# Village of Pemberton
## Official Community Plan

# Welcome to your Pemberton.

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# 1.0 Introduction



The Official Community Plan (OCP) is a document that has been developed by the Pemberton community. The adopted Village of Pemberton Official Community Plan is in accordance with s. 875 of the Local Government Act and contains statements of objectives and policies to guide decisions on planning and land use management. The Plan has been carefully formulated to reflect community priorities relying on an extensive public consultation program and background research.

The Village of Pemberton is required to adopt an Official Community Plan by the provincial government in accordance with the provisions of the Local Government Act. The OCP document provides tremendous value to a community, clearly articulating how residents, stakeholders and civic officials envision land use and the character of development both in the present and in the future. The OCP is a requisite whereby any decisions resolved by the Village of Pemberton, relating to the use and development of land must be in accordance with the directions and designations of OCP. The OCP also sets down policies related to new construction specific to the form and character of buildings and structures. Further, this document indicates the location of existing and future community uses such as parks, facilities, and trails as well as local infrastructure particular to water, wastewater, roads, sidewalks and fire protection.

This introductory section of the OCP provides an overview of the document considering the OCP's importance, legislative requirements, community character, housing needs, community consultation, plan content, future amendments and reference information.

## 1.1  Legislative Requirements:

In accordance with the **Local Government Act**, the Official Community Plan includes statements and map designations related to the following:

- Statement of housing policies and anticipated housing needs over a period of at least five (5) years;
- Location of commercial, industrial, institutional, agricultural, recreational and public utility uses;
- Location of sand and gravel deposits;
- Recognition of lands with hazardous conditions and/or environmentally sensitive to development;
- Identification of major road, sewer and water systems;  and
- Locate public facilities, including schools, parks and waste treatment/disposal sites.

The document also contains targets and an action plan for the reduction of greenhouse gas emissions as well as policies related to the maintenance and enhancement of farmland and the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.  The OCP will no later than June 2012 include a Regional Context Statement as in accordance with the Regional Growth Strategy.

The Village has responded to the legislation while also developing a user friendly and succinct document.  The contents contained within the OCP clearly respond to community values and desires while also acknowledging the challenges of a community that has a high level of community interaction, awareness and involvement in land use decision making yet where municipal resources are challenged by limited revenues and staffing.

## 1.2  Pemberton Community Character:

The Village of Pemberton incorporated in 1955, has become a vibrant community located in one of the most picturesque settings in Canada; within the fertile Lillooet River Valley, surrounded by the dramatic mountains of the Coast Mountain Range.  The 2006 Canada Census identified a population of 2,192 individuals.  The community had a significant growth rate from 2001 to 2006 at 33.5%, averaging 6.7% per year.  In 2009 BC Statistics projected Pemberton's population growth at approximately 2416 residents with a significantly reduced annual increase of 0.72% for each of the past three years.

The municipal boundaries for the Village comprise approximately 5 square kilometres encapsulating urban-type development including commercial, industrial and transportation uses, residential neighbourhoods and community facilities.  The predominant zoning designations in the Village are parks and recreation (24.2%) and residential (19.7%).

The Village is also in the final stages of a boundary expansion request from the provincial government for an additional 44 square kilometres. The lands are intended for various purposes including residential development, watershed protection (which comprises more than 60% of the lands subject to expansion), and resource activities.  The areas for urban growth are recognized in the Squamish Lillooet Regional District's Regional Growth Strategy (RGS).

A complete overview of the status of the Pemberton community including community facilities, transportation, infrastructure, natural resources and culture is provided in a document entitled Snapshot Pemberton which is available at Village offices or online at www.pemberton. ca.  The Snapshot document is intended to be continuously updated in accordance with the Monitoring Program outlined within the Official Community Plan (to be added in the OCP in 2011).

## 1.3   Housing Needs

An Official Community Plan shall provide a statement of housing policies and anticipated housing needs over a period of at least five (5) years.  Section 5.9 of the OCP provides the required policies, while this subsection provides an overview of the community's housing needs to 2016.

In 2008, a report prepared as a component study under the Regional Growth Strategy entitled "Pemberton and Area Sub Regional Land Use Planning Study" projected that Pemberton will likely follow a more moderate growth rate of 4.7% over the next 20 years (the previous decades had five year growth rates in the high double digits).  This rate of growth over two decades would result in a population of just over 10,000 residents predicating a need for an additional 3100 dwelling units.  Although the national census will not be available until later in 2011, BC Stats have forecasted that Pemberton's growth has slowed. Since 2006 the rate of growth has been approximately 0.72 per year with a 2009 population estimated as 2416 residents.  If Pemberton achieves a rate of growth of only 1-2%, then the need for additional residential units will amount to approximately 650-1300 units in the next twenty years.  The five year supply (to 2016) would be between 130-260 units.

# 1.0 Introduction

There are currently just over 1000 constructed residential units in Pemberton dominated by either single family dwellings or townhomes. The Village currently has several development projects that have been approved (with or without conditions) but not yet built. This includes approximately 180 residential units (which are for the most part multifamily), and two large development sites being: the Benchlands and Tiyata/BCR Properties, respectively comprising 550-650 and 300 mixed density units.

> 45.4% of Pemberton residents have no plans to leave wihtin the next 5 years.
> *Source: 2010 Community Census*

To fully understand the Village's demand for residential development, it is also important to realize that residential construction is also a significant economic generator in the community. Due to the proximity to Metropolitan Vancouver and Whistler as well as the vast array of recreational activities surrounded by incredible scenery, Pemberton is a desirable destination for vacation home ownership. The Village recognizes that it is important from both an economic and social perspective to account for the vacation home market. In particular, second homeowners bring economic stimulus to the area through house construction, taxation and the purchase of goods and services. The owners of recreational properties also typically have greater financial resources than local residents, so it is important to ensure that there are real estate opportunities for this demand as not to compete and compromise the provision of suitable housing for local residents and employees.

The Village currently has approximately 1000 residential units within the municipal boundary. The 2010 Community Census indicated that there are approximately 2.7 persons per household, but Pemberton's population is only 2400. Approximately 125 units in Pemberton are likely not occupied by local residents. This ratio appears to be a good balance of resident, employee and vacation home ownership when considering social interaction and retaining Pemberton's small town character.

As a result, Pemberton will need approximately 130-260 new residential units during the next five years, plus an additional 17-33 units for vacation homes. Therefore, the five year forecasted residential housing projections are between 147-293 new units. Additional flexibility may be factored into the consideration of new housing projects as to enable potential purchasers to have suitable options for new housing projects with variation in the unit types, location and developer.

## 1.4 Community Consultation:

The update of the Village's Official Community Plan was initiated in early 2009. The new OCP has been developed to meet the needs of the community, incorporate new provincial requirements and to be an action oriented plan. The process has been transparent and accountable with considerable opportunities for public engagement and input.

As a result, the preparation of the OCP has provided many creative opportunities to engage the public. The approach to consultation was intended to both efficiently and effectively meet the Village's needs and budgetary constraints while also allowing the community to directly comment on specific issues. The public engagement included the following:

- Official Community Plan Update Launch (June 2009 Annual General Meeting / Town Hall Meeting)
- Community Questionnaire (June/July 2009)
- Advisory Land Use Commission Meetings
- Speak Up Pemberton Community Meetings (January/February 2010)
- Speak Up Pemberton Workbook (February/March 2010)
- Display Boards and Input Exercise of the draft Official Community Plan (June 2010 Annual General Meeting/Town Hall Meeting)
- Community Referral of the draft Official Community Plan (Late 2010 and Early 2010)
- Land Use Notice Boards (March/April 2011)
- Open House and Public Hearing (Spring 2011)

The community consultation program was supported by an extensive advertisement program incorporating newspaper notices, email updates, Pemberton Page updates, staff outreach and community notice boards.

## 1.5 Plan Content:

The Official Community Plan previously was used primarily by the Village and residents to ensure compliance when reviewing development applications. The 2011 OCP has been developed to expand this function and become the premier document related to projects that involve land use and development. The OCP provides not only clear policies and designations related to use of land and buildings but also identifies other planning directions that are integrated with other community priorities such as: sustainability, growth management, culture, history, transportation, the local economy, recreation, infrastructure, agriculture, greenhouse gas emissions, energy planning, the natural environment and local decision making.

The OCP aspires to be a guiding document for an array of Pemberton's groups and individuals with interests in the area. The document has been designed to be easy to use, particularly introducing straight-forward planning directions, policies and actions that encapsulate the community's thoughts and ideas. The OCP has also relied on maps and illustrations as much as possible to explain, provide examples and clearly delineate the plan's requirements. The OCP includes the following sections:

**The Pemberton Community Principles** are the resident's and stakeholders' preferences for the future of their community. The statements recognize and integrate fundamental social, economic and environmental priorities for Pemberton.

**The Regional Growth Context Statement** is intended to be included in the OCP no later than June 2012 identifying its relationship with the adopted Regional Growth Strategy for the Squamish Lillooet Regional District, particular to local planning and land use policy

**Targets for the Reduction of Greenhouse Gas Emissions** are included for the area covered by the OCP as required by the **Local Government (Green Communities) Statutes Amendment Act.**

**Community Planning Directions** are intended to move the community forward in fulfilling the Community Principles specific to matters related to the planning and development. The Directions are further developed and achieved through corresponding Planning Policies, Strategies and Actions.

**Land Use Designations** clearly define the land use terms as they correspond with the Land Use Map (Map B) designations. As a result development within the Village shall be in accordance with the directions, policies and designations of the OCP.

**Development Permit Guidelines** for selected areas within the Village have been identified in accordance with s.919.1 of the **Local Government Act**, designated in Map C. Future amendments may include explanatory illustrations

**Annual Monitoring and Reporting Policy** outlines the Village's program for collecting information on key indicators related to social, economic and environmental characteristics affecting the community. The information is intended to be analyzed and then presented to the community. The OCP should then respond to new information and/or trends identified in the monitoring and reporting to assist with the adjustment of OCP policy statements, strategies and actions over time. These policies will be introduced into the OCP in 2011.


Pemberton Creek Community Garden

# 1.0 Introduction

## 1.6 Future Amendments:

The Official Community Plan is not intended to be static document, but like the Pemberton community will adapt to new information, a changing environment and new priorities. It is anticipated that the OCP will be amended from time to time whereby the policies and designations are no longer appropriate or the strategies and actions have been addressed. The actions will also be recognized in the Village's budgetary and strategic planning initiatives.

To ensure that the Official Community Plan continues to be a proactive land use planning document, it will contain action items as well as a monitoring, reporting and document review program.



## 1.7 Reference Information:

It has been practice in British Columbia that Official Community Plans include certain statistical facts about land use and development within the community. The preparation of the OCP has collected and analyzed important information related to social, economic and environmental indicators affecting the community. As mentioned in an earlier subsection, more detailed information regarding the character of the Pemberton community is included within the Pemberton Snapshot. The Snapshot is intended to be continually updated in conjunction with the monitoring and reporting program.

The OCP Strategy sections also refer to those plans, strategies and other initiatives that have direct affect and should be considered in the implementation of this Plan. The Strategies have been explicitly included in the OCP to further facilitate a planning and review process that considers all affecting initiatives, effectively taking the documents and plans "off the shelf" and into the decision making forum. Further specific Actions are identified for each of the Planning Directions as to ensure that the OCP is accountable for fulfilling the community's future aspirations. If any of the Strategies or Actions are no longer relevant, have been superseded or are completed, the references should be removed or changed through an amendment process. Schedule F has provided additional details regarding the timing, responsibility and budget of the action items. It is anticipated that the scheduled review of the OCP will undertake such amendments in a comprehensive manner.

# 2.0 Pemberton Community Principals

The Village of Pemberton recognizes that it is important for its community and society in general to embrace a community's vision. The vision has recognized certain fundamentals of sustainability and *sustainable development.* The community has developed the following principles to direct the community towards the integration of their social, economic and environmental priorities both in the present and the future.

## Our community is habitat.
We are in a relationship with the natural world and will strive to protect and enhance the environment that sustains and nourishes us.

## Our community flourishes because the local economy is nurtured.
A vibrant, diverse and supported local economy and employment base enables creative, intellectual and material fulfillment of our citizens.

## In our community, all are valued.
We honour diversity and seek to provide a place to live, work and play that is inclusive, healthy and safe for all.

## We know where we are because we embrace our heritage.
We value that which makes Pemberton distinctive. We ground our unique sense of place in our people, history, culture and physical setting.

## Our community chooses to tread lightly.
We proactively manage impacts on non-renewable resources to ensure that they will exist now and for future generations.

## We work together.
In governance, we pursue processes and make decisions that engage and respect present and future citizens, consider our neighbours in other jurisdictions, and ensure we are financially responsible.



Pemberton Community Events

**? What is Sustainable Development?**
Sustainable Development means meeting the needs of today's generation without compromising the ability of future generations to meet theirs.

# 3.0 Regional Context Statement

To be developed no later than June 2012.

# 4.0 Greenhouse Gas Emissions Reduction Targets

In 2007 the British Columbia Climate Action Charter was resolved whereby the Province and the Union of BC Municipalities agreed to be carbon neutral by 2012. As of September 2009, 176 local governments have become signatories to the agreement including the Village of Pemberton (June 3, 2008). The greenhouse gas emission reduction targets required through the Charter are focused on municipal corporate operations.

In 2008, the Provincial Government introduced the related Local Government (Green Communities) Statutes Amendment Act to support local governments in reducing greenhouse gas emissions and conserving energy for greener, more sustainable communities. The subject legislative amendments provided an expanded framework for local governments to decrease emissions through the application of the following tools: requiring targets, expanding parking management powers, enhancing the development permit review process and waiving or reducing development cost charges.

The community emissions are those occurring by residents and businesses in the community which the municipality cannot directly control, but may be able to influence through planning and program activities. The following provides a description of the Village's Community Energy and Emissions Inventory (CEEI):



Pemberton Village 2007 GHG Emissions Sources
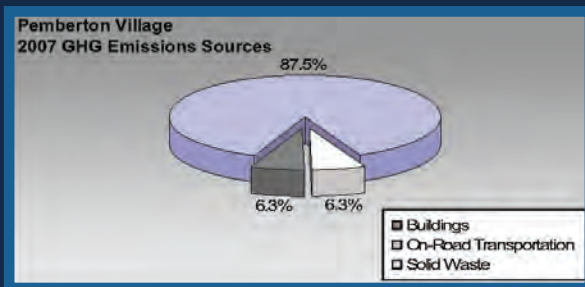
**Observations:**

- GHG emissions are measured by $CO_2e$ (equivalent carbon dioxide) which describe climate change impacts given the type and amount of greenhouse gases.
- For the most part buildings in the community are heated by electricity which emit only .6% GHG emissions/GJ being only 6.3% of the total $CO_2e$ for the community
- On-road transportation emits the most $CO_2e$ - being 87.5% of the community's emissions.
- Waste-in-place methodology estimates landfill gas production for all the waste tipped at the landfill/transfer station.
- The most significant gains in reducing GHGs within the community will be through reducing local reliance on the automobile.

The required GHG "targets" can be interpreted by local governments differently and at many levels of quantitative and qualitative detail. The intent is to set such directions as a goal to strive for, which in turn requires the community to be committed to act. The Village has addressed the reduction of GHG emissions through the OCP's Community Principles, Planning Directions, Planning Policies Strategies and Actions as they all contain initiatives that move the community forward in reducing Pemberton's GHG emissions. The OCP has focused their policies and actions where there is the most opportunity to reduce GHGs. In review of the updated 2007 CEEI (2010) the community can best reduce their emission by decreasing the use of: passenger cars, light trucks, vans and SUV's (54% of total); and commercial vehicles and tractor trailer trucks (23%).

**In order to fulfill the Village's commitment of reducing GHGs by 33% for 2012, the following targets for 2010 have been identified:**

-85% of all residences shall be within 1000 metres of the downtown core
-Ensure a net gain of open spaces and trails;
-Decrease single vehicle occupancy commuting to Whistler for employment by 10%.

-Increase commuting trails within Village boundaries by 20%
-Increase transit ridership by 20%

(¹The increase in ridership is subject to support from BC Transit to expand transit service to meet the local demand.)

The monitoring and reporting program provided in Section 8.0 indicates the baseline figures and how these indicators will be measured.

# 5.0 Community Planning Directions, Policies, Strategies & Actions

## 5.0 Community Planning Directions, Policies, Strategies & Actions

Community Planning Directions are intended to move the community forward in fulfilling the Community Principles specific to matters related to planning and development. The eleven Planning Directions contained within this section set the stage for further defining and acting on the preferred course of action through corresponding Planning Policies, Strategies and Actions.

## 5.1 Growth is Managed with Community Priorities

The Village of Pemberton has a limited land base comprising approximately 5 km$_2$ (1236 acres). The municipality has a relatively small development footprint (approximately 30% of its total area) whereby the remainder is comprised of Crown land (forests, steep slopes, watercourses), parkland (Nairn Falls Provincial Park and the municipal park system) and Agricultural Land Reserve lands. The Village of Pemberton is within the traditional territory of the Lil'wat Nation and within the Squamish Lillooet Regional District (SLRD).

The lands' natural constraints (ie. steep slopes, food plain, etc.) have resulted in Pemberton having a relatively compact development area, whereby the majority of the homes are within one kilometer of the downtown core. As a result, growth of the Village must be carefully considered whether it comprises infill development or new growth areas.

### Smart Growth BC Principles refer to:
- Mix land uses.
- Build well-designed compact neighbourhoods.
- Provide a variety of transportation choices
- Create diverse housing opportunities.
- Encourage growth in existing communities.
- Preserve open spaces, natural beauty, and environmentally sensitive areas.
- Protect and enhance agricultural lands.
- Utilize smarter and cheaper infrastructure and green buildings.
- Foster a unique neighbourhood identity.
- Nurture engaged citizens.
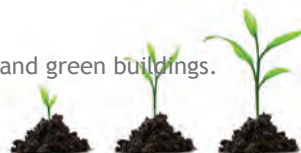
> "Careful we don't try too hard to make it too small town or it will just drive people to spend their money elsewhere because they can't get what they want."
> *Source: Speak Up Pemberton Workbook Response*

### 5.1.1 Growth Policies
- Ensure there is sufficient land and resources for future settlement, employment and leisure needs;
- Consider new growth areas when it is demonstrated that the form and character of the proposed development is needed;
- Maintain the downtown as the dominant commercial node, as well as a cultural and social focal point of the Pemberton area.
- Grow at a reasonable rate, whereby community facilities, infrastructure and services can keep pace;
- Make efficient use of land that is deemed appropriate for development through embracing applicable *Smart Growth Principles*;
- Ensure that land uses are functionally integrated both within and immediately surrounding municipal boundaries;
- Continue to seek federal and provincial assistance to protect the community from flooding hazards;
- Respect and protect significant natural and cultural features;
- Recognize the potential for the wildland fire risk expanding into growth areas from forested areas; and
- Create a complete community whereby the downtown is surrounded by unique, vibrant neighbourhoods.

### 5.1.2 Growth Strategies

Any development within the Village of Pemberton shall be subject to the following:

#### .1 Lil'wat Traditional Territory

The Village of Pemberton is completely within the traditional territory of the Lil'wat Nation and is 10 kilometres west of the community of Mount Currie, home to 80% of the over 2000 Lil'wat Nation, Mount Currie Band Members. The Lil'wat People's approach to governance is to be collaborative consultative, whereby the Land and the People are one. It is therefore imperative that Pemberton integrate this philosophy into its principles, policies and actions of its Official Community Plan.

Photo Courtesy of Lil'wat Nation

### .2 Pemberton's Urban Growth Boundary

The Village of Pemberton's boundaries have traditionally reflected the footprint of urban areas, as the downtown and immediate neighbourhoods comprise the Village proper, while nearby developments including the industrial park, airport and the Plateau neighbourhood are appended to the core area through a series of linear connections.

The Village currently has an application before the provincial government for a substantial extension to their municipal boundaries. A comprehensive governance and boundary review is being undertaken by the Squamish Lillooet Regional District and its encompassing municipalities. These initiatives and the directions of the Regional Growth Strategy (RGS) indicate that the Village boundaries will be extended in the future incorporating both urban and rural land uses.

In an effort to clearly articulate the land use directions of the Village of Pemberton it has established an Urban Growth Boundary (UGB) delineation (refer to Map A). The UGB encompasses and designates lands suitable for future urban-type development patterns. Any lands lying outside the UGB may only be considered for more intensive development if it is able to achieve an amendment to the Urban Growth Boundary.

Any consideration of extending the Urban Growth Boundary should be consistent with the SLRD's Regional Growth Strategy and also specifically address the manner in which the new development will positively respect and incorporate the Pemberton's Community Principles and the OCP's eleven planning directions (with their corresponding policies and strategies). Schedule A of the OCP includes a checklist of items to be considered.

The only exception to urban type development outside of the boundaries of the Urban Growth Boundary is the Pemberton Regional Airport lands. The airport is currently designated within the provincial Agricultural Land Reserve, but at the time the property was granted to the Village certain uses were explicitly permitted for the purposes of a regional airport. Although not within the UGB it is understood that the airport lands will continue to be developed in support of the aeronautical facility, which may include substantial urban type development ancillary to the airport function.

### .3 Zoning Bylaw

The Zoning Bylaw regulates the use of land, buildings and other structures within a municipality considering the siting, size and dimensions of buildings, structures and uses. The Village's Zoning Bylaw currently requires a significant overhaul to be consistent with community priorities and more current legislation. In addition, the Zoning Bylaw shall be in conformity with the Official Community Plan.

### .4 Amenity Zoning

In accordance with s. 904 of the **Local Government Act**, the Village may establish different density regulations for a zone, one generally applicable for the zone and other(s) to apply if certain conditions are fulfilled. Specific conditions may include the conservation or provision of amenities, including the number, kind and extent of amenities; and the provision of affordable and special needs housing. The Village will consider density bonusing in exchange for the delivery of commensurate public benefits. The community, through consultation opportunities provided in the preparation of the Official Community Plan, has identified the amenities identified in Schedule B (in order of priority) that could be wholly or partly fulfilled. It is understood that the proposed update of the Zoning Bylaw will implement the amenity zoning requirements, which may require new base densities.

# 5.0 Community Planning Directions, Policies, Strategies & Actions

**.5    Subdivision Approvals**

The **Land Title Act** requires that an application for subdivision be tendered for examination and approval by the Village's appointed Approving Officer (rather than municipal council).  In considering an application for subdivision approval, the Approving Officer may refuse to approve the subdivision plan if the deposit of the plan is against the public interest and does not conform to all applicable provisions of the **Local Government Act**; and/or is not in accordance with municipal bylaws regulating the subdivision of land and zoning.   A decision of the Approving Officer may be appealed to the Supreme Court.

**.6    Wildland Fire Risks**

All future growth areas should address the potential fire risk and fuel hazard, particularly considering FireSmart guidelines and the Village's Wildland Fire Protection Plan (2005).



2009 Pemberton Wildfire

**5.1.3  Growth Actions**

.1    Continue to consult and collaborate with the Lil'wat Nation;

.2    Update the Village's Zoning Bylaw to ensure consistency with the Official Community Plan;

.3    Develop an amenity zoning provision in the Zoning Bylaw;

.4    Continue to ensure that new growth areas are in accordance with the Village's Wildland Fire Protection Plan; and

.5    Integrate the OCP policies for the Benchlands and Tiyata into the Official Community Plan.

**5.2    Local Buildings & Open Spaces Complement Pemberton's Small Town Character**

In the preparation of the Official Community Plan, a common theme to evolve from the residents was to retain Pemberton's small town character. As part of the public consultation process input was collected with regard to what comprises and what is important to protect if Pemberton is to continue as a small town.  The following definition has been prepared for Pemberton's small town character, specific to its application in community planning (buildings, structures and site design):

*"Our small town is a welcoming, engaged and unique community which is supported by great people and friendly places.  Pemberton honours and respects its past, rural character, residents' creativity and diversity as well as its magnificent natural landscapes."*

**5.2.1  Building and Open Spaces Policies**

- Support architectural styles and streetscape design that complement the town's  pedestrian scale;
- Ensure that development respects the variable climate, considers functional requirements and if appropriate, incorporates traditional building materials;
- Embrace green building *best practices*;
- Offer an interesting, convenient and pedestrian-friendly downtown;
- Encourage the design of distinctive buildings that reflect the local community's history and culture;
- Identify, preserve and promote *designated heritage properties*;
- Continue to accommodate the community's unique needs for street furniture such as hitching posts, bike racks, chariot parking, benches, lighting and bear proof receptacles; and
- Promote corridors of natural areas and the planting of native landscaping.

> *What is a Best Practice?*
> A best practice is a technique or methodology that, through experience and research, has proven to reliably lead to a desired result.

Pemberton's Downtown

### 5.2.2 Building and Open Spaces Strategies

In addition to the policies noted above, new construction of buildings, structures or landscaped areas shall consider the following strategies:

**.1 Development Permit Guidelines**

The Village has adopted Development Guidelines in accordance with s.919.1 of the **Local Government Act** and designated in Map C, K and L as follows:

| #1 | Environmental Protection |
| #2 | Natural Hazards |
| #3 | Enhancement of Agriculture |
| #4 | Form and Character of Downtown Revitalization |
| #5 | Form and Character of Intensive Residential |
| #6 | Form and Character of Multi-family and/or Commercial Development |
| #7 | Form and Character of Gateway Development |

Section 7.0 provides the corresponding conditions or objectives that justify the designation as well as development guidelines.


"In a town this small, it would be preferable to keep the community's amenities walking distance from the Town Centre.  So many towns have had their town centre die after malls took people away from that centre"
*Source:  Community Workbook Response*

**.2 Downtown Enhancement Strategy**

A key component of the success of the community is to ensure that the downtown core is vibrant and functional focal point that is capable of providing the appropriate goods, services and activities needed by the community and visitors.  The Downtown Enhancement Strategy identifies the following principles in consideration of future planning and development of the area:

i) Provide a mix of land uses at increased densities;
ii) Be environmentally, socially and economically sustainable;
iii) Ensure great, focused and designed open spaces;
iv) Be pedestrian, bike and stroller friendly and accessible;
v) Provide a strong sense of arrival;
vi) Ensure appropriate parking and transit facilities;
vii) Be economically vibrant;
viii) Showcase the natural assets;
ix) Share Pemberton's authentic identity; and
x) Work together to meet stakeholder and community needs.

Further development within the downtown should be generally consistent with the Downtown Enhancement Strategy and the Downtown Development Permit Guidelines (Section 7.0).  The Downtown Enhancement Strategy is constantly evolving and contains many Actions that need to be addressed.


Downtown Enhancement Concept

# 5.0 Community Planning Directions, Policies, Strategies & Actions

At this time there are no sites or buildings within the Village that are officially designated as *heritage properties* but there are a few that are recognized by the Pemberton District Museum and Archives. Historically relevant sites are highlighted in the Cultural Map (Map E). In addition the Lil'wat has identified cultural sites within the community which are also included in Map D.

> **What are Designated Heritage Properties?**
> Where the Village has designated property in accordance with Section 967 of the **Local Government Act** as a property that has heritage value or heritage character, or is necessary or desirable for the conservation of a protected heritage property.

Pemberton needs to develop with community partners a Heritage Plan that will address the local and provincial context of heritage initiatives, the purpose of a heritage program, a review of local challenges related to possible heritage initiatives, goals and strategic priorities, development of a heritage inventory or registry, and planned actions and performance measures.

In the interim any new development applications should be referred to both the Pemberton and Area Museum and Archive Society and the Lil'wat Nation for their comments and recommendations. Any cultural sites on Crown land are subject to the requirements of the Sea to Sky Land and Resource Management Plan and provincial/Lil'wat agreements.

## .4     Cultural Scan & Mapping
Pemberton has a strong appreciation that arts and culture play a major role in the character, vitality and economic sustainability of the community. The Village has recently completed a scan and mapping project that provides an overview and analysis of the community's human and tangible cultural resources (Map E).

The Cultural Scan addresses arts, heritage and mountain recreation. The Village is now preparing a Cultural Plan for the community.


Pemberton Museum

## .5     Public Art
The Cultural Scan and Mapping identifies existing programs that promote public art, which includes the Village Banner and Sculpture Programs. The banners are to showcase the work of local artists and photographers and are posted bi-annually. The Village also works with the Pemberton Arts Council to place public art in the community. At this time there are two installations, one at the roundabout entry to downtown and the other at the Community Garden near Underhill Park and Pemberton Creek bridge.

Through the recommendations of the Cultural Plan, the Village will be developing a public art program as part of an amenity contribution for new development projects as directed by the Cultural Plan.

## .6     Green Building Construction
Building construction in Pemberton shall be in accordance with the BC Building Code and administered and approved by the Village's Building Inspector. The province has an initiative entitled Greening the Building Code which to date has introduced an Energy Efficient Buildings Strategy that adds energy efficiency and water efficiency objectives. At this time the Village does not have fiscal or staff resources to implement or regulate their own program. As a result the Village will continue to rely on the provincial governments strong efforts in moving towards a greener Building Code.

### .7 Construction Site Management Guidelines

At this time the Village has few requirements to minimize the impact of the character of new construction on existing neighbourhoods and businesses. The Village shall develop Construction and Site Management Guidelines requiring works be conducted in a manner that balances the need to efficiently complete new projects while ensuring minimal disruption to surrounding areas.

### .8 Flood Construction Levels

The Village of Pemberton has the Lillooet River and Pemberton Creek flowing through the community, both which are prone to flood events. The Lillooet River not only has an extensive catchment area but also dealing with the materials resulting from the August 2010 Mount Meager/Capricorn Creek landslide. The landslide was situated more than 70 km northwest of Pemberton and released one of the largest events in recorded Canadian history. At this time any possible flooding impacts of the slide are being studied and a report is expected to be released in 2011.

Pemberton Creek's catchment, although quite a bit smaller, is prone to more sudden flood events due to snow, ice or debris flow which travel down the creek to the valley, which impede the creek's channel (particularly at bridge crossings). The Green River (notably impact on the airport lands) and other smaller creeks may also flood and or have smaller debris flows.

The Pemberton Valley Dyking District maintains an extensive network of dikes to protect the community. In 2003 and 2004, the provincial government amended its legislation whereby local government became responsible for land use management decisions for flood hazard areas and prescribing flood construction levels. Regardless, the provincial Inspector of Dikes continues to be responsible for establishing requirements for dikes which includes setting dike crest elevations. The flood construction levels have been determined by the December 2002 report prepared by Kerr Wood Leidal entitled "Engineering Study for Lillooet River Corridor".

The flood construction levels required for the Pemberton area affect the cost of development in the community. The Village will continue to review options to have a greater understanding of the flooding requirements and mitigation within the area. In particular, the Village is preparing a floodproofing bylaw in accordance with provincial requirements to provide greater certainty and understanding with regards to the flood protection requirements for development as well as consistency with the Regional District. The Village should also recognize that with future boundary extension the flooding potential of other watercourses should be considered and the OCP and other related regulations should be appropriately amended to accommodate the appropriate requirements.

### .9 Crime Prevention Through Environmental Design

Pemberton as a small town is a reflection of not only its population and physical size and scale but also that it is safe for visitors and residents. The Village has embraced the urban design principles of Crime Prevention Through Urban Design (CPTED) which is proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life within the community. The CPTED design considerations are to be incorporated into future development projects, parks and open spaces. The development permit guidelines have incorporated the CPTED principles into the approval process of residential and commercial development as noted in Section 7.0.

### 5.2.3 Building and Open Spaces Actions

.1 Engage downtown businesses to discuss their interest in establishing a Business Improvement Area;

.2 Complete and implement the Downtown Enhancement Strategy;

.3 Develop a Cultural Plan;

.4 Develop a Heritage Plan;

.5 Prepare Construction Site Management Guidelines;

.6 Prepare documents that provide greater understanding and certainty of flood protection requirements including clarification of the flood construction level and a floodproofing bylaw;

.7 Develop Crime Prevention Site Management Guidelines specific to Pemberton for parks, open spaces and new developments;

.8 Develop a public art program in accordance with the Cultural Plan;

.9 Develop Village Streetscape Specifications for commercial street furniture and lighting; and

.10 Amend the OCP to incorporate illustrations into the Development Permit Area Guidelines.

# 5.0 Community Planning Directions, Policies, Strategies & Actions

## 5.3 COMMUNITY FACILITIES SHALL BE WITHIN OUR FISCAL MEANS AND ACCOMMODATES RESIDENT'S NEEDS FOR LIFELONG LEARNING AND LEISURE

Pemberton has considerable natural and locational advantages, yet as the community grows there is an increasing demand for social, recreational, and service facilities. The challenge of the Village together with the Squamish Lillooet Regional District (Area C) is to balance the realities of capital and operating costs with the financial resources of the servicing the community. The following policies, strategies and actions recognize the opportunities to realistically move towards fulfilling the community's facility needs.

### 5.3.1 Community Facilities' Policies

- Accommodate the lifecycle needs of residents of all ages and abilities;
- Provide safe, accessible and convenient facilities for artistic, cultural, academic, leisure and recreational expression, activities and learning;
- Accommodate community's needs for health and wellness services;

- Continually enhance the offerings and opportunities of both indoor and outdoor facilities catering to all seasons;
- Balance the provision of amenities with the community's fiscal resources and capacity;

> Children (under 20 years) comprise 26.4% of the responding population, whereby the largest age category is 0-4 years as 8.9% of the total population. Seniors (55+) comprise 8.9% of respondents.
> *Source: 2010 Community Census*

- Encourage the development, integration and shared community use of publicly accessible facilities;
- Coordinate the resources of the Village, Regional District and Lil'wat Nation to maximize the opportunity of recreation services and facilities for the area;
- Enhance and expand existing community amenities to meet growing and evolving needs; and
- Recognize the value of natural amenities that are within municipal boundaries considered to be both frontcountry & backcountry areas.
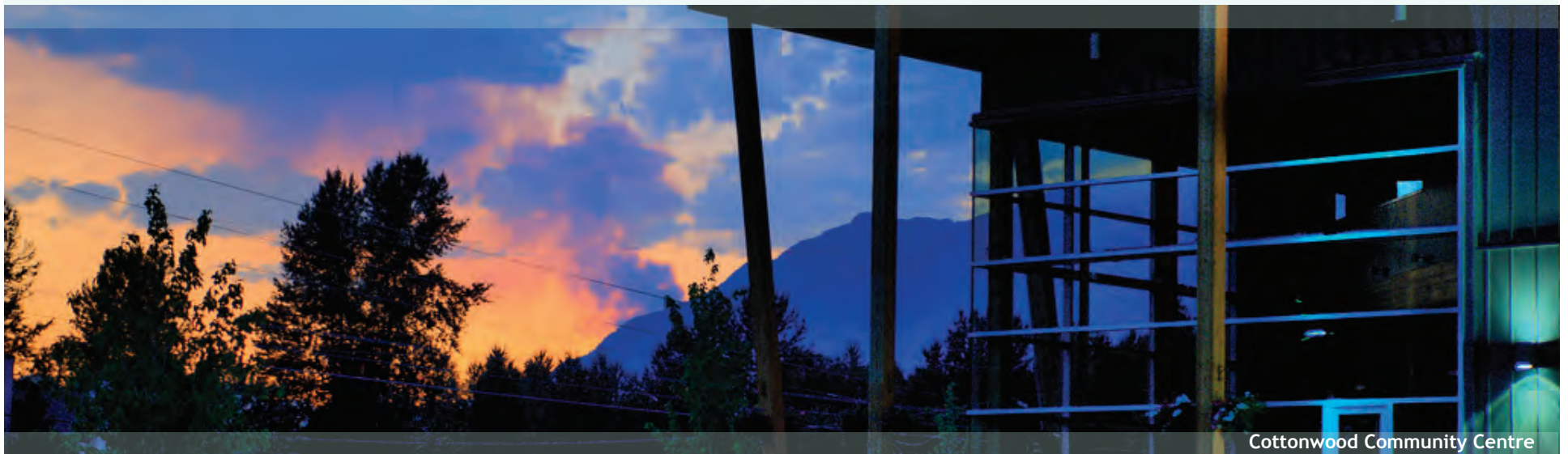
**Cottonwood Community Centre**

### 5.3.2 Community Facilities' Strategies

#### .1 Community Facilities' Strategic Plan

The Village does not currently have a strategic plan for the enhancement and development of community facilities. A strategy should be developed (as included in the Action Items) to effectively plan and implement a program for the development of community facilities for Pemberton residents. At this time local recreation planning is informed by two renditions of Community Recreation Service Master Plan dated 1999 and 2005. The following outlines the directions of these documents and provides additional input towards the development of a strategy specific to community facility plan for Pemberton.

> "I think all these facilities are on the "nice to have" list but not necessarily on the need to have list"
> *Source: Speak Up Pemberton Response*

#### Pemberton and District Recreation Master Plan 1999

The 1999 Plan was intended to be a five year guide for development of recreation services and facilities. Effectively the plan recognized that the community's expectations for facilities were significantly greater than their financial resources and willingness to pay (be taxed). The plan clearly indicates that the community wants a multi-functioning recreation program to include facilities, fields and green spaces.

The 1999 Master Plan formulated a detailed strategy for recreation facilities, parks and open spaces within the Pemberton area. In particular, some of the major directions recognized in the implementation plan (related for facilities rather than parks and open spaces) included:

- Maximize local resources and facilities through volunteers, non-profit groups, sports organizations, schools, neighbouring municipalities and other private interests and businesses (sponsorship, eventing, etc); and
- Develop a community facility that is based on the accepted increase in taxes of $150 per household

#### Joint Service of the Village of Pemberton and the Squamish Lillooet Regional District Master Plan Update, 2005

The 2005 Plan's identified major community recreation facility needs related to the short and long term provision of services for residents living in the Village of Pemberton and Electoral Area "C" (SLRD). In particular, the Plan addressed three primary areas of interest all related to the issue of a major community recreation facility as the scope, functions, capital and operating costs and locations of a facility (community centre and/or arena and/or pool as a replacement for the Pemberton Meadows Road facility). The study recommended: a community centre be designed for an active recreation purpose located on Lot 15 and that it include the library; the existing Meadows Community Centre be closed; and that community use agreements be made with local public schools for active sports. The report also recommended that the building of the community centre anticipate a future building phase of an arena on the same lot.

In the public consultation process for the Official Community Plan the following community facilities were identified as priorities: arena, pool, and public washrooms.

Map F of the Official Community Plan indicates the locations of the existing facilities as well as future sites that have been previously identified in the Master Plans, the OCP public consultation, the Pemberton Valley Utilities Service and the Recreation Advisory Committee.


Pemberton Skatepark

#### .2 Community Project Approvals

The Pemberton community has a history of achieving community facilities and park improvements through partnering with local volunteer organizations (for example the One Mile Lake boathouse, the skateboard and bike parks and the youth centre). For the projects that involve municipal parks, the Village needs to nurture these community initiatives by assisting organizations in clarifying and streamlining the development requirements and development costs of the Village.

# 5.0 Community Planning Directions, Policies, Strategies & Actions

### 5.3.3 Community Facilities Actions

.1 Update the community recreation master plan including governance decisions, facilities locations, and the community needs;

.2 Ensure that future governance decisions identify the expectations and ongoing costs to local government administration, operations and works;

.3 Facilitate discussions with the SLRD and Lil'wat Nation with regard to combining available resources to expand on the recreational offerings of the entire valley;

.4 Develop an acquisition plan to acquire lands identified for future community facilities; and

.5 Develop a Community Initiatives Process Checklist for new community initiated facilities.



Pemberton Red Devils at Pemberton Secondary School

## 5.4 PEMBERTON OFFERS A DIVERSE RECREATIONAL EXPERIENCE THROUGH A SYSTEM OF PARKS, TRAILS AND OPEN SPACES

Pemberton's compact layout and natural areas provide tremendous opportunities to link neighbourhoods through a system of parks, trails and open spaces. The parks and corridors contribute greatly to the community's appeal for both residents and visitors. The following policies, strategies and actions recognize the opportunities in meeting the community's needs.

### 5.4.1 Parks, Trails and Open Spaces Policies

• Provide a sufficient quantity of parks, open spaces and trails to support the current and future population's needs and interests;

• Ideally locate parks and open spaces within a 5-10 minute walk of residents and businesses, while being geographically distributed to serve the population equally;

• Actively use parks and open spaces to preserve sensitive ecological areas, natural resources, and wildlife habitat as well as enhance transportation corridors;

• Create a park and open space network that is socially, financially, and environmentally sustainable; and

• Explore opportunities for parks and trails to be fire breaks and suppression crew access routes as to reduce wildland fire risks.

### 5.4.2 Parks, Trails and Open Space Strategies

.1 **Parks and Open Space Master Plan 2010**

The Parks and Open Space Master Plan will be adopted by Council with the OCP. This Master Plan provides an inventory of the local parks and open spaces and also guides the Village and the community in strategic decision making with regards to park enhancement and development. Input collected from the OCP public consultation sessions have been included in the Master Plan to ensure consistency in the ongoing enhancement of the Village's parks. The Parks and Open Space Master Plan is illustrated within Map G.

**.2      Pemberton and Area C Trails Master Plan**

The Pemberton and Area C Trails Service Master Plan (Trails Master Plan) comprises a detailed overview and action plan for existing and future trail development within a portion of the boundaries of the Village of Pemberton and Area C of the Squamish Lillooet Regional District. The Master Plan describes the character of the trail system together with certain challenges to its enhancement and expansion. The approved Trails Plan with additional Village priorities is illustrated in Map H.

**.3      Sea to Sky Corridor Recreational Trail Management Plan**

In 2007, the Squamish-Lillooet Regional District (SLRD) entered into a partnership agreement with the provincial government for the management of recreation trails in the Sea to Sky Corridor with a goal of facilitating the delivery of the area's recreational trail program. The Corridor Recreational Trail Management Plan (Management Plan) provides an implementation plan to fulfill the key directions contained within the Sea to Sky Corridor Trail Strategy notably: context of Corridor recreational trail planning, long-term goals and management objectives; detailed trail inventory; and programs, protocols and/or responsibilities to ensure the ongoing success. The Management Plan also includes an Action Plan that outlines a work plan for the fulfillment of the Trail Strategy and Corridor Trail Management Plan recognizing responsibilities, timelines, and budgetary implications.

**.4      Sea to Sky Trail (Trans Canada Trail)**

The Sea to Sky Master Plan provides an overall vision for the trail that is routed from Squamish to D'Arcy together with the overall benefits of the trail, a course of action for securing easements, as well as a technical vision of the trail.   The Village's trail planning should coordinate with the Sea to Sky Trail initiative. The Sea to Sky Trail has recently partnered with the Trans Canada Trail (the most significant trail network in the world), connecting Canadians from sea to sea to sea. At this time the Trans Canada Trail Designation terminates in Whistler. It is anticipated that once the Sea to Sky Trail alignment is finalized through to Pemberton and D'arcy, the Trans Canada Trail continue along this route.

Subdivisions where three or more additional parcels are created (with at least one lot being less than 2 hectares) shall provide, without compensation, a 5% park land dedication of either land or equal value of land.  Map G – Parks and Open Spaces identifies the preferred location of parkland.  Parkland dedications shall provide lands that the Village recognizes as being usable and consistent with the Parks and Open Spaces Master Plan.

### 5.4.3   Parks, Trails and Open Spaces' Actions

.1      Implement the Actions of the Parks and Open Spaces Master Plan;

.2      Assist securing the alignment of the Friendship Trail;

.3      Assist in acquiring the alignment for the Valley Loop and other trail alignments identified in Map H;

.4      Continue to work towards enhancing and expanding the One Mile Lake trail system, with priority for a all-season (hard surfaced) connection to Nairn Falls Provincial Park;

.5      Expand the network of hard surface, all season trails to the Downtown from nearby neighbourhoods;

.6      Work towards providing lighting on commuter networks of hard surface trails;

.7      Facilitate trailhead enhancements as identified in the Corridor Management Plan;

.8      Assist the SLRD in the establishment of a non-motorized, equine friendly bridge crossing of the Lillooet River;

.9      Work towards achieving a crossing of the CN Rail line near Pemberton Creek to enable the Valley Loop Trail to provide an alternative and safe access to the Downtown;

.10     Establish Village Trail Standards consistent with the Trail Master Plan;

.11     Assist in the development of the Sea to Sky Trail through the Village; and

.12     Secure the designation of the Sea to Sky Trail as a Trans Canada Trail through to D'arcy

# 5.0 Community Planning Directions, Policies, Strategies & Actions

## 5.5 INFRASTRUCTURE ACCOMMODATES THE NEEDS OF THE VILLAGE AND NEW GROWTH AREAS

The infrastructure planning in the Village has continually expanded with the demands of new growth and improved practices. The following policies, strategies and actions provide a framework which can effectively accommodate the community's servicing needs in the future.

### 5.5.1 Infrastructure Policies

- Provide municipal services in a cost-effective manner;
- Embrace green building *best practices*;
- Ensure water sources and reservoirs meet or exceed provincial quality and quantity requirements;
- Promote water conservation initiatives;
- Embrace recycling, reusing and reducing programs as to decrease solid waste production, moving towards a goal of zero waste;
- Work towards becoming a Bear Smart Community;
- Ensure new development contributes to the costs of capital infrastructure works but also ongoing maintenance;
- Recognize new growth areas into the Village's long term service planning;
- Ensure that all developed areas in the Village have access to adequate protection of emergency firefighting services;
- Reduce the area's risk of wildland fires;
- Protect emergency firefighting services;
- Promote the establishment of a modern communications network (i.e. Internet, phone and 911); and
- Facilitate renewable and sustained energy options for the community.



Pemberton Fire Rescue

### 5.5.2 Infrastructure Strategies

The Village must continuously maintain, plan and expand their infrastructure to meet the community's needs. The following strategic directions are fundamental to the ongoing service planning in the community:

**.1 Existing and Proposed Infrastructure Improvements**

The Development Cost Charge Bylaw (and supporting documentation) provides a summary of Pemberton's requirements for the next five years. It is anticipated that these requirements will continuously be reviewed and updated as demand on the service increases. The existing and proposed servicing improvements are indicated in Map I.

**.2 Subdivision Servicing and Development Control Bylaw**

The Village is currently working under a Subdivision and Servicing Bylaw that was adopted in 1989 and many of the requirements are either not applicable or require significant revision to meet the community's needs. In 2011, the Village will be finalizing an update of the Subdivision and Development Control Bylaw with the terms for off-site servicing agreements.

**.3 Fire Protection Strategy**

In 2005 the Village completed a Community Wildfire Protection Plan which recommends several mitigation measures to reduce the community's interface fire risk. The plan identifies fuel hazard abatement techniques, policy changes for the OCP (since incorporated in this document), public education, Fire Department training and Fuel Management Pilot Programs. Future developments should work towards addressing FireSmart guidelines and the directions of the Protection Plan. The Fire District Boundary is identified in Map M while the Wildland Fire Hazard Areas are identified in Map L.

**.4 Solid Waste Management Plan**

The Village of Pemberton is a participant in the Regional Waste Management Plan. In 2007 the Regional District adopted the Plan which considers the key elements of waste minimization and residual waste as well as an implementation program, monitoring and measurements and the amendment/approval processes. The Village will continue improve and provide education in the Solid Waste Management system with specific interest in the convenience of the transfer station, composting, location, on-site facilities for new developments and curb side pick up.

**.5 Communications Infrastructure**

The Village recognizes that communications infrastructure is an important to sustaining economic growth in the community and that such installations be consistent with Pemberton's small town character.

**.6 Emergency Service Facilities**

The Village is currently home to a Fire Hall, RCMP offices, an Ambulance Station and Search and Rescue facilities. As the community continues to grow and expand, the location of such emergency service facilities should be monitored to ensure that they are of an appropriate size and location as to best meet the needs of the community notably the expansion and/or consolidation of certain emergency services.

**.7 Energy Planning**

The Pemberton area has several different opportunities to both produce and conserve electricity through community based initiatives. Although the Village does not have the resources to independently pursue such projects, they are interested in developing a strategy with other partners as to reduce the community's reliance on "on the grid" power. The Village also intends to prepare a Greenhouse Gas Emissions and Energy Reduction Plan.

### 5.5.3 Infrastructure Actions

.1 Continue to ensure that Development Cost Charge Bylaw meets local servicing needs;

.2 Prepare a new Subdivision Servicing and Development Control Bylaw;

.3 Develop a Fire Protection Strategy related to sprinklering and wildland fire interface initiatives;

.4 Continue to work with the SLRD in the reduction of waste and the operation of an efficient, effective and convenient solid waste system;

.5 Develop communications infrastructure guidelines for providers of communications systems;

.6 Work with the Regional District to locate a waste disposal depot closer to downtown and existing neighbourhoods;

.7 Investigate the ability to work with the providers of communications systems in their location and expansion of service in the area;

.8 Continually monitor the requirements of emergency service agencies, to ensure that they have the appropriate resources;

.9 Investigate initiatives that will decrease the energy use and/or increase local electricity generation opportunities;

.10 Identify a site for a permanent emergency services and community boat launch;

.11 Identify potential locations for neighbourhood garbage pick-up sites; and

.12 Prepare a Community and Municipal Energy and Greenhouse Gas Emissions Reduction Plan.

# 5.0 Community Planning Directions, Policies, Strategies & Actions

## 5.6 A RANGE OF TRANSPORTATION OPTIONS ARE PROMOTED AND ACCOMMODATED

As a compact community, transportation in Pemberton considers movement within the community and to regional destinations. The following policies, strategies and actions introduce initiatives that are intended to encourage the community to reduce their automobile use in favour of walking, cycling and transit.

### 5.6.1 Transportation Policies

- Accommodate the community's mobility needs for all stages of life and during all seasons;
- Provide increased opportunities for four-season travel by means other than the private automobile;
- Increase trail and road connectivity between the Village and the surrounding region;
- Establish a sense of arrival to the downtown catering to vehicular, transit and pedestrian/cyclist traffic;
- Encourage transportation systems that have reduced impact on air quality, considering renewable energy sources;
- Establish traffic patterns that move automobiles efficiently while ensuring the safety of pedestrians and cyclists;

> On average Pembertonian's have 1.25 bicycles per household. The households most likely to own a bicycle are those with children under 19 years.
> *Source: 2010 Community Census*

- Provide safe, efficient and effective transportation connections between the Village and the surrounding employment and population centres (notably Mount Currie/ Xit'olacw and Whistler);
- Ensure that the transit service and infrastructure meets the needs of the work force, local residents, persons with disabilities, seniors and visitors;
- Ensure sufficient parking is provided to meet the day to day needs of businesses, residents and visitors;
- Support the continued enhancements that improve the safety and efficiency of Highway 99 for both cars and cyclists;

- Continually work towards barrier-free access throughout the community;
- Work to maximize the land use opportunities for the functioning of the Pemberton Regional Airport; and
- Expand legal railway crossings to enhance the transportation connections.

### 5.6.2 Transportation Strategies
#### .1 Existing and Proposed Roads

The connectivity and options of Pemberton's road network is challenged by changing topography and the rail line. Map J identifies the existing road classification.
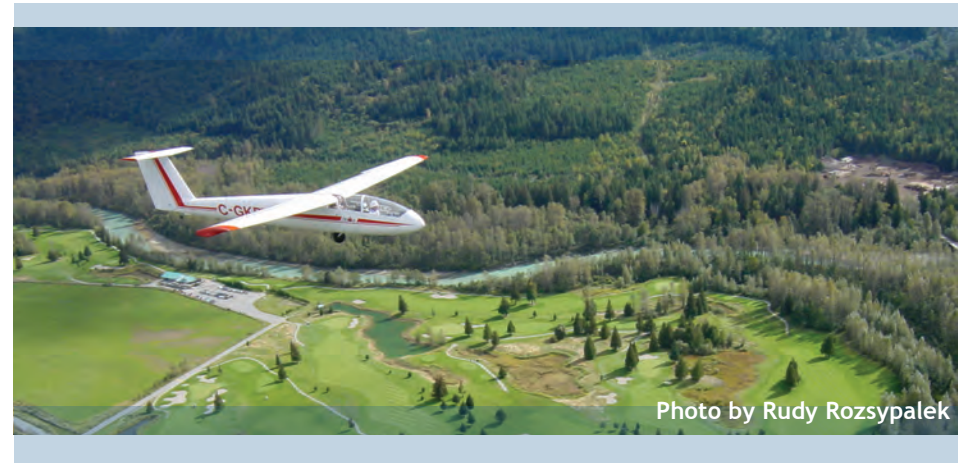

Photo by Rudy Rozsypalek

#### .2 Existing and Proposed Trails and Sidewalks

Map H and Map J respectively identify the existing and proposed trails and sidewalks, as well as existing or proposed illuminated routes.

#### .3 Subdivision Servicing and Development Control Bylaw

The Village is currently working under a Subdivision and Servicing Bylaw that was adopted in 1989 and many of the design guidelines are either not applicable or require significant revision to meet the community's needs. The Village is currently updating the Subdivision and Development Control Bylaw and the terms for off-site servicing agreements.

### .4 Pemberton Regional Airport Strategic Plan

The Pemberton Regional Airport was an initiative of a small group of aviation enthusiasts known as the Pemberton Flying Club.  The Group together with Village assistance secured the lands in the 1970's for the purpose of servicing the local community (recreation, medical, transportation) and business (forestry, mining and agriculture).  At present the Airport User Group provides monthly input on the operations and future development of the facility. The Pemberton Regional Airport is currently owned by the Village of Pemberton and supports general aviation, search and rescue, air ambulance and charter air service (certified for Code 2C aircraft operating under Visual Flight Reference conditions).  The Airport also serves as a Regional Fire Base. At this time there are limited built facilities at the airport including a large multi-use building, a commercial gliding operation and a helicopter charter service.  The operations of the airport are overseen by the Pemberton Regional Airport Authority (PRAA) and the Airport Manager (Village of Pemberton).

The Airport's Strategic Plan was prepared in 2007 to better define strategic issues that can be addressed to guide the facility's corporate future.  The Strategic Plan indicates that the time leading up to the 2010 Olympic and Paralympic Games would be the most opportune time to attract provincial and/or federal government investment, and that the Village proceed with a Project Definition Report to better define the structures, systems and operations for the airport with the goal of achieving a scheduled service by a major air carrier.  The Project Definition Report was prepared in 2008 and reviewed airport demand drivers, air service options, air traffic demand forecasts and a facility gap analysis.  The Report also set down a critical path to achieve regular scheduled service.

It is recommended that upon consultation with the PRAA and airport users, the Strategic Plan be updated post Olympics to review the proposed use of the facility and how it can best meet the needs of the community and stakeholders given the limited financial resources, governance structures and the growing local aviation community.

### .5 Airport Land Development Manual and Servicing Plan

The Airport Land Development Manual adopted in September 2006 is intended to inform lessees on the requirements for development at the Pemberton Airport.  The Land Development Manual identifies land use and Development Permit requirements.  The manual should be updated to streamline the process and meet the community's needs for an airport and related development. The Village is currently preparing a conceptual servicing options for the development lands surrounding the runway which will also identify the placements of road, water, sewer and storm water management improvements through to build-out.

### .6 Provincial Highways

The provincial government currently has jurisdiction over Highway 99 and Portage Road (including Birch Street and Pemberton Meadows Road).  The Village, therefore, must seek approval from the Ministry of Transportation for a wide range of local planning and development initiatives including but not limited to:  road standards, pedestrian and parking improvements, trail crossings, transit pullouts, transit shelters, banners and lighting standards.   At this time the Ministry of Transportation has indicated that there are no major initiatives for improving the highway corridor in Pemberton, however, the Village has identified several matters that they would like addressed as contained in the Transportation Actions, notably upgrading of the Pemberton Creek Bridge; improving Portage Road/Birch Street (for eventual assumption) and lobbying for the Pemberton/Harrison Highway upgrade.



Pemberton Valley Aerial

# 5.0 Community Planning Directions, Policies, Strategies & Actions

**.7    Pemberton and Mount Currie Age-Friendly Community Project**

In 2007, Pemberton and Mount Currie (Lil'wat Nation) jointly developed the Winds of Change initiative.  One of the goals of this project was to assess the age friendliness of the community and to make recommendations on how this can be improved.  This report focused in part on transportation improvements notably traffic calming, lack of sidewalks, insufficient drop off/pick up areas downtown, poor/inaccessible regional transportation, and the lack of handi-dart service.  The land use/transportation issues that were identified in the report but not yet resolved are recognized in the Action Plan.

**.8    Transit Planning**

Transit service to and surrounding Pemberton is the responsibility of the Squamish Lillooet Regional District and considers both the actual service as well as the supporting infrastructure.  Provincial bus transportation is provided by Greyhound Transportation.

> There are 1.6 vehicles per household in Pemberton, whereby 44.4% are large trucks, SUVs or minivans, 27.5% are midsize cars and 25.5% are compact cars.
> *Source: 2010 Community Census*

**Local/Regional Service**

Funding of the local transit system is cost-shared between the Village of Pemberton, Lil'wat Nation (Mt. Currie Band), Squamish Lillooet Regional District and BC Transit.  BC Transit has recently prepared a review of Pemberton's transit service potential and although there is strong support for transit, the project expenses are not in line with revenues.  The purpose of the review was to confirm that the system is effectively used, to determine the current transit needs of the community and to lay the foundation for future Pemberton Transit System improvements.

**Infrastructure**

The awareness, comfort and convenience of transit is enhanced if the appropriate supporting infrastructure is provided, which includes:

signage, benches, shelters, and park/ride facilities (for cars and bikes).  The Village has recently completed pullouts and shelters within the boundaries of the Village of Pemberton and through to Mount Currie Reserve lands.

The Village is also anticipating that the redesign of Frontier Street through the Downtown Enhancement Strategy to incorporate a local, regional (Lil'wat), and provincial transit terminal and initiate discussions regarding a Park 'N Ride lot.

Development review and permitting requirements will also identify the importance of transit planning, ensuring safe, well-lit pullouts and shelters.  Transit improvements are further identified in Map J.

**.9    Community Transportation**

Many residents of Pemberton organize their own transportation to work, shopping or recreation though car pooling.  These initiatives provide added convenience and efficiencies for travellers, and reduce traffic and greenhouse gas emissions.  The Village recognizes the importance of car pooling and car sharing and plan to investigate ways to further support and encourage such initiatives.

**.10    Rail**

The Village currently has a major Canadian National (CN) Rail line that runs through the community.  There are several sidings in the community with the potential to for rail service to downtown as well as the Tisdale/Rutherford and Industrial Park areas.  At this time no passenger service stops in Pemberton, although it is on the Rocky Mountaineer's Rainforest to Gold Rush route (Whistler, Quesnel and Jasper).

The rail corridor also is a challenge to vehicular and pedestrian movement through the community.  The Village will continue to pursue public rail line crossings (preferably level crossings) for pedestrians/cyclists notably in the proximity of Pemberton Creek and Pemberton Farm Road East.

Pemberton Train Station

### .11 Winter Mobility

Pemberton averages approximately 758 cm of snow per year (November-March). A challenge in transportation planning is to ensure that the Village is able to manage the impacts of the snowfall, notably plowing and storage. Map J has identified existing snow storage areas. The identification of snow storage areas are also a requirement of the Development Permit Area.

### 5.6.3 Transportation Actions

.1      Continually expand the road and sidewalk system through new development and Village initiatives (Development Cost Charges, grants etc.), in accordance with Map J;

.2      Update the Airport Strategic Plan, Development Plan and Land Use Manual;

.3      Explore the options for improving the flow of Pemberton Creek either by achieving enhanced flood protection or working with the Ministry of Transportation and Infrastructure for the replacement of the Highway 99 bridge;

.4      Work with the Ministry of Transportation and Infrastructure to improve Portage Road/Birch Street to an acceptable Village standard for eventual municipal legal assumption;

.5      Undertake the transportation improvements as recommended in the Age Friendly Plan and the Downtown Enhancement Strategy;

.6      Work with regional partners and BC Transit to increase transit service within the Pemberton/Lil'wat area and to Whistler;

.7      Include transit infrastructure and park'n ride facilities in the Downtown Enhancement Strategy;

.8      Complete the design and installation of the transit pull outs and shelters;

.9      Continue to require illuminated sidewalks and trails in accordance with Map J for civic and private development projects;

.10      Continue to work towards achieving level, public rail crossings in the vicinity of Pemberton Creek and Pemberton Farm Road East;

.11      Retain the train station for transportation and ancillary uses;

.12      Develop a long terms strategy for public snow storage areas; and

.13      Review the opportunities to support and encourage transportation sharing initiatives in the community.

# 5.0 Community Planning Directions, Policies, Strategies & Actions

## 5.7 THERE IS RECOGNITION AND SUPPORT FOR A HEALTHY AND DIVERSE ECONOMY

Land use designations and policy should be both integrated and consistent with local economic directions.  The Village recognizes that our economy is an important priority to the sustainability and vibrancy of the community.  The following policies, strategies and actions have identified a course of action where land use, planning and development can be coordinated for efficiencies, partnerships and an overall competitive advantage.

### 5.7.1 Economic Policies

- Ensure an appropriate supply of zoned lands available for economic generations that are consistent with our Community Principles;
- Continue to provide a development approval process that is professional, certain and efficient;
- Continue to engage local business stakeholders in local land use decisions;
- Recognize that the Village is a partner in enhancing the vitality of the local economy;
- Embrace partnerships to promote heritage, arts and culture as important industries that provide stable and diverse revenue sources;
- Work with local stakeholders to implement the Downtown Enhancement Strategy;
- Promote an expanding commercial sector that meet community needs:
- Facilitate the opportunities for small businesses, including home based operations;
- Enable industrial lands to have the flexibility to capture a range of functions to encourage sustained economic opportunities;
- Work to expand the educational opportunities in the Pemberton area that benefit and are integrated with the community's economic and social well-being; and
- Encourage community incentives and partnerships to increase local economic opportunities and efficiencies.

> 32.2% of Pemberton employees work in the Resort Municipality of Whistler, of which 76.8% require a vehicle to get to work, yet only 23.2% required a vehicle to do work.
> *Source:  2010 Community Census*

### 5.7.2 Economic Strategies

#### .1 OCP Land Use Designation Map

The Official Community Plan is required to designate certain lands for economic purposes.  The Land Use map (Map B) provides the OCP designations.  It is the intent that lands that are both appropriate and needed for certain uses should be designated for these uses within the Official Community Plan. Section 6.0 of the OCP further defines the land use designations.

Any future economic related strategy for the community should be reviewed in the context with the policy and land use designations of the OCP to ensure consistency.

#### .2 Zoning Bylaw Update

The **Local Government Act** enables the Village to zone lands for its use, density, siting, size and dimension, the location of uses and parcel size.  The Village will be amending the current Zoning Bylaw to ensure that the regulatory requirements are consistent with the directions and policies of the OCP. The review of the zoning bylaw will apply more pragmatic and streamlined policies that balance the Community Principles and small town character.

#### .3 Development Approval Process

The Village will be undertaking a comprehensive review and update of the development approval procedures and fees (through the Development Procedures Bylaw) as to ensure that they are consistent with the community's sustainability framework and planning directions.  It is the intent to ensure that development requirements are fair, comprehensive and streamlined to meet the overall needs of the community, municipality and proponents and may include the delegation of certain approvals to staff.

### .4 Recognition of the Arts, Culture and Heritage

The Cultural Scan identifies and appreciates the role of arts and culture in the vitality and economic sustainability of the community. The Cultural Scan (findings are illustrated within Map E) addresses arts, heritage and mountain recreation. The Cultural Plan is currently being prepared and is intended to inform the OCP upon completion.

### .5 Designated Business Areas

The Village of Pemberton has five (5) business areas: Downtown, Portage Road Gateway, Highway 99 Gateway, Industrial Park and the Airport. The Land Use Designations (Section 6.0) and Map B as well as the Development Permit Guidelines (Section 7.0) provide a framework for the type of businesses and their respective character given the business area.

### .6 Sign Program

The Village of Pemberton's Sign Bylaw (adopted in 1996) requires updating as it no longer is entirely consistent with the community's planning directions as well as new innovations in sign products and marketing. In addition, to provide some consistency in the appearance of signs and greater exposure for local shops and services, it is recommended that Pemberton develop a Signage Program which includes *wayfinding*, directory, points of interest and naming signs.

> "I do think Pemberton needs to support small businesses...without as much (start up) money and bureaucratic hoops to jump through"
> *Source: Speak Up Pemberton Response*

### .7 Public Gathering and Events

The Parks and Open Spaces Map G identifies public areas that can suitably accommodate special events, in consideration of location, available services and parking.

### .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.

**? What is Wayfinding?**
Wayfinding are information signs or landmarks to find our way.

### 5.7.3 Economic Actions

.1 Continually ensure that any economic initiatives are reflected in the OCP land use and policies;

.2 Update the Development Procedures Bylaw including the delegation of certain approvals to staff;

.3 Update the Sign Bylaw together with developing a *wayfinding* sign program for the community;

.4 Enable municipal land use regulations to have the ability to accommodate independent school operations and/or development in accordance with statutorily required approvals and the OCP; and

.5 Ensure that the necessary land use requirements are considered in any community hydro-electric project, including community consultation.


Pioneer Park Gazebo

# 5.0 Community Planning Directions, Policies, Strategies & Actions

## 5.8 AGRICULTURE AND RELATED BUSINESSES ARE RETAINED AND ENCOURAGED

Agriculture has been fundamental to the settlement of the Pemberton Valley. The community recognizes the importance of this economic and social generator. The area has fertile soil and a climate that permits a longer growing season that will assist in providing farming products to the region. The following policies, strategies and actions puts an increased emphasis on the importance of not only protecting agriculture but also expanding the opportunities in both rural and developed areas.

### 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.

### 5.8.2 Agriculture Strategies

.1 Urban Growth Boundary and Agricultural Land Reserve

Section 5.1.2.1 of the Official Community Plan identifies an Urban Growth Boundary (UGB). The lands within the UGB contain areas that are designated for urban growth. A fundamental aspect of this policy is the preservation of agriculturally designated lands. Further the criterion contained within Schedule A further emphasizes the importance of protecting and enhancing agricultural lands.

.2 Agricultural Land Reserve

All lands within the Agricultural Land Reserve are subject to the provisions of the Agricultural Land Commission Act. The Act and regulations generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted. The Village's plans and regulations must permit those farm uses and related uses as permitted in the ALR (ie. Agricultural Land Reserve Use, Subdivision and Procedure Regulation).

.3 Agricultural Area Plan

The SLRD is currently preparing an Agricultural Area Plan and if adopted by the Village may inform later amendments to the OCP.

.4 Land Use Designations and Development Permit Guidelines

The Village has designated (Section 6.0 and Map B) lands to accommodate agricultural services and processing. In addition, future infrastructure planning in the Village should consider any affordable enhancements that would support agricultural operations' access to water. Section 7 also introduces Development Permit Guidelines in support of agricultural lands and activities, notably buffering requirements and setbacks to developments that are adjacent to agricultural lands.

.5 Permanent Farmers Market and Event Space

Typically the Pemberton Farmers Market has had a temporary location on either public or private lands in the Downtown. A potential location for a permanent location for a Farmers Market has been identified on Frontier Street just north of Birch Street (which will be part of the implementation of the Downtown Enhancement Strategy (refer to 5.2.2.2 of the OCP)).

.6 Community Agriculture

The Village supports the inclusion of community gardens and greenhouses to encourage residents to grow their own food.

.7 Equestrian Land Use

The use of lands for equestrian purposes is supported by the Village, provided they are consistent with the requirements of the Agricultural Land Reserve.

### 5.8.3 Agricultural Actions

.1 Facilitate the development of a permanent location for the Farmers Market in the downtown through the implementation of the Downtown Enhancement Strategy;

.2 Work with the agricultural community to ensure that existing uses accommodate farm related activities;

.3 Encourage food growing within the community (small gardens, landscaping, greenhouses etc) through the introduction of productive land use requirements and approval processes;

.4 Determine those agricultural related uses that may be permitted in accordance with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation;

.5 Investigate bylaw amendments to encourage more farm uses in the Village;

.6 Review the land use regulations to ensure that opportunities and locations for food processing can be maximized; and

.7 Identify a location for a permanent equestrian facility for eventing.

# 5.0 Community Planning Directions, Policies, Strategies & Actions

## 5.9 PEMBERTON OFFERS A STOCK OF LIVABLE, AFFORDABLE AND SECURE HOUSING

A healthy community provides and plans for housing in the present and future. The Village recognizes that residential growth should facilitate the needs of the local workforce and residents. The following policies, strategies and actions focus on a wide range of direct and indirect influences on the provision and retention of affordable housing opportunities.

### 5.9.1 Housing Policies

Housing in the community shall:

- Facilitate the development of quality rental housing for residents with low to moderate incomes;
- Support a variety of affordable ownership housing options for young families, first time home purchasers, retirees and seniors (known as *rightsizing*):
- Encourage housing designed to meet changing household needs and the ability for the community to age in place;
- Encourage the development of housing for seasonal workers;
- Facilitate the provision of housing services and supports for Pemberton's vulnerable populations; and
- Acknowledge that housing development and redevelopment is a provider of local employment.

> **? What is Rightsizing?**
> Making your house fit your lifestyle.

### 5.9.2 Housing Strategies

#### .1 OCP Land Use Designation Map

The Official Community Plan designates certain lands that will fulfill Pemberton's housing needs for the next five (5) years, in particular the permitted uses (Section 6.0) and the locations (Land Use Map B).

#### .2 Affordable Housing Strategy

The Affordable Housing Strategy adopted in December 2009 provides the OCP policies and roles in which the Village has adopted in the pursuit of a continuous supply of housing that meets the needs of the community.

The Strategic Plan also includes 12 Directions that are to be pursued within the community. It is required that the Affordable Housing Strategy be reviewed once the supply and demand for housing stabilizes. The housing (a portion which was subsidized) introduced in Whistler to accommodate the needs of the 2010 Olympic and Paralympic Games has significantly affected the Pemberton market.

> The occupancy rate in January 2010 was 2.75 persons per household, while in June 2010 it reduced slightly to 2.7 persons per household.
> *Source: 2010 Community Census*

#### .3 Amenity Zoning for Affordable and Special Needs Housing

As noted in Section 5.1.4 the Village may establish different density regulations for a zone whereby specific conditions may include the provision of affordable and special needs housing. Schedule B has prioritized the amenities including affordable, short term rental and special needs housing.

### 5.9.3 Housing Actions

.1 Implement the policies and actions of the Affordable Housing Strategy;

.2 Update the Development Procedures Bylaw to further promote affordable housing;

.3 Prepare a zoning bylaw amendment that encourages innovation in the design of affordable housing and accessory suites;

.4 Review opportunities to provide an affordable housing land reserve;

.5 Pursue partnerships that can lead to the development of non-market housing projects;

.6 Continue to liaise and facilitate dialogue with key stakeholders and community groups regarding housing;

.7 Support opportunities to provide education and outreach to community members regarding affordable housing considerations;

.8 Review the Affordable Housing Strategy no later than 2013; and

.9 Prepare a Mobile Home Retention and Relocation Policy.

## 5.10 THE NATURAL ENVIRONMENT IS PRESERVED AND PROTECTED

The community recognizes that Pemberton is a wonderful place to be due in large part to the surrounding environment ranging from the snow covered peaks to spawning water channels. The following policies, strategies and actions strive to expand the Village's priorities towards the preservation and protection of the natural environment.



Pemberton Banners
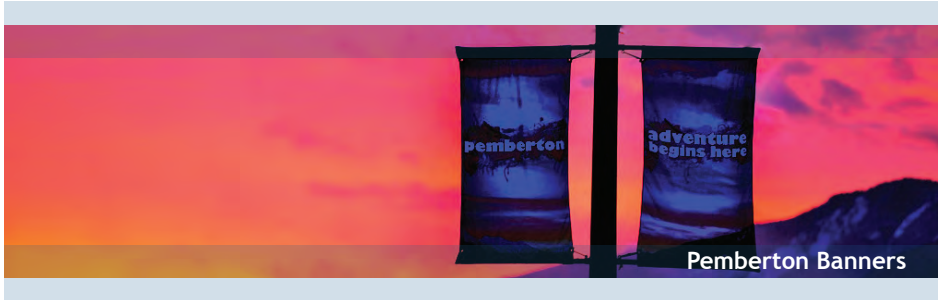
### 5.10.1 Natural Environment Policies

- Support the establishment of an extensive network of green spaces that include such areas as natural habitat, *riparian areas*, environmentally sensitive areas, water sheds and wildlife corridors;
- Integrate development into the natural environment in a way that capitalizes on ecological functions and avoids or manages risks associated with natural hazards;
- Preserve, protect and enhance areas defined as environmentally sensitive unless mitigating measures can be taken to minimize the negative impacts;
- Establish, maintain, and enhance greenway corridors and natural habitat connectivity for wildlife movements;
- Ensure potable water provision, storm water management, and flood control measures are designed to maintain the integrity of the watercourses, *riparian areas*, and wetlands;
- Recognize the balance between public safety and environmental protection, particularly in consideration of hazard mitigation such as flood protection and wildfire;
- Protect riparian stream corridors and wetlands in support of fish and aquatic habitat as well as the overall health of the ecological system;
- Foster the conservation and efficient use of energy and other resources in buildings, vehicles and infrastructure;
- Reduce greenhouse gas emissions in accordance with municipal targets;
- Protect the natural ecosystem from invasive species;

- Continue to identify and develop *best practices* for air quality management;
- Balance environmental protection with the need for sensitive mitigation of potential wildland fire hazards;
- Retain the quality of the *dark sky* and public view corridors; and
- Ensure that contaminated sites are mitigated in accordance with provincial requirements.

### 5.10.2 Natural Environment Strategies

#### .1 Environmental Sensitive Areas

The Village has identified Environmentally Sensitive Areas based on information collected from the Sea to Sky Sensitive Habitat Atlas database; previous studies (i.e. Benchlands Neighbourhood Concept Plan); and the Riparian Areas Regulation. The designation of lands within Map K requires that the property will be subject to additional environmental review whereby new development is proposed through a rezoning or development application. The specific process for the consideration of lands designated as an ESA is included within Schedule C.

#### .2 Development Permit Review Process

In accordance with Section 7.0, lands designated as ESAs in Map K are subject to Development Permits for the protection and enhancement of the environment, its ecosystems and biodiversity. Although the Village supports developments that incorporate water conservation, energy conservation and the reduction of greenhouse gas emissions, it does not yet have development permit designations and guidelines. The Village will consider introducing such a development permit requirement once a suitable approach is prepared in the province.

#### .3 Subdivision Servicing and Environmental Protection

The Village is currently working under a Subdivision Servicing & Development Bylaw that was adopted in 1989 and many of the design guidelines are either not applicable or require significant revision to meet the community's needs.

#### .4 Electricity Transmission Lines Strategy

The Village of Pemberton has three major transmission lines bisecting the community as well as additional Independent Run of the River Power Plants that may also route their transmission lines through the area. The municipality should consider working with other local and regional interests to develop a strategy to manage existing and possible future conflicts within the Pemberton Valley particular to community land use, economic development and public viewscapes.

# 5.0 Community Planning Directions, Policies, Strategies & Actions

## .5 Land Constraints

The Pemberton Valley offers awe inspiring landscapes but also comes with inherent natural hazards particularly the potential for flooding, landslides, avalanches and wildfires. For the most part, these hazards originate from areas beyond the municipal boundaries. The Village will continue to work with the regional, provincial and federal governments to manage and mitigate possible constraints. Section 7.2 identifies the development permit guidelines as to reduce potential risks to the community with regard to development within proximity to the hazardous areas.

## .6 Sea to Sky Air Quality Management Plan & Clean Air Society

The Air Quality Management Plan (AQMP) was developed for the Sea-to-Sky/Howe Sound airshed between 2002 and 2005 to proactively ensure clean air is maintained throughout the airshed.

The Village is participating in the Sea-to-Sky Clean Air Society which is a collaborative working group responsible for the implementation of the Sea-to-Sky Air Quality Management Plan.

## .7 Invasive Species

The Sea to Sky Invasive Species Council (SSISC) with the Invasive Plant Council of BC, undertook an invasive species inventory of the Sea to Sky region to help identify the extent of the invasive threat. This inventory was designed to be a tool for land owners /managers/occupiers to help identify priority invasive species and areas, in order to develop or adjust invasive species management plans in coordination with other jurisdictions in the Sea to Sky. The SSISC will help coordinate these efforts

so action plans are as efficient and effective as possible. Through the Actions of the OCP, the Village of Pemberton and SLRD should develop an invasive species strategy with assistance of the SSISC.

> **What is Dark Sky?**
> To preserve and protect the nighttime environment and our heritage of dark skies through quality outdoor lighting.
> *Source: International Dark Sky Association*

## .8 Public View Corridor Identification

The Village of Pemberton's character is defined by its beautiful rural character surrounded by majestic mountains. There are certain areas within the community that have recognized public view corridors. The OCP Action Plan should inventory these important public views and set down preservation guidelines where necessary relating to building height and placement.

## 5.10.3 Environmental Actions

.1 Work with other communities in the region to develop guidelines to mitigate the impacts of the expansion of transmission lines through the corridor;

.2 Continue to support the Sea to Sky Clean Air Society;

.3 Continue to support provincial and SLRD initiatives to eliminate invasive species;

.4 Identify important public view corridors;

.5 Consider introducing Development Permit Areas for water and energy conservation and reduce greenhouse gas emissions;

.6 Introduce lighting standards to preserve Pemberton's *dark sky*.

# 5.0 Community Planning Directions, Policies, Strategies & Actions

## 5.11 LOCAL DECISION MAKING IS COLLABORATIVE AND OPEN

In addition to the character of certain uses of land within the community, it is also important that the Village be committed to a decision making process that is engaging and participatory. The Village does not exist in isolation. The following policies, strategies and actions strive to expand the Village's priorities towards the preservation and protection of the natural environment.

### 5.11.1 Local Decision Making Policies

- Continue to coordinate planning, facility and infrastructure initiatives with the Squamish Lillooet Regional District, Lil'wat Nation and provincial and federal governments;
- Support and value local involvement in the establishment of community land use directions;
- Collaborate with the development industry and other stakeholders on future land use directions;
- Provide innovative and proactive leadership throughout the community;
- Cultivate and embrace partnerships with community stakeholders and interests;
- Provide opportunities for its citizens to engage in meaningful participation in the community decision making process;
- Strengthen relationships with Lil'wat Nation and Area C residents  and work to capitalize on common opportunities; and
- Harmonize and align land use planning approaches and activities with other initiatives in the community.

### 5.11.2 Local Decision Making Strategies

**.1    Statutorily Required Consultation**

The **Local Government Act** and the **Community Charter** establish certain public consultation requirements that local governments must adhere to particular to land use decisions including:  statutory notices and public hearings for bylaws that amend to the Official Community Plan and Zoning Bylaw; public process for boundary extensions; and Board of Variance meetings.

**.2    Communications Policy**

The Village's has adopted a Communications Policy however it is not yet explicit to land use and planning initiatives.   A policy or process would be appropriate to embrace proven consultation related to municipal decisions and could include the following approaches:  the Town Hall Meeting, Speak Up type outreach and facilitation, promotions signs, stakeholder and business engagement, social media (Facebok, Twitter, etc.) and on-line surveys.

**.3    Monitoring, Reporting and Review Program**

In accordance with Section 8.0 of the OCP, the Village of Pemberton will continually report to the community and local decision makers with updated and current information key to Pemberton fulfilling their sustainability framework and planning directions.

**.4    Area C, Squamish Lillooet Regional District**

The Village of Pemberton is the neighbour to Area C of the SLRD comprise one community but exist in two jurisdictions.  It is imperative that local decision making between the two local governments coordinate land use and development requirements to ensure consistency and fairness in the corridor.  The Village will continue to support the formation of a Joint Area C/SLRD planning body.

**5      Lil'wat Nation**

The communities of Pemberton and Mount Currie share more than a proximal land base but they also share physical, social, cultural and economic resources. In every way the two communities must address both the challenges and the successes that exist from our cumulative efforts.  Initiatives such as the Wind of Change, the Joint Governance Council meetings and Sub-Regional Planning have set an important direction. This OCP aims to increase collaboration and the sharing of facilities and resources between our two communities through more effective consultation, improved joint planning and the development of mutually beneficial goals and initiatives for enhanced social, environmental and economic sustainability.

**.6      Squamish Lillooet Regional District**

The Village will continue to refer planning and land use matters which have regional significance to the SLRD for comment, as well as continue to be an active partner in the Pemberton Valley Utilities Commission as it relates to utility and recreation infrastructure.

> I think it is necessary to recognize the elephant in the room...Pemberton is dependant upon Whistler for many jobs and much income.
> *Source: Speak Up Pemberton Response*

**.7      Resort Municipality of Whistler Resort**

Land use decisions made in Whistler have direct impact on the character of the Pemberton community notably: affordable housing supply for resort employees, second homes/property values, economic competition for day-to-day goods and services, transit operations, markets for agricultural products and recreation linkages. Pemberton and the Resort Municipality of Whistler should develop opportunities to have a greater understanding of the needs of each community particularly through the land use related collaboration.

**.8      Provincial, Federal, Crown Corporations and other Agencies**

The Village, through the Actions of the OCP will continue to work with the provincial and federal government on effective land use initiatives and supportive funding and resources.
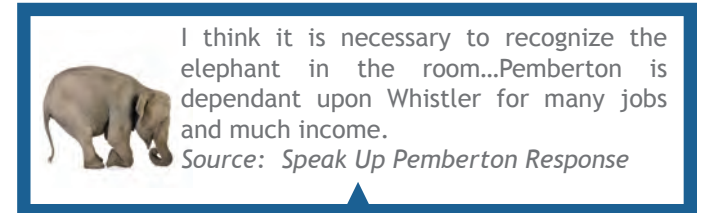
**5.11.3 Local Decision Actions**

.1      Ensure accountability and reporting to the public of all community consultation and decision making initiatives;

.2      Re-establish the Pemberton and Area C Planning Committee;

.3      Continue with Joint Council Meetings with the Lil'wat Nation;

.4      Work with the SLRD and the RMOW on joint planning and land use decision making on issues that are of mutual interest;

.5      Pursue federal and provincial opportunities to work together on land use matters;

.6      Organize with other regional jurisdictions a meeting of referral agencies to discuss local issues and approval processes; and

.7      Follow provincial protocol with regards to land use issues within the Lil'wat and Traditional Territory.



Community Engagement

# 6.0 Land Use Designations

The following land use descriptions (delineated within the Map B – Land Use Map) reflect OCP's directions, policies and strategies:

**Downtown Designation** means the central meeting place and service area for the Village and the surrounding region. The downtown core provides a diversity of uses that are needed by the greater Pemberton community and visitors which includes residential, commercial, service, mixed use, civic, institutional, assembly, parks and open spaces, light industrial and transportation and utilities uses.

**Residential Designation** means the local neighbourhoods including single family and multifamily uses together with complementing parks, open spaces and civic spaces. Home based businesses are permitted subject to certain requirements.

**Portage Road Designation** means residential and certain professional service, office, civic and restaurant uses that primarily serve the needs of the local community yet may also include some visitor services.

**Gateway Designation** means uses along provincial Highway No. 99 which provides a welcoming entry to Pemberton as well as automobile convenient services to visitors and residents. Uses that would be developed in this corridor include residential, accommodation, civic functions, service stations, restaurants and ancillary commercial uses.

**Neighbourhood Commercial** means limited retail or service uses serving residents in the immediately surrounding neighborhoods.

**Employment and Industrial Designation** means the Village's main employment centre that offers general, light, service and heavy industrial uses, warehouses, transportation facilities, fueling, and utilities as well as ancillary uses such as offices, retail and residential.

**Resource Designation** means areas which primary processing of resources and other materials which due to land area needs or noxious emissions may not be appropriate at the Pemberton Industrial Park.

**Civic and Institutional** means services related to health and welfare, places of worship; schools and other educational facilities; and other government functions (municipal offices, parks, utilities, airport, parking, and assembly).

**Sand and Gravel Deposits** means lands that have been recognized as having existing sand and gravel deposits.

**Open Space and Greenways** means major recreational or wildlife greenway corridors, riparian corridors of key streams and rivers, selected areas within the 200 year floodplain and areas identified as ecological reserves or conservation areas.

**Public Parks** means public lands permanently set aside for community parks, recreation areas and trails.

**Recreation Designation** means lands which accommodate private or not for profit community organizations that operate recreation activities, such as campgrounds, equestrian facilities, golf courses, shooting ranges; and other sporting/leisure activities.

**Gateway Tiyata Special Planning Area** means development as recognized within Schedule D which forms part of this OCP. Note where the land use and park designations within Maps B and G vary with Schedule D, the OCP designations shall prevail.

**Benchlands Special Planning Area** means development as recognized within Schedule E which forms part of this OCP. The land use and park designations within Maps B and G vary with Schedule D, the OCP designations shall prevail.

# 7.0 Development Permit Guidelines

The Village may designate in an Official Community Plan Development Permit Areas in accordance with Section 919 and 920 of the **Local Government Act**. If an OCP designates Development Permit Areas, it must also describe the special conditions or objectives that justify the designation as well as corresponding guidelines.

### Application of Development Permits Areas (DPA)

Any lands designated as a Development Permit Area on Maps C,K and L must be issued a development permit by the Village before any of the following activities related to the corresponding property proceeds:

- Subdivision of land;
- Construction, additions or alterations of a building or structure;
- Altering of land where it is designated as DPA No.1 – Environmental Protection and/or DPA No.2 - Land Constraints and/or
- Alteration of land, buildings and/or structures where the DPA designation is for revitalization of a commercial area.

> **?** **What is a Qualified Professional and a Qualified Environmental Professional?**
> An applied scientist, engineer, technologist or other professional registered in good standing in British Columbia with the corresponding certifying association, acting under that association's code of ethics and subject to disciplinary action by that association. Qualified Environmental Professionals are more specifically defined in the Riparian Areas Regulation.

Development Permits also have the ability to vary zoning in accordance with applicable guidelines provided it does not alter the use or density of the land. The exception to this requirement is where the activity concerns a DPA for hazardous conditions (land constraints) and where works are needed for health, safety or protection from property damage. A development permit can not vary flood plain specifications.

Any lands that are designated within more than one Development Permit Area within the Official Community Plan are also subject to the guidelines from other Development Permit Areas. In the event that there are guidelines in conflict with one another the designation

and guidelines of DPA #1 and DPA #2, shall prevail (where they conflict the appropriate federal or provincial agencies shall be consulted). All Development Permits shall have an expiry date assigned to the approval and the issuance. The Village's Development Procedure Bylaw may delegate certain Development Permits as administrative approvals.



Development in Pemberton

### Exemptions from Development Permit Requirements

A Development Permit is not required in the following situations:

- Interior building alterations;
- Reconstruction, repair or renovation of a permanent structure on its existing foundation in accordance with a building permit issued by the municipality;
- The cutting of trees with a caliper of more than 20 cm (measured 40 cm from the ground) affecting an aggregate land area of less than 1,000 square metres unless the subject lands are designated as riparian and/or Environmentally Sensitive Areas (as defined in the OCP);
- No change of the exterior colour of a building or structure, provided it adheres to the applicable DP guidelines;
- Replacement of sign faces whereby there was an existing DP approval
- Additions of canopies or decorative building features (mullions, windows, doors) except if they project over a public right of way;
- Balconies, decks or patios less than 20 m$^2$;

- Underground utility connections and related above ground service buildings;
- Accessory buildings or structures not exceeding a gross floor area of 50 m² and not directly visible from an existing road or adjacent residential development;
- Interpretative or *wayfinding* signs;
- The alteration of land or construction of a building or structure in accordance with the conditions of approval resulting from a federal or provincial environmental assessment or review process;
- Maintenance of existing permanent infrastructure within its established footprint, including existing paved surfaces, dykes, drainage facilities, and other utilities.
- Works in or about a *stream* approved under Section 9 of the **Water Act**;
- Any activity conducted under the Provincial Emergency Program;
- Maintenance and construction of existing trails using *best practices*;
- Removal of invasive plant species, as recommended by a *qualified environmental professional*;
- Removal of dead, terminally diseased, damaged, or dangerous ground cover or hazard trees, which have been identified as such by a *qualified environmental professional*, provided that removal is implemented in a manner that is consistent with applicable Wildlife and Wildlife Habitat guidelines; and
- Any farm as defined under the **Agricultural Land Commission Act** for the land within the Agricultural Land Reserve.


Pioneer Junction Condos

The following Guidelines correspond with the designations indicated in Map C:

## 7.1   Development Permit Area No. 1 - Environmental Protection

A Development Permit is required for areas which are hereby established and designated as DPA#1 within Map K for the purpose of the protection of the natural environment in accordance with Section 919.1(1) (a) of the **Local Government Act**.

> **?** *What are Riparian Areas?*
> Riparian Areas within Map K comprise a 30 meter strip of land on each side of the stream, measured from the High Water Mark (HWM). For a stream in a ravine narrower than 60 meters (excluding the HWM stream width), the riparian area is measured from the high water mark to a point 30 meters beyond the top of the ravine bank. For a stream in a ravine 60 meters wide or wider (excluding the high water stream width), the riparian area is measured from the high water mark to a point 10 meters beyond the top of the ravine bank.

### 7.1.1   Objectives

The Village of Pemberton has established DPA#1 - Environmental Protection, in an effort to fulfill the following:
- Identify, conserve, rehabilitate and protect sensitive habitats and important ecosystems ;
- Ensure that when reviewing proposals for future development, resource activities and infrastructure projects the planning will proactively avoid, or if appropriate mitigate sensitive habitat and important ecosystems;
- Identify *riparian areas* that must remain free of development, including the disturbance of soils and vegetation, in order to protect fish habitat.

> **?** *What is a Stream?*
> A stream is defined as a watercourse that provides fish habitat (whether it usually contains water or not); a pond, lake, river, creek or brook that provides fish habitat; and a ditch, spring or wetland that is connected by surface flow to a watercourse, pond, lake, river, creek or brook that provides fish habitat and nutrients for fisheries.

# 7.0 Development Permit Guidelines

## 7.1.2 Guidelines

The following Guidelines apply to all development proposed on lands within DPA#1:

a)    Submit an Environmental Assessment prepared by a *qualified environmental professional* identifying the possible impacts and proposed mitigation of the proposed development.   The *qualified environmental professional* shall have the required expertise related to the environmental issues of the proposal.  The terms of reference for the Environmental Assessment are included as Schedule C.

b)    Mitigation may be required where there may potential for damage to the natural environment during the approved construction; or to retain, resolve or replace native vegetation.

c)    Development shall include construction management plans indicating how non disturbance areas will be protected during construction such as preventing encroachment (fencing), erosion and sedimentation, storage and maintenance of vehicles and controlling invasive plant species.

d)    Require monitoring reports a the expense of the applicant/ developer by a *qualified environmental professional* during construction to ensure the conditions of the Development Permit have been fulfilled.

e)    Development shall result in no net increase in post development surface water flows and impermeability and not affect the quality of water available within the non-disturbance area unless specified in the development permit.

f)    Consider wildlife crossing whenever protected wildlife corridors are interrupted by roadways, as determined by the environmental assessment.

g)    Encourage landscaping plans that include the retention, mitigation or replanting of native vegetation.

## 7.2    Development Area Permit No. 2 – Land Constraints

A Development Permit is required for areas which are hereby established and designated as DPA#2 within Map L for the purpose of the protection from natural hazards in accordance with Section 919.1(1) (b) of the **Local Government Act**.

## 7.2.1    Objectives

The Village of Pemberton has established DPA#2 – Land Constraints, in an effort to fulfill the following:

• Identify and protect people and buildings, structures and other development from natural hazardous conditions, notably flooding, unstable slopes and wildland fire; and
• Mitigate or rehabilitate hazardous conditions where possible.
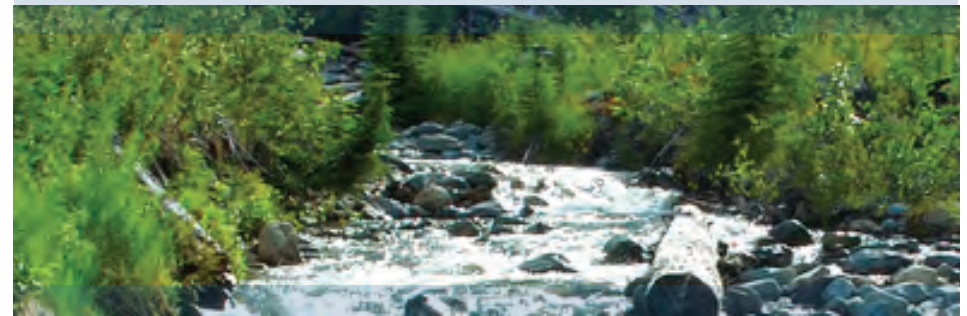


## 7.2.2    Guidelines

The following Guidelines apply to all development proposed on lands within DPA#2, categorized as Slope, Flooding and Wildland Fire Hazards.

**Slope Hazards:**

a)    All development in the slope hazard development permit area shall be required to submit a geotechnical report prepared by a *qualified professional engineer.*

b)    Require certificates of approval on all construction works under the direct supervision of a *qualified professional*.  Restrictive covenants may also be required to notify property owners of any specific conditions or concerns related to the geotechnical issues of the project.

c)    Prohibit development on slopes greater than 40% except for public infrastructure installations including private driveways.  Such installations shall still require the submission of a geotechnical report identifying mitigation measures to control soil, rock, and water erosion. Disturbed areas shall require revegetation with nature native plant material after the servicing work is completed.

### Flood and Debris Hazards

a) Provide professional reports and certification that ensures that the development meets the Flood Construction Level requirements for the Lillooet River and Pemberton Creek.

b) Provide professional reports and certification that ensures that the development will able to mitigate the impacts of debris flow of Pemberton Creek.

### Wildland Fire Interface Hazards

a) Require specific measures for fuel load management in areas designated in Map L- Wildland Fire Interface Hazard Areas to submit a pre-development fire risk assessment and fuels management strategy by a wildfire management specialist that considers FireSmart recommendations and OCP directives.

b) Wildland Fire Interface Hazard Areas shall extend to a minimum of 50.0 meters beyond the boundary of the proposed phase of development under construction, provided there is permission from the adjacent landowner.

c) Buildings and structures shall following any prescribed fire resistant design requirements as defined in the Building Code and Building Bylaw.

## 7.3 Development Permit Area No. 3 - Enhancement of Agriculture

A Development Permit is required for areas which are hereby established and designated as DPA#3 within Map C for the purpose of the protection of farming as permitted in accordance with Section 919.1(1) (c) of the **Local Government Act.**

### 7.3.1 Objectives

The Village of Pemberton has established DPA#3 – Enhancement of Agriculture, in an effort to fulfill the following:
• Ensure the continuation of long term agricultural uses within the community
• Enhance compatibility between agricultural and non-agricultural uses, whereby agricultural operations are not compromised due to new urban development.

### 7.3.2 Guidelines

Development and land subdivision shall minimize the potential for negative impacts on lands within the Agricultural Land Reserve.

a) Provide a 15 meter (49 feet) buffer from the non-agricultural land to the boundary of the agriculturally designated land. A restrictive covenant is required to maintain and ensure the continuance of the buffer requirement over time. Any development shall also include a covenant that recognizes that the agricultural use shall be protected, even if they result in nuisances to the new development.

b) Ensure that the landscaping comprising the buffer contains indigenous, low maintenance vegetation and if appropriate incorporate berming and fencing. The BC Agricultural Land Commission publication Landscape Buffer Specifications should be referenced in the design of the landscaped buffer.

c) Non-motorized public trails may be incorporated into part of the buffer provided that they occupy no more than one third of the buffer width, are located away from the edge of the agricultural land and do not reduce the effectiveness and primary purpose of the landscape buffer.

d) Passive open space is encouraged adjacent to agricultural lands.

e) Surface parking or roads abutting agricultural lands require a minimum 7.6 meter (25 feet) wide landscape buffer to separate the paved surface from the agricultural land.

f) Buildings and structures located on adjacent non-agricultural lands should be setback a minimum of 7.6 meters (25 feet) from the edge of the agriculturally designated land. Variances to the setback may be given for:
• Irregularly shaped lots or site constraints.
• An existing natural feature (watercourse, ravine, outcrop, etc) that provides a defendable physical separation on the development parcel.

g) Densities and the intensity of new development proposals should be gradually reduced as they approach agriculturally designated land.

h) Road ends and frontage roads should be avoided next to agricultural lands (except where it is required for farm vehicle access).

i) Discourage, whenever possible, linear developments through the agriculturally designated lands. When unavoidable, ensure that their impacts on the agricultural lands are mitigated.

# 7.0 Development Permit Guidelines

## 7.4 Development Permit Areas for the Form and Character of Development (Development Permit Areas 4,5 & 6)

In accordance with Section 919.1 and 920 of the Local Government Act, Development Permits are required for areas which are hereby established and designated on Map C as DPA#4 (Downtown Revitalization), DPA #5 (Intensive Residential), DPA #6 Multi-family and/or Commercial Development, and DPA#7 (Gateway Commercial Development). This plan establishes both general form and character development permit objectives and guidelines that are applicable to each of DP#4, DP#5, DP#6 and DP#7 and then objectives and guidelines specific to each such development permit area.

### 7.4.1 General Form & Character Requirements
The Development Permit includes requirements respecting the form and character of the development.

### 7.4.1.1 General Form & Character Objectives
- To provide a unifying and functional framework for quality and effectively integrated multi-family, mixed use (multi-family/commercial) and commercial development; and
- Showcase the area's natural features, heritage landmarks, open spaces and parks.

### 7.4.1.2 General Form & Character Guidelines
The following general guidelines apply to DP#4 (Downtown Revitalization), DP#5 (Intensive Residential), DPA#6 (Multi-family and/or Commercial Development) and DP#7 (Gateway Development) and have incorporated specific directions related to site design, building form, landscaping, snow management, vehicle circulation, parking and servicing:

**a) Siting** - Development should recognize and complement the site's existing conditions, topography, natural vegetation, hydrology, solar exposure, site circulation and view corridors.
- Design for solar exposure to public and private spaces (summer shade and winter sun) and define and enhance the street edge in the placement and design of buildings and open spaces.
- Provide a strong visual and physical relationships to pedestrian walkways and public spaces and provide opportunities for natural surveillance (eyes on the streets and open spaces).
- Achieve privacy for residential units through insetting balconies, decks and patios, and screening.
- Provide barrier free access.

> **What is a Defensible Zone?**
> A defensible zone is a space to protect buildings from approaching wild fire and to reduce the potential for a building fire to spread to the adjacent forest and shall be provided by the builder and maintained by the owner. Defensible zones shall ensure that:
> - Annual grasses within 10 meters of buildings should be mowed to 10cm or less.
> - Ground litter and downed trees should be removed annually.
> - Any over storey trees retained within this zone should be away from the immediate area of the building and should be thinned and pruned to prevent fire from being carried towards the building.
> - Remove the live and dead branches to a minimum of 2.5m (8 feet) from the ground.
> - Tree cover within this zone should be restricted to low flammable deciduous species.
> - Individual trees and shrubs may be kept if the vegetation does not readily transmit fire to the building.
>
> *Source: Village of Pemberton Building Bylaw*

# 7.0 Development Permit Guidelines

**b)**  **Building Form** - Buildings are to be consistent with Pemberton's small town character and reflect its rural traditions of strong, simple and functional building forms.  It is not the intent that the Village adopt a specific architectural style or theme.
- Provide a cohesive design program for the development (i.e. structural, mechanical, lighting and landscaping).
- Avoid blank walls which are visible from the street or parks which lack architectural detailing
- Reduce the mass and scale of buildings through design features such as variations in roof form, wall recesses/projections, texture/colour, vertical accents, windows, balconies dormers and facade detailing.
- Design buildings to positively address the public realm on street frontages and sidewalks.
- Encourage decks, balconies and porches to provide sunny, usable outdoor spaces.
- Create interest with the roof structure using architectural features such as chimneys, cupolas, towers and venting.  Roof mounted equipment should be concealed from pedestrian viewpoints.
- Provide visual variety along streetscapes by varying individual unit designs.
- Face main entrances to the street, being clearly visible and directly accessible from the sidewalk.  Entrances should reinforce proximity to grade level, particularly avoiding multi-storey features. Diminish the appearance of garage doors from public streets.
- Preference for side by side, up and down or staggered unit configuration to maximize the number of units facing the street.
- Create interest by varying use of the building's scale, modulation, materials and colour in the placement and detailing of elements such as bay windows, entrances, lighting, graphics and street furnishings.

**c)**  **Construction Materials** – The building should be sufficiently durable to withstand Pemberton's varied climate while also exhibiting quality construction and a small town character:
- Use exterior materials that have been traditionally applied and/or are durable for the area including stone, wood, brick, and glass.
- Discourage the use of the following exterior building materials:  vinyl siding, plywood, particle board and synthetic materials such as cultured stone.   Stucco and tile for large areas should be discouraged.
- Use well designed window treatments of articulated wood, stone or metal details.  Reflective or heavily tinted glass and snap-in muntin bars are not recommended.
- Apply exterior building colours that complement nature's spectrum; earth hues and the natural colours of foliage, grass, sky and woods: Brighter colours may be appropriate as accents such as doorways, window frames, signs, graphics, store fronts and/or displays.
- Ensure approval of all playground and park infrastructure by the Canadian Standards Association.
- Complement neighbouring roof lines/pitches.  Brightly-coloured metal roofs are discouraged.
- Anchoring buildings with continuous durable finishing providing a sense of permanence and protection from street level impacts.
- Wood roofing (Class A) will not be permitted under any circumstances as per the Village's Building Bylaw.
- Use muted or natural roof colours and where appropriate

**d)**  **Streetscape Improvements and Landscaping** – The development should provide amenities for residents and visitors, while also adding interest to the street and showcasing local businesses.
- Incorporate planting consistent with the Village's standards contained within the Plant List.
- Consider four season landscaping for both aesthetics and maintenance reasons.
- Appropriately design, protect and select durable landscaping as not to be harmed by snow clearing or other maintenance works (i.e. sweeping).
- Prioritize the retention of existing trees and vegetation.

- Accommodate grading on individual properties, minimizing cut and fills and discourage retaining walls.
- Incorporate *Low Impact Development Techniques* into site, service and landscape planning
- Provide irrigation for all landscaped and open areas
- Incorporate landscaped areas within parking lots to break up large paved areas.  The landscaped areas can also be used in the winter for snow storage.

**e)      Circulation and Parking** - A development's accommodation of internal and external vehicular circulation, parking and servicing is an important consideration in the functioning and accessibility of the project.
- Screen or camouflage from public view all exterior services including utility tanks, hydro transformers, gas installations, garbage and recycling containers, preferably with a durable fenced enclosure, landscaping or printed art or images.
- Ensure that garbage and recycling receptacles and dumpsters are provided and located within a lockable building (bear proof).
- Accommodate efficient snow removal, including designated snow storage and drainage areas for access roads, loading and parking areas.
- Abide by the Village Construction Requirements as not to unsafely or inconveniently disrupt adjacent business operations or pedestrian movements during construction.

**f)      Snow Management** – Site and building design shall mitigate the challenges related to freezing temperatures and precipitation.
All developments shall manage snow through the site plan design and building form.

> **? What is Low Impact Development?**
> An ecologically friendly approach to site development and storm water management that aims to nitigate development impacts on land, water and air (www.lowdevelopment impacts.org)

- Restrict snow from dumping or being dumped onto adjoining streets, sidewalks and right of ways.
- Mitigate freeze / thaw cycle impacts including snow shed, roof drip, icicles, ice dams, and water infiltration.
- Prevent roofs from shedding towards pedestrian walkways, points of entry and loading or parking areas.

**g)      Lighting** - Provide a lighting plan for new development.  Fixtures on public roads shall be in accordance with Village Lighting Standards, while lighting on private property should be down shielded, as to illuminate only the desired display, pedestrian corridor, sign or building feature. Flashing, blinking or coloured lighting except for festival lighting is not supported.

**h)      Crime Prevention Through Environmental Design Principles**
Development shall comply with the following principles:
- Provide clear border definition of controlled space.
- Provide clearly marked transitional zones that indicate movement from public to semi-public  to semi-private to private spaces.
- Locate vehicle and pedestrian access points, gathering areas and loitering areas to locations with natural surveillance in order to increase safety and perception of safety of users, and increase risks (deterrent) to offenders.
- Design and land use should relate to the context of on-site land uses and structures, immediate adjacencies, and the surrounding neighbourhood.
- Site landscaping should have clear sight lines, prevent concealment, direct users safely, be permeable and maintain relationships (eyes on street).
- Re-designate the use of space to provide natural barriers to conflicting activities
- Seek land use mix that promotes natural surveillance.
- Overcome distance and isolation through improved communication, break-up large impersonal space, enhance sight lines, provide a range of land uses, and offer legitimate activity generators.
- Avoid building designs, public amenities/services and street furniture that create excuses for loitering, nuisance and criminal behaviour.

## 7.4.2 Development Permit No. 4 - Downtown Revitalization

The Village encourages enhancements and redevelopment of the downtown area to provide a more vibrant environment for businesses, residents and visitors.

### 7.4.2.1    Objectives

The Village of Pemberton has established DPA#4 – Downtown Revitalization, in an effort to fulfill the following:

* Enhance Pemberton's authentic identity by providing a framework for the character and form of buildings, landscaping, streetscapes and circulation.
* Create a strong sense of arrival to the Pemberton community through natural and built gateway elements.
* Accommodate and integrate infrastructure needs with parking and transit
* Showcase and enhance the surrounding natural features, heritage landmarks, open spaces and parks.

### 7.4.2.2    Guidelines

The Development Permit Guidelines for commercial areas for revitalization have incorporated specific directions related to: building form; streetscape improvements and landscaping; circulation and parking; and signage and lighting.

**a)    Building Form** - Buildings need to create pedestrian interest and memorable buildings by:

* Reflect the scale of the downtown with varied yet harmonious façade elements, adding interest to the downtown's building form.
* Avoid interior malls.
* Provide a functional roof covering along pedestrian oriented frontages to provide protection from the weather.
* Setback covered walkways from the face of upper stories; or extend partially or fully into the public realm.
* Coordinate adjoining buildings to maintain visual continuity of eave lines, materials, soffits and fascias.  Either avoid the exposure of party walls or consider them as an important design feature.

* Accommodate as part of the roof fascia and the column design:  flat signs; signs on brackets; banners on brackets; and exterior lights (with the appropriate scale and detail).
* Extend rooflines into the public right of way for aesthetics and weather protection, yet ensure it does not in conflict with emergency vehicle or pedestrian access and is secured through an encroachment agreement.


Downtown Enhancement Concept

**b)    Streetscape improvements and landscaping** – These enhancements provide amenities for residents and visitors, adding interest to the street and showcasing local businesses.

* Include streetscape fixtures such as street lighting, benches, planters, garage/recycling receptacles, bike racks, and landscaping features.  These installations shall be in accordance with Village Streetscape Specifications and be functional, attractive and durable.
* Provide sidewalk extensions ("bump outs") at the intersections of Birch and Frontier Streets, Aster and Frontier Streets, Prospect and Frontier Streets and Birch and Prospect Streets.  These spaces should be activated, where appropriate, for landscaping, seating and public art (but not interfere with pedestrian or vehicle movement).
* Provide opportunities for sun and shade as well as protection from the elements such as wind, rain and snow.

- Encourage site enhancements such as water features, public art, flags, banners and signs, provided they are consistent with village requirements (i.e. sign bylaw).
- Permit the installation and maintenance of fixtures (signs, tables, chairs and planters) on public property subject to the encroachment agreement from the Village and/or the Ministry of Transportation.

c)      **Circulation and Parking** - A developments accommodation of internal and external vehicular circulation, parking and servicing is an important consideration of the functioning and accessibility of the project.
- Recognize that the primary function of a laneway is to service the accessing businesses.  If appropriate, lanes have a secondary opportunity to provide pedestrian linkages, if safety and security issues can be addressed.
- Access service bays, loading docks and garbage/recycling dumpsters from existing laneways and screen utilities from public view.  Access should be achievable during all weather conditions.
- Provide on-site parking either accessed from the rear of the development (lane) or underground.  Parking is not permitted within the front yard setback, however, the enhancement of on-street parking along the frontage of the building is encouraged.

d)      **Signage** – The installation of signs is intended to provide for business identification and safe travel but also contributes to an active and attractive streetscape.
- Provide a comprehensive sign program to ensure that the signs are integrated into and complement the project and the downtown.
- Ensure that signs are in accordance with the Village's Sign Bylaw.  Variances to the Bylaw may be considered by Council.



Drawings from Downtown Enhacncement Workshops

## 7.4.3 Development Permit No. 5 - Intensive Residential

### 7.4.3.1 Objectives

The Village of Pemberton has established DPA#5 – Intensive Residential to ensure that neighbourhoods embrace and accommodate a mix of residential densities to facilitate livable, cohesive and compatible neighbourhoods.

### 7.4.3.2 Guidelines

**a) Siting** – The site design should minimize direct visual intrusion to surrounding homes. Privacy can be achieved through insetting balconies, decks and patios, screening and/or off-setting windows.

**b) Building Form** – The development should break up larger buildings in to smaller units or clusters while ensuring that intensive residential developments reflect the scale and character of the area.

**c) Open Spaces** – The development should be designed to accommodate the appropriate passive and/or recreational activities of the neighbourhood and:

- Provide private outdoor open space for all units (i.e. patio, porch, deck, balcony, yard, etc).
- Consider fences only if they positive contribute to the attractiveness of the neighbourhood and will be durable over time.

**d) Circulation and Parking** - Parking areas, garages and driveways should appear as a minor component of the site when viewed from the street.

## 7.4.4 Development Permit No. 6 – Multi-family and/or Commercial Development

### 7.4.4.1 Objectives

The Village of Pemberton has established DPA#6 – Multi-family and/or Commercial Development in an effort to fulfill the following:

- Create livable and attractive neighbourhhoods.
- Provide visual and physical cohesiveness that reflect our small town character.

### 7.4.4.2 Guidelines

**a) Siting** – The site design should minimize direct visual intrusion to surrounding homes. Privacy can be achieved through insetting balconies, decks and patios, screening and/or off-setting windows.

**b) Building Form** – The development should break up larger buildings in to smaller units or clusters while ensuring that intensive residential developments reflect the scale and character of the area. Also provide sufficient and secured exterior accessed storage areas for each unit.

**c) Open Spaces** – The development should be designed to accommodate the appropriate passive and/or recreational activities of the neighbourhood and:

- Provide private outdoor open space for all units (i.e. patio, porch, deck, balcony, yard, etc).
- Consider fences only if they positive contribute to the attractiveness of the neighbourhood and will be durable over time.

**d) Circulation and Parking** – The accommodation of internal and external vehicular circulation, parking and servicing is an important consideration in the functioning and accessibility of a development.

- Situate residential parking areas, garages and driveways as a minor component of the site when viewed from the street.
- Fully screen from public view all exterior services including utility installations, garbage and recycling containers, preferably with a durable fenced enclosure and landscaping.

**e) Streetscape Improvements and Landscaping** - The development should provide amenities for residents and the surrounding neighbourhood.

- Install landscaping along all property lines, except where there is an access point.
- Provide irrigation for all landscaped yards and open areas (excluding areas undisturbed in their natural state).
- Utilize landscaping to provide definition for pedestrian corridors and defining private or semi-private spaces.
- Accommodate grading on individual properties, minimizing cut and fills and discouraging retaining walls.
- Incorporate landscaped areas within parking lots to break up large paved areas. The landscaping can also be used in the winter for snow storage areas.

## 7.4.5 Development Permit No. 7 – Gateway Development

### 7.4.5.1 Objectives

The Village of Pemberton has established DPA#7 – Gateway Development, in an effort to fulfill the following:

- Create a strong sense of arrival to the Pemberton community through natural, landscaped and built gateway elements.
- Provide visual and physical cohesiveness that draws interest to the community.
- Present services and accommodations targeted to the travelling public that create an attractive community identity and character.

### 7.4.5.2 Guidelines

a) **Open Spaces** – Development should be designed to incorporate open space for the purposes of outdoor seating, socializing and passive recreation of residents or the travelling public. The open areas can also provide a vegetated buffer between the highway and other land uses as well as for sound attenuation.

b) **Siting** - The development should be visible yet attractive from the highway; outdoor storage should not be visible from neighbouring properties, Highway 99 or other public roads.

c) **Landscaping** –The development shall be landscaped as to provide an attractive entry from Highway 99 and other public roads, specifically:

- Incorporate landscaped areas within parking lots to break up large paved areas. The landscaping can also be used in the winter for snow storage areas.
- Provide a landscaped buffer between land uses
- Limit the use of fencing when not visible to public streets. Chain link fencing is not recommended.
- Provide irrigation for all landscaped yards and open areas (excluding areas undisturbed in their natural state).


Pemberton Hotel

d) **Circulation and Parking** – Vehicular circulation, parking and servicing is an important consideration in the functioning and accessibility of a development, whereby:

- Access to service bays, loading docks and garbage/recycling dumpsters should not be directly visible from public view. Access should be achievable during all weather conditions.
- Enhance parking areas with landscaping n the front yard setback
- Provide short term parking and unloading areas for accommodation uses.
- Screen parking areas and car staging (drive-throughs) to public streen with landscaping and buildings.


Downtown Development

# 8.0 Monitoring Program

To be included in the OCP in early 2011.

# Schedules

A  Urban Growth Boundary Criteria
B  Amenity Zoning Priorities
C  Environmental Assessment Process
D  Gateway Tiyata Special Planning Area
E  Benchlands Special Planning Area
F  Implementation Plan

# Schedule A - Urban Growth Boundary Criteria

## Urban Growth Boundary Criteria

The following provides a checklist of information that is required prior to the Village's consideration of amendments to the Official Community Plan, particularly, where it is requested that the municipality's Urban Growth Boundary be extended.

Any amendments to the Official Community Plan should specifically address how the proposal positively addresses the Community Principles and is in compliance with the OCP's eleven planning directions (and their corresponding policies and strategies). In many cases a *qualified professional* will need to submit the required technical information. In particular, the submissions should consider if the development:

a)      Generates new economic development opportunities for Pemberton;

b)      Provides a range of housing options for residents;

c)      Protects and, if appropriate, restores significant cultural and historically significant sites;

d)      Protects important community viewscapes and ridgelines;

e)      Provides parks and open spaces that serve the new development and the overall community;

f)      Integrates trail connections to the Village and within the new development;

g)      Enhances agricultural activities;

h)      Fulfills the initial stages of the OCP Environmental Review Process;

i)      Resolves any hazardous conditions, notably steep and unstable slopes and flooding;

j)      Addresses concerns with regard to Wildland Fire Protection (fire risk assessment and fuels management);

k)      Investigates and pursues renewable and/or off grid energy generation;

l)      Investigates and pursues and green building and design initiatives to reduce energy consumption within the development;

m)      Provides conceptual road servicing plans, including the incorporation of transit;

n)      Submits a conceptual servicing plan for water, sanitary sewer, and stormwater drainage;

o)      Identifies and incorporates the provision of community amenities;

p)      Enhances local transportation circulation;

q)      Investigates and initiates water conservation measures; and

r)      Provides a comprehensive consultation program for area stakeholders and residents.

Any extension of the Urban Growth Boundary will require an amendment to the Official Community Plan and therefore a public hearing and readings for an amending bylaw.



Pemberton Golf Courses

# Schedule B - Amenity Zoning Priorities

The following are important community amenities, required to address both short and long term community needs. It is the intent that these amenities in part be achieved through bonus density provisions in the zoning bylaw (Section 904, **Local Government Act**).

The weighing of the amenities with the bonusing has not yet been determined, as some developments may lend themselves to certain amenities more than others. Cash contributions may also be considered in the density bonusing provision.


Pemberton Water Park

## 1 Top Priorities:
- Arena
- Indoor Pool
- Public Washrooms
- Parks (refer to Parks and Open Space Master Plan/Map G)
- Trails (refer to Pemberton and Area C Trails Master Plan/Map H)
- Agri-tourism amenities including a downtown multiuse public facility and community greenhouses
- Affordable and Special Needs Housing

## 2 Medium Priorities:
- Curling Rink
- Performing Arts Stage
- Outdoor Pool
- Seniors Centre
- Regulation indoor gym
- Seniors housing/care

## 3 Other Amenities:
- Community kitchen
- Outdoor skating rink
- Public use airport building
- Squash/racquet ball
- Bus shelters
- Track
- Public shower facility
- Indoor tennis
- Campground
- Equestrian stadium
- Clubhouses at playing fields

# Schedule C - Environmental Assessment Process

**Any lands identified in Map K that are subject to a development application shall be required to adhere to the following process for the review of potentially environmentally sensitive lands**

### Step #1

Submit an initial Environmental Review being an inventory and assessment that will provide:

- A detailed inventory that identifies and delineates any sensitive ecosystems that may be at risk with the proposed development;
- An assessment of the condition and ecological integrity of the lands on or adjacent to the development parcels;
- Recommendations for protection and/or mitigation of potential impacts to environmentally sensitive areas through site planning and design of the development.

The Environmental Review shall be undertaken and certified by a *Qualified Environmental Professional* and be valid for five (5) years.

### Step #2

The Village shall evaluate the development application with the Environmental Review and deem whether there are potential negative impacts of the proposed development.  If the Village deems that there is the potential for negative impacts then they will request an Environmental Impact Assessment.

### Step #3

Submit an Environmental Impact Assessment, being an analysis of the impact of the proposed development upon lands deemed environmentally sensitive. The Environmental Impact Assessment shall be undertaken and certified by a *Qualified Environmental Professional* and be valid for five (5) years.

### Step #4

The Village will review the Environmental Impact Assessment and determine if the proposed impacts are acceptable given municipal policies as provincial and federal legislation.  If the impacts are deemed unacceptable then the development application shall be denied.



One Mile Lake Boardwalk

# Schedule D - Gateway Tiyata Special Planning Area

## GATEWAY TIYATA SPECIAL PLANNING AREA

## BENCHLANDS SPECIAL PLANNING AREA

# Village of Pemberton Maps

A   Urban Growth Boundary

B   Land Use

C   Development Permit Areas

D   Heritage Designations &
First Nations Cultural Heritage Sites

E   Cultural Mapping

F   Community Facilities

G   Parks and Open Spaces

H   Trails

I   Servicing

J   Transportation

K   Environmentally Sensitive Areas

L   Lands Constraints

M   Fire Protection Area

# Village of Pemberton
# Official
# Community Plan

## Map A
## Urban Growth
## Boundary

**Legend**

**Village Boundary**
**Proposed Boundray Expansion**
**Urban Growth Area**
**Provincial Park**

**Transportation**
Highway
Arterial Road
Local Road
Resource Road
Proposed Road
Railway

**Hydrography**
Lake/River
Wetland
Sand/Gravel Bar
River/Stream - Definite
River/Stream - Indefinite

**Elevation Contour**
Index Contour (100m)
Intermediate Contour (20m)

0   250   500      1,000
Meters

Taylor Rd
Pemberton Meadows Rd
Oberson Rd
Collins Rd
Walnut St
Oak St
Urdal Rd
Fraser Rd
Dogwood St
Frontier St
Aspen Blvd
Poplar St
Aster St
Flint St
Hemlock St
Clover Rd
Portage Rd
Laurel Rd
Harrow Rd
Vine Rd
Birchcrest Rd
Airport Rd
Industrial Way
Stonecutter Pl
Linda Rd
Walkerville Rd
Pemberton Portage Rd
Nairn Falls
Nairn Falls Park Rd
99
IR #10 Rd
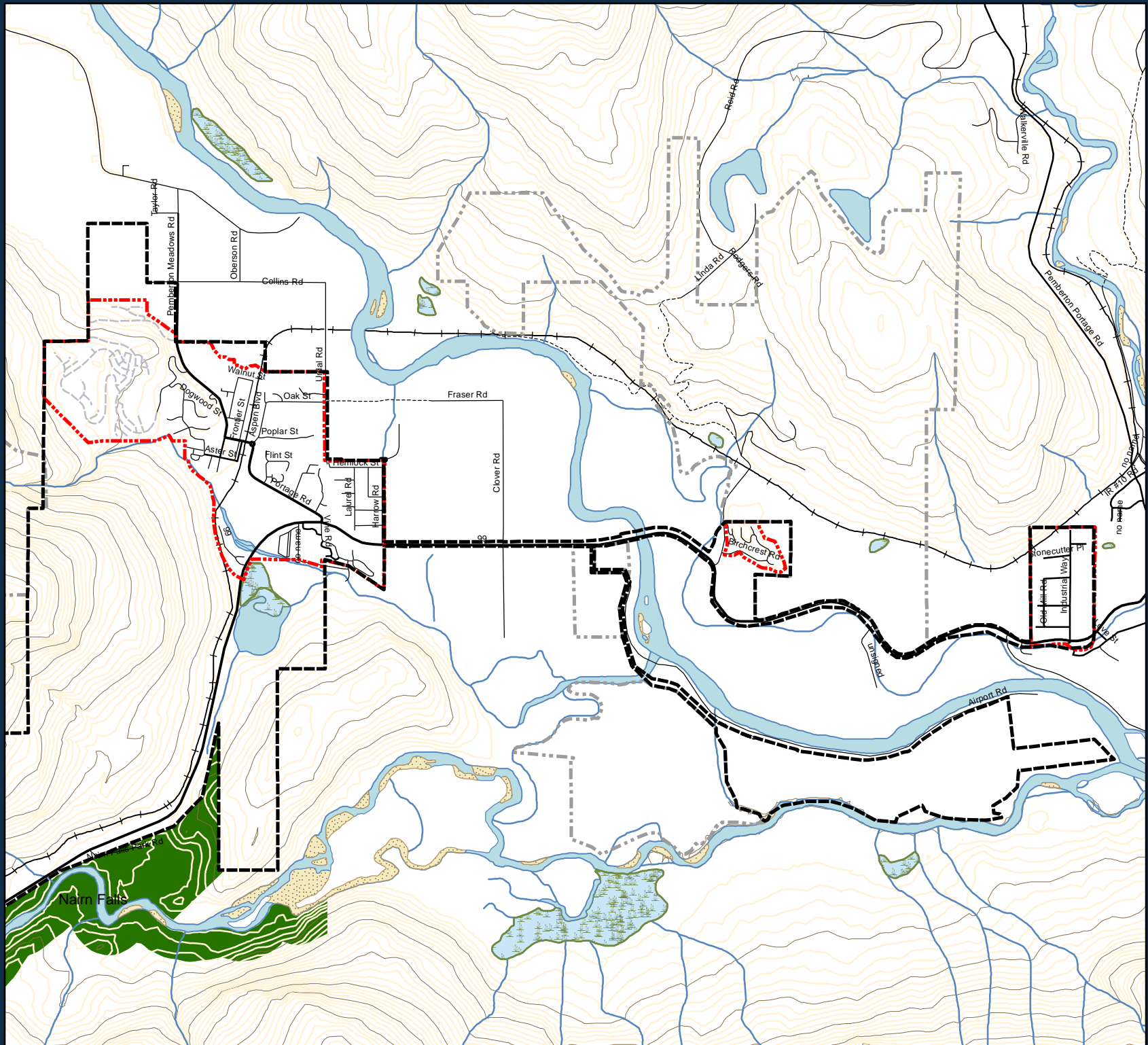
**Legend**

Village Boundary
Provincial Park

Land Use
Agricultural
Civic and Institutional
Downtown
Employment/Industrial
Gateway
Portage Road
Neighbourhood Commercial
Open Space and Greenways
Public Parks
Recreation
Residential
Resource

Transportation
Highway
Arterial Road
Local Road
Resource Road
Proposed Road
Railway

Hydrography
Lake/River
Wetland
Sand/Gravel Bar
River/Stream - Definite
River/Stream - Indefinite

Elevation Contour
Index Contour (100m)
Intermediate Contour (20m)

0   250  500      1,000
Meters

This map was produced for the Village of
Pemberton. April 2011

Taylor Rd
Pemberton Meadows Rd
Oberson Rd
Collins Rd
Urdal Rd
Fraser Rd
Walnut St
Oak St
Dogwood St
Frontier St
Aspen Blvd
Poplar St
Aster St
Flint St
Hemlock St
Portage Rd
Laurel Rd
Harrow Rd
Vine Rd
Clover Rd
Birchcrest Rd
Stonecutter
Industrial Way
Old Mill Rd
Airport Rd
Linda Rd
Reid Rd
Walkerville Rd
Pemberton Portage Rd
99
Nairn Falls
Nairn Falls Park Rd

# Village of Pemberton
## Official Community Plan

### Map C
### Development
### Permit Areas

**Legend**

Village Boundary
Provincial Park

**Development Permit Areas**
- Downtown
- Multi-Family/Commercial
- Intensive Residential
- Enhancemant of Agricultural
- Overlap Residential/Agricultural
- Gateway

**Transportation**
- Highway
- Arterial Road
- Local Road
- Resource Road
- Proposed Road
- Railway

**Hydrography**
- Lake/River
- Wetland
- Sand/Gravel Bar
- River/Stream - Definite
- River/Stream - Indefinite

**Elevation Contour**
- Index Contour (100m)
- Intermediate Contour (20m)

0  250  500  1,000
Meters

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Poplar St
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Hemlock St
Portage Rd
Laurel Rd
Harrow Rd
Fraser Rd
Clover Rd
Vyle Rd
Camwood Rd
Birchcrest Rd
Stonecutter Pl
Industrial Way
Linda Rd
Pemberton Portage Rd
Reid Rd
Walkerville Rd
IR #10 Rd
Airport Rd
Nairn Falls Park Rd
Nairn Falls
99

Village of Pemberton
Official
Community Plan

Map D
Heritage Designations
and First Nations
Cultural Heritage Sites

**Legend**

Village Boundary
Provincial Park
First Nations Heritage
Lil'wat Spirited Ground Area
Registered Archaeology Site
Transportation
Highway
Arterial Road
Local Road
Resource Road
Proposed Road
Railway
Hydrography
Lake/River
Wetland
Sand/Gravel Bar
River/Stream - Definite
River/Stream - Indefinite
Elevation Contour
Index Contour (100m)
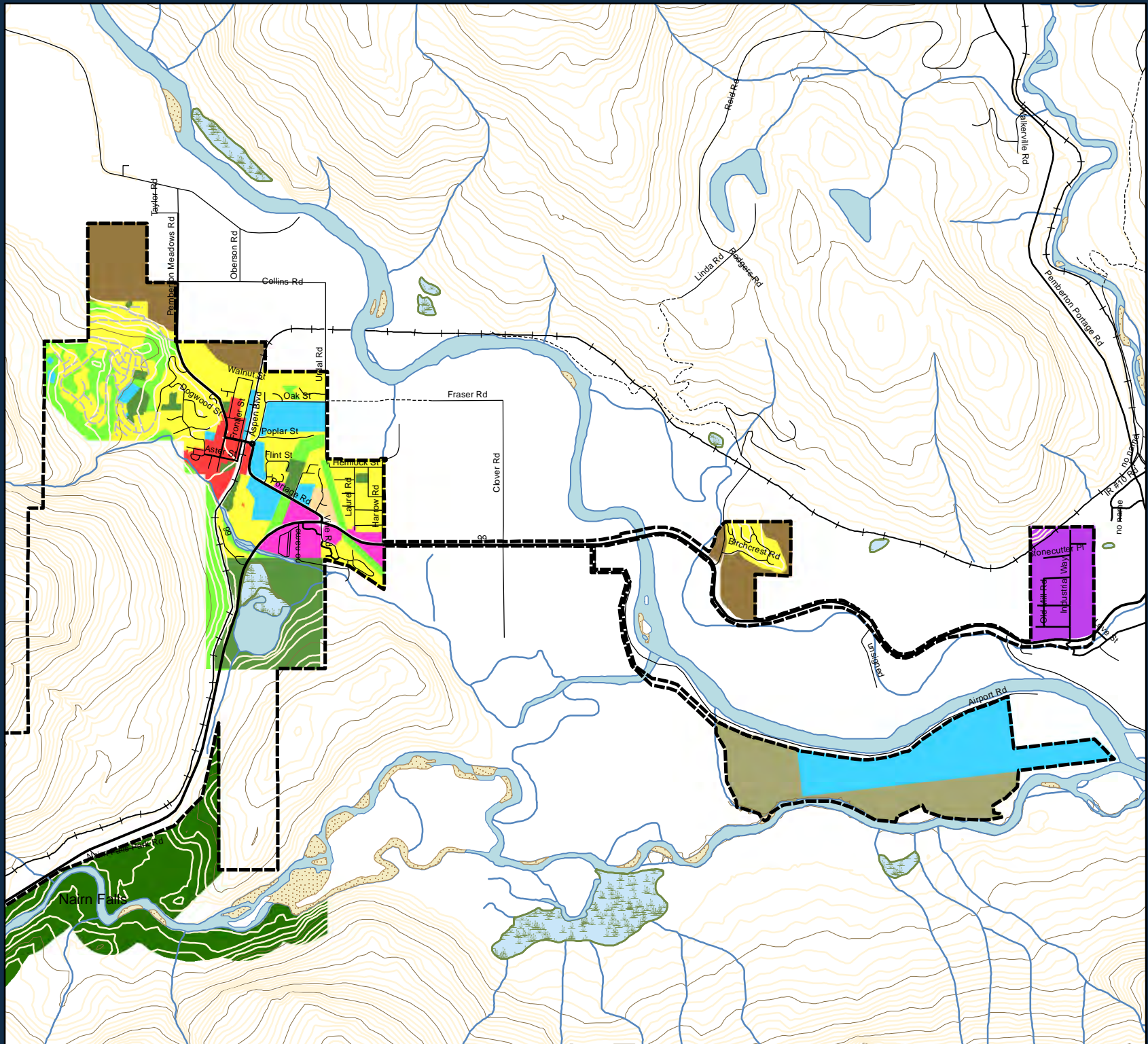Intermediate Contour (20m)

0   250   500   1,000
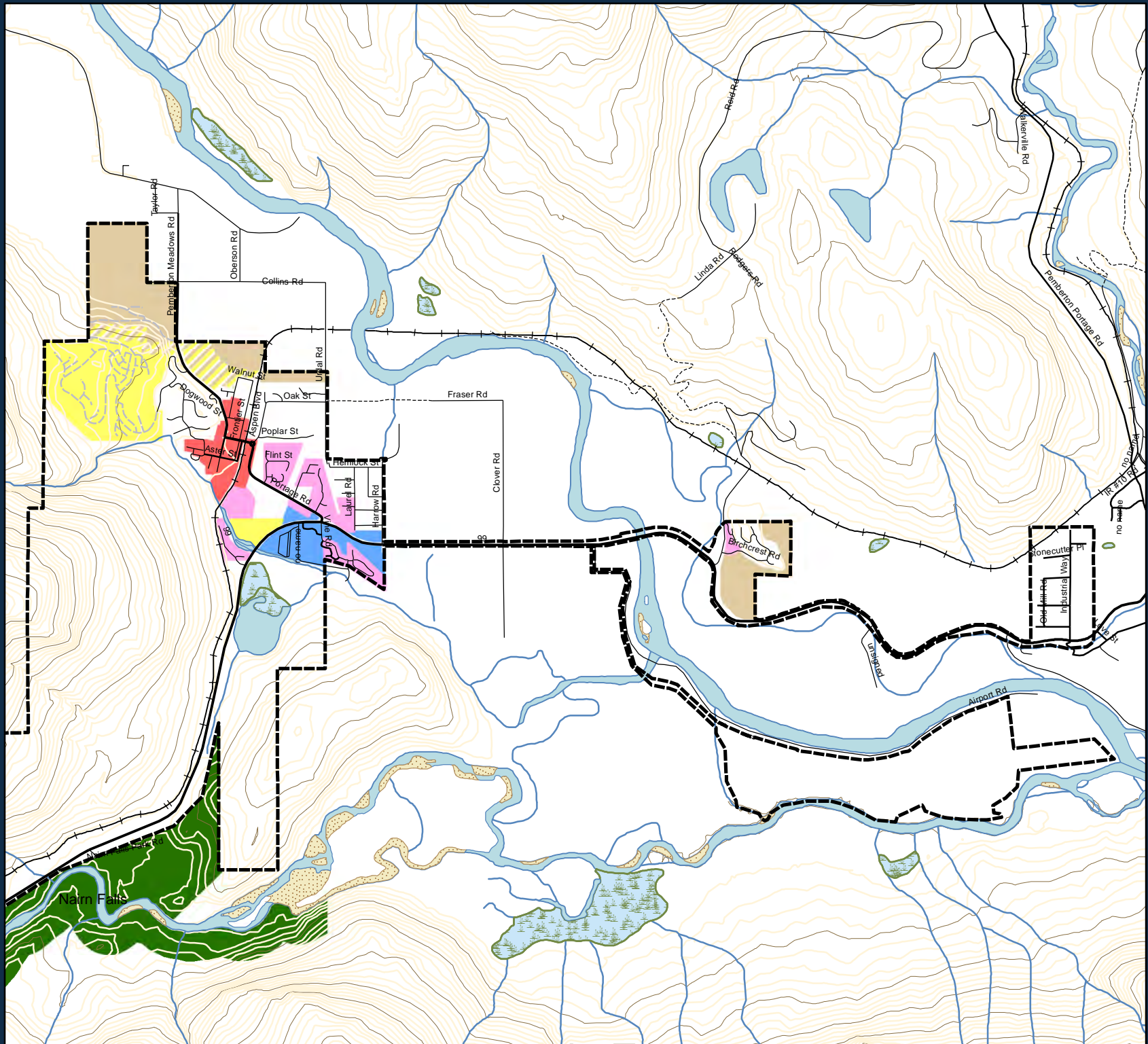Meters

This map was produced for the Village of
Pemberton. April 2011

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Walnut St
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Aspen Blvd
Poplar St
Oak St
Urdal Rd
Fraser Rd
Clover Rd
Aster St
Flint St
Hemlock St
Laurel Rd
Harrow Rd
Portage Rd
Vine Rd
Birchcrest Rd
Airport Rd
Stonecutter Pl
Industrial Way
Reid Rd
Walkerville Rd
Linda Rd
Pemberton Portage Rd
IR #10 Rd
Nairn Falls
99

**Map E – Cultural Map**
**Refer the online interactive map at:**

**http://www.pemberton.ca/pemberton-maps/pemberton-valley-cultural-map/**

# Village of Pemberton
## Official Community Plan

## Map F-1
## Existing Community Facilities

### Legend

**Village Boundary**
**Provincial Park**

**Community Facilities**
- Residential
- Community Building
- Commercial

**Transportation**
- Highway
- Arterial Road
- Local Road
- Resource Road
- Proposed Road
- Railway

**Hydrography**
- Lake/River
- Wetland
- Sand/Gravel Bar
- River/Stream - Definite
- River/Stream - Indefinite

**Elevation Contour**
- Index Contour (100m)
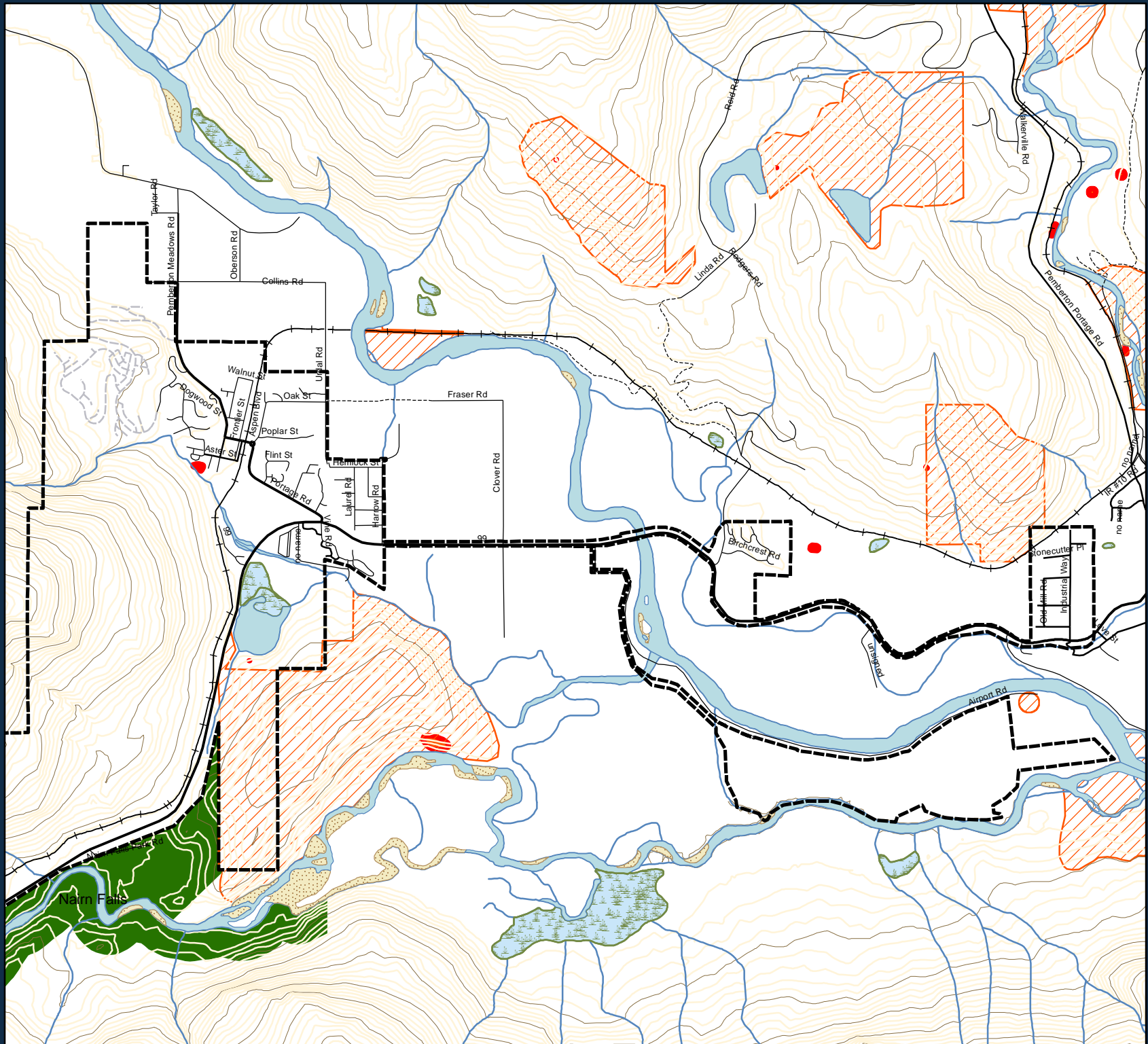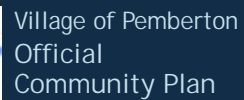- Intermediate Contour (20m)

0   50   100        200
Meters

This map was produced for the Village of Pemberton. April 2011

Pemberton Heritage Museum

Pemberton Secondary School

Senior Centre

Medical Clinic/Emergency

Ambulance

Fire Hall/SLRD Office

RCMP Pemberton

Pemberton Children's Centre

Pemberton Youth Centre

Village Hall and Public Washroom

Signal Hill Elementary School

Public Washroom

Cottonwood Community Centre, Library and Daycare

Public Washroom

Public Washroom

One Mile Lake Boat House

Public Washroom

Willow Dr
Alder Dr
Oak St
Urdal Rd
Prospect St
Fir St
Aspen Blvd
Poplar St
Cumus St
Ellwood Dr
Birch Rd
Portage Rd
Fernwood St
Flint St
Hemlock St
Cedar St
Dogwood St
Aster St
Prospect St
Juniper St
Olive St
Larch Rd
Laurel Rd
fire lane
fire lane
Cottonwood St
Laurel St
Lupin St
Harrow Rd
Balsam St
Vine Rd
no name

Map F-2
Future Community
Facility Sites

Outdoor
Skating Rink

Expanded Use of
School Facilities

Public Washroom

Future Community
Facility Site

Future Community Facility
Site and Public Washroom

Future Community Facility
Site and Public Washroom

Nairn Falls

0   250   500        1,000
Meters

Village of Pemberton
Official
Community Plan

Map G
Parks and
Open Spaces

**Legend**
- Village Boundary
- Provincial Park

Parks & Open Spaces
- Public Park
- Proposed Public Park
- Playing Field
- Proposed Playing Field
- Open Space/ Greenway
- Proposed OS/ Greenways
- Public Space
- Public Gathering Area

Transportation
- Highway
- Arterial Road
- Local Road
- Resource Road
- Proposed Road
- Railway

Hydrography
- Lake/River
- Wetland
- Sand/Gravel Bar
- River/Stream - Definite
- River/Stream - Indefinite

Elevation Contour
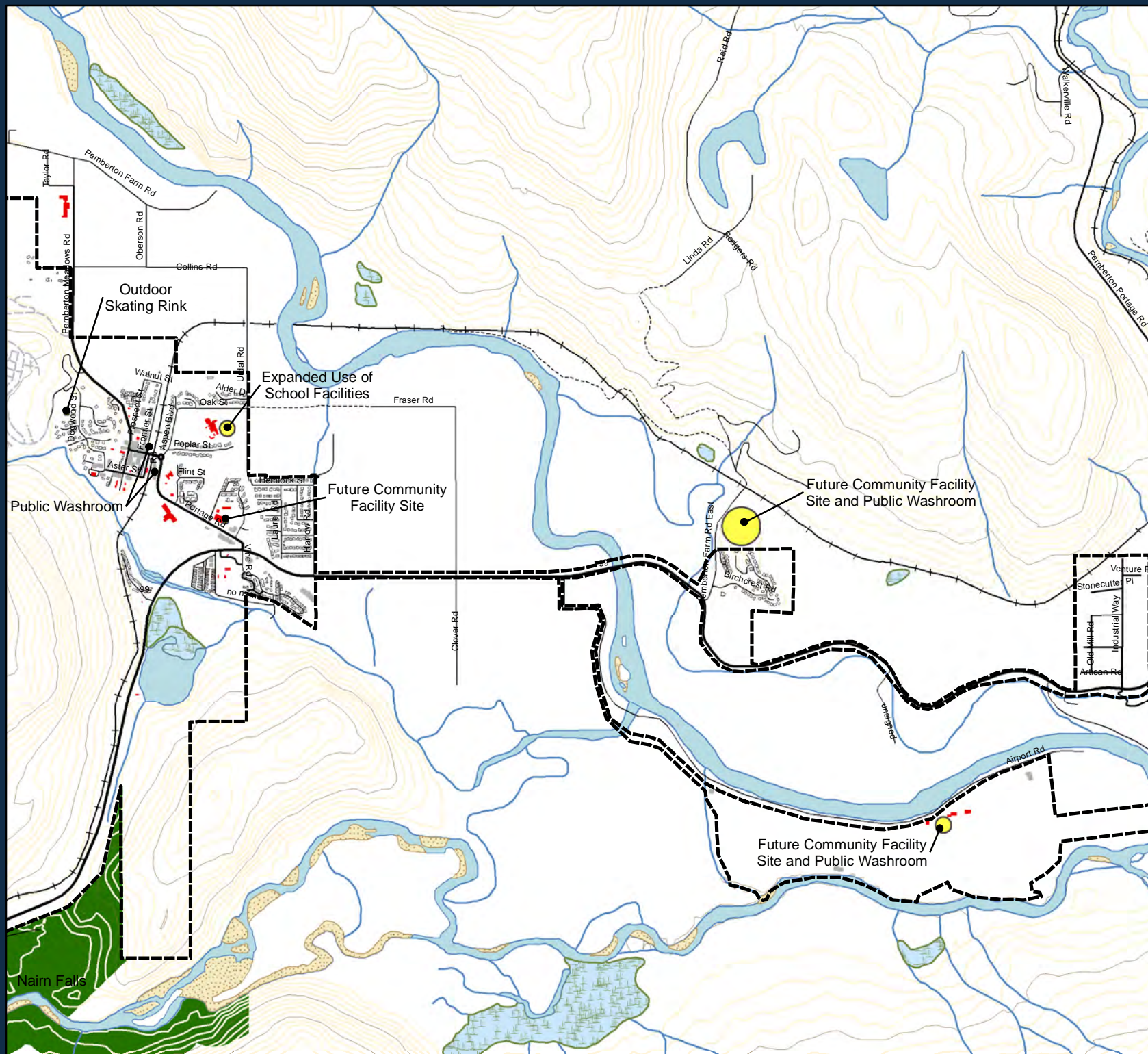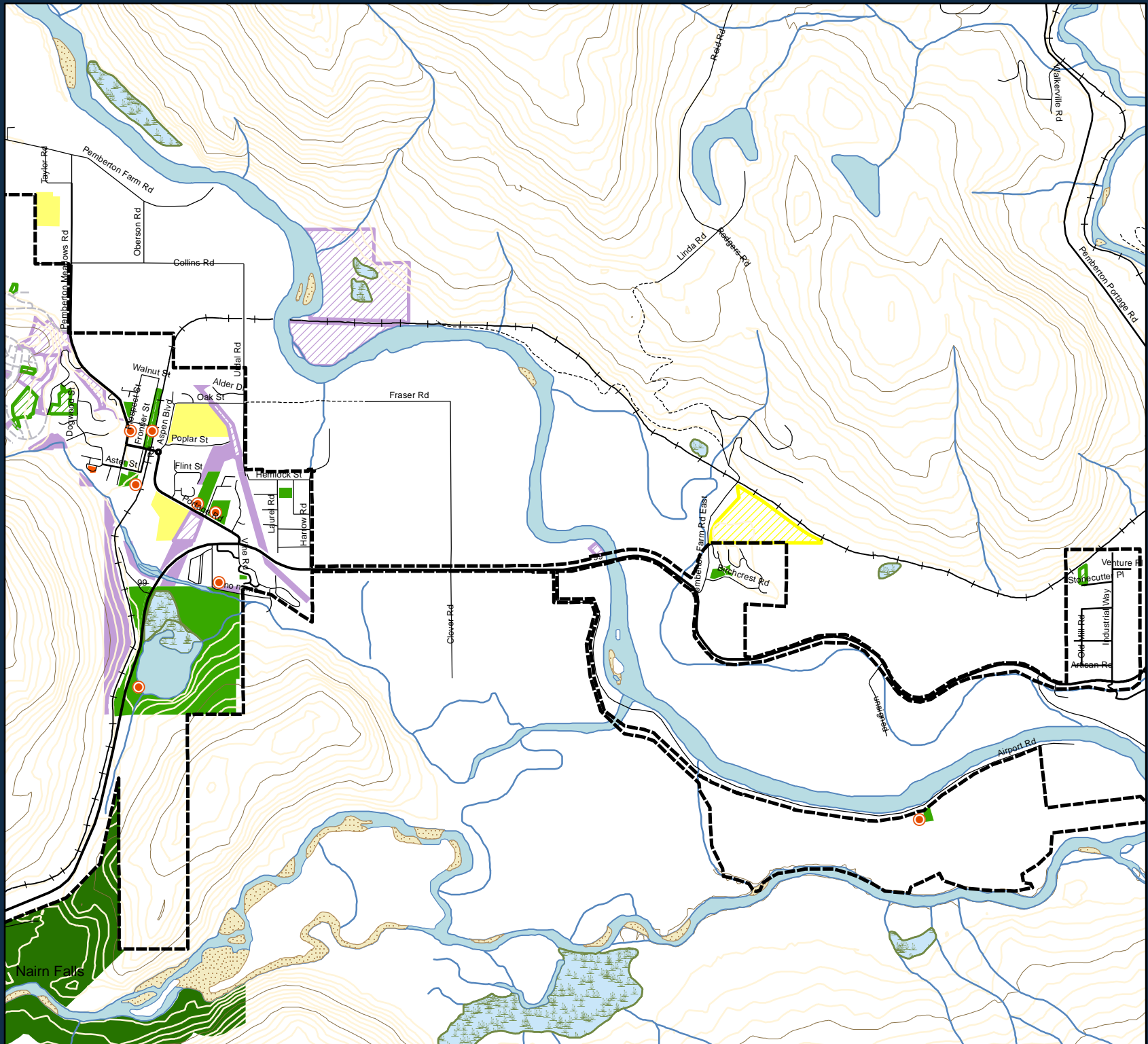- Index Contour (100m)
- Intermediate Contour (20m)

0   250   500   1,000
Meters

This map was produced for the Village of Pemberton. April 2011

Nairn Falls

Taylor Rd
Pemberton Farm Rd
Oberson Rd
Collins Rd
Pemberton Meadows Rd
Reid Rd
Walkerville Rd
Linda Rd
Redgrave Rd
Pemberton Portage Rd
Walnut St
Alder Dr
Oak St
Ulal Rd
Fraser Rd
Prospect St
Frontier St
Aspen Blvd
Poplar St
Flint St
Hemlock St
Aster St
Laurel Rd
Harlow Rd
Pemberton Farm Rd East
Birchcrest Rd
Venture Pl
Stonecutter
Industrial Way
Arntzen Rd
Clover Rd
Airport Rd
Vine Rd
99

# Village of Pemberton
# Official
# Community Plan

## Map H
## Trails

### Legend

**Village Boundary**

<span style="color:green">█</span> Provincial Park

**Trails**
- — — Existing Trail
- — — Historic Trail
- — — Proposed Trail
- — — Proposed Illuminated Trail

**Transportation**
- ▬ Highway
- — Arterial Road
- — Local Road
- - - - Resource Road
- - - - Proposed Road
- — Railway

**Hydrography**
- Lake/River
- Wetland
- Sand/Gravel Bar
- ~ River/Stream - Definite
- ~ River/Stream - Indefinite

**Elevation Contour**
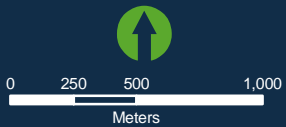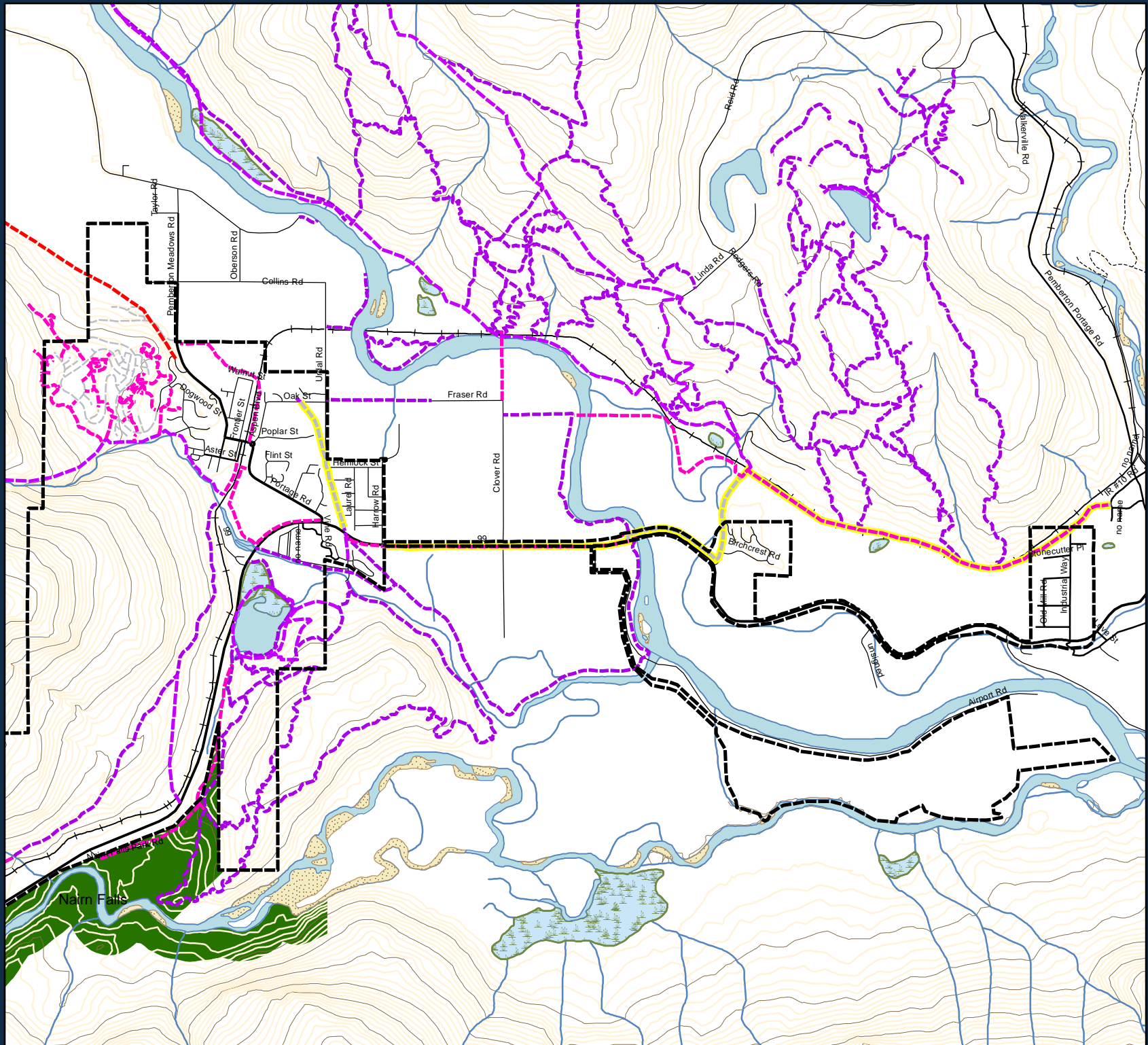- Index Contour (100m)
- Intermediate Contour (20m)

0   250   500   1,000
Meters

This map was produced for the Village of Pemberton. April 2011

Taylor Rd
Pemberton Meadows Rd
Oberson Rd
Collins Rd
Reid Rd
Linda Rd
Pemberton Portage Rd
Walkerville Rd
Walnut St
Oak St
Urdal Rd
Fraser Rd
Dogwood St
Frontier St
Aspen St
Poplar St
Aster St
Flint St
Portage Rd
Hemlock St
Lajord Rd
Harlow Rd
Vine Rd
Clover Rd
Birchcrest Rd
Stonecutter Pl
Industrial Way
Airport Rd
99
Nairn Falls

Village of Pemberton
Official
Community Plan

Map I-1
Water Servicing
(Existing and Proposed)

**Legend**

**Village Boundary**
**Provincial Park**
**Water Servicing**
— Existing Watermain
— Future Watermain (0-3yr)
— Future Watermain (4-10yr)
— Future Watermain (10-20yr)
— Abandoned Watermain
**Transportation**
— Highway
— Arterial Road
— Local Road
--- Resource Road
— Proposed Road
— Railway
**Hydrography**
Lake/River
Wetland
Sand/Gravel Bar
River/Stream - Definite
River/Stream - Indefinite
**Elevation Contour**
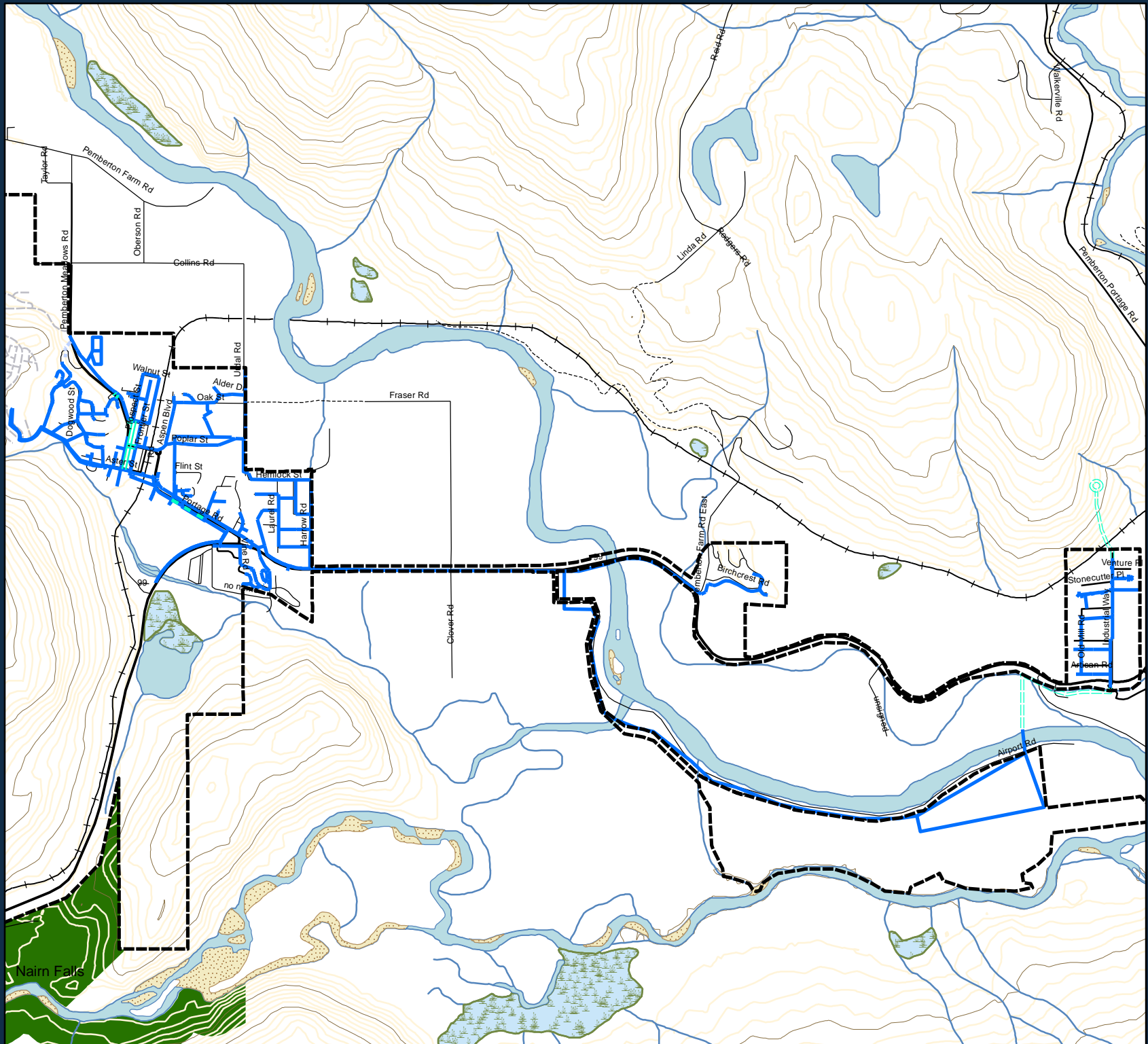— Index Contour (100m)
— Intermediate Contour (20m)

0   250   500   1,000
Meters

This map was produced for the Village of
Pemberton. April 2011

Nairn Falls

Taylor Rd
Pemberton Farm Rd
Oberson Rd
Collins Rd
Pemberton Meadows Rd
Walnut St
Dogwood St
Frontier St
Aspen Blvd
Alder Dr
Oak St
Poplar St
Aster St
Flint St
Hemlock St
Laurel Rd
Harrow Rd
Portage Rd
Prospect Rd
no name
Fraser Rd
Clover Rd
Ural Rd
Reid Rd
Walkerville Rd
Linda Rd
Rodgers Rd
Pemberton Portage Rd
Pemberton Farm Rd East
Birchcrest Rd
Venture Pl
Stonecutter
Industrial Way
Aspen Rd
Hillside Rd
Airport Rd

# Village of Pemberton
## Official
## Community Plan

### Map I-2
### Sanitary Servicing
### (Existing and Proposed)

**Legend**

**Village Boundary**
**Provincial Park**

**Sanitary Servicing**
— Forcemain
— Main
— System
· · Upgrade

**Transportation**
— Highway
— Arterial Road
— Local Road
- - - Resource Road
- - - Proposed Road
—|— Railway

**Hydrography**
Lake/River
Wetland
Sand/Gravel Bar
— River/Stream - Definite
- - River/Stream - Indefinite

**Elevation Contour**
— Index Contour (100m)
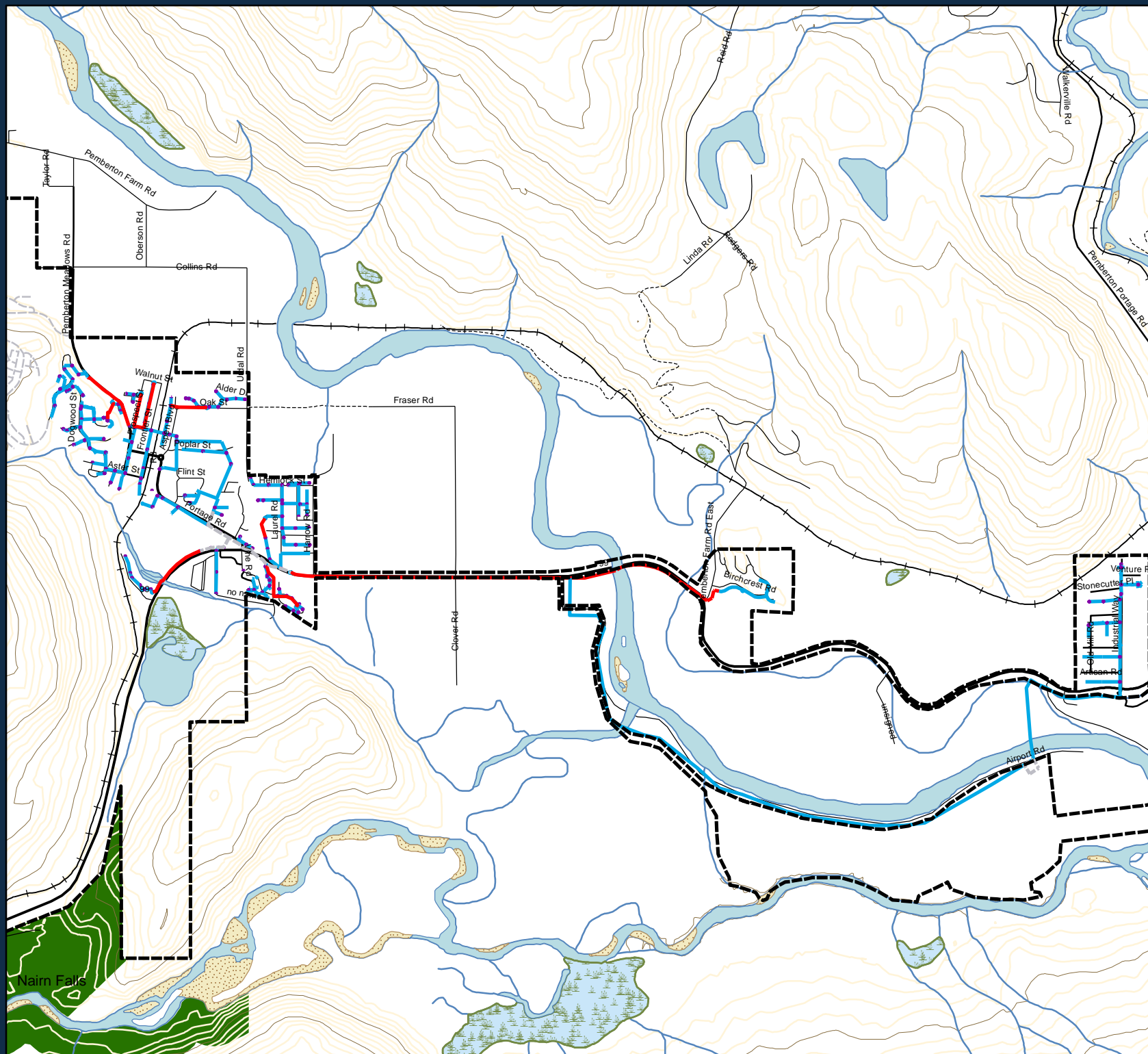— Intermediate Contour (20m)

0   250   500   1,000
Meters

Nairn Falls

This map was produced for the Village of Pemberton. April 2011

Village of Pemberton
Official
Community Plan

Map J-1
Transportation
(Road Classification)

**Legend**

**Village Boundary**
**Provincial Park**
**Road Class**
— BC Hwy
- - Arterial
- - Collector
- - Industrial Collector
— Local
— Industrial Local
- - Limited Local
- - - Lane
**Transportation**
— Highway
— Arterial Road
— Local Road
- - - Resource Road
- - - Proposed Road
-|- Railway
**Hydrography**
Lake/River
Wetland
Sand/Gravel Bar
— River/Stream - Definite
- - River/Stream - Indefinite
**Elevation Contour**
— Index Contour (100m)
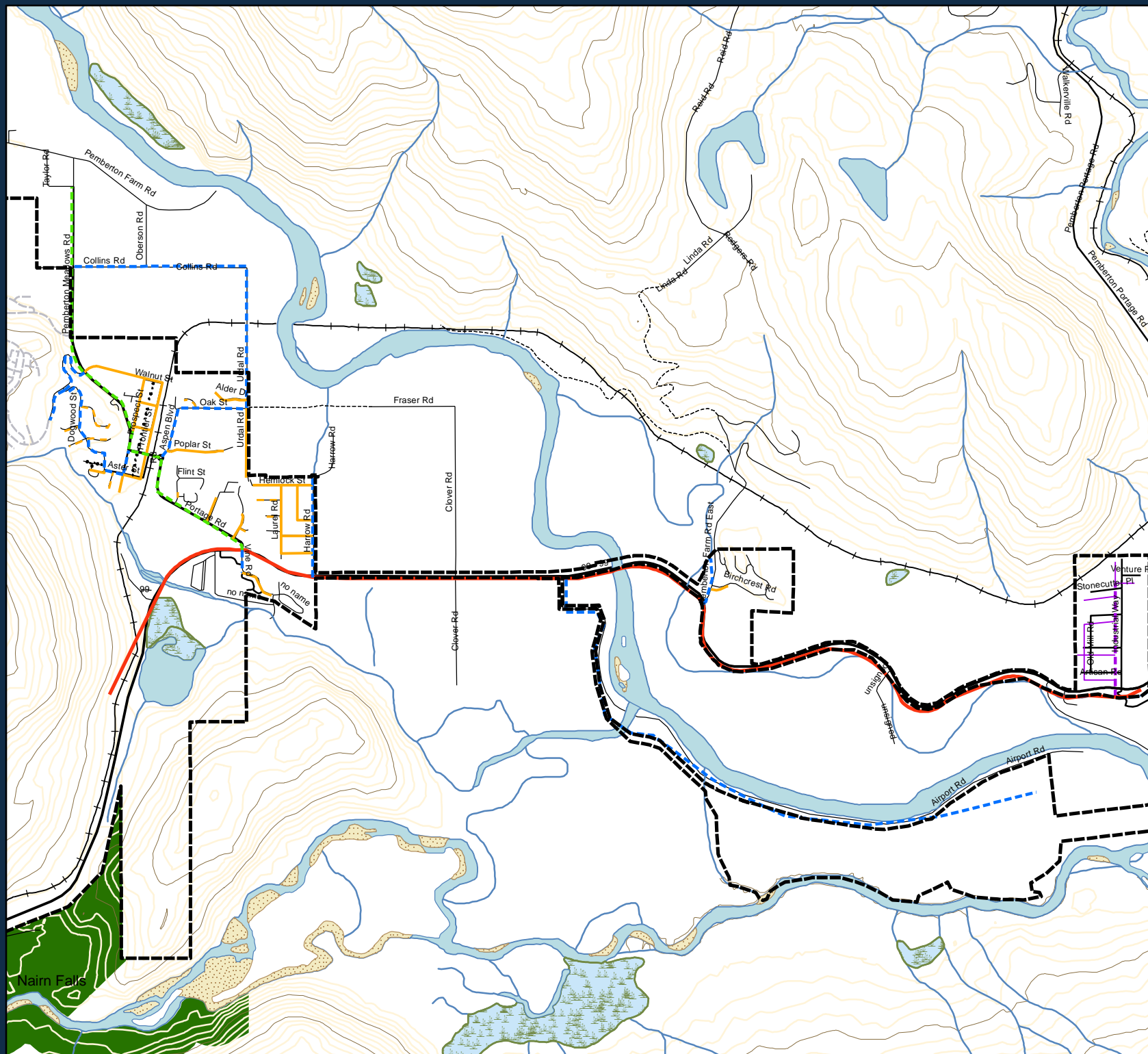— Intermediate Contour (20m)

0  250  500  1,000
Meters

Nairn Falls

This map was produced for the Village of
Pemberton. April 2011

# Village of Pemberton Official Community Plan

## Map J-2
## Public Transportation and Sidewalks

### Legend

**Village Boundary**
**Provincial Park**

**Alternative Transportation**
- Bus Stop
- Bus Stop with Shelter
- Snow Stoarge Area
- Sidewalk
- Future Sidewalk
- Future Sidewalk Improvements
- Existing Illuminated Sidewalks
- Proposed Illuminated Sidewalks

**Transportation**
- Highway
- Arterial Road
- Local Road
- Resource Road
- Proposed Road
- Railway

**Hydrography**
- Lake/River
- Wetland
- Sand/Gravel Bar
- River/Stream - Definite
- River/Stream - Indefinite

**Elevation Contour**
- Index Contour (100m)
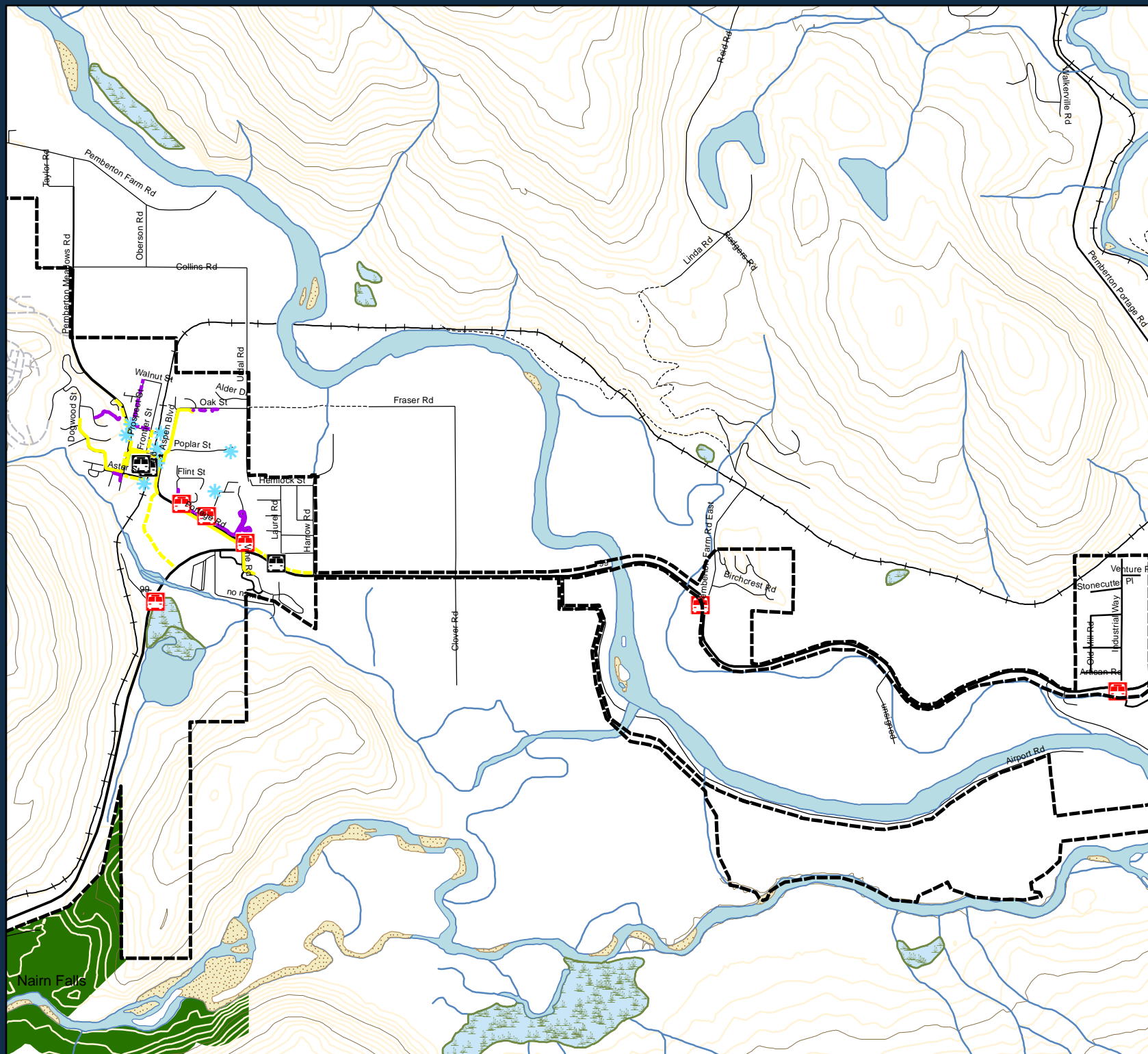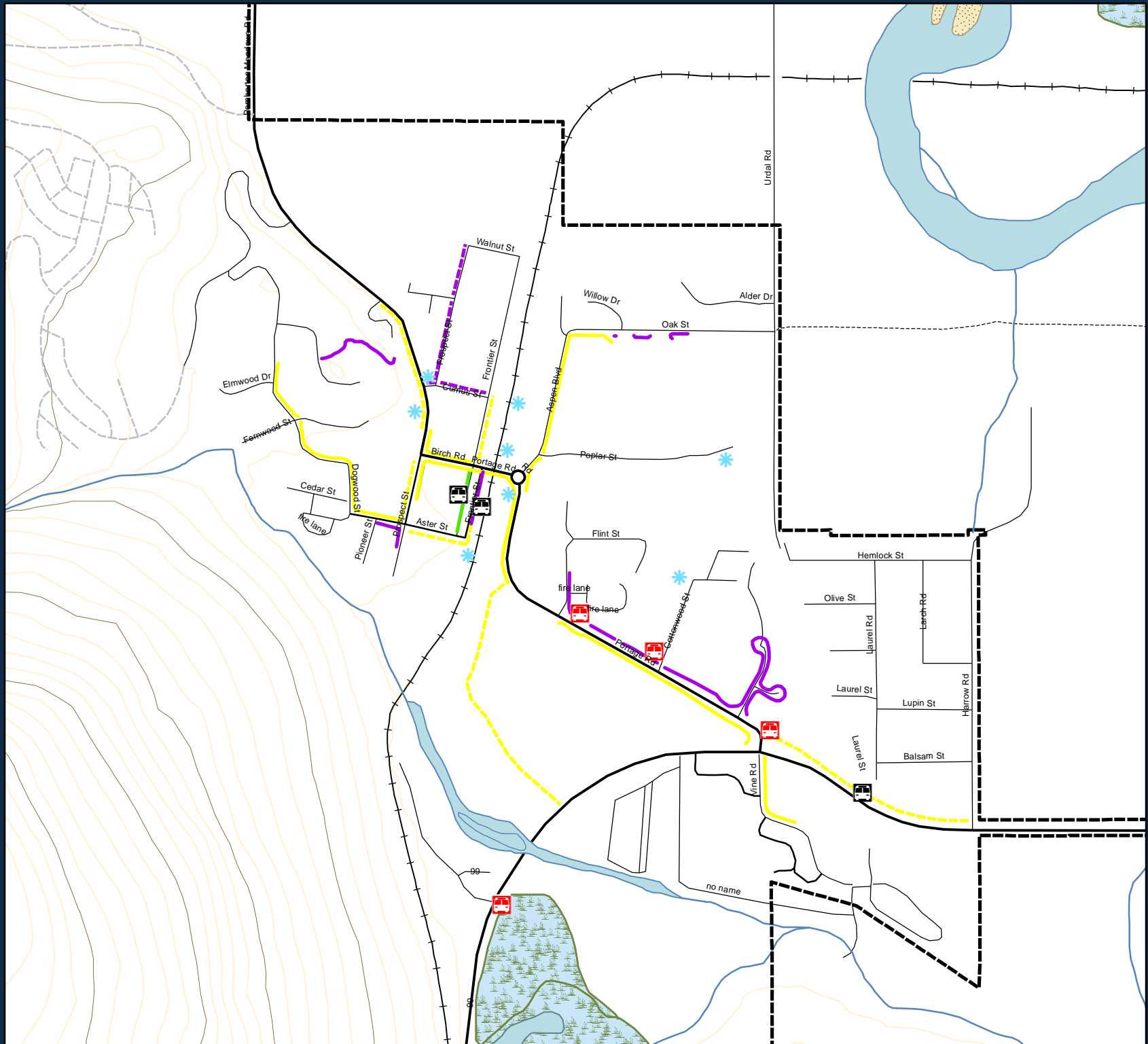- Intermediate Contour (20m)

0 250 500 1,000
Meters

This map was produced for the Village of Pemberton. April 2011

Nairn Falls

Taylor Rd
Pemberton Farm Rd
Oberson Rd
Collins Rd
Pemberton Meadows Rd
Reid Rd
Walkerville Rd
Linda Rd
Rosasco Rd
Pemberton Portage Rd
Fraser Rd
Ural Rd
Walnut St
Alder D
Oak St
Dogwood St
Frontier St
Aspen Blvd
Poplar St
Aster
Flint St
Hemlock St
Laurel Rd
Harrow Rd
Clover Rd
Birchcrest Rd
Pemberton Farm Rd East
Venture Pl
Stonecutter
Industrial Way
Artisan Rd
Airport Rd
Portage Rd
no name
99

Village of Pemberton
Official
Community Plan

Map J-3
Public Transportation
and Sidewalks
(Detail)

**Legend**

Village Boundary
Provincial Park

**Alternative Transportation**

Bus Stop
Bus Stop with Shelter
Snow Stoarge Area
Sidewalk
Future Sidewalk
Future Sidewalk Improvements
Existing Illuminated Sidewalks
Proposed Illuminated Sidewalks

**Transportation**

Highway
Arterial Road
Local Road
Resource Road
Proposed Road
Railway

**Hydrography**

Lake/River
Wetland
Sand/Gravel Bar
River/Stream - Definite
River/Stream - Indefinite

**Elevation Contour**

Index Contour (100m)
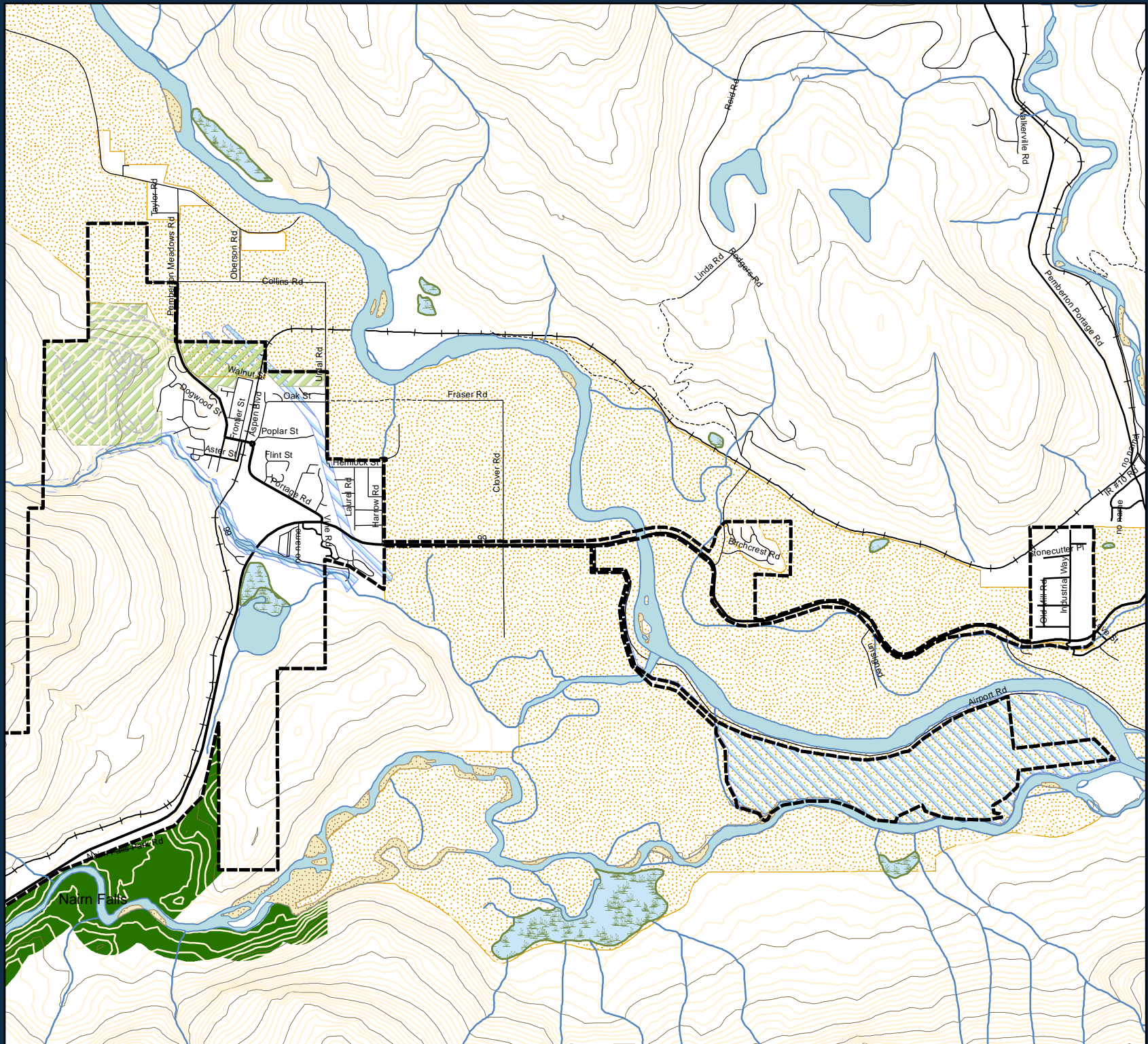Intermediate Contour (20m)

0    75    150    300
Meters

Walnut St
Willow Dr
Alder Dr
Oak St
Urdal Rd
Elmwood Dr
Frontier St
Aspen Blvd
Poplar St
Fernwood St
Birch Rd
Portage Rd
Cedar St
Dogwood St
Pioneer St
Prospect St
Aster St
fire lane
Flint St
fire lane
Cottonwood St
Hemlock St
Olive St
Laurel Rd
Larch Rd
Laurel St
Lupin St
Harrow Rd
Balsam St
Vine Rd
no name
99

**Village of Pemberton**
**Official Community Plan**

Map K
Environmentally
Sensitive Areas

**Legend**
Village Boundary
Provincial Park
Sensitive Areas
ESA (Provincial)
Riparian Area
Agricultural Land Reserve
Transportation
Highway
Arterial Road
Local Road
Resource Road
Proposed Road
Railway
Hydrography
Lake/River
Wetland
Sand/Gravel Bar
River/Stream - Definite
River/Stream - Indefinite
Elevation Contour
Index Contour (100m)
Intermediate Contour (20m)

0   250   500   1,000
Meters

This map was produced for the Village of Pemberton. April 2011

Village of Pemberton
Official
Community Plan

Map L
Land Constraints

**Legend**
- Village Boundary
- Provincial Park

**Hazards**
- Constructed Dike
- Floodplain
- Extreme Wildland Fire Areas
- Slopes > 40%

**Transportation**
- Highway
- Arterial Road
- Local Road
- Resource Road
- Proposed Road
- Railway

**Hydrography**
- Lake/River
- Wetland
- Sand/Gravel Bar
- River/Stream - Definite
- River/Stream - Indefinite

**Elevation Contour**
- Index Contour (100m)
- Intermediate Contour (20m)

0   250   500   1,000
Meters

This map was produced for the Village of Pemberton. April 2011

Nairn Falls
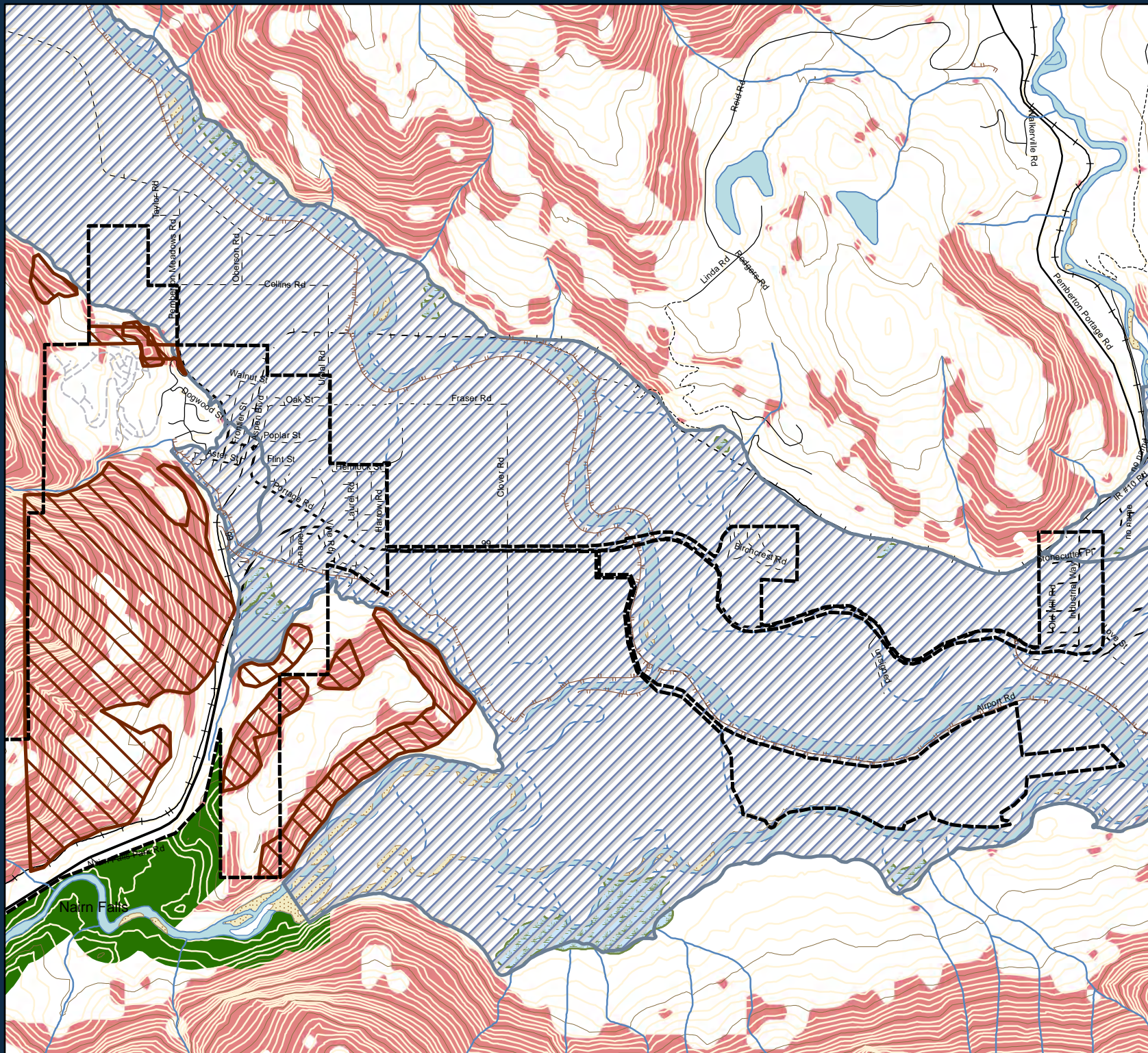
**Pemberton Meadows
Fire Protection Area
(Bylaw 1082-2008)**

Pemberton
Meadows

**"The Heights"
Fire Protection Area
(Bylaw 1083-2008)**

Erickson Rd
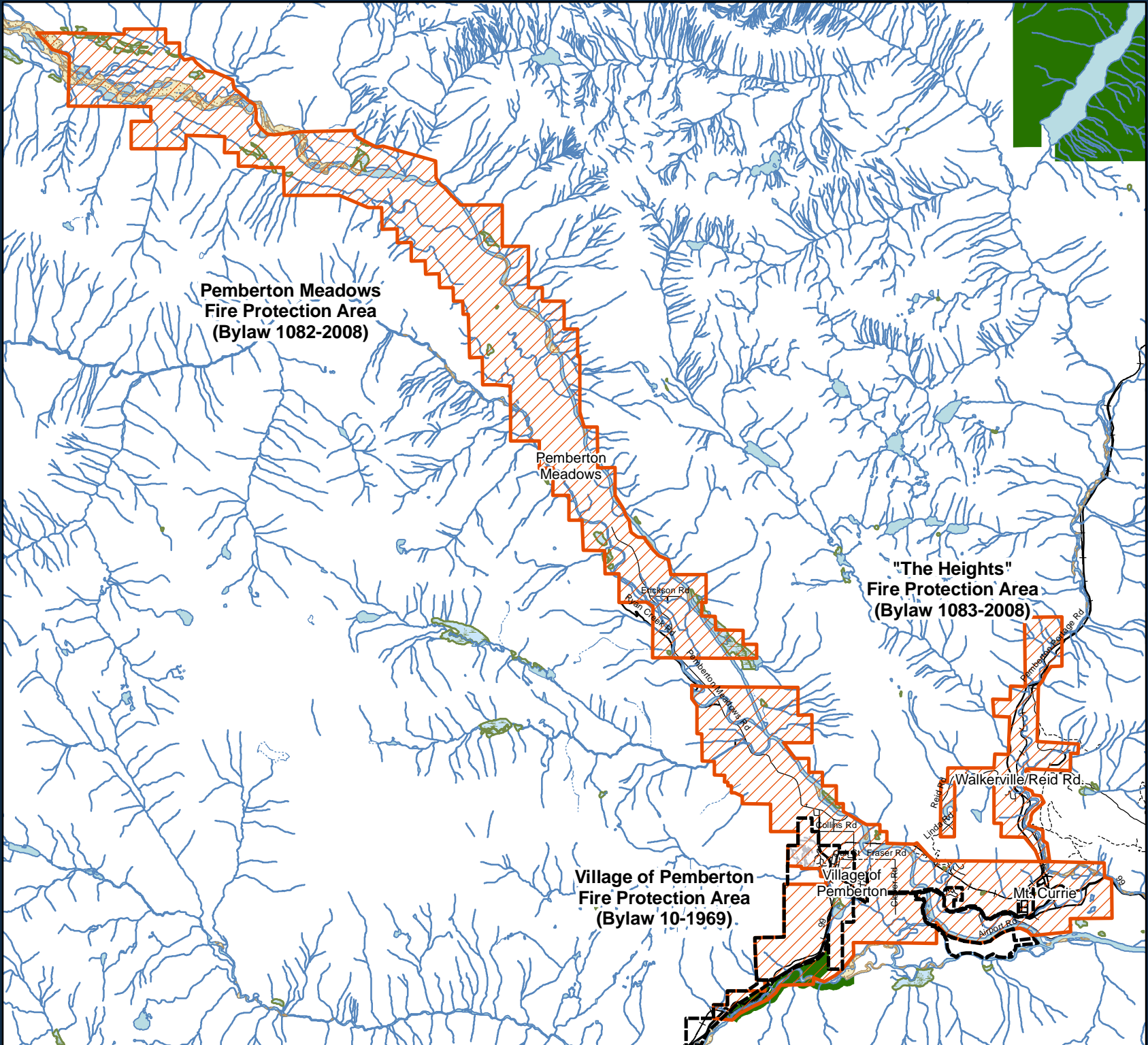
Bad Creek Rd

Pemberton Meadows Rd

Pemberton Portage Rd

Walkerville/Reid Rd

Reid Rd

Linde Rd

Collins Rd

Fraser Rd

**Village of Pemberton
Fire Protection Area
(Bylaw 10-1969)**

Village of
Pemberton

Mt. Currie

Airport Rd

0    1.25    2.5    5
Kilometers

This map was produced for the Village of
Pemberton. April 2011

# Special Thanks

Advisory Design Review Commission

Advisory Planning Commission

Airport Users Group

Farmers Institute

Industrial Park owners

Industrial Park Users

Lil'wat Nation

Lions Club of Pemberton

Participants of Speak Up Pemberton

Pemberton & District Museum & Archives Society

Pemberton Seniors Society

Pemberton Skateboard Society

Rotary Club of Pemberton

Stewardship Pemberton

Tourism Pemberton

Village of Pemberton Staff

Dave Steers

Liz Scroggins

Jill Brooksbank