

VILLAGE OF PEMBERTON
Development Variance Permit # 119

File No.

Issued to: **Squamish Lillooet Regional District /
Village of Pemberton**

DVP#119

(Registered owners according to Land Title Office, hereinafter referred to as the Permittee)

Address: **1350 Aster Street
P.O. Box 219
Pemberton, British Columbia
V0N 2L0
As to an undivided 28/100 interest**

**9400 Prospect Street
P.O. Box 100
Pemberton, British Columbia
V0N 2L0
As to an undivided 72/100 interest**

- 1) This Development Variance Permit is issued subject to compliance with all Bylaws of the Village of Pemberton applicable thereto, except as specifically varied or supplemented by this permit.
- 2) This Development Variance Permit applies to and only to those lands within the Village of Pemberton described below:

Parcel Identifier: 030-124-549

Legal Description: Lot A, DL 203 & 7926, LLD, Plan EPP66105

Civic Address: 1350 Aster Street, Pemberton BC, V0N 2L0

as shown on the attached **Schedule 1**, attached hereto and forming part of this permit, referred to hereafter as the "Land".

- 3) Whereas the applicant has made application for a Major Development Permit to expand the parking lot in conjunction with an office addition, substantially in compliance to that attached hereto, and forming a part of this Permit as **Schedule 2**;

Then the following Sections of Village of Pemberton Zoning Bylaw No. 466, 2011 are hereby varied by excluding the following requirements:

Section 509 – Off-street Parking Design Criteria which states:

- (a) Surface

All required off-street parking areas, except in cases where less than 3 spaces are required in a Residential or Agricultural zone, shall:

- (i) Be surfaced with a permanent hard surface of asphalt, concrete or interlocking paving stones or similar pavement so as to provide a surface that is durable and dust-free for the purpose intended;
- (ii) Have the individual parking spaces, maneuvering aisles, entrances and exits clearly marked by curbs, fences, or lines and signs.

In substantial compliance with the location, plans and drawings identified as **Schedules 1 and 2** attached hereto and forming part of this permit.

- 4) This Permit shall not have the effect of varying the use or density of the Land specified in Village of Pemberton Zoning Bylaw No. 466, 2001 or a flood plain specification under s. 524 of the *Local Government Act RS2015*.
- 5) This Permit prevails over the provisions of the Bylaw in the event of conflict.
- 6) Security Requirements: No
- 7) The Land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit shall form a part hereof.
- 8) This Permit is not a building permit.
- 9) Notice of this Permit shall be filed in the Land Title Office at New Westminster under s. 503 of the *Local Government Act RS2015*, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the Land affected by the Permit.

AUTHORIZED BY RESOLUTION PASSED BY THE VILLAGE COUNCIL THE

__ DAY OF _____, 2017.

Mike Richman, Mayor

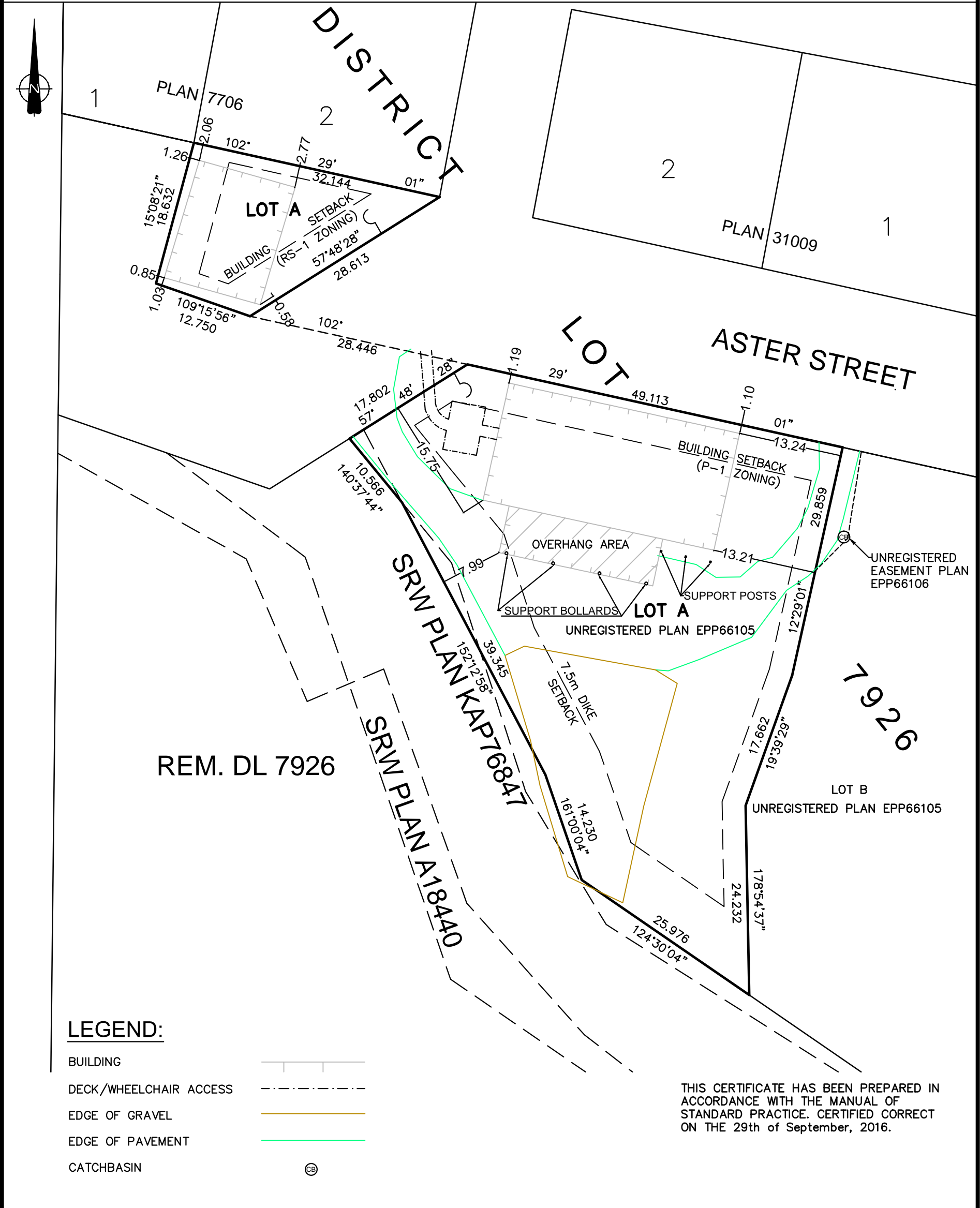
Nikki Gilmore, Chief Administrative Officer

END OF DOCUMENT

BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE ON LOT A, DL 7926, LILLOOET DISTRICT, UNREGISTERED PLAN EPP66105.



All Distances are in Metres.
Bearings and Distances are derived from Unregistered Plan EPP66105

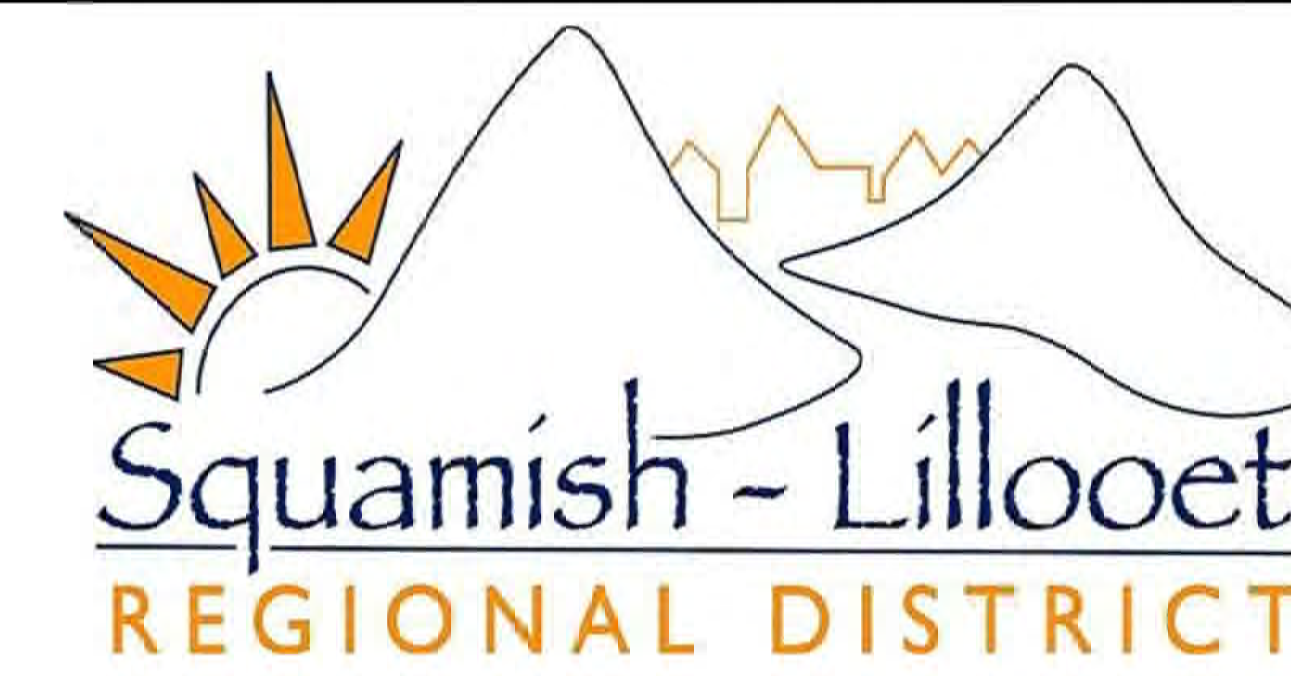


ISSUED TO:
SQUAMISH LILLOOET REGIONAL DISTRICT
PO. BOX 219, PEMBERTON, BC, V0N 2L0
HIGHMARK SURVEY AND ENGINEERING LTD.
Phone: 604-966-3733
Email: info@hmse.ca Web: www.hmse.ca

NOTES:
FIELD WORK WAS COMPLETED ON 18 SEPTEMBER, 2016

CIVIC ADDRESS: 1350 ASTER STREET, PEMBERTON, B.C.
PID: NOT YET REGISTERED
CHARGES, LIENS, AND INTERESTS: N/A
NO RESPONSIBILITY, LIABILITY, OR DAMAGES ARE ACCEPTED FOR UNAUTHORIZED USE OF THIS DOCUMENT BY THIRD PARTIES OR FOR USES OTHER THAN MUNICIPAL PURPOSES. IT MUST NOT BE USED FOR THE LOCATION OF BOUNDARIES OR ANY OTHER USE.
Pg. 19

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN HEIGHT BY 280mm IN WIDTH (B SIZE)



DEVELOPMENT PERMIT DRAWING SET

ISSUED FOR DEVELOPMENT PERMIT - JULY 31, 2017



SOUTH ELEVATION



CONTEXT PLAN



DRAWING LIST

- ARCHITECTURAL:**
 A0.0 COVER PAGE
 A1.1 SITE PLAN
 A1.2 SITE PLAN AT 1ST LEVEL
 A2.1 1ST FLOOR PLAN
 A2.2 2ND FLOOR PLAN
 A3.1 ELEVATIONS

SURVEY:
 REFER TO SURVEY DRAWINGS

ZONING BYLAW REQUIREMENT:

SITE AREA: 2659.44 sq.m (28628.93 sf)

MAXIMUM DENSITY :	REQUIRED	PROVIDED
	N/A	43.88 %

MAXIMUM HEIGHT:	REQUIRED	PROVIDED
	10.5 m	7.19 m (NO CHANGE)

PROJECT DIRECTORY

- CLIENT/OWNER** SQUAMISH-LILLOOET REGIONAL DISTRICT
 1350 ASTER STREET
 PEMBERTON, B.C.
 V0N 2L0
 CONTACT: GRAHAM HAYWOOD
 TEL: (604)-894-6371 x229
 FAX: (604)-894-6526
 E-MAIL: GHaywood@sird.bc.ca
- ARCHITECT** ABBARCH ARCHITECTURE INC.
 SUITE 500 - 505 BURRARD STREET
 VANCOUVER, BC
 V7X 1M4
 CONTACT: DAVID O'SHEEHAN
 CONTACT: RICHARD LIN
 TEL: (604)-669-4041
 FAX: (604)-683-5338
 E-MAIL: DOSheehan@abbarch.com
 E-MAIL: RLin@abbarch.com
- SURVEY** HIGHMARK SURVEY AND ENGINEERING LTD.
 P.O. BOX 1490
 WHISTLER, BC
 V0N 1B0
 CONTACT: JOHNATHAN LUNN
 TEL: (604)-968-3733
 E-MAIL: jln@hms.ca

MINIMUM BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT	5 m	NO CHANGE
REAR	3 m	28.58 m (NEW EXPANSION)
EXTERIOR	3 m	3.67 m (NEW EXPANSION)
INTERIOR	3 m	12.31 m (NEW EXPANSION)
DIKE SETBACK	7.5 m	7.5 m (NO CHANGE)

MAXIMUM LOT COVERAGE:

	REQUIRED	PROVIDED
	50 %	30.16 %

OFF-STREET PARKING: (DIVISION 500)
 PUBLIC USE (PER ZONING BYLAW 508 (4)) : 1 SPACE PER 37 sqm OF GROSS FLOOR AREA
 AREA TOTAL GROSS FLOOR AREA : 702.16 sqm (NOT INCLUDE THE AREA OF FIRE HALL)
 702.16 sqm / 37 sqm = 19

	REQUIRED	PROVIDED
	19	26

PROJECT INFORMATION

- CIVIC ADDRESS:**
 1350 ASTER STREET, PEMBERTON, B.C., V0N 2L0
- LEGAL DESCRIPTION:**
 LOT A, DL 7926 LILLOOET DISTRICT, UNREGISTERED PLAN EPP66105
- ABBARCH PROJECT No. 2626**
- AUTHORITY HAVING JURISDICTION:**
 VILLAGE OF PEMBERTON
- SITE ZONING:**
 VILLAGE OF PEMBERTON ZONING BYLAW NO. 466, 2001 (OFFICE CONSOLIDATION : AUGUST 20, 2014)
 (P-1) PUBLIC

PARKING STALL NUMBERS AND DIMENSIONS:

	REQUIRED	PROVIDED
STANDARD 3.05 m (W) x 6.1 m (L)	19	21
SMALL 2.5 m (W) x 5.3 m (L)	MAX. 15 %	3 (11.5%)
DISABLE 4 m (W) x 6.1 m (L)	2	2

AISLE DIMENSIONS:

	REQUIRED	PROVIDED
AISLE (2-WAY)	6.5 m	6.5 m

SITE DEVELOPMENT STATISTICS:

- PROPOSED USE BY LOCATION:**
 OFFICE
- GROSS FLOOR AREA:**
 EXISTING :
 1ST FLOOR : 464.88 sq.m (5003.95 sf) - EXISTING FIRE HALL
 2ND FLOOR : 496.76 sq.m (5347.13 sf) - EXISTING OFFICE
 SUBTOTAL : 961.64 sq.m (10351.08 sf)
- EXPANSION :
 1ST FLOOR : 44.12 sq.m (474.88 sf) - NEW STORAGE
 2ND FLOOR : 161.28 sq.m (1736 sf) - NEW OFFICE
 SUBTOTAL : 205.40 sq.m (2210.88 sf)

TOTAL GROSS FLOOR AREA : 1167.04 sq.m (12561.96 sf)

FLOOR SPACE RATION:
 0.44

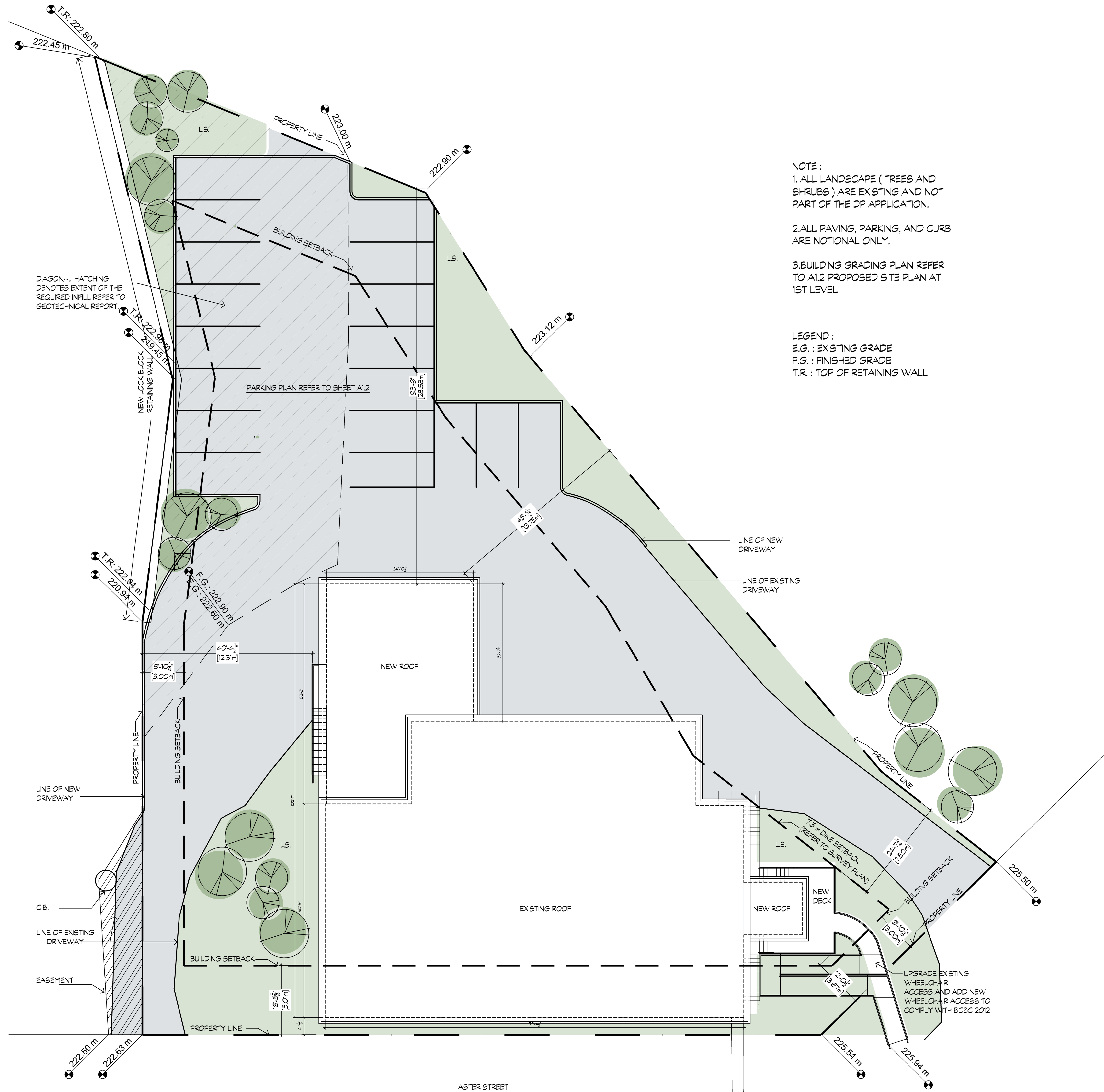
BUILDING COVERAGE:
 0.30

BUILDING HEIGHT:
 7.19 m



VANCOUVER, BC 604.669.4041
 TORONTO, ON 416.340.8441

Dimensioned Site Plan



NOTE :

1. ALL LANDSCAPE (TREES AND SHRUBS) ARE EXISTING AND NOT PART OF THE DP APPLICATION.
2. ALL PAVING, PARKING, AND CURB ARE NOTIONAL ONLY.
3. BUILDING GRADING PLAN REFER TO A1.2 PROPOSED SITE PLAN AT 1ST LEVEL.

LEGEND :

E.G. : EXISTING GRADE
 F.G. : FINISHED GRADE
 T.R. : TOP OF RETAINING WALL

1 SITE PLAN
 SCALE : 3/32" = 1'-0"

THE DESIGN OF ALL SUSPENDED ARCHITECTURAL COMPONENTS INCLUDING BALCONIES, CEILING, EQUIPMENT, FIXING AND OTHER EQUIPPED ITEMS MUST BE CARRIED OUT BY PROFESSIONAL STRUCTURAL ENGINEERS REGISTERED TO PRACTICE IN THE PROVINCE OF BRITISH COLUMBIA AND EMPLOYED DIRECTLY BY THE RESPECTIVE CONTRACTOR AND SUB-CONTRACTOR. DESIGN SHALL TAKE INTO ACCOUNT ALL SEISMIC AND DESIGN LOAD REQUIREMENTS AS SET OUT IN THE BRITISH COLUMBIA BUILDING CODE, LATEST EDITION. THE PROFESSIONAL STRUCTURAL ENGINEER SHALL PREPARE, SIGN AND SEAL DRAWINGS AND CERTIFY THE COMPLETED INSTALLATION TO SCHEDULES S-8 AND S-9 OF THE BRITISH COLUMBIA BUILDING CODE. THE DESIGNS ARE ALSO SUBJECT TO THE APPROVAL OF THE OWNER AND ARCHITECT WITH REGARD TO SUITABILITY OF APPEARANCE AND COMPATIBILITY WITH ADJACENT WORK.

SHEET NOTES

NO	DATE	ISSUE / ADDENDUM / REVISION
1	31 JUL 2017	ISSUED FOR DP
1	06 JUL 2017	ISSUED FOR CLIENT REVIEW
1	05 JUL 2017	ISSUED FOR CLIENT REVIEW



SQUAMISH-LILLOOET REGIONAL DISTRICT MUNICIPAL OFFICE

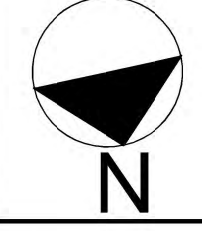
1350 ASTER ST.
 PEMBERTON BC



SEAL:

SHEET TITLE:
 PROPOSED SITE PLAN

PROJECT NO:	2626
DRAWN BY:	RL & SB
CHECKED BY:	
DATE:	July 05 2017
SCALE:	3/32"=1'-0"
SHEET:	



Jul 31, 2017 - 1:44pm - USER:Richard
 \\ABBARCH\01\working\Projects\2626\Squamish-Lillooet\Regional District\Bldg - Pemberton\Drawings\Sheet\DP\2626-PA1.1 Site Plan.dwg

Dimensioned Site Plan (2)



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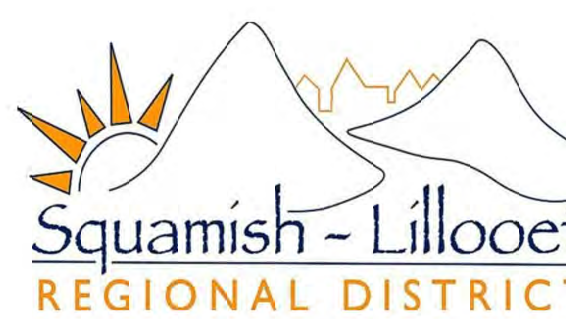
LEGEND :
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 F.G. : FINISHED GRADE
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1 SITE PLAN AT 1ST LEVEL
 SCALE : 3/32" = 1'-0"

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SQUAMISH-LILLOOET REGIONAL DISTRICT MUNICIPAL OFFICE

1380 ASTER ST.
 PEMBERTON BC



Engaging Design™
 VANCOUVER, BC 604.669.4041
 TORONTO, ON 416.340.8441

SEAL:

SHEET TITLE:
PROPOSED SITE PLAN AT 1ST LEVEL

PROJECT NO:	2626
DRAWN BY:	RL & SB
CHECKED BY:	
DATE:	July 05 2017
SCALE:	3/32"=1'-0"
SHEET:	

A1.2 Pg. 26

Jul 31, 2017 - 1:48pm - USER:Richard.L\BBS\570\Working Projects\2626\Squamish-Lillooet Regional District Bldg - Pemberton\Drawings\Sheet\DP\2626-01-A1.2 Site Plan at 1st Floor.dwg