

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.

Jagoda Kozikowska, Chair