

ADVISORY LAND USE COMMISSION MINUTES

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

IN ATTENDANCE: Kirsten McLeod
Jagoda Kozikowska
Nick Fisher
Jeanette Elmore

REGRETS: Richard Nott
Allison Twiss

STAFF IN ATTENDANCE: Scott McRae, Manager of Development Services
Nikki Segovia, Building & Planning Clerk
Colin Brown, Planner 2
Cameron Chalmers (Consulting Planner)

PUBLIC IN ATTENDANCE: Cam Watt (Applicant) + 3

1. CALL TO ORDER

At 5:03 p.m. the meeting was called 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. APPOINTMENT OF CHAIR

Moved/Seconded

THAT Jagoda Kozikowska was appointed as chair and Kirsten McLeod appointed as alternate chair.

CARRIED

3. APPROVAL OF AGENDA

Moved/Seconded

THAT the agenda be approved as circulated.

CARRIED

4. ADOPTION OF MINUTES

Moved/Seconded

THAT the minutes of Advisory Land Use Commission meeting held November 30, 2020 and September 19, 2019 be adopted as circulated.

CARRIED

5. ORIENTATION

Contract planner Cameron Chalmers led an orientation on the nature of the commission, history, rules of being a commission member, how to form resolutions, meeting format and general practices. The floor was opened to questions from the commission, none were asked.

6. NON-FARM USE APPLICATION – 1641 Airport Road

Colin Brown, Planner II presented a report to the ALUC 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). He summarized the nature and role of the Agricultural Land Commission and how the application would not be permitted within the current ALC guidelines. He walked the commission through the site plan, site operations, and applicant rationale to enhance the local economy and provide a much needed accommodation option as an RV park. He clarified the difference between ALC and ALUC and the next steps.

The commission members asked questions of staff in relation to the application.

At 6:18pm the applicant Cam Watt spoke to his application. He stated it is important to know it has been a very long time since this property has been used as farmland and there should be no loss of agriculture, and the land is low quality for agriculture. He noted there will be an RV park, Pool, and Activity centre, and none of the structures other than the existing barn and pool will be permanent in nature. He outlined the seasonal operations of April-October with the balance of the year operating as a "Winter Stay" program, you sign a 6 month contract to stay on property which precludes any challenge with the residential tenancy act.

He addressed a letter from the neighbours, and he admitted he talked to the neighbours who had questions, but he did not find them to be opposed to the application.

The commission members asked questions of the applicant pertaining to the pool, impermeable structures, non soil based agriculture, and what the current use allowed for.

The applicant returned to the gallery and the commission members shared their viewpoints on the proposal. Cameron Chalmers suggested to proceed with a resolution to advise council of the issues and concerns they have with the application, and whether they support or not support the application going to the ALC for consideration. It was noted that some issues should be addressed in the OCP and Zoning process and this can be reflected in the resolution to Council. The commission members provided input to arrive at the following resolution.

Moved/Seconded

THAT the ALUC recommend to Council that the application proceed to the Agricultural Land Commission, but note the following concerns:

- Proposed density necessary to be viable
- Concerns over impacts on adjacent agricultural uses
- Potential for other non-soil based agricultural uses
- Impacts on soil permeability, ability to restore the soil post-use, and future farming viability
- Potential precedent for other Agricultural Land Reserve lands

AND THAT Council direct Staff to address the following considerations through any future Official Community Plan and Rezoning application(s):

- Density
- RV stall size
- Traffic impacts
- Setbacks
- Fire protection
- Quiet Hours
- Security for community farm proposal
- Community amenities and benefits, including the proposed pool
- Riparian setbacks

CARRIED

7. NEW BUSINESS

8. NEXT MEETING

Commission members noted they would agree to a schedule at a later date.

9. ADJOURNMENT

At 7:20 p.m. the meeting was adjourned.