

THE VILLAGE OF PEMBERTON

BYLAW NO. 611, 2008

Being a bylaw to amend the Village of Pemberton Official Community Plan Designation Bylaw No. 435, 1999

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 accommodate stand alone residential development within commercial areas;

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

1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment (Highway Frontage Commercial re-designation to Residential) Bylaw No. 611, 2008."
2. Schedule 1 of Official Community Plan Designation Bylaw No. 435, 1999 is amended by adding the following policy to Section 3.1.2 (Commercial):

"Policy 15a

Sites along the Highway 99 corridor and Portage Road / Arbutus Street gateway that are designated for commercial uses on Schedule A - Land Use Map may be developed for non-commercial uses in cases where it can be demonstrated to the satisfaction of Council that the site:

- a) is not suitable for commercial use due to access, location, size, shape, adjacent land uses reasons; or
 - b) has a higher and better use from an overall community planning perspective as deemed by Council."
3. Schedule A – Land Use Map of Official Community Plan Designation Bylaw No. 435, 1999 is amended by re-designating the lands shown in bold highlight on Schedule 1 of this Bylaw from Highway Commercial Frontage to Residential.

READ A FIRST TIME this 6th day of May, 2008.

READ A SECOND TIME this 16th day of September 2008

PUBLIC HEARING HELD this 7th day of October 2008.

READ A THIRD TIME this 7th day of October 2008.

RECONSIDERED AND FINALLY ADOPTED this 4th day of November, 2008.

Mayor

Administrator

Schedule 1 to Bylaw No. 611, 2008