ensure minimal risk from anticipated flood risk? What provisions are in place to assist with potential emergency response required for such a high-density, year-round accommodation? This is a realistic concern as the most recent evacuation alerts occurred over the July long weekend—presumably when this site would be a full capacity.

¹ <https://www.slrld.bc.ca/inside-slrld/reports/lillooet-river-floodplain-mapping#overlay-context=inside-slrld/reports>

- Traffic control is going to be extremely challenging for anything beyond what this property is currently zoned for (10 accommodation units tied to an agri-tourism business). We have all experienced the increase in traffic from regional visitors since COVID-19, including exceptional use on long-weekends. This proposal greatly increases the risk of accidents along Highway 99 as there are no right or left turning lanes off Highway 99 to access Airport Road. In the past year, I have witnessed two accidents at this intersection, both which occurred as a result of distracted driving. Increasing RV's turning at this intersection is likely to increase this risk along this narrow section of the highway. Furthermore, the two property access sites on Airport Road are right at 90-degree corners. Given the sheer number of proposed people that will be turning into the property, both from Highway 99 and Airport Road, how will traffic be managed for this proposed density?
- Destination RV's rarely travel as single occupants, and more often with families and friends. Furthermore, the 6-month "Winter Stay Program" is unlikely to have only a single occupant during that period. This means that the development is inviting a minimum of 182-364 additional people onto a single, 8.5-acre private property. Again, this is an excessive amount of people to manage. Although I recognize that housing is a critical issue in the valley, stuffing a huge amount of people onto a flood-prone property for a maximum 6-month stay does not address this housing shortage in any meaningful way.
- In comparison, Nairn Falls Provincial Park offers 94 sites in ~24 acres (this area estimate includes only the camping/RV sites and not the entire 420-acre park boundary) whereas this development proposes 91 sites in 8.5 acres. Nairn offers 8 available washrooms, whereas this proposal offers 1. (It should be noted that there were two outhouses dug on the property, right along the dike near the Lillooet River just before the house burned down and these should not be used unless they were constructed according to provincial standards). This density is absurd. In fact, the design feels like a blatant attempt to propose excessive development only to 'concede' to a revised, reduced density proposal. Even if the proposal was for half the density, it still does not meet community priorities designated within the OCP or provincial legislation under the ALR or the intended zoning (which is 10 accommodation units tied to an agri-tourism business).

In summary, the proposed density and land-use in the proposal "**ALC 2021-001 Non-Farm Use Application, RV Park and Community Farm, 1641 Airport Road**" is completely inappropriate for the size and location of the property at 1641 Airport Road. The proposed use is not in line with OCP policies or agricultural priorities outlined by the province. We would go as far to suggest that this proposal should not be approved by mayor and council for ALC review, as it in no way aligns with the legislated priorities of the ALR. We encourage you to approach development approvals on this property that are in line with the intended zoning of A-1 Agriculture with 10 accommodation units tied to an agri-tourism business, as even this designation is unique to the valley, and is much more representative of what the community wants.

Signed,

Direct neighbors and property owners from:

Woodruff- 1641 Highway 99

Matt- 1625 Highway 99

Sonnenfeld- 1634 Airport Road

Springer- 7294 Clover Rd

Kelly- 1714 Highway 99

Tiedamen- 1633 Highway 99

Oberson-1647 Highway 99

Bubbs- 7324 Clover Road

Allen/Humby- 1708 Highway 99

Brooks- 1712 Highway 99