

**VILLAGE OF PEMBERTON  
-REGULAR COUNCIL MEETING AGENDA-**

**Agenda** for the **Regular Meeting** of Council of the Village of Pemberton to be held Tuesday, July 24, 2018 at 9:00 a.m. in Council Chambers, 7400 Prospect Street. This is Meeting No. 1475.

*“This meeting is being recorded on audio tape for minute-taking purposes as authorized by the Village of Pemberton Audio recording of Meetings Policy dated September 14, 2010.”*

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<b>Item of Business</b>	<b>Page No.</b>
<b>1. CALL TO ORDER</b>	
In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.	
<b>2. APPROVAL OF AGENDA</b>	<b>1</b>
<b>Recommendation:</b> THAT the Agenda be approved as presented.	
<b>3. RISE WITH REPORT FROM IN CAMERA (CLOSED)</b>	
<b>4. ADOPTION OF MINUTES</b>	
<b>a) Regular Council Meeting No. 1474, Tuesday, July 10, 2018</b>	<b>4</b>
<b>Recommendation:</b> THAT the minutes of Regular Council Meeting No. 1474, held Tuesday, July 10, 2018, be adopted as circulated.	
<b>5. BUSINESS ARISING FROM THE PREVIOUS REGULAR COUNCIL MEETING</b>	
<b>6. BUSINESS ARISING FROM THE COMMITTEE OF THE WHOLE</b>	
<b>7. COMMITTEE MINUTES - FOR INFORMATION</b>	
<b>8. DELEGATIONS</b>	
<b>a) Inspector Kara Triance and Corporal Mike Hamilton, RCMP, Bi-Annual Statistics and Strategic Framework in the Pemberton Area</b>	
<b>9. REPORTS</b>	
<b>a) Office of the Chief Administrative Officer</b>	
<b>i. Verbal Report</b>	
<b>a) Blackcomb Helicopters Crown Land Tenure Application – Adventure Tourism – Heli-Biking</b>	<b>16</b>
<b>b) Corporate &amp; Legislative Services</b>	<b>174</b>
<b>i. Outstanding Resolutions Update</b>	
<b>Recommendation:</b> THAT the Outstanding Resolutions Update be received for information.	

<b>c) Operations &amp; Development Services</b>	
<b>i. Development Services 2018 Second Quarter Report</b>	178
<b>Recommendation: THAT</b> the Development Services 2018 Second Quarter Report be received for information.	
<b>ii. Operations 2018 Second Quarter Report</b>	182
<b>Recommendation: THAT</b> the Operations 2018 Second Quarter Report be received for information.	
<b>d) Fire Department</b>	
<b>i. Fire Department 2018 Second Quarter Report</b>	185
<b>Recommendation: THAT</b> the Fire Department 2018 Second Quarter Report be received for information.	
<b>e) Mayor's Report</b>	
<b>f) Councillor Reports</b>	
<b>10. BYLAWS</b>	
<b>a) Fourth and Final Reading</b>	
<b>i. Village of Pemberton Zoning Bylaw No. 832, 2018</b>	189
<b>Recommendation: THAT</b> Village of Pemberton Zoning Bylaw No. 832, 2018, receive Fourth and Final Reading.	
<b>ii. Permissive Tax Exemption Bylaws</b>	
<b>a) Village of Pemberton Repeal of Permissive Tax Exemption (St. David's Church) Bylaw No. 796, 2015, Bylaw No. 833, 2018</b>	307
<b>Recommendation: THAT</b> Village of Pemberton Repeal of Permissive Tax Exemption (St. David's Church) Bylaw No. 796, 2015, Bylaw No. 833, 2018 receive Fourth and Final Reading.	
<b>b) Village of Pemberton Permissive Tax Exemption (Pemberton Childcare Society) Bylaw No. 834, 2018</b>	308
<b>Recommendation: THAT</b> Village of Pemberton Permissive Tax Exemption (Pemberton Childcare Society) Bylaw No. 834, 2018 receive Fourth and Final Reading.	
<b>c) Village of Pemberton Permissive Tax Exemption (Pemberton Lions Activities Society) Bylaw No. 835, 2018</b>	309
<b>Recommendation: THAT</b> Village of Pemberton Permissive Tax Exemption (Pemberton Lion's Activities Society) Bylaw No. 835, 2018 receive Fourth and Final Reading.	

- d) **Village of Pemberton Permissive Tax Exemption (Pemberton Community Church) Bylaw No. 836, 2018** 310

**Recommendation: THAT** Village of Pemberton Permissive Tax Exemption (Pemberton Community Church) Bylaw No. 836, 2018 receive Fourth and Final Reading.

- e) **Village of Pemberton Permissive Tax Exemption (Royal Canadian Legion – Pemberton Branch) Bylaw No. 837, 2018** 311

**Recommendation: THAT** Village of Pemberton Permissive Tax Exemption (Royal Canadian Legion – Pemberton Branch) Bylaw No. 837, 2018 receive Fourth and Final Reading.

## 11. CORRESPONDENCE

### a) For Action

- i. **Brenda McLeod, Board Chair, Pemberton Valley Dyking District (PVDD), dated July 6, 2018, regarding the Lillooet River Early Warning System.** 312

**Recommendation: THAT** Council provide direction.

- ii. **Mark Mendonca, President, Tourism Pemberton, dated July 18, 2018, requesting a letter of support and additional funding for their Rural Dividend Program application.** 327

**Recommendation: THAT** Council provide direction.

### b) For Information

- i. **Walt Cobb, Mayor, City of Williams Lake, dated July 17, 2018, presenting a letter to the Honourable Carole James, Minister of Finance and Deputy Premier, regarding the impact of the Employer Health Tax on local government.** 334

**Recommendation: THAT** the above correspondence be received for information.

## 12. DECISION ON LATE BUSINESS

## 13. LATE BUSINESS

## 14. NOTICE OF MOTION

## 15. QUESTION PERIOD

335

## 16. IN CAMERA

**Recommendation: THAT** pursuant to Section 90 (1) (k) negotiations, of the *Community Charter*, the Council of the Village of Pemberton serve notice to hold an In-Camera Meeting on today's date for the purpose of dealing with matters for which the public shall be excluded from attending.

## 17. ADJOURNMENT

**VILLAGE OF PEMBERTON  
-REGULAR COUNCIL MEETING MINUTES-**

**Minutes of the Regular Meeting** of Council of the Village of Pemberton held on Tuesday, July 10, 2018 at 5:30 p.m. in Council Chambers, 7400 Prospect Street. This is Meeting No. 1474.

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**IN ATTENDANCE:** Mayor Mike Richman  
Councillor Ted Craddock  
Councillor James Linklater  
Councillor Karen Ross  
Councillor Jennie Helmer

**STAFF IN ATTENDANCE:** Nikki Gilmore, Chief Administrative Officer  
Sheena Fraser, Manager of Corporate & Legislative Services  
Lena Martin, Manager of Finance & Administration  
Lisa Pedrini, Senior Planner  
Cameron Chalmers, Planning Consultant  
Jill Brooksbank, Senior Communications & Grant Coordinator  
Gwendolyn Kennedy, Legislative Assistant

**Public:** 9

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**1. CALL TO ORDER**

In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.

At 5:31 p.m. Mayor Richman called the meeting to order.

**2. APPROVAL OF AGENDA**

Moved/Seconded

**THAT** the Agenda be approved as amended to add an In Camera meeting pursuant to section 90 (1) (i) legal advice of the *Community Charter*.

**CARRIED**

**3. RISE WITH REPORT FROM IN CAMERA (CLOSED)**

**4. ADOPTION OF MINUTES**

**a) Regular Council Meeting No. 1473, Tuesday, June 26, 2018**

Moved/Seconded

**THAT** the minutes of Regular Council Meeting No. 1473, 2018 held Tuesday, June 26, 2018, be adopted as circulated.

**CARRIED**



**5. BUSINESS ARISING FROM THE PREVIOUS REGULAR COUNCIL MEETING**

There was no business arising.

**6. BUSINESS ARISING FROM THE COMMITTEE OF THE WHOLE MEETING**

There was no business arising.

**7. COMMITTEE MINUTES – FOR INFORMATION**

There were no minutes to be received.

**8. BYLAWS**

**a) First, Second and Third Readings**

**i. Permissive Tax Exemption Bylaws**

Moved/Seconded

**THAT** the Permissive Tax Exemption Report, dated July 10, 2018, be received.

**CARRIED**

**Village of Pemberton Repeal of Permissive Tax Exemption (St. David's Church) Bylaw No. 796, 2015, Bylaw No. 833, 2018**

Moved/Seconded

**THAT** Village of Pemberton Repeal of Permissive Tax Exemption (St. David's Church) Bylaw No. 796, 2015, Bylaw No. 833, 2018 receive First, Second and Third Readings.

**CARRIED**

**(1) Village of Pemberton Permissive Tax Exemption (Pemberton Childcare Society) Bylaw No. 834, 2018**

Moved/Seconded

**THAT** Village of Pemberton Permissive Tax Exemption (Pemberton Childcare Society) Bylaw No. 834, 2018 receive First, Second and Third Readings.

**CARRIED**

**(2) Village of Pemberton Permissive Tax Exemption (Pemberton Lions Activities Society) Bylaw No. 835, 2018**

Moved/Seconded

**THAT** Village of Pemberton Permissive Tax Exemption (Pemberton Lions Activities Society) Bylaw No. 835, 2018 receive First, Second and Third Readings.

**CARRIED**

**(3) Village of Pemberton Permissive Tax Exemption (Pemberton Community Church) Bylaw No. 836, 2018**

Moved/Seconded

**THAT** Village of Pemberton Permissive Tax Exemption (Pemberton Community Church) Bylaw No. 836, 2018 receive First, Second and Third Readings.

**CARRIED**

**(4) Village of Pemberton Permissive Tax Exemption (Royal Canadian Legion - Pemberton Branch) Bylaw No. 837, 2018**

Moved/Seconded

**THAT** Village of Pemberton Permissive Tax Exemption (Royal Canadian Legion) Bylaw No. 837, 2018 be amended from a five (5) year term to a ten (10) year term.

**CARRIED**

Moved/Seconded

**THAT** Village of Pemberton Permissive Tax Exemption (Royal Canadian Legion) Bylaw No. 837, 2018 receive First, Second and Third readings, as amended.

**CARRIED**

**9. DELEGATIONS**

There were no delegations to be received.

## 10. REPORTS

### a) Office of the Chief Administrative Officer

#### i. Verbal Report

#### (1) UBCM Minister Meeting Brief – Minister of Energy, Mines and Petroleum Resources

Moved/Seconded

**THAT** Council direct Staff to submit a request to meet with the Minister of Energy, Mines and Petroleum Resources;

**AND THAT** the meeting brief be approved as presented.

**CARRIED**

#### (2) 7335 Old Mill Road – Court Order Update

CAO Gilmore noted that the demolition order that was granted in 2013 and not carried out is still in effect.

#### (3) Greyhound Service Termination

CAO Gilmore circulated the recently issued press release from Greyhound Canada in which it is announced that all passenger and freight services in Western Canada will be terminated effective October 31, 2018.

Mayor Richman noted that the cancellation of this service provides further rationale for the Sea to Sky corridor communities to pursue the Regional Transit initiative.

#### (4) Chamber of Commerce – BC Rural Dividend Program: Request for letter of support and funding contribution

CAO Gilmore presented a letter from Pemberton & District Chamber of Commerce requesting matching funding and a letter of support from the Village for an application to the BC Rural Dividend Program – Community and Economic Development Funding. CAO Gilmore noted that sufficient funds remain in the Community Initiative and Opportunity Fund to satisfy this request and that there would be no impact to tax payers, and that the additional ask for \$6250 “in kind” is incorporated within the day to day operations and would not impact the budget.

Moved/Seconded

**THAT** the request from the Chamber of Commerce for a commitment from the Village for matching funding, in an amount up to \$6,250, as part of the application for the Rural Dividend Fund – Community and Economic Development Funding stream not be supported.

**DEFEATED**

Moved/Seconded

**THAT** funding, up to an amount of \$6,250, be allocated from the 2018 Community Initiative and Opportunity Fund, for matching funds to support the Pemberton & District Chamber of Commerce application for funding, in the amount of \$125,000, through the Rural Dividend Program - Community and Economic Development funding stream;

**AND THAT** the funding support be contingent on removing the wayfinding and related infrastructure costs from the project proposal.

**CARRIED**

Moved/Seconded

**THAT** a letter of support from the Village of Pemberton be provided to the Chamber of Commerce for the Rural Dividend Program – Community and Economic Development Fund application.

**CARRIED**

Moved/Seconded

**THAT** correspondence be sent to the Collaborative requesting an outline of how the Collaborative will report back to Council and how the Village and other Stakeholders will be able to inform the Economic Development Strategy development.

**CARRIED**

#### **(5) Tourism Pemberton Meeting**

Council approved CAO Gilmore's suggestion that the Committee of the Whole meet with Tourism Pemberton at 8:00 a.m. on Tuesday, July 24<sup>th</sup> in Council Chambers.

**(6) Municipal Finance Authority – Borrowing for new Backhoe**

Moved/Seconded

**THAT** the following resolution passed at the Regular Council Meeting No. 1473, held Tuesday, June 26, 2018, be rescinded:

***THAT** Council of the Village of Pemberton authorizes up to \$150,000 be borrowed, under Section 175 of the Community Charter, from the Municipal Finance Authority, for the purpose of a Backhoe.*

**CARRIED**

Moved/Seconded

**THAT** Council of the Village of Pemberton authorizes up to \$170,000 be borrowed, under Section 175 of the *Community Charter*, from the Municipal Finance Authority, for the purpose of a Backhoe.

**CARRIED**

**(7) Community Forest - Consent Resolution of the Shareholders of Spelkumtn Community Forest Corporation**

Moved/Seconded

**THAT** Council authorize the Village of Pemberton to sign the Consent Resolution of the Shareholders of Spelkumtn Community Forest Corporation as presented below:

- (1) *RESOLVED that the number of directors of the Company be determined at six;*
- (2) *RESOLVED that the Company enter an agreement submitted by Lidstone & Company relating to the records office and that any officer or director may execute and deliver such agreement on behalf of the Company.*
- (3) *RESOLVED that the head office of the Lil'wat Nation be the registered office of the Company.*
- (4) *RESOLVED that the records and documents of the Company kept at the Company's records office may be inspected as provided by the Business Corporations Act (British Columbia) only during such periods of time as may be determined by the secretary or any agent retained by the Company to maintain the records office.*

**CARRIED**

**(8) Councillor Remuneration**

CAO Gilmore explained that the change in legislation establishes that the removal of the 1/3 tax free expense allowance for local government elected officials in 2019 will reduce the take home remuneration of Mayor and Councillors.

Moved/Seconded

**THAT** Council support keeping the net salaries of Council and Mayor whole within the 2019 budget.

**CARRIED**

**ii. 2017 Annual Report**

Moved/Seconded

**THAT** Council receive the 2017 Annual Report as presented.

**CARRIED**

**iii. Pemberton Area Economic Development Collaborative – Terms of Reference**

Moved/Seconded

**THAT** the Economic Development Collaborative Terms of Reference be approved as presented.

**CARRIED**

**b) Finance**

**i. 2017 Statement of Financial Information (SOFI)**

Moved/Seconded

**THAT** the 2017 Statement of Financial Information be approved for filing with the Ministry of Municipal Affairs and Housing under the *Financial Information Act*.

**CARRIED**

### c) Operations & Development Services

#### i. Zoning Bylaw No. 832, 2018 – Report – Public Hearing and Amendments

Cameron Chalmers, Planning Consultant, and Lisa Pedrini, Senior Planner, presented a report of the Public Hearing, held Tuesday, June 26, 2018, and amendments to Zoning Bylaw No. 832, 2018. Mr. Chalmers noted that as the Bylaw is now at post-hearing phase, the report does not introduce new information. The two resolutions passed by Council at the reconvened Regular Council meeting following the Public Hearing have been introduced into the Bylaw.

Amendments to the Bylaw consist mainly of correction of typographic errors, changes to wording at the request of the Agriculture Land Commission, and some minor changes to ensure that the Bylaw mirrors existing uses in the zones encompassing the developments of Tiyata, Sunstone and the Ridge.

Should the Bylaw pass third reading, as per the legislated requirements, it will be referred to the Ministry of Transportation and Infrastructure for approval before proceeding to fourth and final reading.

Council requested clarification on the following:

- Definitions and differentiation of the concepts of *retail* and *recreation & leisure retail*;
- Definitions of *carriage houses* and *accessory suites*;
- Short-term vacation rental regulations;
- Drive-through businesses as a site specific use in C-2 zone and permitted use in C-5 zone;
- It was noted that the permitted use of carriage house had been erroneously omitted from RSA-2 zone and this will be corrected;
- Agricultural Land Commission comments;
- Measures to protect the aquifer from potential damage resulting from outdoor storage uses associated with *Automotive Service Shop* as a re-instated site-specific permitted use;

Moved/Seconded

**THAT** the statutory record of the Public Hearing held for Zoning Bylaw No. 832, 2018 be received.

**CARRIED**

Moved/Seconded

**THAT** Staff be directed to add back into the Bylaw accessory suites and carriages houses as permitted uses in the RSA-2 zone.

**CARRIED**

Moved/Seconded

**THAT** Staff be directed to renumber Zoning Bylaw No. 832, 2018 sequentially.

**CARRIED**

Moved/Seconded

**THAT** Council amends proposed Zoning Bylaw No. 832, 2018 to incorporate all changes identified in the Second Reading Amendments version of the proposed Bylaw attached to the Staff report dated July 10, 2018.

**CARRIED**

Moved/Seconded

**THAT** the agenda be amended to move the Third Reading of Bylaw No. 832, 2018 before the Mayor's Report.

**CARRIED**

## 11. BYLAWS

### a) Third Reading

#### i. Village of Pemberton Zoning Bylaw No. 832, 2018

Moved/Seconded

**THAT** Zoning Bylaw No. 832, 2018, as amended, be given Third Reading;

**AND THAT** Zoning Bylaw No. 832, 2018 be formally referred to the Ministry of Transportation and Infrastructure for approval.

**CARRIED**

## 12. REPORTS

### a) Mayor's Report

Mayor Richman attended the following events/meetings:

- Squamish-Lillooet Regional District (SLRD) Regular Board Meeting on June 27<sup>th</sup> at Ts'zil Learning Centre:
  - An application from Sky Heli Tours for a temporary use permit in Britannia Beach South area was turned down.



- Britannia Ocean Front Developments Corporation – Rezoning and OCP Amendments Bylaws received Third Reading with a requirement that a minimum of ten electric vehicle charging stations be included.
- Britannia Beach Debris Flood Mitigation Project was referred back to Staff.
- Several Rural Dividend Applications were considered including \$10,000 for a safer rail crossing at Gates Lake Park and \$100,000 for the SLRD to undertake a housing needs assessment for the four electoral areas.
- Bralorne sewage system local service area received approval.
- The Regional Transit Memorandum of Understanding was approved.
- Funding from Electoral Area C to support the Friendship Trail Bridge project and Soccer Field Development was approved.
- SLRD Committee of the Whole Meeting where the Electoral Area C Zoning Amendment Bylaw No. 1549-2017 was discussed. A public information session on the Bylaw is scheduled for July 11<sup>th</sup>.

Mayor Richman reported on the following:

- Attended a meeting with CAO Gilmore, Pemberton Off Road Cycling Association, Pemberton Valley Trails Association, SLRD and MLA Jordan Sturdy to discuss the CN Rail crossing over the Lillooet River. Staff will follow up with CN and keep the group informed on discussions with CN.
- Attended the Canada Day celebrations and extended thanks to Dan Cindric and Pemberton Community Centre Staff for their effort in organizing the successful event. Mayor Richman also acknowledged and thanked Pemberton Fire Rescue for their participation in supporting the organization of the parade.
- Recognized Pemberton Fire Rescue Department for their hard work in responding to the large number of emergency calls they have had recently.
- Extended thanks to those community members who have assisted with clearing the goose poop at the One Mile Lake Park beach and noted that the Village has initiated a 'Rake for Beach Sake!' Facebook contest.
- Mentioned the Pemberton Cultural Crawl 2018. Learn about Pemberton's summer cultural offerings and events. A link can be found on the Village of Pemberton Facebook page.
- Attended the Farmers' Market

## **b) Councillor Reports**

### **Councillor Craddock**

Councillor Craddock did not report.

**Councillor Linklater**

Councillor Linklater did not report.:

**Councillor Ross**

Councillor Ross reported on the following:

- Attended the Pemberton Area Economic Development Collaborative Meeting with Jill Brooksbank, Senior Communications and Grant Coordinator, on July 5<sup>th</sup>.

**Councillor Helmer**

Councillor Helmer did not report.

**13. CORRESPONDENCE**

There was no correspondence to be received.

**14. DECISION ON LATE BUSINESS**

There was no late business for consideration.

**15. LATE BUSINESS**

There was no late business for consideration.

**16. NOTICE OF MOTION**

There was no Notice of Motion for consideration.

**17. QUESTION PERIOD**

Joel Barde, Pique Newsmagazine, requested clarification and background on the BC Hydro two tier billing system and the UBCM Minister Meeting Brief regarding this system.

**18. IN CAMERA**

Moved/Seconded

**THAT** pursuant to 90 (1) (i) legal advice of the *Community Charter*, the Council of the Village of Pemberton serves notice to hold an In-Camera Meeting on today's date for the purpose of dealing with matters for which the public shall be excluded from attending.

**CARRIED**

At 7:51 p.m. Council moved In Camera.

At 8:06p.m. Council reconvened the Regular Council Meeting and did not Rise with Report.

## **19. AJOURNMENT**

At 8:06 p.m. the Regular Council Meeting was adjourned.

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Mike Richman  
Mayor

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Sheena Fraser  
Corporate Officer



# Crown Land Tenure Application

Tracking Number: 100192802

## APPLICANT INFORMATION

If approved, will the authorization be issued to an Individual or Company/Organization? Company/Organization

What is your relationship to the company/organization? Agent

## APPLICANT COMPANY/ORGANIZATION CONTACT INFORMATION

Applicant is an Individual or an Organization to whom this authorization Permit/Tenure/Licence will be issued, if approved.

**Name:** Blackcomb Helicopters Ltd.

**Doing Business As:**

**Phone:** 604-273-5311

**Fax:**

**Email:** jmclean@mcleangroup.com

**BC Incorporation Number:** 373050

**Extra Provincial Inc. No:**

**Society Number:**

**GST Registration Number:**

**Contact Name:** Jason McLean

**Mailing Address:** 1850 Airport Road  
Pemberton BC V0N 2L0

## AGENT INFORMATION

Please enter the contact information of the Individual/Organization who is acting on behalf of the applicant.

**Name:** CASCADE ENVIRONMENTAL RESOURCE GROUP LTD.

**Doing Business As:** Cascade Environmental Resource Group Ltd.

**Phone:** 604-938-1949

**Fax:** 604-938-1247

**Email:** dwilliamson@cerg.ca

**BC Incorporation Number:** 598364

**Extra Provincial Inc. No:**

**Society Number:**

**GST Registration Number:**

**Contact Name:** David Williamson

**Mailing Address:** 3-1005 Alpha Lake Road  
Whistler BC V0N1B1

**Letter(s) Attached:** Yes (Letter of agency - BHP to Cascade - Dec 22 2016.PDF)

## CORRESPONDENCE E-MAIL ADDRESS

If you would like to receive correspondence at a different email address than shown above, please provide the correspondence email address here. If left blank, all correspondence will be sent to the above given email address.

**Email:**

**Contact Name:** Dave Williamson

## ELIGIBILITY

Question	Answer	Warning
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Do all applicants and co-applicants meet the eligibility criteria for the appropriate category as listed below?	Yes	
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Applicants and/or co-applicants who are Individuals must:

1. be 19 years of age or older and
2. must be Canadian citizens or permanent residents of Canada. (Except if you are applying for a Private Moorage)

Applicants and/or co-applicants who are Organizations must either:

1. be incorporated or registered in British Columbia (Corporations also include registered partnerships, cooperatives, and non-profit societies which are formed under the relevant Provincial statutes) or
2. First Nations who can apply through Band corporations or Indian Band and Tribal Councils (Band or Tribal Councils require a Band Council Resolution).

## TECHNICAL INFORMATION

Please provide us with the following general information about you and your application:

### EXISTING TENURE DETAILS

**Do you hold another Crown Land Tenure?** Yes  
**Please specify your file number:** 2407315  
If you have several file numbers, please make a note of at least one of them above. Example numbers: 1234567, 153245, others

### ALL SEASONS RESORTS

The All Seasons Resorts Program serves to support the development of Alpine Ski and non-ski resorts on Crown land. For more detailed information on this program please see the operational policy and if you have further questions please contact FrontCounter BC.

**Are you applying within an alpine ski resort?** No

### WHAT IS YOUR INTENDED USE OF CROWN LAND?

Use the "Add Purpose" button to select a proposed land use from the drop down menu.

If you wish to use Crown land for a short term, low impact activity you may not need to apply for tenure, you may be authorized under the Permissions policy or Private Moorage policy.

To determine if your use is permissible under the Land Act please refer to either the Land Use Policy - Permissions or Land Use Policy - Private Moorage located here.

Purpose	Tenure	Period
Adventure Tourism	Licence of Occupation	Ten to thirty years
Miscellaneous		

### ACCESS TO CROWN LAND

**Please describe how you plan to access your proposed crown land from the closest public road:** Access to base operations is from Hwy 99 north of Pemberton. From there, crown land will be accessed by helicopter.

### ADVENTURE TOURISM

Adventure Tourism applies to tourism operators who provide outdoor recreation activities for a fee or other form of compensation. For more information visit the website.

**Specific Purpose:** Miscellaneous  
**Period:** Ten to thirty years  
**Tenure:** Licence of Occupation

### TOTAL APPLICATION AREA

Please give us some information on the size of the area you are applying for.

**Please specify the area:** ~~5373~~ hectares 2532 hectares

### MECHANIZED / NON-MECHANIZED

Mechanized Activity means guided AT activities where mechanized or motorized transport of clients (e.g., helicopters, snowmobiles, All Terrain Vehicles, etc.) is an integral part of the recreation experience offered to the clients. Motorized use includes vessels that use power as an integral part of the guided operation. Vessels that use motorized propulsion only intermittently for control or safety purposes are considered non-mechanized (e.g. whitewater rafting). In addition, where a vessel simply provides a transport service to and from a kayak operation it will be considered a non-motorized activity.

**Does your operation include motorized / mechanized activities?** Yes

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**GUIDE OUTFITTER (COMMERCIAL HUNTING GUIDES)**

Any improvements on Crown land for the purpose of guide outfitting must be approved and tenured under this program (e.g. lodges, cabins, camps).

**Is your application related to a guide outfitting operation?** No

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**ANGLING GUIDE**

Any improvements on Crown land for the purpose of guided angling must be approved and tenured under this program (e.g. lodges, cabins, camps).

**Is your application related to an Angling guide operation?** No

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**ALL SEASONS RESORT**

If your activities include more than one million dollars in Recreational Infrastructure and more than 100 Commercial Bed Units, your activities may fall under the All Seasons Resort Policy.

**Are you applying to build an all season resort as defined under the All Seasons Resort Policy, including more than one million dollars in Recreational Infrastructure and more than 100 Commercial Bed Units?** No

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**ADDITIONAL QUESTIONS**

In many cases you might require other authorizations or permits in order to complete your project. In order to make that determination and point you in the right direction please answer the questions below. In addition, your application may be referred to other agencies for comments.

**Is the Applicant or any Co-Applicant or their Spouse(s) an employee of the Provincial Government of British Columbia?** No

**Are you planning to cut timber on the Crown Land you are applying for?** No

**Are you planning to use an open fire to burn timber or other materials?** No

**Do you want to transport heavy equipment or materials on an existing forest road?** No

**Are you planning to work in or around water?** No

**Does your operation fall within a park area?** No

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**LOCATION INFORMATION**

Please provide information on the location and shape of your Crown land application area. You can use one or more of the tools provided.

I will upload a PDF, JPG or other digital file(s)

## MAP FILES

Your PDF, JPG or other digital file must show your application area in relation to nearby communities, highways, railways or other land marks.

Description	Filename	Purpose
Location Map	161209 BlckcmbHeli HeliBike...	Adventure Tourism

I will upload files created from a Geographic Information System (GIS)

## SPATIAL FILES

Do you have a spatial file from your GIS system? You can upload it here.

NOTE: If uploading a .shp, please ensure that it is a polygon that has been projected in BC Albers in NAD83 format.

Description	Filename	Purpose
Trails shapefile .dbf	161017_ConceptualTrails_smo...	Adventure Tourism
Trails shapefile .prj	161017_ConceptualTrails_smo...	Adventure Tourism
Trails shapefile .sbn	161017_ConceptualTrails_smo...	Adventure Tourism
Trails shapefile .sbx	161017_ConceptualTrails_smo...	Adventure Tourism
Trails shapefile .shp	161017_ConceptualTrails_smo...	Adventure Tourism

## ATTACHED DOCUMENTS

Document Type	Description	Filename
Extensive Area Map	Extensive Use Map	161212 BlckcmbHeli HeliBike...
General Location Map	Location map	161209 BlckcmbHeli HeliBike...
Management Plan	Blackcomb Heli Management Plan	161221_Blackcomb Helicopter...
Other	Adjacent Tenures Map	161212 BlckcmbHeli HeliBike...
Other	Appendix B: BH Emergency Response Manual	Appendix B BH Emergency Res...
Other	Land Use Map	161209 BlckcmbHeli HeliBike...
Other	Wildlife and Vegetation Map	161212 BlckcmbHeli HeliBike...

## PRIVACY DECLARATION

Check here to indicate that you have read and agree to the privacy declaration stated above.

## REFERRAL INFORMATION

Some applications may also be passed on to other agencies, ministries or other affected parties for referral or consultation purposes. A referral or notification is necessary when the approval of your application might affect someone else's rights or resources or those of the citizens of BC. An example of someone who could receive your application for referral purposes is a habitat officer who looks after the fish and wildlife in the area of your application. This does not apply to all applications and is done only when required.

Please enter contact information below for the person who would best answer questions about your application that may arise from anyone who received a referral or notification.

**Company / Organization:** Blackcomb Helicopters Ltd.  
**Contact Name:** Jason McLean  
**Contact Address:** 1850 Airport Road  
Pemberton BC V0N 2L0  
**Contact Phone:** 604-273-5311  
**Contact Email:** jmclean@mcleangroup.com

I hereby grant permission for the public release of the information provided above. This information will be used to fulfill, if required, the referral and advertising requirements of my application.

**IMPORTANT NOTICES**

- Once you click 'Next' the application will be locked down and you will NOT be able to edit it any more.

**DECLARATION**

By submitting this application form, I, declare that the information contained on this form is complete and accurate.

**OTHER INFORMATION**

**Is there any other information you would like us to know?** Specific purpose of Adventure Tourism application is for Heli-biking, which was not an option in the drop-down menu.

**APPLICATION FEES**

Item	Amount	Taxes	Total	Outstanding Balance
Crown Land Tenure Application Fee	\$3,300.00	GST @ 5%: \$165.00	\$3,465.00	\$0.00

**OFFICE**

**Office to submit application to:** Surrey

**PROJECT INFORMATION**

**Is this application for an activity or project which requires more than one natural resource authorization from the Province of BC?** No

**APPLICANT SIGNATURE**

Applicant Signature

Date

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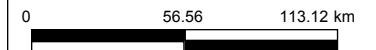
Office Surrey  vSUS 469	File Number 2411936	Project Number ATS 237115
	Disposition ID	Client Number



General Location Map

Legend

TileCache



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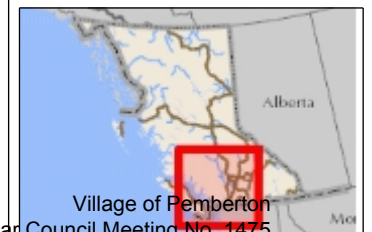
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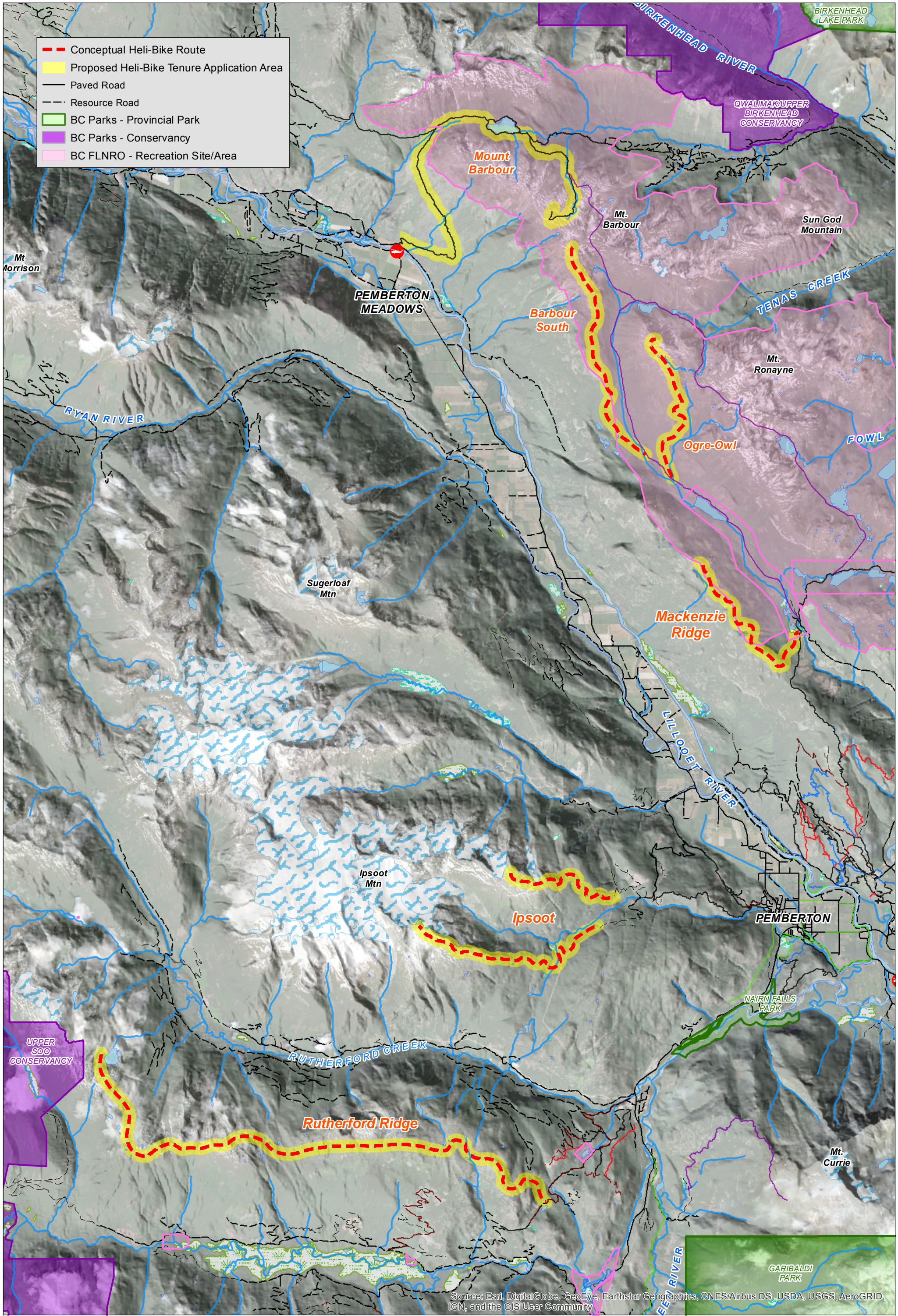
Key Map of British Columbia



Village of Pemberton



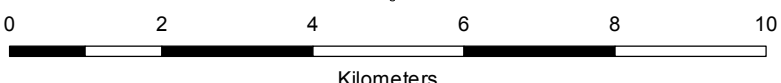
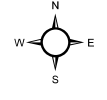




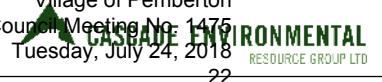
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Map 1 - Location**

Heli-Biking Tenure Application  
 Blackcomb Helicopters  
 Pemberton, British Columbia



GIS Cartographer: Todd Hellinga  
 Date: February 2, 2018  
 CERG File#: 391-02-03  
 Projection: BC Albers  
 Orthophoto/Data: ESR/BC Gov  
 Village of Pemberton  
 Regular Council Meeting No. 1475  
 Tuesday, July 24, 2018





# Adventure Tourism Management Plan

Prepared for:

## Blackcomb Helicopters

1850 Airport Road  
Pemberton, BC  
V0N 2L0



Prepared by:



Unit 3 – 1005 Alpha Lake Road  
Whistler, BC  
V0N 1B1

**ILMB File No.: 2407315**

**Project No.: 391-02-03**  
**Date: February 8, 2018**

[www.cascade-environmental.ca](http://www.cascade-environmental.ca)

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Village of Pemberton  
Regular Council Meeting No. 1475  
Tuesday, July 24, 2018



## Executive Summary

Cascade Environmental Resource Group Ltd., acting as agent for Blackcomb Helicopters, has prepared this management plan in support of an application to the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) for the expansion of existing crown land tenure in the Sea to Sky Corridor.

Coast Range Heliskiing Ltd. (CRH) was initially granted a Crown License of Occupation (LOO) for year-round guided helicopter-based activities in 2001, (BC Assets and Lands, File #: 2407315). Over the ensuing years, CRH added to its tenure through additional LOOs, including Mount Currie, added in 2004. In 2009, CRH's tenures were consolidated into a single file (Integrated Land Management Branch, File #: 240657).

In an asset purchase in 2015, BH acquired the assets of CRH including an approved tenure transfer by the Province. Blackcomb Helicopters plans to offer the year-round guided helicopter based activities previously approved for CRH with the addition of guided summer heli-biking services. In order to provide these services, Blackcomb Helicopters is applying for a 30-year License of Occupation for Adventure Tourism, with the intent of consolidating the new heli-biking tenure with CRH's existing tenure.

Blackcomb Helicopters has identified 6 potential areas that could be developed for heli-biking activities. The areas were selected in consultation with the Lil'wat Nation's Land Referrals Committee:

- 1) Mt. Barbour
- 2) Mt. Barbour South
- 3) Ogre-Owl
- 4) Mackenzie Ridge
- 5) Ipsoot Mountain
- 6) Rutherford Ridge

Environmental values, including ensuring wildlife encounters, are managed according to the 2006 *Wildlife Guidelines for Backcountry Tourism/Commercial Recreation in British Columbia* and will be the focus of Blackcomb Helicopters' operations. Since improvements encompassed in this application will be limited to trail building, impacts to fish, wildlife and their habitats will be minimal.

The tenure application area was searched for overlapping tenures in order to identify any potential conflicts. There were no overlapping forest tenures identified, and overlapping mineral, trapline, commercial recreation and guide outfitter tenures have been listed. Blackcomb Helicopters recognizes the presence of these tenures and agrees to coordinate its activities with existing tenure holders.

With the acquisition of this Adventure Tourism tenure, Blackcomb Helicopters aims to expand the local Whistler and Pemberton economies by providing a service that will attract mountain enthusiasts from around the world.



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# 1 Background

In an asset purchase in 2015, BH acquired the assets of CRH including an approved tenure transfer by the Province. Established in 1989, Blackcomb Helicopters is an incorporated heli-sports company (Certificate of Incorporation in Appendix A) providing clients with a range of guided alpine experiences to suit their needs and interests. The primary winter activity is heli-skiing / heli-boarding, heli-snowshoeing and heli-ski touring. In the summer, the main activities are guided heli-hiking, mountaineering, mountain biking, fishing and picnics. In addition to these services, Blackcomb Helicopters proposes to provide guided heli-biking. Blackcomb Helicopters aims to provide a quality product with a priority on safety and individual client satisfaction. This philosophy is applied to all facets of the operation as they are developed. Additional guided activities being actively developed by Blackcomb Helicopters include events (weddings, corporate events, etc.).

License of occupation (Licence No. 238354) to operate on crown land was granted by the Province of British Columbia under File No. 2407315 and renewed in 2004 (Licence No. 239212) and modified in 2009 (Licence No. 240657). Additional licences granted include Licence No. 239012 (File 2408605), Licence No. 239121 (File 2408656) and Licence No. 239294 (File 2408333).

This management plan conforms to the current Adventure Tourism Policy, and is directed to address the requirements in for Long Term Use of an Extensive Area (License of Occupation). This Management Plan details the following commitments:

- Specifying and justifying the proposed areas, purpose, terms and conditions;
- Establishing a proposed level of use including the estimated number of clients on an annual basis;
- Specifying measures to eliminate or minimize conflicts with existing interests in the area;
- Specifying measures to protect environmental integrity, ensure maintenance of public access, address affected parties' interests, and minimize/mitigate conflicts with other resource users.

## 1.1 Project Overview

Blackcomb Helicopters' operation is based in the Pemberton Valley airport, approximately 120 km north of Vancouver in the British Columbia Coastal Mountains. The areas of existing tenure are located in all directions in and around the town of Pemberton and its surrounding environment.

Blackcomb Helicopters offers local and visiting adventure tourism enthusiasts the opportunity to enjoy a range of activities in the Pemberton area. Tenured activities include:

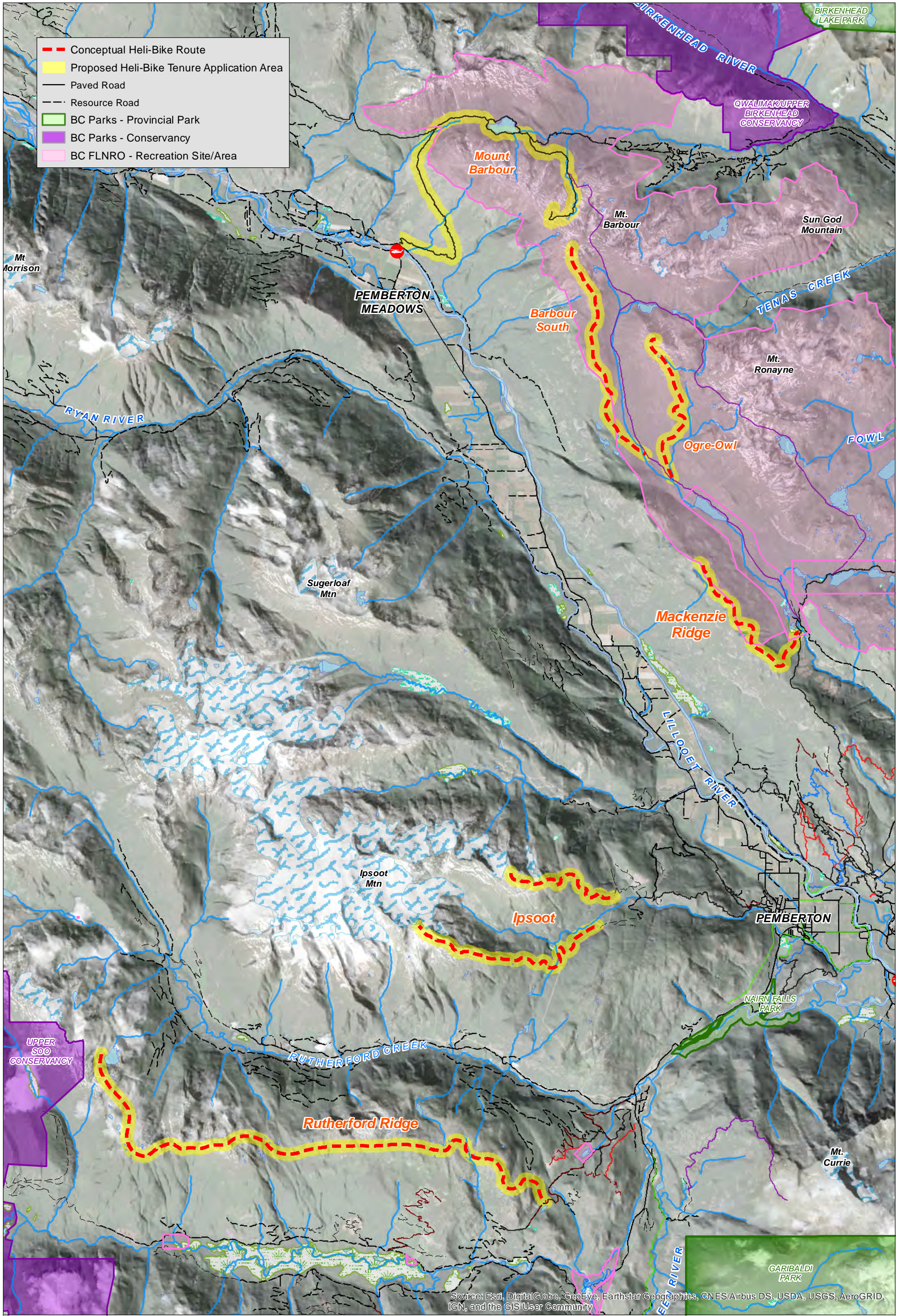
- Winter heli-skiing and heli-boarding
- Winter picnics and events
- Summer heli-hiking
- Summer mountaineering
- Summer heli-fishing
- Mt. Currie Yurt operation
- Summer picnics and events
- 19<sup>th</sup> Hole tours

All activities share the common base of operations at the Pemberton Airport. Clients are picked up from their hotels by Blackcomb Helicopters shuttle bus and delivered to the operations base. All education, training and orientation take place at the base. All tours return to the base for follow-up social activities and are returned to their hotels by Blackcomb Helicopters shuttle bus. All activities are daytime activities although some clients choose multiple days of activities.

Blackcomb Helicopters is now applying for a 30 year License of Occupation to add heli-biking activities to its existing Crown Land Tenure (Map 1).



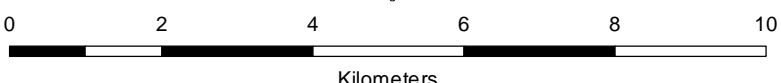
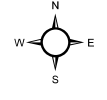




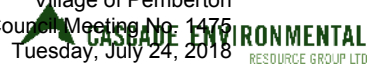
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Map 1 - Location**

Heli-Biking Tenure Application  
 Blackcomb Helicopters  
 Pemberton, British Columbia



GIS Cartographer: Todd Hellinga  
 Date: February 2, 2018  
 CERG File#: 391-02-03  
 Projection: BC Albers  
 Orthophoto/Data: ESR/BC Gov  
 Village of Pemberton  
 Regular Council Meeting No. 1475  
 Tuesday, July 24, 2018







## **Qualifications of Staff**

Blackcomb Helicopters provides employment opportunities for guides, drivers, and reservation agents in addition to the helicopter pilots, engineers and ground support crew for the aircraft. All staff are required to have the necessary industry standard certifications.

Blackcomb Helicopters has chosen to exclusively use certified guides for each of its guided product offerings. The Professional Mountain Bike Instructors Association (PMBI) and the International Mountain Bike Association (IMBA) are the two main certifying organizations in British Columbia for mountain bike guides.

Blackcomb Helicopters is a full member of the HeliCat Canada and adheres to the industry standards for staff and guides, as set out by the Association's Standards Committee. HeliCat's standards cover all aspects of guide certification and training, including in-house training and sponsors out-of-house skills development for key staff. HeliCat also conducts operational audits of member companies to ensure adherence to the standards. Since heli-biking is a new activity, HeliCat will be developing a set of policies pertaining to the activity.

### **1.1.1 Recreation Activities Offered On Crown Land**

#### **1.1.1.1 Description of Experience**

Blackcomb Helicopters provides a range of activities aimed at providing an adventure based alternative activity to visitors of Whistler and Pemberton. Whistler primarily operates as a four season resort with skiing and snowboarding in the winter with opportunities for other various guided winter tourism activities. Hiking, mountain biking, lakes, fishing, golf, sight-seeing are primary activities in the spring, summer, and fall. Pemberton presently serves as a "Gateway Community" to regional recreation destinations such as the South Chilcotin, Goldbridge, Anderson Lake, Lillooet Lake, and Joffre Park which are most popular during the summer months. In the winter, Pemberton is a bedroom community of Whistler, while developing its own tourism industry based on Commercial Recreation. Blackcomb Helicopters provides a service that complements the type of activity taking place in both Whistler and Pemberton.

#### ***Reservations and Transportation***

Clients reserve their desired activity via the internet, phone, or fax, or in person at various locations in Whistler and Pemberton. A storefront reservation centre in Whistler is operational for this upcoming season. During the summer, pick up times are more flexible due to longer daylight hours. Guests are transported to the Pemberton Airport base of operations facility in a BH owned, 12-passenger van, arriving approximately 30 minutes later. Guests may also be picked up at various locations in Pemberton or choose to meet at the base facility at a prearranged time.

#### ***Preparations at the Base of Operations***

Once at BH's base of operations at the Pemberton Airport, guests are welcomed with snacks and beverages and are introduced to staff and guides. Preparations for the day begin with safety briefings and documentation. Guests are introduced to the environment of helicopters and the associated risks in a mountain travel orientation presentation. All guests are trained to use the group radio to communicate with the helicopter and other groups in the field. For summer operations, guests are required to undergo wildlife safety training and activity specific training (for example, mountain biking techniques and proper trail etiquette).

Safety training for guests includes education in the following:

- Rules of biking and guide/guest relationship;
- How to use the "Guest Pack" and "Guest Radio".

Summer guests are given a talk on large mammal and carnivore (bear and cougar) safety. Guests are instructed on ways to avoid bear and cougar attacks, what to do if they see bears or cougars, and how to react to an attack. Guests are also briefed on appropriate ways to handle their food and garbage in the backcountry to avoid attracting wildlife. All food and waste is packed out and no food is to be fed to

wildlife including birds. Guests are briefed on BH's policy on avoiding sensitive wildlife (see Wildlife Avoidance Response Protocol, Section 4.4.1.5 Mitigation).

All guests require instruction in helicopter safety. The safety talk is given by the Pilot who discusses client responsibilities around the helicopters. The Pilot also provides rules of conduct for approaching, riding in, and leaving helicopters.

Before leaving the base of operations guests are advised that there are not any toilet facilities in the backcountry and that they are required to pack out all waste.

Guests are informed of the Blackcomb Helicopters "four guests to one" guide policy, whereby there is always at least one guide on the mountains for each group of four clients. As part of the orientation, guests are required to read and sign liability waivers.

### ***Guided Heli-biking***

Blackcomb Helicopters provide their clients with 'the ultimate backcountry experience'. Guests can book daily or multi-day packages and enjoy the personal attention derived from a "four guests to one" guide ratio.

Clients are divided into groups of five according to ability. All intermediate riders and expert riders without extensive experience are encouraged to rent bikes (available at the base). Three groups of five (12 total, plus 3 guides) form a full complement for one helicopter. The first group takes off with the lead guide and pilot to the landing for the first ride of the day. The remaining groups wait at the base or staging area, a short flight away, for the helicopter to return. The lead group sets down on the pre-selected landing site for the first descent of the day, unless site conditions dictate otherwise. Site conditions that could preclude landing are: dangerous weather conditions, presence of wildlife, public hikers, or mountaineers. If the pre-determined site is aborted, the first group proceeds to the second site. The group sets down and unloads while the guide unloads the bikes. The helicopter departs to pick up the second group while the first group conducts a gear check and prepares for the first descent. The timing is such that the second group arrives prior to the first group's run. The helicopter departs for the third group as the first group and second group start their initial descent of the day after the second group completes their gear check. The lead guide sets the pace of descent. The group follows on the guide's lead according to the guide's instructions. The descent ends at the pickup location in a safe spot. Meanwhile the third group, under the leadership of a third guide, follows the route of the first groups.

After dropping the third group off at the landing, the helicopter proceeds to the pickup point and shuttles groups one through three to the next drop. This process repeats up to four times typically, but is dependent on the skills and stamina of the group.



## 1.2 First Nations Consultation

The operating areas are located within the traditional territory of the Lil'wat Nation. Blackcomb Helicopters will benefit from Coast Range Heliskiing's long time relationship dating back to 2004. Based on the advice of the Mount Currie Band at that time, Datum Archaeological Consulting was retained by CRH not to represent the First Nations, but to identify potential areas of concern and to facilitate communication between the proponent and the communities. Areas that would be of concern to the Lil'wat Nation and other First Nations were identified and addressed with the proponent. These areas of concern fell into four categories:

- Archaeological Concerns
- Cultural and Traditional Use Concerns
- Environmental and Wildlife Concerns
- Economic Concerns

BH continues to meet with representatives of the Lil'wat First Nation community, including most recently a meeting held on October 26, 2016 with the Referrals Committee.

### 1.2.1 Archaeological Concerns

If archaeological sites are located within the impact areas, appropriate mitigation strategies such as avoidance or collection are developed. Opportunities for cultural tourism in conjunction with the First Nations communities are also anticipated.

The Lil'wat Nation and other First Nations are concerned about the preservation of archaeological sites. Archaeological sites have spiritual connections for many First Nations people and they sustain and nurture their relationship to the land. First Nations want to be assured that archaeological sites are not being damaged by the proposed activities.

In addition, archaeological sites are protected under the Heritage Conservation Act. Archaeological sites must not be damaged or altered in any way except under permit from the Archaeology Branch at the Ministry of Sustainable Resource Management. Archaeological sites are protected regardless of whether they have been registered or not.

Much of the application area has not been investigated for archaeological sites. While there is little impact expected to potential archaeological sites, there is some concern with respect to hiking, biking and picnicking in the summer. Archaeological sites in alpine and subalpine locations are fragile and usually close to the surface. There is some possibility for disturbance from even low impact activities such as hiking or helicopter landing. If sites exist in the proposed use areas, they need to be identified and mitigation plans must be developed to protect them.

#### ***Resolution of Archaeological Concerns***

If archaeological sites are located within the impact areas, appropriate mitigation strategies such as avoidance or collection are developed. In the case of heli-biking descent trails, they can be re-routed around the sensitive areas prior to construction.

### 1.2.2 Cultural and Traditional Use Concerns

Blackcomb Helicopters, through its consultation efforts, was made aware of the Lil'wat Nation Cultural Heritage and Land and Resource Protection Plan (CHRLPP) (Creekside Resources Inc., 2003; 2004) and the Lil'wat Land Use Plan: Phase 1 (LLUP) (Lil'wat Land Use Plan steering committee, 2006). The CHRLPP and LLUP identify and protect the rights, values and priorities of the Nation. The documents and maps are used as guides to conduct negotiations with off reserve referrals.

The LLUP identifies four levels of protection for spiritual and cultural heritage resources and values. These levels of protection have been identified on a Preferred Land Use map and are defined in the plan. The levels of protection are based on the importance of respective areas to the life and culture of the Lil'wat and sensitivity of resources to development pressures. The levels of protection include:

- Nt'ákmen
- Collaborative Management Area
- Cultural Education Area
- Stewardship Area
- Conditional Economic Development Area
- Managed Resource Use Area

### ***Resolution of Cultural and Traditional Use Concerns***

The Mount Currie Band CHRLPP has identified areas within the Mt. Currie / Bastion Peak area which have all levels of protection associated with them. The CHRLPP management strategies section indicates that the proposed activities of heli-biking and heli-hiking may be compatible with the uses of the Lil'wat people in the majority of the tenure area (Creekside Resources Inc., 2003). Blackcomb Helicopters continues to consult with the Lil'wat Nation and accommodate their traditional uses and values as they are identified.

Opportunities for cultural tourism in conjunction with the First Nations communities are also anticipated.

### **1.2.3 Environmental and Wildlife Concerns**

Blackcomb Helicopters understands that First Nations have concerns about protection and sustainability of the environment. First Nations culture and economy is tied to the land in a way that is essential to their survival. Many First Nations people are dependent on animal and plant species in a way that non-natives are not. As such, they have a special interest in protecting the resources.

#### ***Resolution of Environmental and Wildlife Concerns***

The proponent has retained qualified biologists and professionals to undertake the appropriate studies and make recommendations to ensure the least impact to environmental resources. The activities themselves are by nature low impact but special measures are implemented to protect sensitive wildlife such as goats, grizzly bear, wolverine and moose (see Section 4.4.1.1 Sensitive Wildlife and Habitat Values). The proponent will make available any environmental or wildlife plans or studies to any interested First Nations for review. If concerns not identified by the biologists are presented, additional measures to protect the resources are considered.

### **1.2.4 Economic Concerns**

The proponent understands that the Lil'wat Nation are seeking employment that is close to home and is in line with their cultural values. BH understands the wish to participate in the benefits derived from tourism opportunities within their exceptionally beautiful landscape.

#### ***Resolution of Economic Concerns***

There are opportunities for heritage/cultural interpretation as well as trail building and management in association with heli-biking in the tenure area. This has been discussed in the referral meetings which are listed below in Table 1.

**Table 1. Blackcomb Helicopters - First Nations communications.**

Date	Type	Prepared By	For	Subject
March 23, 2016	Meeting	Dave Williamson, Cascade Andy Meeker, BH	Lil'wat Referrals Committee	Commercial recreation tenure application for Helibiking Request for support for Heli-biking on Mt. Barbour Request for support 19 <sup>th</sup> Hole
May 3, 2016	Letter	Harriet VanWart, Lil'wat	Lil'wat Nation	Letter not opposing Heli-biking on Mt. Barbour
May 27, 2016	Letter	Harriet VanWart, Lil'wat	Lil'wat Nation	Letter of no comment regarding the 19 <sup>th</sup> Hole
October 22, 2016	Presentation	Dave Williamson, Cascade	Samahquam Annual General Meeting	P'aq'u'lh Area Conceptual Plan
October 26, 2016	Meeting	Todd Hellinga, Cascade Andy Meeker, BH	Lil'wat Referrals Committee	Commercial recreation tenure application – request for support
January 18, 2017	Meeting	Dave Williamson, Cascade Todd Hellinga, Cascade Andy Meeker, BH	Lil'wat Referrals Committee	Review changes and solicit comments
March 17, 2017	Meeting	Dave Williamson, Cascade Todd Hellinga, Cascade Andy Meeker, BH	Lil'wat Referrals Committee	Review changes and solicit comments
May 31, 2017	Meeting	Todd Hellinga, Cascade Andy Meeker, BH	Lil'wat Referrals Committee	Review changes and solicit comments

## 2 Location

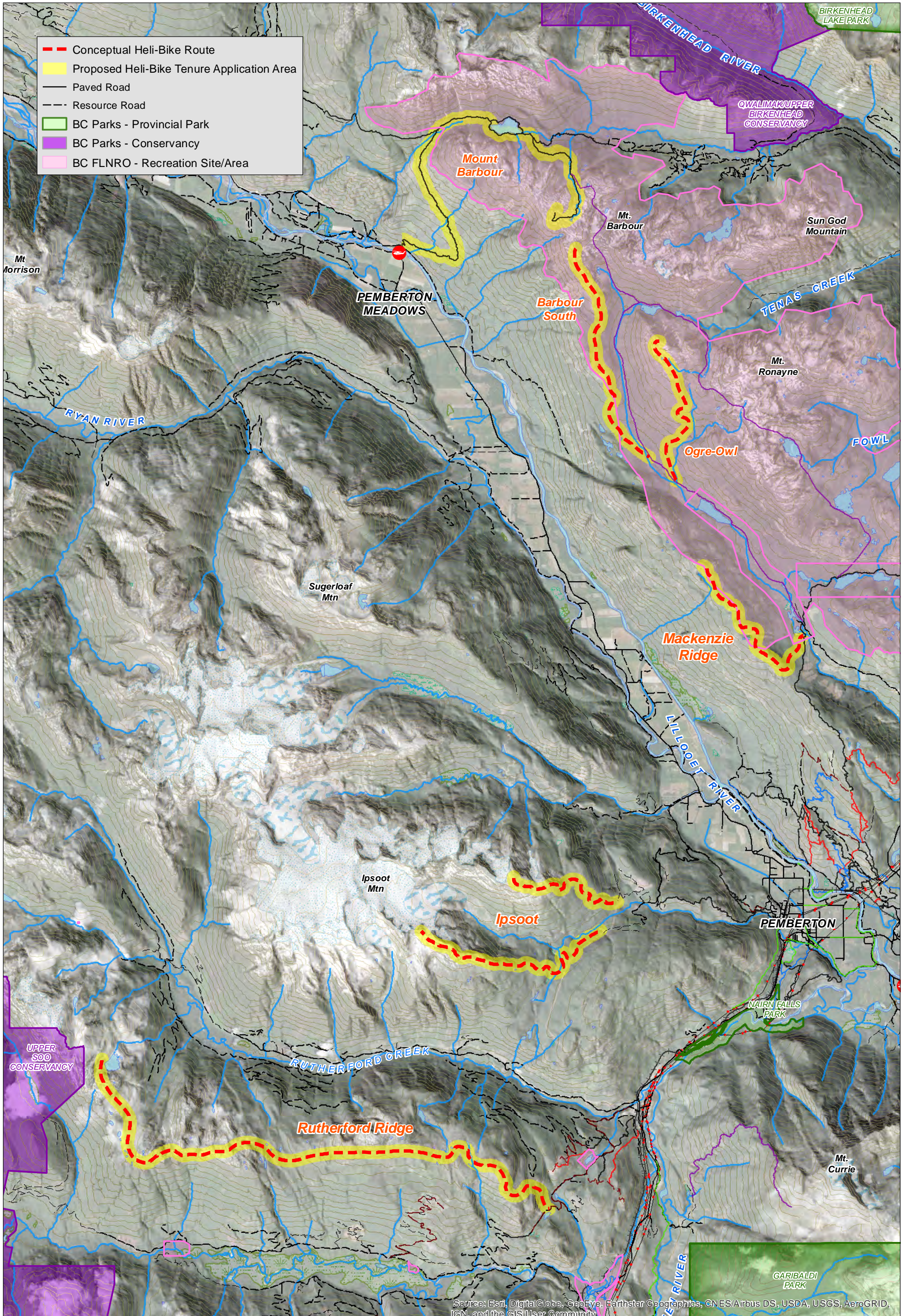
### 2.1 Description

Nine areas comprising approximately 80,610 ha constitute the existing land base currently tenured to Blackcomb Helicopters for heli-skiing, heli-hiking and events. The areas fall within the same geographic area; approximately within a 48 km radius of Pemberton and within 40 km from the Pemberton Airport. All areas occupy one geographic operating zone each, allowing for a variety of usable terrain types in a relatively minimal area. This management plan is directed toward additional areas for helicopter supported mountain biking that covers an area of 2,541 ha. Although the biophysical diversity found in the existing, geographically separate areas provides the foundation for a viable heli-skiing / heli-hiking operation, heli-biking has a different set of requirements and each of the application areas described in the plan can be evaluated independently. The application areas are described as areas or zones, but the anticipated tenure associated with each will be the proposed trail alignment with a buffer of predetermined width on either side (Map 2). This will give the trail an aerial context, thereby complying with the policy for area-based tenure. In total, the area covered by the trail alignments with their buffers is 2,541 hectares.

For the purpose of this management plan the 6 areas or zones are referred to as follows:

- 1) Mt. Barbour
- 2) Mt. Barbour South
- 3) Ogre-Owl
- 4) Mackenzie Ridge
- 5) Ipsoot Mountain
- 6) Rutherford Ridge



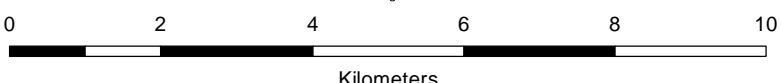
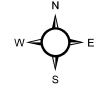


- - - Conceptual Heli-Bike Route
- Proposed Heli-Bike Tenure Application Area
- Paved Road
- Resource Road
- BC Parks - Provincial Park
- BC Parks - Conservancy
- BC FLNRO - Recreation Site/Area

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

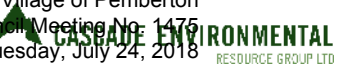
**Map 2 - Extensive Use Area**

Heli-Biking Tenure Application  
 Blackcomb Helicopters  
 Pemberton, British Columbia



GIS Cartographer: Todd Hellinga  
 Date: February 2, 2018  
 CERF File#: 391-02-03  
 Projection: BC Albers  
 Orthophoto/Data: ESR/BC Gov

Village of Pemberton  
 Regular Council Meeting No. 1476  
 Tuesday, July 24, 2018







## **2.1.1 Location Justification**

### **Area 1 – Mt. Barbour**

The Mt. Barbour zone is an existing trail that has been upgraded over the past 2 seasons to create a sustainable route through the alpine that connects to the existing Owl-Tenquille route and at the lake, the existing Tenquille Lake trail which descends to the Pemberton valley beside the Lillooet River. This existing route is maintained through a number of groups and agencies, with the main Tenquille Lake trail maintained under a partnership agreement by the Pemberton Valley Wildlife Association.

### **Area 2 – Mt. Barbour South**

This route travels south along the broad ridge from Mt. Barbour through open terrain with expansive views over the Pemberton valley and east over the Tenas and Owl Creek drainages. Terrain is well suited for the development of a heli-biking trail with great sightlines and well drained terrain.

### **Area 3 – Ogre-Owl**

Starting on a sub-peak west of Mt. Ronayne, this route travels almost due south in open alpine and sub-alpine terrain as it descends towards Owl Lake. Open views in all direction provide good building conditions and good sightlines in this unique alpine basin with limited treed terrain in its lower reaches.

### **Area 4 – Mackenzie Ridge**

The Mackenzie Ridge route will travel south east, both down and up as it travels towards the existing “Skelu’la7” trail where it joins with the Owl Creek FSR near the Chain Lakes turn off. The terrain is rocky and forested with many openings providing views over the Pemberton valley. This route is seen as a more all-mountain cross country experience as opposed to the more downhill oriented routes in the application.

### **Area 5 – Ipsoot Mountain**

Two routes make up this zone, each following eastern ridges off Ipsoot Mountain, one north of Pemberton Creek, and one on the south side. Again as with many of the other proposed routes, both of these begin in rocky alpine terrain before descending into mature forest in their lower reaches providing a mix of great views, open terrain, finishing with routes through the forest.

### **Area 6 – Rutherford Ridge**

This proposed route would meander through the alpine terrain of Rutherford ridge near the boundary of the Upper Soo Conservancy in the west towards Highway 99 in the east. The ridge route features Rutherford Creek to the north, with the Soo Valley to the south. This route is seen as an all-mountain route with both climbing and descending for a longer ride product more in a cross country product.





## 2.2 Seasonal Expectations of Use

The following table provides a forecast of estimated use levels for the application area. Most of the identified trails do not currently exist and as such will need to be constructed or improved. To allow time for development of the trails, their use will be phased in over the next two to three years. The requirement of the Management Plan is a forecast of client days and the forecasted number are presented in the last line of the table, below. However, the client day forecasts are based on a standard model of four descents per person per day of heli-biking. Since the focus of concern and analysis of impact is centred around the level of use on individual trails, an effort was made to identify the number of trips by trails. These are described as descent days in the table.

**Table 2. Client and descent day forecasts.**

Activity Report			Descent Days						
Activity Area	Typical Period of Use	Year Started	2017	2018	2019	2020	2021	Full Capacity	Year Full Capacity Reached
Mt. Barbour	July - Oct	2017	480	530	600	600	600	600	2019
Mt. Barbour South	June - Oct	2017	480	530	600	600	600	600	2019
Ogre-Owl	July - Oct	2018	N/A	480	530	600	600	600	2020
Mackenzie Ridge	June - Oct	2018	N/A	480	530	600	600	600	2020
Ipsoot Mountain	June - Oct	2018	N/A	600	660	730	730	800	2022
Rutherford Ridge	July - Oct	2019	N/A	N/A	200	250	300	400	2023
<b>Total Descent Days</b>	-	-	<b>960</b>	<b>2,620</b>	<b>3120</b>	<b>3,380</b>	<b>3,430</b>	<b>3,600</b>	-
<b>Client Days</b>	-	-	<b>240</b>	<b>655</b>	<b>780</b>	<b>845</b>	<b>858</b>	<b>900</b>	-

## 3 Infrastructure and Improvements

### 3.1 Facilities and Infrastructure

Blackcomb Helicopters will only use existing staging areas under a Licence of Occupation or permit. Current staging areas are located at a log sort north of Duffey Lake Road on the east side of the North Joffre Main Road and past the salt shed further up the Duffey Lake Road. No improvements are planned for the sites. A staging area is also located on the south side of the Birkenhead FSR and near Lizzie Creek on the Lillooet South FSR. A third staging area is located on private land owned by the Van Loons and located just south of the Lillooet River Bridge near the top of Pemberton Meadows. Blackcomb Helicopters plans to construct a day-use guest staging area within the tenure area on Mount Currie. This 1.0 hectare staging area will include a Yurt and will be relocated from the existing site. In order to ensure safety through seamless radio communication capabilities, Blackcomb Helicopters intends to establish a series of repeater sites in and around their areas of operation. Other than a seasonal temporary repeater located on Mt. Olds which was acquired in the Coast Range Heli-skiing asset purchase and remains in place, the locations of these proposed repeater sites is yet to be determined.

#### 3.1.1 Base Operation

Blackcomb Helicopters utilizes the Pemberton Airport and the Whistler Heliport as its bases of operations and staging area for guests (Map 2). The location of the Pemberton Airport and Whistler Heliport operations bases with respect to the application areas is shown on the maps within this Management Plan. Current airport facilities include hangars and reception areas, with a deck and grounds.

##### 3.1.1.1 Proposed Base Facility

With the present increase of growth for winter operations and the expansion of activities into the summer season, BH has obtained an existing building at the airport for use as a base of operations and heli-plex facility. This facility will serve as a permanent all season home for operations and allow for expansion of existing and complimentary products and services. Blackcomb Helicopters looks to further align their operations from the Pemberton Airport as this location provides enormous benefits to the community and to the logistics of BH operations.

The airport falls within the jurisdiction of the Village of Pemberton, which controls zoning and land use (see Section 3.3). The subject lands are fee simple (private land) and are leased from the owner, the Village of Pemberton.

BH also has an existing base of operations at the Whistler Heliport. While the focus of heli-biking activity will be at the Pemberton base, BH may elect to use the Whistler base as well.

#### 3.1.2 Improvements

Trail building and helicopter landings are the only anticipated improvements associated with this application. Trails will be laid out for approval by Recreation Sites and Trails BC under Section 56 and 57 of the *Forest and Range Practices Act* (FRPA).

#### 3.1.3 Intensive Use Sites

The Provincial Adventure Tourism (AT) Policy defines intensive use sites as “small areas of Crown land that are integral to the AT Tenure holder’s operation and typically contain improvements (e.g. cabin)”. BH’s existing intensive use sites are related to refuelling and remote staging sites located on Mount Currie (Yurt site), the Duffey Lake Road (refuelling/staging), North Joffre Main Road (refuelling/staging), the Birkenhead FSR (refuelling/staging) and after the second bridge crossing of Lizzie Creek (refuelling/staging). BH would like to move the Yurt location closer to the lake and its use will be in support of summer activities rather than the original intended winter use by CRH.

### **3.1.3.1 Refuelling**

Blackcomb Helicopters utilizes one semi-permanent and three temporary (tidy tank in truck) fuel cache areas for remote operational locations (four total). The semi-permanent cache currently consists of a 25,000 litre, double walled enviro-tank stored on the Birkenhead FSR staging area. The Birkenhead FSR site is tenured with FLNRO and zoned with the SLRD for the proposed use as a helicopter staging area.

Secondary supply to the other staging areas consists of a tidy tank in the back of a pickup truck. The pickup truck is driven on a daily basis to the needed.

Fuelling is conducted in conformance with all existing regulations. A contract with the carrier stipulates that the refuelling tanks and fuel truck is compliant with the BC Fire Code and Bill 26, Waste Management Act.

### **3.1.3.2 Guest Staging**

Blackcomb Helicopters will stage guests at the described sites based on the intended area(s) to be heli-biked that day.

### **3.1.3.3 Private Land**

Cadastral mapping was reviewed for the application areas. Upon review of available documents no privately held fee-simple lands were identified within the application areas.

## **3.2 Access**

Located 125 km to the south, Vancouver is the largest major centre in proximity to Whistler and Pemberton. Vancouver International Airport receives regularly scheduled direct flights from around the world. Guests access the BH base facilities from Whistler or Vancouver via the Sea to Sky Highway 99. Pemberton Airport has the capability to accept flights from Vancouver, although scheduled flights are not presently offered. The base can also be accessed from major centres to the east, such as Kamloops, via the Sea to Sky Highway 99 (the Duffey Lake Road).

A shuttle bus owned and operated by Blackcomb Helicopters picks up clients at their place of accommodation in Whistler or Pemberton in the morning and delivers them home at night. Occasionally clients that are locally resident in Whistler, Pemberton, Vancouver or Seattle elect to drive to the Pemberton Airport operational base and parking is provided.



**Photo 1. Duffey Lake Staging Area**

### **3.2.1 Access to Zones**

Clients are transported from Whistler to the Pemberton Airport in company vans. When clients need to go to the remote staging areas, they are transported again from the airport to the staging sites as required (Map 2). The company vans return the clients to the Airport and Whistler or their Pemberton accommodations at the end of the day. Locations are off of the Duffey Lake Road approximately 250 m west of the salt shed, on the east side of the Joffre Forest Service Road approximately 250 m north of the Highway 99 turnoff, and located after the second bridge crossing of Lizzie Creek on the Lillooet Lake FSR, the Van Loon property near the Upper Lillooet FSR Bridge and approximately 3 km up the Birkenhead FSR

All flight routes have been planned to mitigate helicopter noise where possible by blocking a ridgeline between the ascent route and valleys below or minimizing overflights in populated areas.



**Photo 2. Joffre Log Sort - View Looking Northeast**

### **3.2.2 Access within Zones**

All transport of clients within and between the zones is conveyed by helicopter. The zones are purposely kept small and valley bottoms containing roads are avoided in the delineation of tenure application areas. Helicopters depart from Pemberton Airport or Whistler Heliport heading directly for the chosen area, or to the remote staging area as predetermined by the factors of the day. The proposed areas are not in the vicinity of residential areas so noise impacts should be minimal. BH plans to use five passenger A-Star helicopters for their clients. These light aircraft are considerably quieter than the larger helicopters.

Landing and pick up sites are chosen for their suitability and safe location. Some have been pre-selected and agreed to in order to mitigate potential impacts to wildlife. Stakes are planted at the start of the season, replaced as required, and removed at the close of the season. If thinning of trees is required to ensure a safe landing site, permits are obtained from the appropriate offices of the Ministry of Forests and Range.



**Photo 3. Lizzie Creek Staging Area**

### 3.3 Utility Requirements and Sources

Both base areas are fully serviced with electricity. No further servicing is required for proposed improvements. The proposed heli-bike trails have no building structures or servicing associated with them.

### 3.4 Water Supply

Both base areas at the Whistler Heliport and Pemberton Airport are fully serviced with drinking water and sewer services. No services are needed for the heli-biking activities.

### 3.5 Waste Collection and Treatment Disposal

All waste will be flown out by helicopter at the end of the day and guests will be instructed to follow the "pack it in, pack it out" principle once they have left base or staging areas to ensure no waste is disposed of while out on the trails. A porta-potty will be placed near the Yurt site and serviced regularly by helicopter.

## 4 Environmental

The heli-biking application areas are located in the southern Coast Mountains physiographic region of British Columbia, where present day landscapes and environmental conditions have been determined in large part by episodic glacial events of the Quaternary period. After the retreat of ice associated with the Fraser Glaciation approximately 11,000 years ago, emergent landscapes in this area were characterized by glacially scoured U-shaped valleys lined with glacial and fluvial sediment deposits. Since then weathering and related processes have continued to shape the natural environment and vegetation has re-established and adapted to these changing climatic and geomorphic conditions.

The operating areas constitute two upland areas in the transitional zone of the Coast and Mountains and the Southern Interior ecoprovinces. Within the Coast and Mountain ecoprovince is Mt. Barbour and Ipsoot areas. These areas are located in the Pacific Ranges ecoregion and entirely within the Eastern Pacific Ranges ecosection.

Within the Southern Interior ecoprovince lie Birkenhead area and the Duffey Lake Road area. These areas are located in the Interior Pacific Ranges ecoregion and entirely within the Leeward Pacific Ranges ecosection.

Commonly occurring vegetation types and related environmental conditions in the area are described using the biogeoclimatic ecosystem classification system (BEC). The operating areas contain a number of distinct biogeoclimatic subzones distributed across an elevational gradient.

Climax forests in the CWHds1 subzone are characterized by Douglas fir, western hemlock, and lesser amounts of western red cedar. The under storey is poorly developed and mainly consists of falsebox, prince's pine, dull Oregon grape, and queen's cup. The moss layer is well developed in this zone.

Climax forests in the CWHms1 subzone are characterized by western hemlock, Douglas fir, western red cedar, and amabilis fir. The main understorey species is Alaskan blueberry. This subzone has a well-developed moss layer.

Climax forests in the MHmm2 subzone are characterized by western hemlock, mountain hemlock, amabilis fir, and less commonly, subalpine fir. Understorey species include Alaskan blueberry, black huckleberry, oval-leaved blueberry, five-leaved bramble, white flowered rhododendron, and mosses.

Climax forests in the ESSFmw subzone are characterized by subalpine fir, Engelmann spruce, and lesser amounts of amabilis fir. Understorey species includes black huckleberry and white-flowered rhododendron. Less common understorey plant species includes one-sided wintergreen, sitka valerian, and five-leaved bramble. Lodgepole pine is a common early seral stage tree species, usually occurring where past wildfire events have taken place. Slide alder usually dominates avalanche paths. The

ESSFmwh phase is characterized by the presence of mountain hemlock, and is transitional between coastal and interior climates.

The ATunp subzone remains unclassified primarily due to the lack of forest cover. Vegetation in these zones is sparse and consists mainly of ground cover of heathers, sedges and herbaceous flowers with occasional krummholtz developing in sheltered locations. Soil composition is poor and the terrain is steep and rugged.

The operating areas are generally comprised of AT subzones at upper elevations. Much of the valley bottoms surrounding the operating areas have previously had extensive harvesting and other forestry development or activities. This disturbance is reflected in the relatively low levels of old seral forest remaining on lower elevation slopes with low to moderate gradient. Retained stands in the operating area are mainly mature (<240 years of age) and old growth (>240 years of age) forest stands, interspersed with early successional forest.

#### **4.1 Land Impacts**

##### **4.1.1 Vegetation Removal**

Vegetation removal will be minimal and associated with trail building. All plans for trails and helicopter landings will be approved through FRPA.

##### **4.1.2 Soil Disturbance**

Soil disturbance will be limited to the trail bed and will be carried out with hand tools.

##### **4.1.3 Riparian Encroachment**

Riparian areas will be avoided and trail crossings will be minimized and perpendicular to the channel.

##### **4.1.4 Pesticides and Herbicides**

No herbicides or pesticides will be used.

##### **4.1.5 Visual Impacts**

Trails will be so narrow as to be invisible on the landscape. As such, no visual impacts are anticipated.

##### **4.1.6 Archaeological Sites**

Archaeological assessments have been conducted for the area around Matrimony Lake on Mount Currie. No known sites are currently identified in the application areas (see Section 1.2.1 Archaeological Concerns).

##### **4.1.7 Construction Methods and Materials**

Trail construction will be entirely conducted by hand. No imported materials are anticipated.

#### **4.2 Atmospheric Impacts**

##### **4.2.1 Sound, Odor, Gas or Fuel Emissions**

Impacts associated with heli-biking will be limited to noise and emissions produced by the helicopters and support vans. As a long time, locally owned and operated company BH has a good understanding of sensitivities around noise with respect to helicopters, and continually strives to avoid disturbing the residents and wildlife. No significant adverse impacts are anticipated as a result of the heli-biking.

In addition, drawing on more than a decade of experience with carbon offsetting in its affiliated company Vancouver Film Studios, Blackcomb Helicopters has developed a carbon offsetting program whereby all carbon emissions from flights contemplated in this management plan will be fully offset. To the best

knowledge of management, this is the first such program in Canada, and Blackcomb Helicopters has been asked to advise HeliCat Canada in developing a similar program for their members.

### **4.3 Water or Land Covered by Water Impacts**

Trails will be managed to avoid or mitigate impacts to the land or water through proper design, and best practices for construction. All trails used by or developed by BH for heli-biking will be maintained by BH.

#### **4.3.1 Drainage Effects**

Trails will be managed to avoid effects of drainage and erosion. Riparian areas will be avoided. Cross ditching will be maintained and where necessary, the trail bed will be armored with locally available rock.

#### **4.3.2 Public Access**

Public access will not be encumbered, nor will it be encouraged on trails maintained by BH. Access to the drop sites will be controlled through BH and as such, the issues associated with unconstrained access to the land will be avoided and with the support of BC Recreation Sites and Trails, can be effectively managed.

#### **4.3.3 Flood Potential**

Development and operation of the proposed heli-biking activity will have no measurable effect on peak flows or storm event runoff. Therefore, there is no anticipated potential contribution to flooding.

### **4.4 Fish and Wildlife Habitat Impacts**

#### **4.4.1 Disturbance to Wildlife and Wildlife Habitat**

This section considers the following:

- Whether, where and when there are sensitive wildlife and habitat values in the proposed operating areas.
- Potential adverse effects of the operation on these values (i.e. risks).
- Mitigation options.

##### **4.4.1.1 Sensitive Wildlife and Habitat Values**

In B.C., there are two bodies involved with the ranking of species and/or ecological communities at risk. At the national level, the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) works under the *Species at Risk Act* (SARA), and at the provincial level, the Conservation Data Centre (CDC) manages the B.C. Status List.

SARA ranks species using the following terminology:

- Extinct (XX)
- Extirpated (XT)
- Endangered (E)
- Threatened (T)
- Special concern (SC)
- Not at risk (NAR)
- Data deficient (DD)

A species that is listed as Endangered, Extirpated or Threatened is included on the legal list under Schedule 1 of the Act and is legally protected under the Act with federal measures to protect and recover these species in effect.

The B.C. CDC designates provincial red or blue list status to animal and plant species, and ecological communities of concern (BC CDC, 2014). The red list includes indigenous species or subspecies considered to be endangered or threatened. Endangered species are facing imminent



extirpation/extinction, whereas threatened groups or species are likely to become endangered if limiting factors are not reversed. The blue list includes taxa considered to be vulnerable because of characteristics that make them particularly sensitive to human activities or natural events. Although blue listed species are at risk, they are not considered endangered or threatened. Yellow listed species are all those not included on the red or blue list and may be species which are declining, increasing, common or uncommon (BC Ministry of Sustainable Resource Management, 2002).

The tenure area provides potential habitat for a wide range of wildlife species. Table 3 below contains species that occur in habitat types found in the proposed tenure areas, and are blue or red listed by the CDC, or listed as endangered, threatened or of special concern by SARA.

**Table 3. Rare and endangered animal species potentially occurring in the tenure area.**

Scientific Name	Common Name	BC List Status	SARA Status
<b>Birds</b>			
<i>Anaxyrus boreas</i>	Western Toad	Blue	Special Concern
<i>Ascaphus truei</i>	Coastal Tailed Frog	Blue	Special Concern
<i>Rana aurora</i>	Northern Red-legged Frog	Blue	Special Concern
<i>Accipiter gentilis laingi</i>	Northern Goshawk, <i>laingi</i> subspecies	Red	Threatened
<i>Ardea herodias fannini</i>	Great Blue Heron, <i>fannini</i> subspecies	Blue	Special Concern
<i>Brachyramphus marmoratus</i>	Marbled Murrelet	Blue	Threatened
<i>Butorides virescens</i>	Green Heron	Blue	
<i>Chordeiles minor</i>	Common Nighthawk	Yellow	Threatened
<i>Contopus cooperi</i>	Olive-sided Flycatcher	Blue	Threatened
<i>Cypseloides niger</i>	Black Swift	Blue	
<i>Euphagus carolinus</i>	Rusty Blackbird	Blue	Special Concern
<i>Falco peregrinus anatum</i>	Peregrine Falcon, <i>anatum</i> subspecies	Red	Special Concern
<i>Hirundo rustica</i>	Barn Swallow	Blue	
<i>Megascops kennicottii</i>	Western Screech-Owl	No Status	Special Concern
<i>Patagioenas fasciata</i>	Band-tailed Pigeon	Blue	Special Concern
<i>Strix occidentalis</i>	Spotted Owl	Red	Endangered
<b>Mammals</b>			
<i>Corynorhinus townsendii</i>	Townsend's Big-eared Bat	Blue	
<i>Gulo gulo luscus</i>	Wolverine, <i>luscus</i> subspecies	Blue	
<i>Myotis keenii</i>	Keen's Myotis	Blue	Endangered
<i>Myotis lucifugus</i>	Little Brown Myotis	Yellow	Endangered
<i>Pekania pennanti</i>	Fisher	Blue	
<i>Sorex bendirii</i>	Pacific Water Shrew	Red	Endangered

Scientific Name	Common Name	BC List Status	SARA Status
<i>Ursus arctos</i>	Grizzly Bear	Blue	
<b>Fish</b>			
<i>Acipenser medirostris</i>	Green Sturgeon	Red	Special Concern
<i>Oncorhynchus kisutch</i>	Coho Salmon	Yellow	
<i>Salvelinus confluentus</i>	Bull Trout	Blue	
<i>Salvelinus confluentus</i> - <i>coastal lineage</i>	Bull Trout - Coastal Lineage	Blue	
<b>Amphibians and Reptiles</b>			
<i>Anaxyrus boreas</i>	Western Toad	Blue	Special Concern
<i>Ascaphus truei</i>	Coastal Tailed Frog	Blue	Special Concern
<i>Charina bottae</i>	Northern Rubber Boa	Yellow	Special Concern
<i>Coluber constrictor</i>	North American Racer	Blue	Special Concern
<i>Contia tenuis</i>	Sharp-tailed Snake	Red	Endangered
<i>Rana aurora</i>	Northern Red-legged Frog	Blue	Special Concern
<b>Invertebrates</b>			
<i>Argia vivida</i>	Vivid Dancer	Blue	
<i>Cicindela hirticollis</i>	Hairy-necked Tiger Beetle	Blue	
<i>Epargyreus clarus</i>	Silver-spotted Skipper	Blue	
<i>Epargyreus clarus californicus</i>	Silver-spotted Skipper, <i>californicus</i> subspecies	Red	
<i>Erynnis propertius</i>	Propertius Duskywing	Red	
<i>Galba bulimoides</i>	Prairie Fossaria	Blue	
<i>Galba dalli</i>	Dusky Fossaria	Blue	
<i>Gyraulus crista</i>	Star Gyro	Blue	
<i>Haliotis kamtschatkana</i>	Northern Abalone	Red	Endangered
<i>Ophiogomphus occidentis</i>	Sinuous Snaketail	Blue	
<i>Parnassius clodius claudianus</i>	Clodius Parnassian, <i>claudianus</i> subspecies	Blue	
<i>Parnassius clodius pseudogallatinus</i>	Clodius Parnassian, <i>pseudogallatinus</i> subspecies	Blue	
<i>Physella propinqua</i>	Rocky Mountain Physa	Blue	
<i>Physella virginea</i>	Sunset Physa	Blue	
<i>Ostrea conchaphila</i>	Olympia Oyster	Blue	Special Concern
<i>Sphaerium striatinum</i>	Striated Fingernailclam	Blue	

Scientific Name	Common Name	BC List Status	SARA Status
<b>Plants and Fungi</b>			
Leptogium polycarpum	peacock vinyl	Red	
Peltigera gowardii	northwest waterfan	Red	

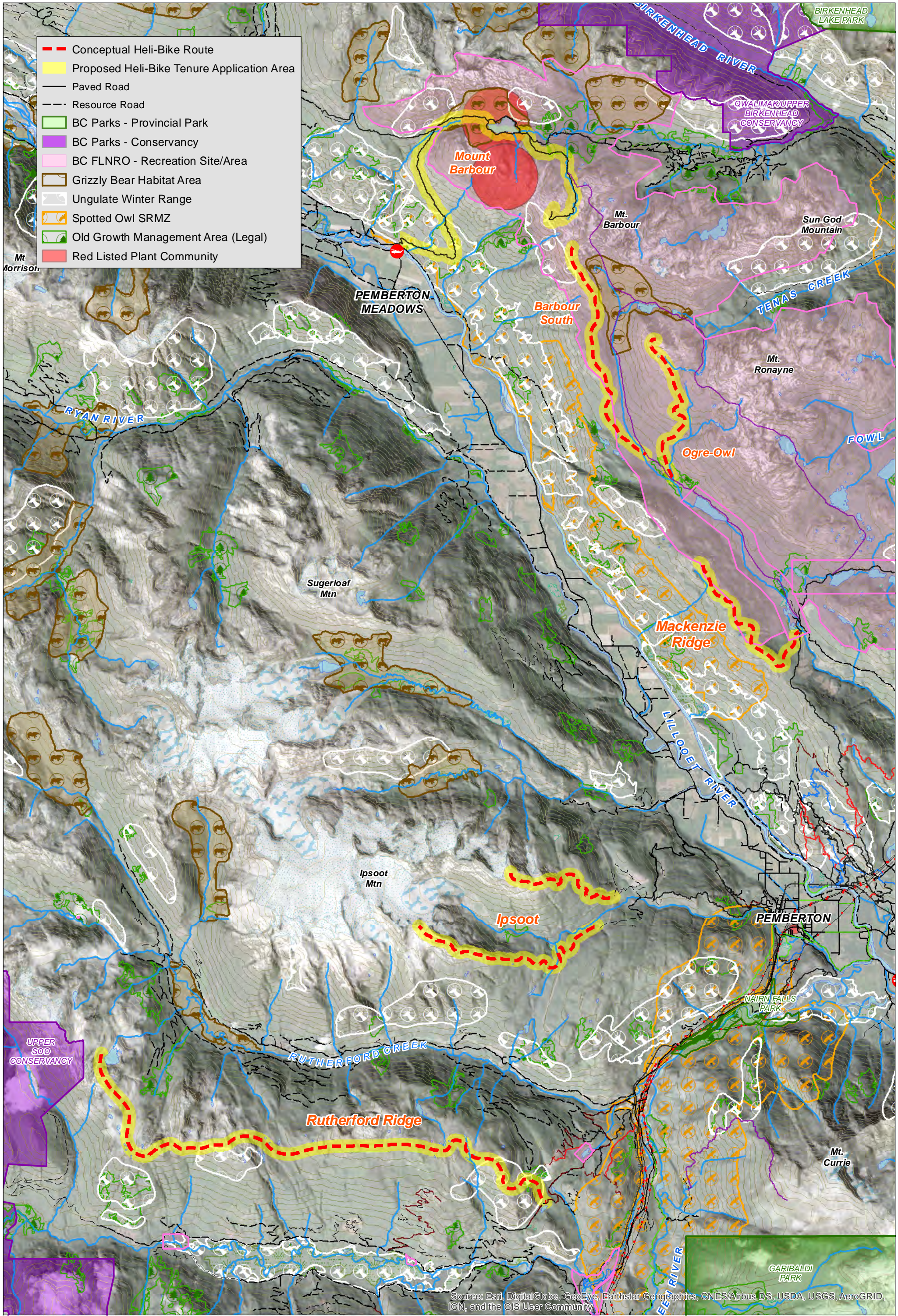
Source: Conservation Data Centre for the Squamish Forest District (B.C. CDC, 2016)

Of the sensitive animal species expected to occur within the operating area, those that are most vulnerable to impact by heli-sports include: grizzly bear (*Ursus arctos*), wolverine (*Gulo gulo*), and mountain goat (*Oreamnos americanus*). Other species of concern, identified from FLNRO mapping information and the Interim Guidelines, that are likely or have the potential to occur within the operating areas include: fisher (*Martes americana*), Keen's long-eared Myotis (*Myotis keenii*), Townsend's big-eared bat (*Corynorhinus townsendii*), Harlequin duck (*Histrionicus histrionicus*), Peregrine falcon (*Falco peregrinus*), Northern goshawk (*Accipiter gentiles*), spotted owl (*Strix occidentalis*), rubber boa (*Charina bottae*), and tailed frog (*Ascaphus truei*). In general, important wildlife values in the area could include (but are not limited to): mineral licks, alpine meadows, riparian areas, mountain goat kidding areas, critical mountain goat winter range, denning and/or nest sites, wildlife trees, food caches, natural travel corridors and game trails.

Sensitive wildlife habitats and ranges and rare vegetation communities within the operating area of Blackcomb Helicopters are presented in Map 3 below.





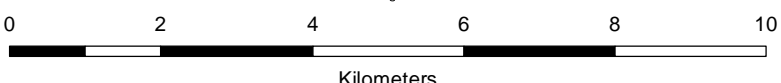
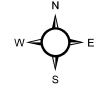


- - - Conceptual Heli-Bike Route
- Proposed Heli-Bike Tenure Application Area
- Paved Road
- Resource Road
- BC Parks - Provincial Park
- BC Parks - Conservancy
- BC FLNRO - Recreation Site/Area
- Grizzly Bear Habitat Area
- Ungulate Winter Range
- Spotted Owl SRMZ
- Old Growth Management Area (Legal)
- Red Listed Plant Community

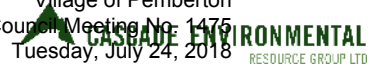
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Map 3 - Wildlife and Vegetation Constraints**

Heli-Biking Tenure Application  
 Blackcomb Helicopters  
 Pemberton, British Columbia



GIS Cartographer: Todd Hellinga  
 Date: February 2, 2018  
 CERG File#: 391-02-03  
 Projection: BC Albers  
 Orthophoto/Data: ESR/BC Gov  
 Village of Pemberton  
 Regular Council Meeting No. 1176  
 Tuesday, July 24, 2018







## **Mountain Goat**

Mountain goats occur almost ubiquitously throughout British Columbia wherever mountain ranges exist. Typically, they can be found in the steepest, most rugged terrain available, usually above tree line, provided it contains or is immediately adjacent to suitable forage. This habit allows them to exploit food resources while remaining close to escape terrain, putting them out of reach of most predators. Although vertical migrations typically occur between winter and summer, mountain goats are generally considered non-migratory, occupying a relatively small home range area throughout the year. They are known to travel longer distances to reach mineral licks, particularly in spring.

Mountain goat forage on alpine grasses, forbes, sedges and rushes throughout the summer, switching to shrubs and conifers in the winter including fir, pine, and juniper. Mosses and lichens are also important to coastal populations in winter (Cannings et al., 1999). A summary of seasonal habitat requirements is as follows:

### Summer

Mountain goats occupy higher elevations in spring and summer, moving up slope as snow melt allows access to forage at higher elevations. Females and kids are occasionally gregarious and have been observed in groups of 20 -30. Females give birth in late May and early June on or near rock ledges. Males and females also utilize mineral licks, particularly in the spring, such that they are willing to travel long distances when licks are scarce. Critical summer habitat consists of suitable forage, such as that found in alpine meadows, adjacent to steep, rocky escape terrain, usually above the tree line. In general, these areas are not as productive as lower elevations and so nutritional reserves are rarely high. Aspect in summer is less important and goats may select north or south facing slopes provided sufficient escape cover and forage opportunities are nearby.

### Winter

As is the case with most ungulates, winter is the most critical period for mountain goats, primarily due to nutritional stress as a result of reduced food availability. Travel in winter is also difficult as goats lack any adaptation for navigating deep snow. As a result goat winter range typically consists of south and southwest aspect slopes which experience more sunshine and less snow accumulation than north facing slopes. Goats utilize a diverse diet in winter including shrubs and most conifers, except spruce, as well as any grasses they can access through the snow or in exposed areas where high winds may have exposed the vegetation

## **Grizzly Bear**

Grizzly bears occur in approximately 80% of the province typically in alpine tundra and subalpine mountain forests. Typically, they are found in rugged terrain with abundant forage in the upper headwaters of creeks and rivers. Grizzly bear have large home ranges from 50 to several hundred square kilometres (Cannings et al., 1999). The ranges of males are usually larger than those of females. By covering large areas, they are able to exploit foods that are spatially distributed and of relatively low abundance such as berries, forbes, and roots, or relatively low nutrition such as grasses and sedges. Grizzly bear are omnivorous, occasionally eating small mammals, insects, carrion and fish when available.

Grizzly bears make seasonal migrations from high altitudes in winter where they typically den to lower elevations in spring, returning to higher elevations in summer as forage becomes available higher up. Recent avalanche tracks are an important foraging area because they are typically forbe dominated and occasionally provide a source of carrion from animals that died in the avalanche.

### Spring and Summer

Grizzly bears emerge from their dens in spring and typically move to lower elevations where forage is already available. As warmer temperatures melt the snow pack, grizzly bear move to higher elevations, taking advantage of the emerging vegetation. Grizzly bear spend the majority of the summer at high elevations, exploiting mountain meadows and berry fields.

### Fall and Winter

Where available, grizzly bear move to lower elevations in fall to take advantage of salmon runs. Food availability is less of an issue for grizzly bear in winter as they typically den from October-November to April-May depending on elevation and regional weather. However, this period of inactivity without feeding makes the fall period particularly important for bears as they are putting on the body weight to see them through 6-8 months of inactivity.

### ***Wolverine***

Although wolverines are possibly the least understood of North American carnivores, they are believed to occur in most suitable habitats throughout the mainland of British Columbia, occupying huge territories up to and exceeding 2000 square kilometres. Suitable habitat consists of alpine and arctic tundra and boreal to mountain forests. Wolverines are carnivorous and although they are capable of hunting large game, obtain a large proportion of their diet from carrion. This makes habitats like avalanche slides particularly valuable.

Little appears to be known about the seasonal migratory patterns of wolverine but they do not appear to be restricted by topographic features or rivers to the extent that other animals are. Wolverines appear to be very sensitive to disturbance. Females seem to select den sites that are on north and northeast facing slopes but will abandon them if disturbed. Seclusion appears to be the most important factor in den site selection.

#### Spring and Summer

Wolverines are known to frequent areas where marmot colonies are present, marmot forming a significant portion of their diet in summer. Larger prey species that die over the winter in avalanches or other areas are revealed by snow melt in the spring, providing a valuable source of carrion. As with most carnivores, wolverine must cover significant distances throughout the year to find sufficient food.

#### Fall and Winter

Wolverines do not hibernate during the winter, instead they are active all year, finding food under the snow where they can, covering large distances of as much as 30 km a day. The location of carcasses or other accessible prey appears to be the strongest influence on a wolverine's movements in winter (Cannings et al., 1996).

### **4.4.1.2 Wildlife Values within Operating Areas**

#### ***Other Species of Concern***

The CDC, FLNRO, and the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) identify several other species of concern that, given their life history, have the potential to occur within the operating area. Most of these species, with the exception of the spotted owl and fisher, are either absent or inactive during the winter; therefore, potential impacts are restricted to summer activities. A brief summary of these species and the life history traits that make them susceptible to impact are as follows:

#### Fisher

Fishers are poorly understood in British Columbia but are believed to be distributed over most of the province except for coastal islands and the lower mainland where they have been extirpated (Canning et al., 1999). Territories are relatively small (up to 31 square kilometres). Fishers prey on most small animals from birds to hares and porcupines. Primarily found in coniferous and mixed wood stands, the fisher relies on riparian deciduous stands with tree cavities, particularly for natal dens (MOE, 2016). Fishers are non-migratory, occupying essentially the same area in summer and winter although they make minor seasonal adjustments to avoid deep snow and to remain under tree cover. Mapping conducted as part of the Sea to Sky LRMP identifies the majority of the operating area as potential fisher habitat (MOE, 2016). The mapping appears suspect however; as the Mount Currie and Bastion Peak Zones are not included which may indicate lack of study information for the area

#### Keen's Long-eared Myotis

Although provincially red-listed, little of the biology of this species is known. Known occurrences are rare but appear to be restricted to coastal forests (Cannings et al., 1999). Presumed threats to this species

include loss of nesting and/or foraging habitat through large scale logging. CDC mapping (MOE, 2016) indicates that there is potential for habitat in the lower elevations of the operating area.

#### Townsend's Big-eared bat

This bat occurs in a wide variety of habitats but is restricted by the location of caves or cave like roosts and hibernacula. Although no records exist for the operating area, the low elevations of the operating area are identified as having potential for Townsend's big-eared bat (MOE, 2016). This species, like most bats is extremely sensitive to disturbance within the hibernacula.

#### Harlequin Duck

Harlequin ducks are a small sea duck that migrate from their wintering grounds on the ocean in spring to breeding areas on fast-flowing mountain streams and rivers. At the on-set of incubation, males abandon the breeding area, returning to the ocean (Robertson et al., 1998). Females and young remain on the natal stream until the young have fledged, which occurs roughly at the end of August but can occur as late as September. Harlequin ducks are likely to inhabit the larger drainages and their larger tributaries within the operating area (MOE, 2016). Harlequins are somewhat sensitive to human disturbance, particularly while females are rearing young (late June through August). Females will lead juveniles away from humans or other terrestrial predators, possibly displacing them from preferred feeding areas. Harlequin ducks are not considered endangered or vulnerable. However, they are considered a species of special concern due to their unique breeding ecology (Fraser et al., 1999).

Management objectives to reduce impacts from recreation activities include; avoiding the loss of critical habitats, avoid disturbance during nesting and fledging periods, and minimizing impacts to water quality. Impact mitigation guidelines include identifying and mapping potential nesting habitats from surveys, and limiting ground disturbance in riparian zones along potential nesting river sections (MWLAP, 2002). BH commits to incorporating these objectives into their operating procedure.

#### Peregrine Falcon

Peregrine falcons, the second largest member of the falcon group, migrate south during the winter months and are not expected to be impacted by winter heli-access operations. During the summer, peregrines tend to select steep cliff faces and high ledges adjacent to open areas, particularly along river valleys for nesting sites. There is potential for peregrines to occupy any of the lower elevation river valleys and their lower elevation tributaries (MOE, 2016). Peregrine falcons are susceptible to repeat disturbance at nest sites.

#### Northern Goshawk

Northern goshawks are a medium sized, short-winged, forest dwelling raptor, well adapted for agile flight within forested areas. Goshawks feed on larger birds and mammals that are associated with old-growth forests or forest edges and are an "Identified Wildlife Species" under the Forest Practices Code of British Columbia. Although the (atricapillus) sub-species, is yellow listed in BC, the (laingi) sub-species is red listed. Atricapillus occupies the mainland of BC east of the coast range while laingi occupies Vancouver Island and the Charlottes. It is unknown which sub-species occupies the mainland coast (Fraser et al., 1999). Thus, goshawk occurring within the operating area could be of either sub-species. Goshawks are sensitive to human disturbance at the nest site. However, it is often possible to avoid nest sites because they will often defend them aggressively by swooping at intruders. The Green River, Birkenhead River, Lillooet River, Twin One Creek, Ure Creek, Gates Creek and Joffre Creek valley's and associated forests have been identified as having superior suitability for goshawks (MOE, 2016).

#### Spotted Owl

Spotted owls are a medium sized, non migratory, forest dwelling owl of western North America that require old growth conifer stands from lowland to mountain areas. Dependence on old growth is due to the presence of broken top snags and a multi-stage canopy, providing abundant habitat for their favoured prey (northern flying squirrels) as well as nesting sites. In British Columbia, they seem to prefer Douglas fir and hemlock (mountain or western) stands with an element of red cedar in mountainous areas (Campbell et al., 1990). Spotted owls are red listed in British Columbia and listed as endangered by COSEWIC and protected under the Species at Risk Act (SARA). Main threats to spotted owls are

associated with loss of habitat although, like most birds of prey, they are sensitive to disturbance around their nesting sites.

Spotted owls in Mexico showed no ill effects from low level overflights by jet aircraft (Johnson and Reynolds, 2002). Although spotted owl numbers are low throughout their range, The Green River, Birkenhead River, Lillooet River, Twin One Creek, Ure Creek, Gates Creek and Joffre Creek valley's and associated forests have been identified as having superior suitability (MOE, 2016). There have been several spotted owl detections (including nests) in the general Pemberton area, although not within the Mount Currie and Bastion Peak Zones (Jared Hobbs, pers. comm., 2004). Lower elevation portions of the Bastion Peak (east) and Mt. Currie subzones (far west) and Birkenhead (southeast) Zones, fall within a spotted owl Special Resource Management Zone (SRMZ).

#### Rubber Boa

Rubber boa (*Charina bottae*) is a yellow listed snake species in BC and listed as Special Concern by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) with documented presence in the Sea to Sky Corridor. The rubber boa occurs in low densities throughout its range in BC from elevations of sea level to over 3000 m (Cannings et al., 1999). The COSEWIC status report indicates that while widely spread through BC there is a significant data gap on abundance. Life history traits, however; including low reproductively rates, delayed age at maturity and extended longevity make it sensitive to human activity.

Habitat attributes include woody debris and other ground based cover. Although these attributes are common in late successional forests, no records for the rubber boa are currently available from CDC. However, this may be due to an overall shortage of study on this species. There is potential for rubber boa to occupy any of the forested areas of the river valleys and their lower elevation tributaries particularly in the older forests where woody debris is more abundant (MOE, 2016).

#### Tailed Frog

Tailed frogs are small frogs that occur in cool, permanent mountain streams with predictable and stable substrate. Larval stages are confined to the actual streams while adults can range for several hundred metres from the water (Cannings et al, 1999). Tailed frogs are both red and blue listed in BC with Rocky Mountain populations listed red and coastal populations listed blue. Tailed frogs occurring within the operating area belong to the coastal population. All of the streams within the operating areas are considered areas of potential tailed frog distribution (MOE, 2016).

#### **4.4.1.3 Sensitive Plant Species and Ecosystems**

Table 4 and Table 5 below outline the rare and endangered plant species and ecological communities that could potentially occur in the proposed tenure areas. As stated in Section 4.1.1 Vegetation Removal above, disturbance of vegetation will be limited to that necessary for trail building efforts and is expected to be minimal.

**Table 4. Rare and endangered plant species potentially occurring in tenure area.**

Scientific Name	Common Name	BC List Status	SARA Status
<i>Allium geayeri</i> var. <i>tenerum</i>	Geyer's onion	Blue	
<i>Andraea heinemannii</i>		Red	
<i>Andraea sinuosa</i>		Red	
<i>Atrichum flavisetum</i>		Blue	
<i>Atrichum tenellum</i>		Red	
<i>Bidens amplissima</i>	Vancouver Island beggarticks	Blue	Special Concern
<i>Boechera paupercula</i>	tiny sunress	Red	



Scientific Name	Common Name	BC List Status	SARA Status
<i>Botrychium crenulatum</i>	dainty moonwort	Blue	
<i>Botrychium simplex</i> var. <i>compositum</i>	least moonwort	Blue	
<i>Botrychium spathulatum</i>	spoon-shaped moonwort	Blue	
<i>Brachythecium holzingeri</i>		Blue	
<i>Brotherella roellii</i>	Roell's brotherella	Red	
<i>Bryum calobryoides</i>		Red	
<i>Bryum schleicheri</i>		Blue	
<i>Callicladium haldanianum</i>		Blue	
<i>Carex hystericina</i>	porcupine sedge	Blue	
<i>Castilleja rupicola</i>	cliff paintbrush	Blue	Threatened
<i>Claytonia washingtoniana</i>	Washington springbeauty	Red	
<i>Dryopteris marginalis</i>	marginal wood fern	Red	
<i>Erythranthe breweri</i>	Brewer's monkey-flower	Blue	
<i>Gayophytum humile</i>	dwarf groundsmoke	Blue	
<i>Gentianella tenella</i> ssp. <i>tenella</i>	slender gentian	Red	
<i>Grimmia anomala</i>		Blue	
<i>Grimmia incurva</i>		Red	
<i>Hygrohypnum alpinum</i>		Blue	
<i>Oenothera pallida</i> ssp. <i>pallida</i>	pale evening-primrose	Red	
<i>Orthotrichum pylaisii</i>		Blue	
<i>Pinus albicaulis</i>	whitebark pine	Blue	Endangered
<i>Pohlia andalusica</i>		Red	
<i>Pohlia cardotii</i>		Blue	
<i>Pohlia tundrae</i>		Red	
<i>Polytrichastrum sexangulare</i> var. <i>vulcanicum</i>		Red	
<i>Racomitrium pygmaeum</i>		Blue	
<i>Schoenoplectus americanus</i>	American bulrush	Red	
<i>Sidalcea hendersonii</i>	Henderson's checker-mallow	Blue	
<i>Sphagnum contortum</i>		Blue	
<i>Stellaria obtusa</i>	blunt-sepaed starwort	Blue	

Scientific Name	Common Name	BC List Status	SARA Status
<i>Tortula leucostoma</i>		Blue	
<i>Trematodon asanoi</i>		Blue	
<i>Tripterocladium leucocladulum</i>		Blue	

Source: Conservation Data Centre for the Squamish Forest District (B.C. CDC, 2016)

**Table 5. Rare and endangered ecological communities potentially occurring in tenure area.**

Scientific Name	English Name	BC List
<i>Picea sitchensis</i> / <i>Rubus spectabilis</i> Dry	Sitka spruce / salmonberry Dry	Red
<i>Populus trichocarpa</i> - <i>Alnus rubra</i> / <i>Rubus spectabilis</i>	black cottonwood - red alder / salmonberry	Blue
<i>Populus trichocarpa</i> / <i>Salix</i> spp. Dry Submaritime	black cottonwood / willows Dry Submaritime	Blue
<i>Pseudotsuga menziesii</i> / <i>Acer glabrum</i> / <i>Prosartes hookeri</i>	Douglas-fir / Douglas maple / Hooker's fairybells	Red
<i>Pseudotsuga menziesii</i> - <i>Pinus contorta</i> / <i>Arctostaphylos uva-ursi</i> Dry Submaritime	Douglas-fir - lodgepole pine / kinnikinnick Dry Submaritime	Red
<i>Pseudotsuga menziesii</i> - <i>Tsuga heterophylla</i> / <i>Paxistima myrsinites</i>	Douglas-fir - western hemlock / falsebox	Blue
<i>Thuja plicata</i> / <i>Oplopanax horridus</i>	western redcedar / devil's club	Red
<i>Thuja plicata</i> - <i>Picea sitchensis</i> / <i>Lysichiton americanus</i>	western redcedar - Sitka spruce / skunk cabbage	Blue
<i>Thuja plicata</i> - <i>Pseudotsuga menziesii</i> / <i>Acer circinatum</i>	western redcedar - Douglas-fir / vine maple	Blue
<i>Tsuga heterophylla</i> / <i>Clintonia uniflora</i>	western hemlock / queen's cup	Red
<i>Tsuga heterophylla</i> - <i>Pseudotsuga menziesii</i> / <i>Rhytidiadelphus triquetrus</i> Dry Submaritime 1	western hemlock - Douglas-fir / electrified cat's-tail moss Dry Submaritime 1	Red

#### 4.4.1.4 Potential Adverse Affects

##### **Potential Impacts to Fish and Fish habitat**

All potential impacts to fish and fish habitat can be categorized as either serious harm to fish (*Fisheries Act*, Section 35) or release of deleterious substances into fish bearing water (*Fisheries Act*, Section 36). A serious harm may include any change to the physical, biological, or chemical attributes of habitat that adversely affects the habitat's ability to provide the basic life requisites (spawning, rearing, nursery, over wintering, feeding, migration). A deleterious substance is one that can potentially harm fish.

The activities of heli-biking, hiking, mountaineering, or picnicking themselves have minimal impact to fish and fish habitat; however, there are several areas of potential concern. Human waste deposited within 30

m of a watercourse has the potential to leech into the system and elevate nutrient levels. Increased nutrient levels alter water chemistry and therefore, alter food cycles. Excessive trail widening in riparian areas in high elevation environments where growing seasons are slow has the potential to increase surface erosion thereby increasing sediment runoff into water. Sedimentation of watercourses result in increased physiological stress for fish (gill abrasion and decreased dissolved oxygen), infilling of gravel (decreasing availability of spawning habitat), and decreasing water quality (decreasing availability of aquatic insects as food items).

Any vegetation removal in riparian areas can impact stream health. Removal of streamside vegetation has the potential to increase sedimentation in the creek, alter food availability, increase water temperatures, and decrease availability of cover thereby increasing predation.

Fuel spills and subsequent leeching into the watercourse has the potential to impact water quality and fish health.

Due to the low number of users and the low frequency of use, combined with the best practices for trail design, construction and maintenance, the risk of adverse impacts to fish or fish habitat arising from the proposed heli-biking activity is extremely low.

### ***Potential Impacts to Wildlife***

The two main categories of potential wildlife impacts associated with heli-biking operations in montane habitat are noise and increased human presence.

The most direct consequence of noise is a fright response in animals on the ground or in the air within hearing distance of the flight path. Fright responses can be energetically costly, and can push animals off of preferred habitat in the short term. If noise disturbance persists, these effects can become permanent, causing animals to move out of the area entirely. Alternatively, some animals can adapt to the noise, particularly if it is predictable and is not negatively reinforced (Penner, 1988). An example of negative reinforcement would be if the noise of a helicopter was shortly followed by the presence of people moving about on the ground, especially if movement was toward the animal. Animals may then learn to associate the noise of the helicopter with pursuit.

A less direct effect might be noted between trophic levels. For example, noise disturbance that altered the behaviour of a prey species might have profound effects on the predator. The prey animal may become more alert or more secretive in response to the noise, affecting the predator's ability to successfully hunt.

In general, human presence in wildlife areas elicits flight responses from wildlife. This is because human beings are perceived as predators in the case of smaller prey species and herbivores and as competitors of larger predatory species. Although human presence may seem more benign than the noise of a helicopter or other aircraft, it can be just as detrimental if not more so. This is because most animals cannot relate aircraft noise with anything they are accustomed to experiencing. Alternatively, the perception of a land based predator is more familiar and possibly more threatening.

Increased human presence can eventually lead to habituation as well. Although this reduces the stress levels that animals experience when exposed to backcountry users, it has the potential to make animals more vulnerable to hunting pressure and in extreme cases to pose a public safety risk in the case of habituated bears or cougars.

One of the unfortunate consequences of increased human presence is waste. Human waste, garbage, and uneaten or abandoned food constitute foreign elements in the wild and can have negative effects. Animals such as bears can learn to associate humans with the food that they leave behind or in some cases offer intentionally, and in extreme cases become dangerous. Most often it is the bear that suffers in the end as it must be destroyed or relocated. Although less tangible, there is also the argument that animals that experience or are accustomed to human presence are made less wild.

Garbage and human waste are also a significant problem, particularly in the alpine where decay processes are extremely slow due to the low temperatures and dry air. Fortunately, the issue of human waste can be managed by BH guides through enforcement of the "pack it in, pack it out" policy.

#### 4.4.1.5 Mitigation

##### ***Impact Mitigation and Avoidance for Fish***

BH meets or exceeds all standards set out in HeliCat's Best Practices for Sustainability (2003). BH operates in full compliance with all appropriate legislation related to fisheries management and watercourse protection.

Most proposed trails in the operating areas follow ridge lines and heights of land. This ensures that impact to fish and fish habitat due to the activities related to heli-biking are negligible. BH does not modify riparian areas nor build any structures in and around watercourses (with the exception of bridge crossings, where necessary). Any tree removal that may take place will not occur within a 30 m buffer around watercourses. BH encourages and practices low impact activities and follows all guidelines for determining most desirable routes as set out in HeliCat's Best Practices for Sustainability. Additionally BH has been asked to assist Helicat Canada in their current effort to update to update these best practices.

BH has developed a Waste Management Plan, included in the existing Environmental Health, Hazards and Safety Plan, which ensures that human waste is properly disposed of and does not enter watercourses (CRH MP, 2009). In addition, BH has a spill response kit capable of absorbing fuel and oil spills in all helicopters. BH operations avoid potential impacts to fish and fish habitat.

##### ***Impact Mitigation and Avoidance for Wildlife***

Adequately mitigating the potential impacts to all species within the operating area requires a multi-level approach consisting of two major categories:

1. Operational Guidelines
  - Avoid established no-fly zones and sensitive areas.
  - Establish trail rating system based on potential impact.
  - Avoid sensitive wildlife observed outside of established no-fly zones.
2. Adaptive Management
  - Modify operational guidelines to include new permanent or temporary no-fly zones as needed.

##### Managing Impacts to Species Associated with Sensitive Areas

With the increasing use of backcountry areas by commercial recreation outfitters and guides, a Commercial Recreation on Crown Land policy was developed by the Ministry of Environment Lands and Parks (MELP now FLNRO) and was introduced in 1998. Out of this process came the July 2000 discussion paper Wildlife and Commercial Backcountry Recreation in BC: Assessment of Impacts and Interim Guidelines for Mitigation (Harper and Eastman, 2000). This document's objectives are to assess the relative risk to wildlife from commercial recreation operations, and to propose methods designed to mitigate impacts of commercial recreation on wildlife and habitats. A 2006 joint government and commercial recreation sector committee (the Tourism Wildlife Project Team) further revised the Wildlife Guidelines for BC by developing recreation activity and seasonal specific guidelines for broad habitat and types (MOE, 2006).

##### Mitigating Impacts Associated with Human Use

BH avoids intrusive or potentially disturbing human activities during critical periods when wildlife are under environmental stress (e.g. birthing or lactation times). No person is permitted to disturb, approach, or feed wildlife, and a strict 'admire from a distance' policy is enforced for all wildlife species. Under no circumstances are helicopters used to view or search for wildlife species except in the presence of a qualified biologist for the purposes of wildlife management. Where animals are incidentally encountered on foot, clients are permitted to view wildlife from a safe distance (to be determined by MOE) with binoculars or a spotting scope. BH's approach in managing wildlife encounters involves: providing quality in-house training by wildlife specialists who presents information dealing specifically with all aspects of human/wildlife encounters, human disturbance issues, and responsible wildlife viewing. All waste of any

kind (food, packaging, human waste, paper goods, hygiene products) are removed at the time of use (see Environmental Health, Safety and Hazards Plan, CRH MP, 2009).

Flightlines to the operating areas have been planned to take advantage of topographic features in order to minimize conflict.

### ***Mitigating Impacts to Wildlife Using Wildlife Avoidance Response Protocol (WARP)***

To conform to the FLNRO policy, BH adheres to an “Avoidance Response Protocol” (hereafter referred to as the Wildlife Avoidance Response Protocol or WARP). The WARP is implemented when approaching a landing area. The pilot and/or guide visually search for animals. If a goat or other species of concern is spotted, the helicopter immediately withdraws to the 1500 m buffer-zone distance and clients are taken to another location.

For the benefit of future management decisions, a number of specific data are recorded such as: location, number/age/sex of animal(s), general behaviour, and condition. The sighting is discussed during the evening guides meeting so any groups planning to return to that area in subsequent days are aware and alert of the potential presence of wildlife. Depending upon the location and the species of animal (i.e. goats in very small or limited habitat) a no-ski or no-fly policy is implemented as necessary (see Wildlife Avoidance Protocol).

To address concerns about wildlife encounters while people are on the ground, BH provides an in-house training program dealing specifically with human/wildlife encounters, animal disturbance issues, and responsible wildlife viewing. These management actions result in guides who are well-informed and well-educated about wildlife and associated issues. In turn, this information is passed on to clients.

Although developed to manage goat and bear encounters, BH applies the WARP to all species of concern including wolverines, red-listed or sensitive species such as birds of prey (northern goshawk, spotted owl, nesting peregrine falcons). By identifying heli-sport activities that are temporally separated from seasonal habitat use by wildlife, it is possible to further avoid adversely impacting wildlife.

### Wildlife Sightings, Heli-biking - Wildlife Avoidance Protocol Summer:

Grizzly bear and wolverines are often only noticed when the animals leave tracks or other obvious signs that are apparent to human observers. If there are tracks indicating an animal's use of the area, then a 24-hour no-activity restriction and a 500 m buffer is placed on the location (MOE, 2006). This allows the family group or individual to leave the area without disturbance.

Summer sightings of grizzly bear females with cubs results in activity restrictions at the sighting location, and again FLNRO is contacted to assist in determining the nature and extent of restrictions.

The following wildlife sightings/encounters are of highest priority. They require the immediate application of WARP and a no-activity policy for the time period indicated pending retraction by MOE biologist(s) or their designate:

- Wolverine female and kits not associated with den site – 1 week
- Wolverine female and kits near den site – season-long if den is confirmed by FLNRO biologist or their designate.
- Grizzly bear sow and cub – 48 hour; if second sighting then 1 week
- Grizzly bear den site – no human intrusion or disturbance 15 Sept to 15 June
- Early emergent post-hibernation grizzly bear or lone grizzly bear – 24 hour
- Goat nannies and kids – 48 hour

### Adaptive Management Policy

The BH Adaptive Management Program was developed in consultation with MOE as part of the management planning process for its existing tenure.

In Wilson and Shackleton's document “Backcountry Recreation and Mountain Goats: A Proposed Research and Adaptive Management Plan” (2001) they argue that detecting demographic changes in mountain goat populations, and relating those changes to behavioural disruption is very difficult because of issues such as lag times, confounding effects of predation or climatic conditions, and the difficulties



associated with conducting credible research clearly establishing cause and effect relationships on a species like mountain goat, which are notoriously difficult subjects. Considering this, BH recognizes that more information is needed with respect to wildlife and disturbance issues, especially for sensitive species like mountain goats, and that management practices agreed upon in this management plan are subject to change as new information comes to light or as local conditions change.

Considering the lack of current information regarding mountain goats, BH believes that an adaptive management approach with avoidance are the most important elements in the mitigation of possible negative impacts from disturbance to wildlife populations or individuals by commercial backcountry recreation activities in the BH operating areas. BH proposes an adaptive management policy that identifies potential conflicts, and the potential outcomes of each conflict. Each outcome results in a recommendation or series of recommendations that are specific to each situation.

BH has interpreted adaptive management as implementation of the established guidelines contained in this management plan, ongoing consultation and review of operations takes place in cooperation with MOE. In the process of reviewing backcountry recreation management and practices, it will, in all likelihood, be necessary to make adjustments to skiable terrain, identified runs, flight lines and landing sites as the needs of wildlife species, populations, and individuals are determined (in addition to community or industry needs). The basic needs of a sensitive wildlife species remain constant, but changes in space or behaviour can alter the distribution of a species, and BH acknowledges this reality.

BH reports observable environmental changes, and works together with provincial government staff and others to ensure that wildlife and habitat protection are met through adherence to the MOE Wildlife Guidelines for Backcountry Tourism/Commercial Recreation in British Columbia (2006). This proactive approach avoids unmanageable disturbance.

In addition, a monitoring program obtains important information regarding seasonal habitat use, migration routes, natality areas, and timing of animal activities. These types of information are important to other wildlife managers such as provincial Fish and Wildlife staff, and are diligently reported. The information gathered is used to adapt any of the aforementioned BH management guidelines as part of their adaptive management policy.

#### **4.4.1.6 Fish Values**

Fish values in the operating area include any fish and fish habitat found in high elevation mountain streams and lakes. Fish values of special concern are fish stocks that support a fishery, are rare or endangered, or are ecologically important. Fish habitat includes both in-stream and streamside (riparian) areas and is defined by the Federal Fisheries Act to include “spawning grounds and any other areas, including nursery, rearing, food supply and migration areas, on which fish depend directly or indirectly in order to carry out their life processes”.

Most alpine lakes in the Pemberton area are known to produce rainbow trout, the result of previous stocking programs. Most major rivers and creeks in or near the operating areas are known to be fish bearing. These watercourses including the Birkenhead and Lillooet Rivers, and Cayoosh, Joffre, Van Horlick, Twin One, Twin Two and Tenquille Creeks. Birkenhead River, Lizzie Creek, and Cayoosh Creek are also known to be salmon-bearing streams. The fisheries values associated with the lesser creeks within the operating areas are not currently known.

In preparation of this management plan, the following information was taken from: the fish potential map produced by the Sea to Sky LRMP fisheries information found in MOE BC Species and Ecosystem Explorer (2016), BC Habitat Wizard (MOE, 2016a), BC Fisheries Inventory Data Queries (MOE, 2016b), BC HeliCat Stewardship of Mountain Ecosystems Best Practices for Sustainability (2003).

Potential species of concern in the Squamish Forest District were identified using the MOE BC Species and Ecosystems Explorer (2016). Three fish species provincially listed as “blue” may occur within the operating area. Blue listed species are of special concern because of characteristics that make them particularly sensitive to human activities or natural events. Blue-listed species are at risk, but are not Extirpated, Endangered or Threatened. In addition, one blue listed species is also listed as an “Identified Wildlife” by MOE. Identified wildlife refers to those species at risk that require special management attention under the Forest and Range Practices Act of British Columbia.

A summary of the fish species present in river systems in the Blackcomb Helicopters operating area is presented in Table 6 below.

**Coastal Cutthroat Trout**

Coastal cutthroat trout (*Oncorhynchus clarki clarki*) are provincially blue-listed. They are an anadromous species but regularly return to fresh water to feed or over-winter. They are usually found less than 150 km from the coast but occur in practically all streams and lakes of the coastal region. Coastal cutthroat trout prefer gravely, lowland streams and lakes (BCMF, 1999a).

**Dolly Varden**

Dolly Varden (*Salvelinus malma*) are provincially blue-listed. They may be anadromous or freshwater resident and utilize lakes for rearing. Resident fish can be found in very steep, small streams with slopes well above 20% (BCMF, 1999b).

**Bull Trout**

Bull trout (*Salvelinus confluentus*) are provincially blue-listed as well as listed as Identified Wildlife. Bull trout have a variety of life-history patterns and can be either anadromous or freshwater resident. Some stream resident forms live in small headwater streams where cold water and velocity barriers are common. They may be found in high gradient areas up to 30% where other fish would not be expected to occur (MOE, 2016b).

**Table 6: Summary of river systems and fish species in the Blackcomb Helicopters operating area.**

System Name	Species Present
Birkenhead River	Chinook Salmon, Chum Salmon, Coho Salmon, Cutthroat Trout, Dolly Varden, Kokanee, Lamprey (General), Mountain Whitefish, Pink Salmon, Rainbow Trout, Sculpin (General), Sockeye Salmon, Steelhead
Blowdown Creek	no data
Caspar Creek	no data
Cayoosh Creek	Bull Trout, Chinook Salmon, Coho Salmon, Dolly Varden, Lake Trout, Mountain Whitefish, Pink Salmon, Rainbow Trout, Sockeye Salmon, Steelhead
Cerulean Lake	Rainbow Trout
Fowl Creek	no data
Green River	Chinook Salmon, Chum Salmon, Coho Salmon, Dolly Varden, Kokanee, Rainbow Trout, Sockeye Salmon, Bull Trout
Kakila Creek	Coho Salmon, Dolly Varden, Mountain Whitefish, Sculpin (General)
Lillooet Lake	Chinook Salmon, Chum Salmon, Coastal Cutthroat Trout, Coho Salmon, Cutthroat Trout, Dolly Varden, Kokanee, Lake Whitefish, Largescale Sucker, Mountain Whitefish, Northern Pikeminnow (formerly N. Squawfish), Peamouth Chub, Pink Salmon, Prickly Sculpin, Rainbow Trout, Redside Shiner, Sockeye Salmon, Steelhead
Lillooet River	Atlantic Salmon, Chinook Salmon, Chum Salmon, Coastrange Sculpin (formerly Aleutian Sculpin), Coho Salmon, Cutthroat Trout, Dolly Varden, Lamprey (General), Largescale Sucker, Mountain Whitefish, Pink Salmon, Rainbow Trout, Redside Shiner, River Lamprey, Sockeye Salmon, Steelhead
Lizzie North Creek	Chinook Salmon, Coho Salmon, Cutthroat Trout, Dolly Varden, Rainbow Trout, Whitefish (General)

System Name	Species Present
Ogre Lake	Rainbow Trout
Owl Lake	Rainbow Trout
Sockeye Creek	Dolly Varden, Kokanee, Mountain Whitefish, Rainbow Trout
Tenas Creek	Dolly Varden
Tenquille Creek	Rainbow Trout
Tenquille Lake	Rainbow Trout
Twin One Creek	Cutthroat Trout, Dolly Varden, Rainbow Trout, Sculpin (General)
Twin Two Creek	Cutthroat Trout, Rainbow Trout, Sculpin (General)
Ure Creek	Dolly Varden
Van Horlick Creek	Bull Trout

#### 4.4.1.7 Water Values

The operating area is entirely within the Fraser Basin watershed. The Fraser Basin covers over a quarter of British Columbia's land base and is the 5th largest watershed in Canada.

The main tributaries to the Fraser River in the operating areas include Lillooet River, Green River, Birkenhead River, Joffre Creek, Ure Creek, Lizzie Creek, Twin One Creek and Van Horlick Creek all draining to Lillooet Lake. Identified community watersheds, water licenses, aquifers and water wells in the Blackcomb Helicopter operating area are listed by area in Table 7 below.

#### **Impact Mitigation and Avoidance**

All of the proposed bike trail within the operating areas roughly follow ridgelines down the mountains. These routes are ideal for trails as they provide a natural descent. In general, the trails run along the tops of the gullies that are characteristically formed by mountain streams.

There is some risk of contamination at pick up and drop off sites. The primary potential sources of contamination come from human waste and from possible fuel leaks. A comprehensive set of procedures has been developed to minimize the possibility of such contamination; these can be found in the Environmental Health, Hazards and Safety Plan (CRH, 2009).

Water values within the Blackcomb Helicopters operating area.

**Table 7. Water values within the Blackcomb Helicopters operating area.**

<b>Mt. Barbour, Mt. Barbour South, Ogre-Owl</b>	
Community Watersheds	No community watersheds identified within this Zone
Water Licenses	Water Work Lines ID: 366736103, 366736104, 366736112, C119847 Water Licences ID: C119847, C064464, C070035, C070032
Aquifers	No aquifers identified within this Zone
Water Wells	No water wells identified within this Zone
<b>Mackenzie Ridge</b>	
Community Watersheds	No community watersheds identified within this Zone

Water Licenses	No water licenses identified within this Zone
Aquifers	No aquifers identified within this Zone
Water Wells	No water wells identified within this Zone
<b>Ipsoot Mountain</b>	
Community Watersheds	The Pemberton Community Watershed (CWS Code 119.004) has been identified within the operating area.
Water Licences	No water licences have been identified in this zone
Aquifers	No aquifers identified within this Zone
Water Wells	No water wells identified within this Zone
<b>Rutherford Ridge</b>	
Community Watersheds	No community watersheds identified within this zone
Water Licences	No water licences have been identified in this zone
Aquifers	No aquifers identified within this Zone
Water Wells	No water wells identified within this Zone

## 5 Socio-Community

### 5.1 Land Use

Local and regional land use in Blackcomb Helicopter’s operating area is presented below in Map 4. See Appendix B for complete reports of overlapping use generated by Natural Resource Sector Online Services (MOE 2017).

#### 5.1.1.1 Government Administrative Jurisdiction

The operating areas are located within the Squamish-Lillooet Regional District (SLRD). For the purposes of commercial recreation, the operating areas fall partially within the administrative area of the Lower Mainland Region and the Southern Interior Region of Ministry of Forests, Lands and Natural Resource Operations (FLNRO) and Ministry of Environment (MOE). In addition, the operating areas fall partially within the Squamish Forest District. BH’s base area located at the Pemberton Airport is within the jurisdictional boundaries of the Village of Pemberton, while the Whistler Heliport falls within the RMOW.

There are no zoning requirements associated with heli-recreation operations in the SLRD area. The operating areas are currently unsurveyed Crown Land zoned Rural - Resource Management Subzone (RR1RM). This zoning under Electoral Area C Zoning Bylaw 765, 2002 Section 5.3 allows for motorized open land commercial recreation excluding: buildings and structures, and aircraft landing facilities used for commercial purposes (SLRD, 2003). Ancillary buildings or staging areas may require rezoning within the SLRD.

The Pemberton Airport private land is owned by the Village of Pemberton and is zoned Airport (AP-1). This zone applies to land used for the operation of the airport and ancillary uses. The improvements to the base of operations at the Pemberton airport adhere to the zoning as Helicopter Operation is a permitted land use under Village of Pemberton Zoning Bylaw No. 466, 2001 Section 315.1 (Village of Pemberton, 2012).

#### 5.1.1.2 First Nations Traditional Territory

The operating areas fall within the traditional territories of the Lil’wat Nation / Mount Currie Band and Lower St’at’imc (Samahquam). The interests of the First Nations are discussed in Section 1.2 First Nations Consultation.

## **5.1.2 Land Management Plans and Regional Growth Strategies**

### **5.1.2.1 Regional Land Use Plans**

The Squamish Forest District has a regional plan in place for the Pemberton, Whistler, and Squamish areas, referred to as the Sea to Sky Land and Resource Management Plan (LRMP). Table 8 below outlines the LRMP land use areas that overlap with the proposed tenure areas and the specific management directions laid out by the Sea to Sky LRMP for the areas of overlap.

Blackcomb Helicopters heli-bike tenure application meets the management direction for each Crown Land Reserve overlap. Wildland #6-Qulimak/ Upper Birkenhead and Wildland #8-Skeluatkwa/ Owl Creek both specify motorized access and use is not permitted except for the pre-existing tenures and uses. Blackcomb Helicopters holds pre-existing tenure in the Wildland Zones and will continue consultation with First Nations on the activity's and land use within all identified LRMP areas.

A Regional Growth Strategy was adopted by the SLRD in 2010.

As part of the Lower Mainland Nature Legacy, the Ministry of Sustainable Resource Management initiated landscape level Sustainable Resource Management planning to consolidate previous local landscape level, watershed and landscape unit plans (FLNRO, 2004-2014). There are 20 Landscape Units (LU) within the Squamish Forest District and have corresponding Sustainable Resource Management Plans.

The Biodiversity Emphasis Options (BEO) requiring a priority for biodiversity provisions include the immediate delineation of Old Growth Management Areas (OGMA) and wildlife tree retention (WTR). The LU describes recreational including heli-skiing, heli-hiking, backcountry skiing, mountaineering, hiking camping, hunting, rafting/boating, fishing, ATV, 4x4 and snowmobile use. In addition, pine mushroom picking and wildlife viewing / sightseeing is noted as occurring in these LUs.

### **5.1.2.2 Local Resource Use Plans**

A Local Resource Use Plan (LRUP) was established for the Whistler area in June 1995. The Plan does not extend into the proposed areas of operation. In 1999, Steve Olmstead, Manager of Planning and Development for the SLRD, confirmed that there has not been a local resource use plan conducted for the Pemberton area, nor is such a process planned in the foreseeable future (pers. comm., Steve Olmstead, SLRD, Sept. 30, 1999). The current Sea to Sky Land and Resource Management Plan is intended to consolidate LRUP and other landscape level planning documents (FLNRO, 2008).

### **5.1.2.3 Official Community Plans**

The Village of Pemberton Official Community Plan (OCP) was developed through Pemberton resident and property owner input, as well as the findings of an advisory planning committee and Village Council participation.

The Pemberton OCP describes a vision for the future as one which strives for “a small town character” (Village of Pemberton, 2012).

The SLRD OCPs for Electoral Areas C recognizes the “demand for backcountry commercial recreation, and the business opportunities that backcountry recreation presents”. In this regard, the OCP Policy 7.3 states “Outside of the commercial recreation buffer, the Regional District encourages backcountry commercial operations that do not impede existing public recreation uses of public land, and practice good environmental stewardship” (SLRD, 2015).

### **5.1.2.4 Gateway Community**

In 2001, Pemberton was granted Gateway Community status by the Ministry of Community, Aboriginal and Women's Services, under what was previously administered under the Ministry of Tourism's Park and Backcountry Gateways Program. A Gateway Community is considered a “place of unique character and charm”; a “service and staging centre”; “the corporate headquarters for backcountry enterprises”; is the “unifying bridge between front country and back country tourism”; has people who “are aware of their surrounding countryside and its many values” and “is a powerful economic development stimulant”. The objectives of the Gateways Program include:



- To increase the economic contribution to the community and province earned from ecotourism and adventure travel,
- To diversify the local and regional economies; measured by the expansion of the number of permanent employers in the complex of enterprises in the two sectors and by the expansion of the network of complementary enterprises that actively serve and supply each other in the gateway community, and
- To enhance the Ecotourism and Adventure Travel product for the province.

BH's predecessor company was involved in the Gateways Steering Committee since its inception in 2001.



**Table 8. Sea-to-Sky Land and Resource Management Plan (LRMP) land use overlap.**

LRMP Land Use Category	Trails of Interest	LRMP Management Directions
<b>LRMP Legal Planning Objectives</b>		
Wildland Zones	Mt. Barbour, Barbour South, Ogre-Owl, Mackenzie Ridge, Ipsoot, Ipsoot 2, Rutherford Ridge	<p>General direction for all Wildland Zones:</p> <ul style="list-style-type: none"> <li>• Backcountry commercial and non-commercial recreation activities are permitted, if they are consistent with area-specific direction for specific Wildland Zones.</li> <li>• Seek to minimize conflicts between commercial and non-commercial recreational users in the planning of facilities and associated infrastructure, e.g., by locating lodges and public cabins in separate locations while considering aesthetic values such as views.</li> <li>• Hunting and angling are acceptable activities throughout the Zones, except where prohibited under the Wildlife Act and other relevant legislation.</li> </ul>
Wildland #6-Qul'mak/ Upper Birkenhead	Mt. Barbour Ogre-Owl	<ul style="list-style-type: none"> <li>• Emphasis on Culture</li> <li>• Non-motorized commercial recreation activities are permitted that do not interfere with A7x7ul'mecw (Spirited Ground) Areas and traditional use areas, and do not interfere with ongoing First Nations uses</li> <li>• Motorized access and use is not permitted except for the pre-existing tenures and uses, which will continue but will be reviewed.</li> <li>• The Province will consult with First Nations prior to approving recreation tenures on any trail in these Zones.</li> </ul>
Wildland #8-Skelu'atkwa/ Owl Creek	Barber South, Ogre-Owl, Mackenzie Ridge	<ul style="list-style-type: none"> <li>• Emphasis on Culture</li> <li>• Non-motorized commercial recreation activities are permitted that do not interfere with A7x7ul'mecw (Spirited Ground) Areas and traditional use areas, and do not interfere with ongoing First Nations uses.</li> <li>• Motorized access and use is not permitted except for the pre-existing tenures and uses, which will continue but will be reviewed.</li> <li>• The Province will consult with First Nations prior to approving recreation tenures on any trail in these Zones.</li> </ul>
Wildland #20- Ryan River-Rutherford Creek	Ipsoot, Ipsoot 2, Rutherford Ridge	<ul style="list-style-type: none"> <li>• Emphasis on recreation</li> <li>• No detailed management direction, follow general direction for Wildland zones.</li> </ul>
Wildland #37-Tenquille Lake	Mt. Barbour	<ul style="list-style-type: none"> <li>• Emphasis on Wildlife</li> <li>• No detailed management direction, follow general direction for Wildland zones.</li> </ul>

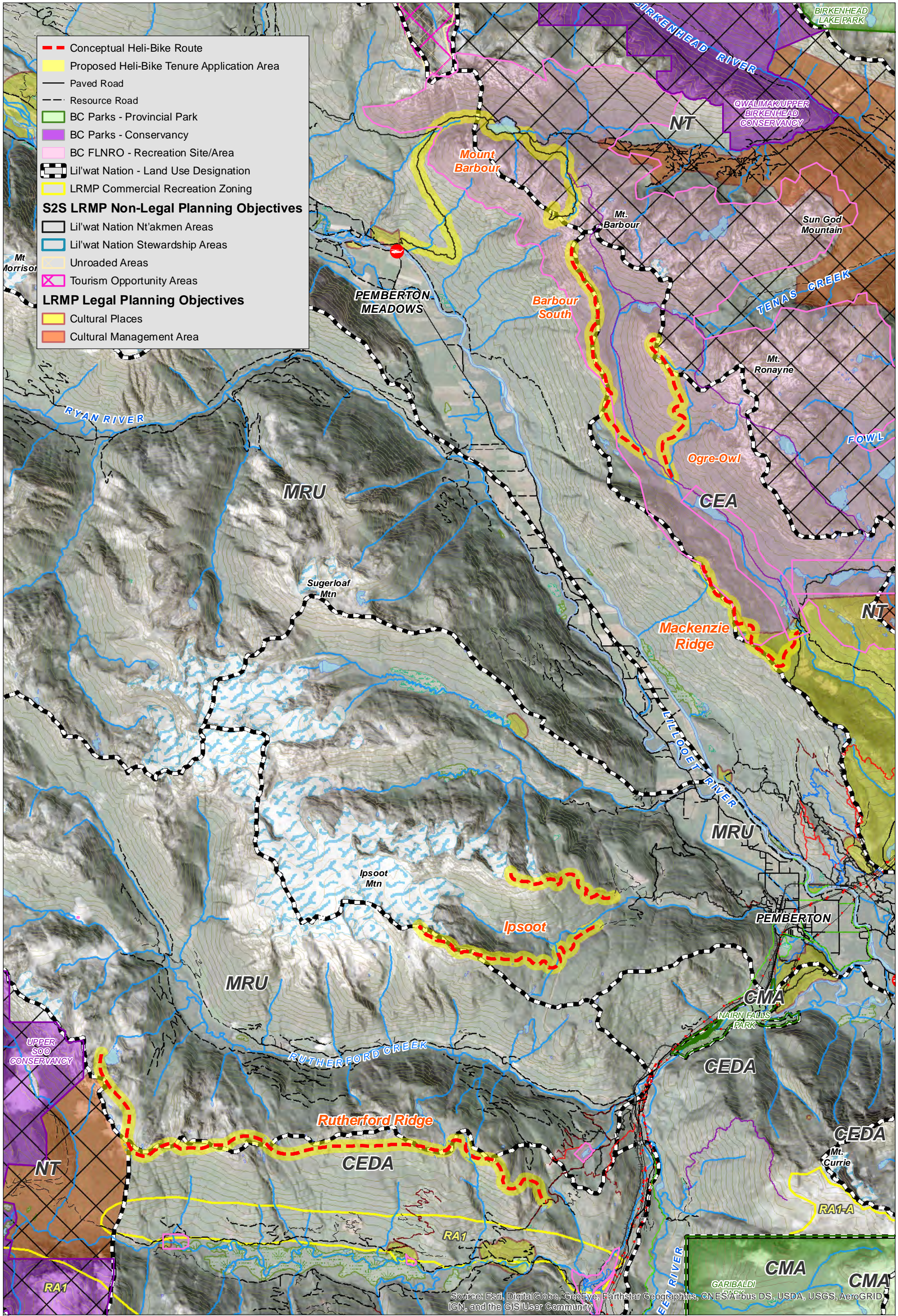
LRMP Land Use Category		Trails of Interest	LRMP Management Directions
Stands < 40 Years old in the Birkenhead Corridor		Mt. Barbour, Barbour South, Ogre-Owl, Mackenzie Ridge, Upper Miller, Ipsoot, Ipsoot 2, Rutherford Ridge	<ul style="list-style-type: none"> <li>No management directions provided in the Sea to Sky LRMP.</li> </ul>
Cultural Places	Skelulátkwa / Owl Creek Cultural Education Area	Mackenzie Ridge	<ul style="list-style-type: none"> <li>New road construction is not permitted for forestry or early exploration. If no feasible alternative is available, road access for subsurface development will be considered, subject to consultation with First Nations, and if appropriate, accommodation.</li> <li>Maintenance of existing roads for access to the Skelulátkwa / Owl Creek Cultural Education Area is permitted.</li> <li>All development activities within the Skelulátkwa / Owl Creek watershed will be undertaken in a manner that is compatible with the cultural interests and values of First Nations.</li> <li>Leases for cabins or any other similar structure, and any licenses of occupation which include authorization for such structures, are not permitted, unless for First Nations cultural purposes or commercial purposes consistent with cultural uses.</li> <li>The Skelulátkwa / Owl Creek Trail will be managed in a way that protects the cultural integrity of the trail. Management strategies for recreation use of the trail will be developed in cooperation with First Nations.</li> <li>A review of existing Land Act tenures will be conducted to determine compatibility with First Nations cultural values and interests, and these tenures will be amended where required.</li> </ul>
Cultural Management Area	Sú7a / Upper Soo Cultural Management Area	Rutherford Ridge	<ul style="list-style-type: none"> <li>All activities in Cultural Management Areas will strive to be consistent with First Nations cultural values and interests. General</li> <li>Forestry, subsurface resource development, IPPs and commercial recreation are considered acceptable activities/uses.</li> <li>All development proposals are subject to consultation with First Nations. Existing Land Act tenures will jointly be reviewed prior to renewal or replacement to determine consistency with First Nations cultural values and interests and may be amended accordingly.</li> <li>Construction of new cabins and lodges for recreation will not be permitted unless it can be demonstrated that they are consistent with cultural uses of the area, through consultation with First Nations.</li> <li>All Cultural Management Areas are priority areas for the implementation of small-scale forestry practices.</li> </ul>

LRMP Non-Legal Planning Objectives			
Lil'wat Nation Nt'akmen Areas	Qwalímak	Mt. Barbour, Ogre-Owl	<ul style="list-style-type: none"> <li>• No management directions provided in the Sea to Sky LRMP.</li> <li>• Lil'wat Management Goal:               <ul style="list-style-type: none"> <li>○ Cultural Wildland: To maintain cultural opportunities and sites, maintain ecological values in the Upper Birkenhead watershed, outside of the Conservancy area, and to support viable wildlife populations</li> </ul> </li> </ul>





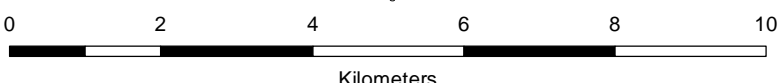
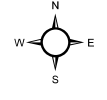




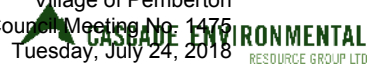
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Map 4 - Land Use**

Heli-Biking Tenure Application  
 Blackcomb Helicopters  
 Pemberton, British Columbia



GIS Cartographer: Todd Hellinga  
 Date: February 2, 2018  
 CERF File#: 391-02-03  
 Projection: BC Albers  
 Orthophoto/Data: ESR/BC Gov  
 Village of Pemberton  
 Regular Council Meeting No. 1476  
 Tuesday, July 24, 2018





## 5.2 Socio-Community Conditions

### 5.2.1 Adjacent Users or Communities

Map 5 below presents a summary of existing tenures that overlap with Blackcomb Helicopters' proposed tenure areas.

#### 5.2.1.1 Mineral Tenure

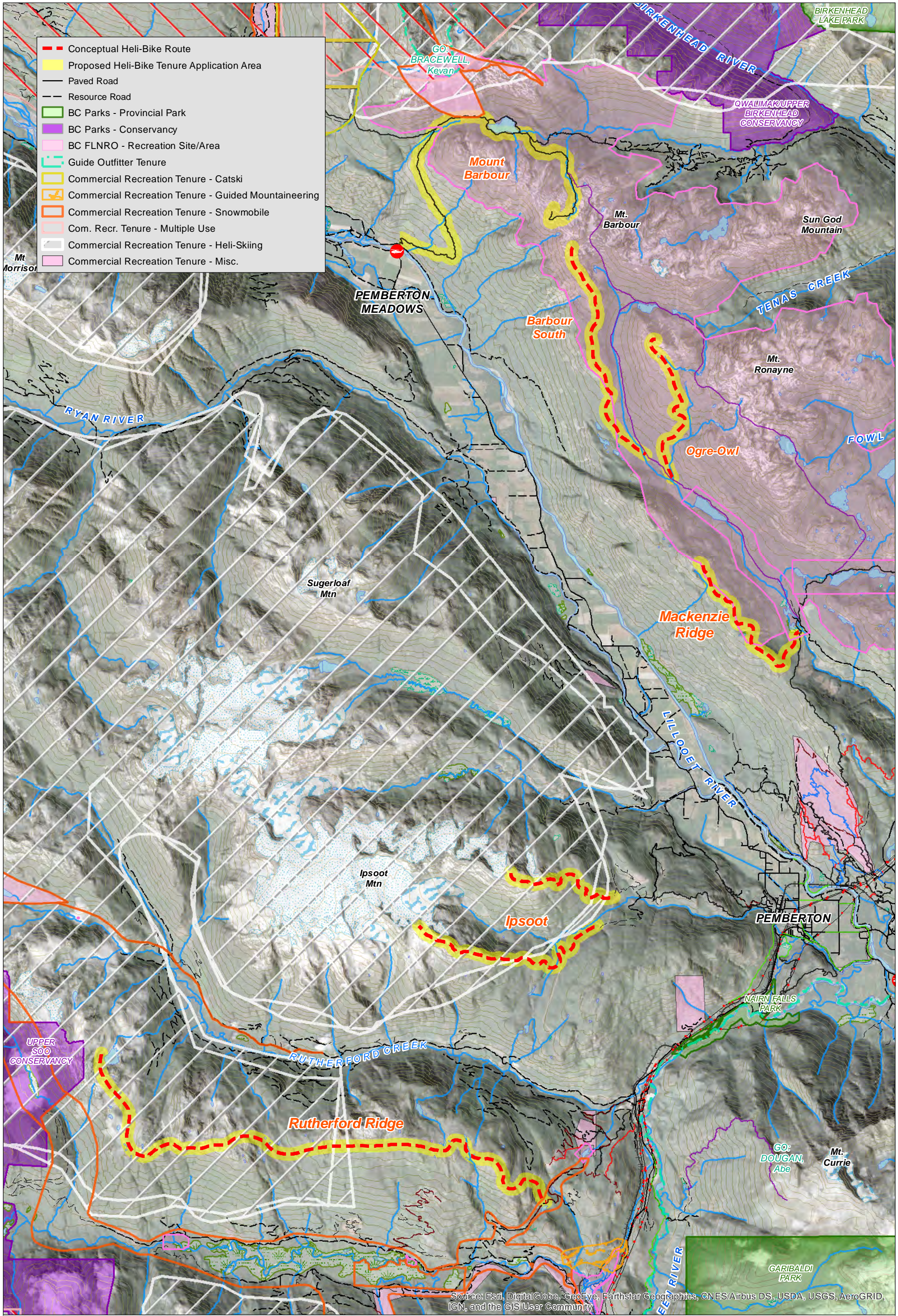
While the region has a long history of mineral exploration and mining, the operating area is currently free of active mineral claims. It should be noted that due to the nature of helicopter based guiding, activities like mineral exploration do not adversely affect day to day operations. Further, should a mine be developed in or near the operating area in the future, Blackcomb Helicopters would not have concerns. Table 9 below presents a list of mining tenures that overlap with Blackcomb Helicopters' proposed areas of use. The Mineral Titles Branch of the Ministry of Energy and Mines was contacted and Mineral Titles information was acquired through iMap BC (<http://maps.gov.bc.ca/ess/sv/imapbc/>).

**Table 9. Mineral tenures overlapping with proposed tenure area.**

Name	Tenure Number	Owner	Expiry Date
<b>Mt. Barbour</b>			
WONDER	1039919	Richard John Billingsley	Nov-14-2016
SENECA	1039920	Richard John Billingsley	Nov-14-2016
GOLD KING	1032197	Richard John Billingsley	Nov-14-2016
<b>Mackenzie Ridge</b>			
OWL CREEK	591641	Dwayne Edward Kress	Dec-13-2017
NEW OWL CREEK 1	637804	Richard John Billingsley	Dec-13-2017
NEW OWL CREEK 5	786502	Richard John Billingsley	Dec-13-2017

Blackcomb Helicopters acknowledges that the mineral tenures listed above overlap with my area of use and understands access and activities will have to be coordinated with the tenure holders. Blackcomb Helicopters further acknowledges that additional mineral tenures may be located in its area of use in the future and that access and activities may have to be coordinated with the future tenure holders.

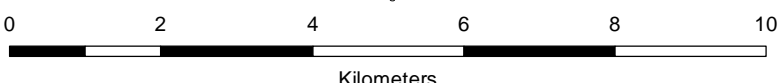
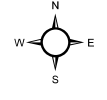




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Map 5 - Adjacent Tenures**

Heli-Biking Tenure Application  
 Blackcomb Helicopters  
 Pemberton, British Columbia



GIS Cartographer: Todd Hellinga  
 Date: February 2, 2018  
 CERF File#: 391-02-03  
 Projection: BC Albers  
 Orthophoto/Data: ESR/BC Gov  
 Village of Pemberton  
 Regular Council Meeting No. 1175  
 Tuesday, July 24, 2018  
**CASCADE ENVIRONMENTAL**  
 RESOURCE GROUP LTD







### 5.2.1.2 Timber Tenure

Forestry operations are a compatible use with the type of day use heli-biking conducted in the Coastal Range of British Columbia. Cutblocks and FSRs are often used to extend heli-bike descents. Furthermore, cutblocks provide safe pickup points for heli-bikers.

Much of the operating area of Blackcomb Helicopters is located in the alpine areas above the level of active harvesting. However, most of the proposed trails extend down into the working forest.

There are no timber tenures or forest licenses identified that overlap with proposed operating areas.

### 5.2.1.3 Forest Use

All pickup and drop-off areas were selected in forest openings. If potential new landings are identified that would require clearing of trees formal application for “License to Cut” (LTC) would be made to the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) District Offices in Squamish. Development of trails would be coordinated and approved through Recreation Site and Trails BC in the same office and ministry.

### 5.2.1.4 Commercial Recreation

Overlapping tenure occurring within the BH Operating Area is displayed in Table 10. A Joint Use Agreement (JUA) evaluation was performed using FLNRO’s adventure tourism activity compatibility matrix to assess compatibility between proposed and existing activities on overlapping tenure land. The results of the JUA evaluation can be seen in Appendix C. A JUA was required between Copper Cayoose Outfitters (CCO) and BH as CCO holds tenure for horse trail riding in the area of Mt.Barbour. A JUA was signed between CCO and BH on January 30, 2018 for overlapping tenure use in the Mt Barbour area and details of the agreement and document are found in Appendix C.

Guided fishing may occur in various alpine lakes and streams. At present, fishing guides are not required to apply for tenure within the CR Policy and are licensed through the Processing Section of the Fish and Wildlife Branch of the Ministry of Environment. The operating area zones may also be used periodically by independent mountain guides and their mountaineering clients. Commonly, these visits are infrequent and fall below the 14-day threshold identified by the CR Policy and as a result land tenure is not required. Helicopter and air sightseeing companies may also periodically use the operating areas.

**Table 10. Commercial recreation tenures overlapping with proposed tenure area.**

Proposed BH Tenure Area	Land File no.	Tenure Document	Tenure Holder/Company Name	Authorized Activities
Mt. Barbour	2408268	344219	Totally Awesome Adventures INC.	Snowmobiling
	2410743	242454	Copper Cayoose Outfitters LTD.	Trail Riding-Horseback Tours
	2408512	344348	Backcountry Snowcats LTD.	Snowmobiling
	2411569	No record	RWCB Adventures LTD.	Snowmobiling
Mt. Barbour South	No existing overlapping AT tenures			
Ogre-Owl	No existing overlapping AT tenures			
Mackenzie Ridge	No existing overlapping AT tenures			
Ipsoot North	2403273	238823	Whistler Heli-skiing LTD	Heli-Ski

Proposed BH Tenure Area	Land File no.	Tenure Document	Tenure Holder/Company Name	Authorized Activities
	2403273	238823	Whistler Heli-skiing LTD	Heli-Ski
<b>Ipsoot South</b>	2403273	238823	Whistler Heli-skiing LTD	Heli-Ski
<b>Rutherford Ridge</b>	2403273	238823	Whistler Heli-skiing LTD	Heli-Ski
	2401194	2401194	Whistler Heli-skiing LTD	Heli-Ski
	2410110	241041	TAG Adventure Tours LTD.	Snowmobiling
	2408283	344221	678590 BC Ltd (SnowRide Adventures LTD.)	Snowmobiling

### 5.2.1.5 Guide Outfitters

Three guide outfitter tenures occur in the vicinity of the application areas:

- Devin Jewell (Guiding Certificate no. 200700)
- Kevan Bracewell (Guiding Certificate no. 500509)
- Jamie Reynolds (Guiding Certificate no.300716)

Generally there are concerns around the spring and fall hunting seasons (April 15-June 15 and September-October 15), but these can be mitigated through communications with concerned guide outfitters.

Blackcomb Helicopters have not experienced any adverse impacts to their operation arising from guide-outfitting in the operating areas, while an overlap has been identified; operational planning such as avoidance prior and during guide-outfitting trips effectively mitigates conflict.

### 5.2.1.6 Trapping

Traplines that were identified as overlapping with Blackcomb Helicopters' proposed tenure areas are listed below in Table 11. Information regarding existing traplines was compiled using iMap BC (<http://maps.gov.bc.ca/ess/sv/imapbc/>)

Blackcomb Helicopters has not experienced any adverse impacts to their operation arising from maintenance of traplines in the operating areas, nor have any conflicts been identified with heli-biking and trapping.

**Table 11. Trapping tenures overlapping with proposed tenure area.**

Zone	Trapline Area Identifier
<b>Mt. Barbour Mt. Barbour South Ogre-Owl</b>	TR0211T016
	TR0211T009
	TR0211T005
	TR0211T003
<b>Mackenzie Ridge</b>	TR0211T016
	TR0211T009

Ipsoot Mountain	TR0211T014
	TR0211T015
	TR0211T004
Rutherford Ridge	TR0211T014
	TR0211T013

**5.2.1.7 Public Recreation Use**

The Sea to Sky Corridor, with its proximity to the largest urban centre in the province, experiences very high levels of public recreation use in all seasons of the year. Any commercial recreation operator within the Sea to Sky Corridor must carefully consider public recreation users when planning operations. BH keeps accurate records of recreational users observed within their zones during the course of operation. BH is acutely aware of the range and locales of public recreationalists' activities in the Pemberton area. The operating areas dating back to 1999 were delineated with specific consideration to avoiding the recreating public. Areas of concentrated use were identified and exempted from the applications.

While most of the available information on use levels is anecdotal, the Sea to Sky Backcountry Forum (the Forum) and the Sea to Sky Land Resource Management Plan (LRMP) have compiled a wealth of information on public recreation use in the area.

Rising levels of public use in the mountains around Pemberton is a growing concern from a safety perspective. A spin-off benefit identified with having a commercial heli-biking company operating in the area is the dramatically reduced response time of qualified guides with advanced first aid and rescue certification, in case of accidents. As with all commercial operators in the mountains, Blackcomb Helicopters is radio equipped and committed to respond to emergencies. Blackcomb Helicopters is established in the area and local mountaineers and ski tourers are encouraged to stop into the airport and inform Blackcomb Helicopters of their trip plans. This serves to assist in any rescue efforts that may prove necessary, as well as assist Blackcomb Helicopters in planning their trips to avoid contact. BH is actively engaged with local Search and Rescue organizations in the area and can assist in rescue operations.

A repeater was placed in the Cayoosh Zone as part of the helisports operation. The frequency is made available to public recreational users for emergency purposes. This is of particular value in the more remote areas because these areas are proximal to traditional mountaineering areas. Occasional longer duration tours may extend out into the operating areas. If a trip is planned into the zones and a trip plan is filed, then Blackcomb Helicopters can plan to avoid the area of use by the party for that period. The cost of this safety net is public users occasional being subjected to the sound of distant helicopters. The small helicopters used by Blackcomb Helicopters are of essential importance when considering the potential adverse impacts to public recreationalists and residents of the Pemberton valley encountering heli-bikers and helicopters. Because they are smaller, they are quieter, more maneuverable and better able to avoid encounters on a daily basis. As with wildlife encounters, public sightings trigger an avoidance response protocol whereby the landing is automatically aborted and another site is selected.

**Land Use and Conflict Avoidance**

After consulting with the Sea to Sky Backcountry Forum, BH has modified operating areas and procedures to ensure that there are no adverse impacts to public users from their operations. In addition, potential land use conflicts arising from chance contact are mitigated through careful delineation of the tenure areas and seasonal management of activity to avoid impacts. In addition, BH proposes to use two tools to assist in avoiding conflicts:

Avoidance Response Protocol is used to actively avoid conflict through chance encounters. Whenever a member of the public or other resource user considered to be sensitive to the presence of helicopters, is encountered, the pilot immediately withdraws to a safe distance and selects a new site to land or route to fly.

G.I.S. is utilized by BH as a planning and land management tool. The BH geospatial database is maintained and kept current on a regular basis. Within it resource inventory, tenure, wildlife encounters, and other applicable information can be analyzed and mapped to manage daily operations and effectively address concerns.

### **5.2.2 Existing Services**

The proposed activity of heli-biking is ancillary to the suite of commercial backcountry opportunities currently provided by BH. As such no additional first response or emergency services will be needed in support of the proposed activities.

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## 7 Appendices

### Appendix A: Certificate of Incorporation

CANADA  
PROVINCE OF BRITISH COLUMBIA

NUMBER

373050



Province of British Columbia  
Ministry of Finance and Corporate Relations  
REGISTRAR OF COMPANIES

COMPANY ACT

# CERTIFICATE

I HEREBY CERTIFY THAT

**373050 B.C. LTD.**

HAS THIS DAY CHANGED ITS NAME TO THE NAME

**BLACKCOMB HELICOPTERS LTD.**

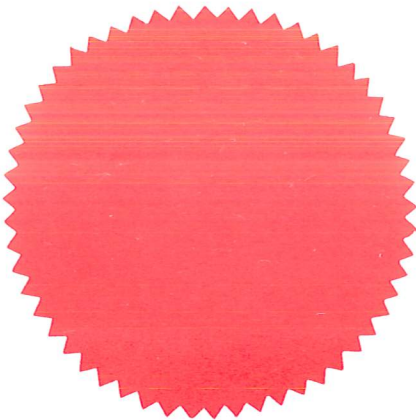
GIVEN, UNDER MY HAND AND SEAL OF OFFICE

AT VICTORIA, BRITISH COLUMBIA

THIS 28TH DAY OF SEPTEMBER, 1989

A handwritten signature in black ink, appearing to read "David W. Boyd".

DAVID W. BOYD  
REGISTRAR OF COMPANIES



CANADA  
PROVINCE OF BRITISH COLUMBIA

NUMBER

373050



Province of British Columbia  
Ministry of Finance and Corporate Relations  
REGISTRAR OF COMPANIES

COMPANY ACT

# CERTIFICATE OF INCORPORATION

I HEREBY CERTIFY THAT

**373050 B.C. LTD.**

HAS THIS DAY BEEN INCORPORATED UNDER THE COMPANY ACT

GIVEN, UNDER MY HAND AND SEAL OF OFFICE

AT VICTORIA, BRITISH COLUMBIA

THIS 21ST DAY OF SEPTEMBER, 1989

A handwritten signature in black ink, appearing to read "David W. Boyd".

DAVID W. BOYD  
REGISTRAR OF COMPANIES



## Appendix B: Overlapping Use Detailed Reports

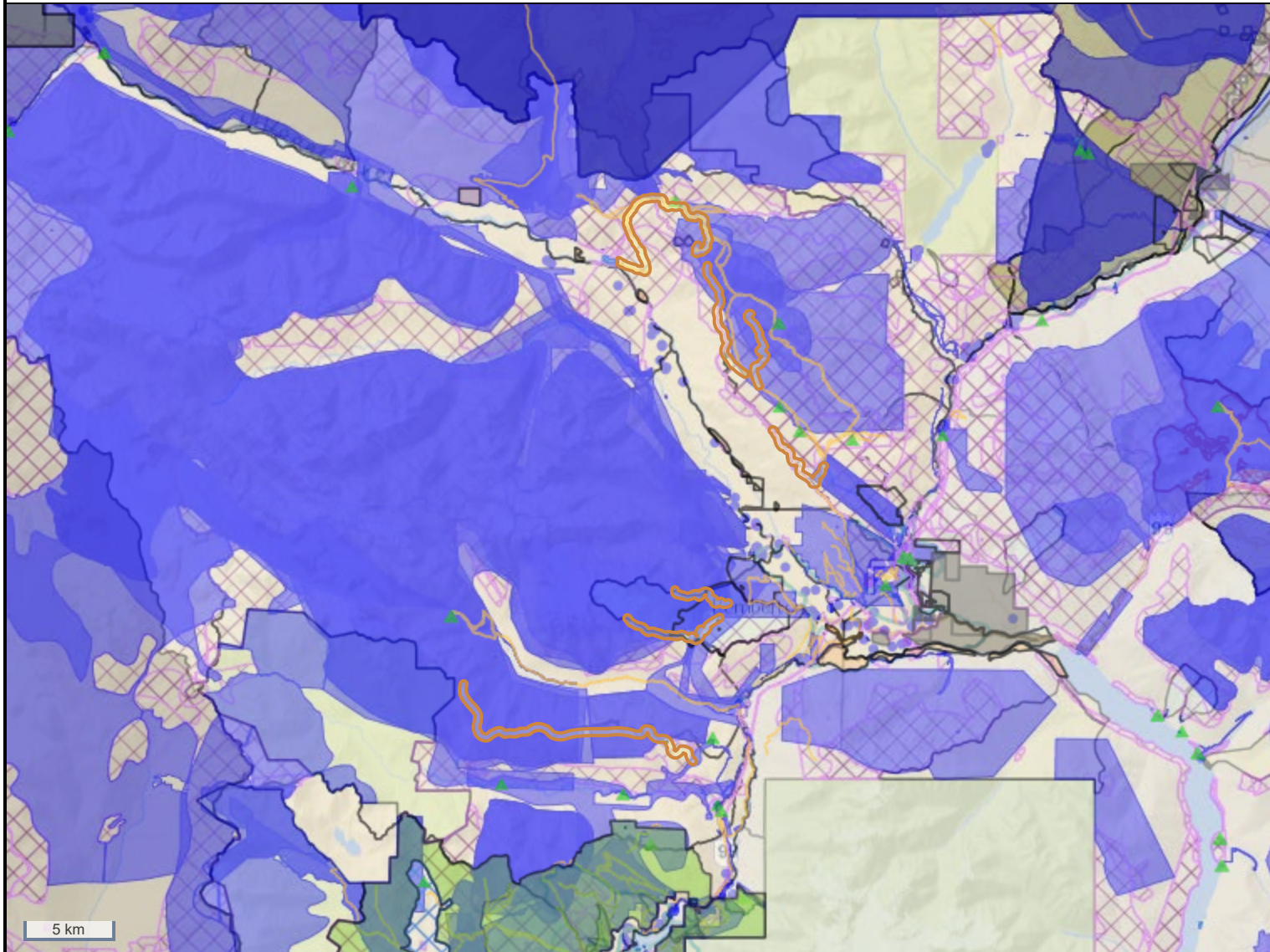


# Blackcomb Helicopters Proposed Heli-Bike Tenure Application



## Legend

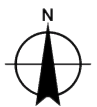
- Conservation Lands
- Conservation Lands
- First Nations Interests
- Indian Reserves
- Forest Tenures
- Christmas Tree Permit
- Christmas Tree Permit - Active
- Christmas Tree Permit - Pending
- Christmas Tree Permit - Retired
- Community Forest Agreement
- Community Salvage Licence
- First Nations Woodlands Licence
- Forest Land Reserve
- Forest Licence
- Forest Recreation Site
- Forest Recreation Trail
- Forest Service Road
- Forest Tenure Communication Sites
- Communication Sites - Active
- Communication Sites - Pending
- Communication Sites - Retired
- Forest Tenure Map Notation - Poly



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

Printed from the Pre-Application app

Center: 50°23'26", -122°56'46"  
 Scale: 1 : 541,679  
 SRS: EPSG:3857  
 UTM Zone: 10



# Area of Interest Evaluation Detailed Report

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FEBRUARY 08, 2018

## About This Report

The purpose of this report is to provide information to help you determine if your Area of Interest is available for the activity you wish to apply for. The data layers used to generate the information in this report are pre-determined based on their relevance to the Category of Interest you selected. The report highlights key overlaps, which require serious consideration before proceeding with an application, and also lists many additional overlaps that may impact an application for your activity. These overlaps may include legal interests, rights, designations, administrative boundaries, restrictions, reservations and private land.

This report is provided for guidance purposes only and does not replace a legal investigation of the land base, which is done by the Province after you submit your application. The results of this report, even in the absence of impeding overlaps, do not guarantee that an authorization will be granted. Furthermore, this guidance is provided from a provincial perspective, but there may be additional guidance specific to the region where your Area of Interest is located. Archaeological data is subject to professional interpretation and was therefore not considered in this report. Archaeological sites are protected under the Heritage Conservation Act and must not be altered or damaged without a permit issued by the Archaeology Branch. Information regarding potential risks to protected archaeological sites may be obtained by submitting an online [data request form](#) to the Archaeology Branch or by contacting a professional archaeologist via the BC Association of Professional Archaeologists ([www.bcapa.ca](http://www.bcapa.ca)) or via local directories. Visit the [Archaeology Branch website](#) for more information.

This report lists the most current and accurate information available to the Government of British Columbia at the time the report was generated; however, we make no warranty regarding the completeness, currency or accuracy of this information. Overlaps are reported if they fall within 10m of your Area of Interest. It is recommended that you re-run your report immediately before submission to ensure that no significant changes were made on the land base since your initial report was generated. Additionally, if you change your Area of Interest, you must run a new report.

If you have any questions regarding this information, contact FrontCounter BC at 1-877-855-3222 or [FrontCounterBC@gov.bc.ca](mailto:FrontCounterBC@gov.bc.ca).

## Contents

### **Section 1: Your Area of Interest Map**

*Shows the area that the report was generated on.*

### **Section 2: Key Overlaps to Consider**

*Highlights the overlaps most likely to impact an application.*

### **Section 3: Detailed Listing of All Overlaps**

*Provides details of all overlaps for your Area of Interest.*

### **Section 4: First Nations Consultation**

*Explains the consultation obligations and includes a list of the First Nations in your Area of Interest.*

### **Section 5: Other Things You Should Know**



## Section 1: Your Area of Interest Map

This report has been generated using the Area of Interest indicated on the map below.



Your Area of Interest falls within the following government boundaries. Use this information to check local bylaws or to help you determine which office to submit your application to.

Boundary Description	Boundary Name
Municipalities	Village of Pemberton
Natural Resource Districts	Sea to Sky Natural Resource District
Natural Resource Regions	South Coast Natural Resource Region
Regional Districts	SQUAMISH-LILLOOET

## Section 2: Key Overlaps to Consider

The information listed in this section highlights the key overlaps that are most likely to impact an application for your activity. For a full listing of **all** reported overlaps over your Area of Interest, please refer to Section 3. Click on the Types of Overlaps listed below (if applicable) to find the corresponding information in Section 3, which includes a description and guidance to help you determine if that overlap will affect your application.

Type of Overlap	# of Overlaps
Crown Land Reserves and Notations	13
Mineral / Placer / Coal Reserve	1

## Section 3: Detailed Listing of All Overlaps

The map tool considers a set of data layers, which are pre-determined based on the activity theme you selected, and lists those that overlap with your Area of Interest. To determine how a particular overlap may affect your application, click on the hyperlink to see a description and guidance for that particular type of overlap. Under each heading, individual overlaps will be listed and described in detail.

- Archaeology
- First Nations Interests
- Forest Tenures
- Land Tenures
- Land Use Plans
- Mineral, Placer and Coal Interests
- Resource Stewardship
- Silviculture Obligations
- Visual Quality Objectives
- Water Management



## Archaeology

[Return to Section 3](#)

Archaeology Borden Grid (5 overlaps)	
Description	Guidance
A grid that divides the land into 16 km x 16 km sections for the purpose of tracking and recording archaeological sites, based on degrees and minutes of latitude/longitude	Informational layer.

### Individual Overlaps:

<i>Borden Block: EcRr</i>	
Area Square Meters	2.19613459567245E8
Borden Block	EcRr

<i>Borden Block: EcRq</i>	
Area Square Meters	2.19613459565937E8
Borden Block	EcRq

<i>Borden Block: EdRr</i>	
Area Square Meters	2.18848261619167E8
Borden Block	EdRr

<i>Borden Block: EbRs</i>	
Area Square Meters	2.20376730984393E8
Borden Block	EbRs

<i>Borden Block: EbRr</i>	
Area Square Meters	2.20376730984388E8
Borden Block	EbRr

## First Nations Interests

[Return to Section 3](#)

Statement of Intent Boundary (1 overlaps)	
Description	Guidance
An area which represents the approximate boundary of a traditional territory as described in a First Nation Statement of Intent to negotiate treaties which has been submitted to the B.C. Treaty Commission. Boundaries may change and publication of boundary does not imply agreement, by any party, to the boundary.	Many activities may be compatible; however be aware that government conducts a deeper level of consultation in these areas with the applicable First Nation. Prior to initiating contact with First Nations we recommend that you contact FrontCounter BC to guide you to region specific direction on First Nations consultation.

**Individual Overlaps:**

<i>First Nation Name: Squamish Nation</i>	
Area Square Meters	6.8932315574208E9
First Nation Name	Squamish Nation

**Forest Tenures**

[Return to Section 3](#)

Forest Recreation Site (4 overlaps)	
Description	Guidance
Area is identified as a recreation reserve, or legally established as a recreation site, or an interpretative forest site.	Activities are allowed but any activity that may impact the recreation or interpretive forest resource should be consistent with the objectives set for the site. Review the Forest Recreation Regulation.

**Individual Overlaps:**

<i>Forest File ID: REC0237 / Project Name: 0</i>	
Defined Campsites	0
Area Square Meters	1.37847971E8
Length Meters	93.922
File Status Code	HI
Forest File ID	REC0237
Geographic District Code	DSQ
Geographic District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Project Name	Tenquille Lake
Project Type	Recreation Site
Retirement Date	No Record
Section ID	No Record

<i>Forest File ID: REC6310 / Project Name: 0</i>	
Defined Campsites	0
Area Square Meters	4022333.0
Length Meters	12.6802
File Status Code	HI
Forest File ID	REC6310
Geographic District Code	DSQ
Geographic District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Project Name	OWL LAKE
Project Type	Recreation Reserve
Retirement Date	No Record
Section ID	No Record

<i>Forest File ID: REC0237 / Project Name: 0</i>	
Defined Campsites	0
Area Square Meters	1.37494678E8
Length Meters	92.9929
File Status Code	HI
Forest File ID	REC0237
Geographic District Code	DSQ
Geographic District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Project Name	Tenquille Lake
Project Type	Recreation Site
Retirement Date	No Record
Section ID	No Record

<i>Forest File ID: REC0237 / Project Name: 0</i>	
Defined Campsites	0
Area Square Meters	7314445.0
Length Meters	12.8068
File Status Code	HI
Forest File ID	REC0237
Geographic District Code	DSQ
Geographic District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Project Name	Tenquille Lake
Project Type	Recreation Site
Retirement Date	No Record
Section ID	No Record

Forest Recreation Trail (35 overlaps)	
Description	Guidance
Area is legally established as recreation trail.	Activities are allowed but any activity that may impact the recreation resource should be consistent with the objectives set for the site.

**Individual Overlaps:**

<i>Forest File ID: REC230069 / Section ID: 3 / Project Name: Mt Barbour bike trail</i>	
Length Meters	2.3333
File Status Code	HI
Forest File ID	REC230069
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	User Maintained
Operator Client Name	No Record
Project Name	Mt Barbour bike trail
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	3

<i>Forest File ID: REC230069 / Section ID: 2 / Project Name: Mt Barbour bike trail</i>	
Length Meters	0.6469
File Status Code	HI
Forest File ID	REC230069
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	User Maintained
Operator Client Name	No Record
Project Name	Mt Barbour bike trail
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	2

<i>Forest File ID: REC230069 / Section ID: 1 / Project Name: Mt Barbour bike trail</i>	
Length Meters	2.13
File Status Code	HI
Forest File ID	REC230069
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE



<i>Forest File ID: REC230069 / Section ID: 1 / Project Name: Mt Barbour bike trail</i>	
Maintenance Description	User Maintained
Operator Client Name	No Record
Project Name	Mt Barbour bike trail
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	1

<i>Forest File ID: REC6131 / Section ID: 1 / Project Name: TENQUILLE LAKE-BRANCH 12 TRAIL</i>	
Length Meters	1.9139
File Status Code	HI
Forest File ID	REC6131
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	TENQUILLE LAKE-BRANCH 12 TRAIL
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	1

<i>Forest File ID: REC5637 / Section ID: 7 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	0.0088
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	7

<i>Forest File ID: REC5637 / Section ID: 6 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	0.0965
File Status Code	HI
Forest File ID	REC5637

<i>Forest File ID: REC5637 / Section ID: 6 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	6

<i>Forest File ID: REC5637 / Section ID: 5 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	1.3904
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	5

<i>Forest File ID: REC5637 / Section ID: 4 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	0.4514
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	4

<i>Forest File ID: REC5637 / Section ID: 2 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	1.1069
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	2

<i>Forest File ID: REC5637 / Section ID: 1 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	3.8537
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	1

<i>Forest File ID: REC5637 / Section ID: 3 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	1.6483
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	3

<i>Forest File ID: REC166973 / Section ID: 1 / Project Name: Tenquille Lake from Lillooet River Trail</i>	
Length Meters	6.7995
File Status Code	HI
Forest File ID	REC166973
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	No Record
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake from Lillooet River Trail
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	1

<i>Forest File ID: REC5637 / Section ID: 3 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	0.3195
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	3

<i>Forest File ID: REC5637 / Section ID: 2 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	1.0362
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	2



<i>Forest File ID: REC5637 / Section ID: 3 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	21.874
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	3

<i>Forest File ID: REC5637 / Section ID: 2 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	0.0141
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	2

<i>Forest File ID: REC5637 / Section ID: 1 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	2.7519
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	1

<i>Forest File ID: REC202179 / Section ID: OWLMACK / Project Name: Sklelu'la7 Trail (Owl to Mackenzie)</i>	
Length Meters	6.6892
File Status Code	HI
Forest File ID	REC202179
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	No Record
Operator Client Name	No Record
Project Name	Sklelu'la7 Trail (Owl to Mackenzie)
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	OWLMACK

<i>Forest File ID: REC6131 / Section ID: 3 / Project Name: TENQUILLE LAKE-BRANCH 12 TRAIL</i>	
Length Meters	0.5111
File Status Code	HI
Forest File ID	REC6131
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	TENQUILLE LAKE-BRANCH 12 TRAIL
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	3

<i>Forest File ID: REC6131 / Section ID: 2 / Project Name: TENQUILLE LAKE-BRANCH 12 TRAIL</i>	
Length Meters	0.0363
File Status Code	HI
Forest File ID	REC6131
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	TENQUILLE LAKE-BRANCH 12 TRAIL
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	2

<i>Forest File ID: REC6131 / Section ID: 1 / Project Name: TENQUILLE LAKE-BRANCH 12 TRAIL</i>	
Length Meters	2.0334
File Status Code	HI
Forest File ID	REC6131
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	TENQUILLE LAKE-BRANCH 12 TRAIL
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	1

<i>Forest File ID: REC5637 / Section ID: 2 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	21.8558
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	2

<i>Forest File ID: REC5637 / Section ID: 1 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	2.7519
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	1

<i>Forest File ID: REC5637 / Section ID: 4 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	6.3171
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	RETIRED
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	2012-02-13T22:20:20Z
Right of Way	10
Section ID	4

<i>Forest File ID: REC5637 / Section ID: E-12 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	3.5287
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	RETIRED
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	2012-02-13T22:20:20Z
Right of Way	10
Section ID	E-12

<i>Forest File ID: REC5637 / Section ID: 7 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	12.4405
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	RETIRED
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	2012-02-13T22:20:20Z
Right of Way	10
Section ID	7



<i>Forest File ID: REC5637 / Section ID: 1 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	8.5481
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	RETIRED
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	2012-02-13T22:20:20Z
Right of Way	10
Section ID	1

<i>Forest File ID: REC5637 / Section ID: 3 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	2.6218
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	RETIRED
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	2012-02-13T22:20:20Z
Right of Way	10
Section ID	3

<i>Forest File ID: REC5637 / Section ID: 1 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	2.7519
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	1

<i>Forest File ID: REC166973 / Section ID: 1 / Project Name: Tenquille Lake from Lillooet River Trail</i>	
Length Meters	6.5062
File Status Code	HI
Forest File ID	REC166973
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	No Record
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake from Lillooet River Trail
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	1

<i>Forest File ID: REC5637 / Section ID: I / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	8.5481
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	I

<i>Forest File ID: REC5637 / Section ID: E-12 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	3.5287
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	E-12

<i>Forest File ID: REC5637 / Section ID: 7 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	12.4405
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	7

<i>Forest File ID: REC5637 / Section ID: 4 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	6.3171
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	4

<i>Forest File ID: REC5637 / Section ID: 3 / Project Name: Tenquille Lake and Owl Lake Trail System</i>	
Length Meters	2.6218
File Status Code	HI
Forest File ID	REC5637
District Code	DSQ
District Name	Sea to Sky Natural Resource District
File Status Description	ACTIVE
Maintenance Description	Maintained to Standard
Operator Client Name	PEMBERTON WILDLIFE ASSOCIATION
Project Name	Tenquille Lake and Owl Lake Trail System
Project Type	Recreation Trail
Retirement Date	No Record
Right of Way	10
Section ID	3

Forest Service Road (4 overlaps)	
Description	Guidance
A road constructed, modified or maintained by the minister responsible for Forests. Forest Service roads are used to provide access to managed forest land.	Activities which will impact the function and/or safety of the road are typically not allowed. Industrial use and joining up to these roads are allowed via a Road Use Permit or Junction Permit.

**Individual Overlaps:**

<i>Forest File ID: 6123 / Road Section ID: 02</i>	
Client Name	DISTRICT MANAGER SQUAMISH (DSQ)
Expiry Date	No Record
Feature Length	1.1872
File Status Description	Issued
File Status Code	HI
File Type Description	Forest Service Road
File Type Code	B40
Forest File ID	6123
Award Date	No Record
Location	Lillooet River
Retirement Date	No Record
Road Section ID	02
Road Section Length	1.1872
Road Section Name	No Record
Section Width	75

<i>Forest File ID: 6123 / Road Section ID: 01</i>	
Client Name	DISTRICT MANAGER SQUAMISH (DSQ)
Expiry Date	No Record
Feature Length	53.476
File Status Description	Issued
File Status Code	HI
File Type Description	Forest Service Road
File Type Code	B40
Forest File ID	6123
Award Date	No Record
Location	Lillooet River
Retirement Date	No Record
Road Section ID	01
Road Section Length	53.476

<i>Forest File ID: 6123 / Road Section ID: 01</i>	
Road Section Name	LILLOOET RIVER 01
Section Width	75

<i>Forest File ID: 8458 / Road Section ID: 01</i>	
Client Name	DISTRICT MANAGER SQUAMISH (DSQ)
Expiry Date	No Record
Feature Length	9.5747
File Status Description	Issued
File Status Code	HI
File Type Description	Forest Service Road
File Type Code	B40
Forest File ID	8458
Award Date	No Record
Location	Owl Creek
Retirement Date	No Record
Road Section ID	01
Road Section Length	9.5747
Road Section Name	No Record
Section Width	75

<i>Forest File ID: 6123 / Road Section ID: 01</i>	
Client Name	DISTRICT MANAGER SQUAMISH (DSQ)
Expiry Date	No Record
Feature Length	54.0065
File Status Description	Issued
File Status Code	HI
File Type Description	Forest Service Road
File Type Code	B40
Forest File ID	6123
Award Date	No Record
Location	Lillooet River
Retirement Date	No Record
Road Section ID	01
Road Section Length	53.476
Road Section Name	LILLOOET RIVER 01
Section Width	75



Road Permit (3 overlaps)	
Description	Guidance
An agreement which authorizes the construction or modification of a forest road (which may include harvesting of Crown timber) to facilitate access to Crown timber. Existence of a road permit does not necessarily mean that there is a physical road on the ground.	Activities are compatible as long as quality, safety and use of road are not impacted. A road maintenance agreement may be required for safety and maintenance reasons prior to industrial use of roads. Contact the primary road user (provide contact information) a minimum of 5 days prior to use to arrange a Road Maintenance Agreement. Be aware there could be bridges down rated below normal highway hauling standards. Bridges are not to be overloaded.

**Individual Overlaps:**

<i>Forest File ID: R00542 / Road Section ID: A</i>	
Client Name	TALBOT
Expiry Date	No Record
Feature Length	9.5531
File Status Description	Issued
File Status Code	HI
File Type Description	Road Permit
File Type Code	B01
Forest File ID	R00542
Award Date	1980-10-28T08:00:00Z
Location	No Record
Retirement Date	No Record
Road Section ID	A
Road Section Length	9.5531
Road Section Name	BR.
Section Width	75

<i>Forest File ID: R00542 / Road Section ID: F</i>	
Client Name	TALBOT
Expiry Date	No Record
Feature Length	1.8495
File Status Description	Issued
File Status Code	HI
File Type Description	Road Permit
File Type Code	B01
Forest File ID	R00542
Award Date	1980-10-28T08:00:00Z
Location	No Record
Retirement Date	No Record
Road Section ID	F
Road Section Length	1.8495
Road Section Name	BR.B1B
Section Width	75

<i>Forest File ID: R00542 / Road Section ID: 90</i>	
Client Name	TALBOT
Expiry Date	No Record
Feature Length	0.3154
File Status Description	Issued
File Status Code	HI
File Type Description	Road Permit
File Type Code	B01
Forest File ID	R00542
Award Date	1980-10-28T08:00:00Z
Location	No Record
Retirement Date	No Record
Road Section ID	90
Road Section Length	0.3154
Road Section Name	No Record
Section Width	75

<b>Occupant Licence to Cut (2 overlaps)</b>	
Description	Guidance
An authorization which grants the right to harvest a volume of timber in a specified area. This tenure is associated with an existing tenure which provides some level of occupancy right.	Recommend contacting the tenure holder(s) for awareness and involvement. Provide details and results of discussions at time of application.

**Individual Overlaps:**

<i>Forest File ID: L49697 / Cutting Permit ID: No Record</i>	
Address Line 1	900-1185 WEST GEORGIA STREET
Address Line 2	No Record
Address Line 3	No Record
City	VANCOUVER
Client Name	UPPER LILLOOET RIVER POWER LIMITED PARTNERSHIP
Client Number	00168033
Country	CANADA
Cutting Permit ID	No Record
Expiry Date	2017-06-20T07:00:00Z
Area Hectares	0.0
Area Square Meters	0.0
Length Meters	0.0
File Status Description	Issued
File Status Code	HI
File Type Description	Occupant Licence To Cut
File Type Code	B05
Forest File ID	L49697
Harvest Authority Status Code	HI
Harvest Type Description	Green

<i>Forest File ID: L49697 / Cutting Permit ID: No Record</i>	
Issue Date	2013-09-05T07:00:00Z
Postal Code	V6E4E6
Province	BC
Quota Type Description	Normal replaceable AAC
Retirement Date	No Record
Salvage Type Description	No Record
Salvage Type Code	No Record
Timber Mark Prime	L49697

<i>Forest File ID: L49763 / Cutting Permit ID: No Record</i>	
Address Line 1	1717 PINWOOD DRIVE
Address Line 2	No Record
Address Line 3	No Record
City	PEMBERTON
Client Name	COPPER CAYUSE OUTFITTERS LTD.
Client Number	00168455
Country	CANADA
Cutting Permit ID	No Record
Expiry Date	2018-09-30T07:00:00Z
Area Hectares	4224.9963
Area Square Meters	4.2249963E7
Length Meters	69.322
File Status Description	Issued
File Status Code	HI
File Type Description	Occupant Licence To Cut
File Type Code	B05
Forest File ID	L49763
Harvest Authority Status Code	HI
Harvest Type Description	Green
Issue Date	2013-10-01T07:00:00Z
Postal Code	V0N2L3
Province	BC
Quota Type Description	Forest Service Reserve
Retirement Date	No Record
Salvage Type Description	No Record
Salvage Type Code	No Record
Timber Mark Prime	L49763

<b>Woodlot Licence (2 overlaps)</b>	
Description	Guidance
Grants near exclusive right to harvest timber and manage forests in a specified area. May include private land.	Recommend avoiding this area as it is difficult to accommodate other uses on small area based tenures unless agreement holder(s) are willing. If you cannot avoid this area we recommend contacting the agreement holder(s) for agreement and involvement. Provide details and results of discussions at time of application.

**Individual Overlaps:**

<i>Forest File ID: W1986 / Map Block ID: No Record / Managed Licence Type Code: No Record</i>	
Address Line 1	BOX 94
Address Line 2	No Record
Address Line 3	No Record
Admin District Name	Sea to Sky Natural Resource District
City	PEMBERTON
Client Name	LORRY TALBOT
Client Number	00002757
Country	CANADA
Area Hectares	0.6034
Area Square Meters	6034.0
Length Meters	0.3541
File Status Code	HI
Forest File ID	W1986
File Status Description	ACTIVE
Map Block ID	No Record
Managed Licence Type Code	No Record
Postal Code	V0N2L0
Province	BC
Retirement Date	No Record

<i>Forest File ID: W1986 / Map Block ID: 1 / Managed Licence Type Code: SCHEDULE_B</i>	
Address Line 1	BOX 94
Address Line 2	No Record
Address Line 3	No Record
Admin District Name	Sea to Sky Natural Resource District
City	PEMBERTON
Client Name	LORRY TALBOT
Client Number	00002757
Country	CANADA
Area Hectares	1637.7182
Area Square Meters	1.6377182E7
Length Meters	20.5229
File Status Code	HI
Forest File ID	W1986
File Status Description	ACTIVE
Map Block ID	1
Managed Licence Type Code	SCHEDULE_B
Postal Code	V0N2L0
Province	BC
Retirement Date	No Record

Forest Licence (3 overlaps)	
Description	Guidance
An agreement which grants the right to harvest a volume of timber in a specified area under cutting permits.	Area is compatible with many activities. Recommend contacting the tenure holder(s) for awareness and involvement. Provide details and results of discussions at time of application.

**Individual Overlaps:**

<i>Forest File ID: A82250 / Cutting Permit ID: 18</i>	
Address Line 1	PO BOX 602
Address Line 2	No Record
Address Line 3	No Record
City	MOUNT CURRIE
Client Name	LIL'WAT FORESTRY VENTURES LIMITED PARTNERSHIP
Client Number	00166299
Country	CANADA
Cutting Permit ID	18
Expiry Date	2018-07-05T07:00:00Z
Area Hectares	102.4036
Area Square Meters	1024036.0
Length Meters	21.5641
File Status Code	HI
File Type Description	Forest Licence, Sec 47.3 F.A.
File Type Code	A41
Forest File ID	A82250
Harvest Authority Status Code	Issued
Harvest Type Description	Green
Issue Date	2016-09-01T07:00:00Z
File Status Description	ACTIVE
Postal Code	V0N2K0
Province	BC
Quota Type Description	Normal replaceable AAC
Retirement Date	No Record
Salvage Type Description	No Record
Salvage Type Code	No Record
Timber Mark Prime	CT6018

<i>Forest File ID: A82250 / Cutting Permit ID: 15</i>	
Address Line 1	PO BOX 602
Address Line 2	No Record
Address Line 3	No Record
City	MOUNT CURRIE
Client Name	LIL'WAT FORESTRY VENTURES LIMITED PARTNERSHIP
Client Number	00166299
Country	CANADA



# Area of Interest Evaluation - Detailed Report



<b>Forest File ID: A82250 / Cutting Permit ID: 15</b>	
Cutting Permit ID	15
Expiry Date	2016-05-26T07:00:00Z
Area Hectares	54.2013
Area Square Meters	542013.0
Length Meters	30.8784
File Status Code	HI
File Type Description	Forest Licence, Sec 47.3 F.A.
File Type Code	A41
Forest File ID	A82250
Harvest Authority Status Code	Issued
Harvest Type Description	Green
Issue Date	2015-05-27T07:00:00Z
File Status Description	ACTIVE
Postal Code	V0N2K0
Province	BC
Quota Type Description	Normal replaceable AAC
Retirement Date	No Record
Salvage Type Description	No Record
Salvage Type Code	No Record
Timber Mark Prime	CT6015

<b>Forest File ID: A82250 / Cutting Permit ID: 16</b>	
Address Line 1	PO BOX 602
Address Line 2	No Record
Address Line 3	No Record
City	MOUNT CURRIE
Client Name	LIL'WAT FORESTRY VENTURES LIMITED PARTNERSHIP
Client Number	00166299
Country	CANADA
Cutting Permit ID	16
Expiry Date	2018-07-05T07:00:00Z
Area Hectares	65.4301
Area Square Meters	654301.0
Length Meters	11.2765
File Status Code	HI
File Type Description	Forest Licence, Sec 47.3 F.A.
File Type Code	A41
Forest File ID	A82250
Harvest Authority Status Code	Issued
Harvest Type Description	Green
Issue Date	2015-10-07T07:00:00Z
File Status Description	ACTIVE
Postal Code	V0N2K0
Province	BC
Quota Type Description	Normal replaceable AAC
Retirement Date	No Record

Questions? Contact FrontCounter BC

by email: [FrontCounterBC@gov.bc.ca](mailto:FrontCounterBC@gov.bc.ca)

or by phone: 1-877-855-3222

<i>Forest File ID: A82250 / Cutting Permit ID: 16</i>	
Salvage Type Description	No Record
Salvage Type Code	No Record
Timber Mark Prime	CT6016

## Land Tenures

[Return to Section 3](#)

Crown Land Licence (22 overlaps)	
Description	Guidance
A licence provides a set of land rights to the licence holders. It does not provide exclusive use.	May be compatible with many activities. Recommend contacting the tenure holder(s) for awareness and involvement. Provide details and results of discussions at time of application.

### Individual Overlaps:

<i>Crown Lands File Number: 2400892</i>	
Tenure Document	237322
Crown Lands File Number	2400892
Interested Parties	ROYAL CANADIAN MOUNTED POLICE
Area Hectares	0.0058
Area Square Meters	5.8E-7
Tenure Legal Description	THAT PARCEL OR TRACT OF LAND SITUATED IN THE VICINITY OF SOUTH MILLER CREEK, LILLOOET DISTRICT
Tenure Location	MILLER CREEK
Tenure Purpose	COMMUNICATION
Tenure Status	ACTIVE
Tenure Subpurpose	COMMUNICATION SITES
Tenure Subtype	LICENCE OF OCCUPATION
Tenure Expiry Date	2030-07-10T07:00:00Z
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2403273</i>	
Tenure Document	238823
Crown Lands File Number	2403273
Interested Parties	WHISTLER HELI-SKIING LTD.
Area Hectares	81705.0
Area Square Meters	8.1705
Tenure Legal Description	THOSE PARTS OF DISTRICT LOTS 1552 AND 3118, TOGETHER WITH THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF RYAN RIVER AND IPSOOT MOUNTAIN, LILLOOET DISTRICT
Tenure Location	RYAN RIVER

<i>Crown Lands File Number: 2403273</i>	
Tenure Purpose	COMMERCIAL RECREATION
Tenure Status	ACTIVE
Tenure Subpurpose	HELI SKI
Tenure Subtype	LICENCE OF OCCUPATION
Tenure Expiry Date	2024-05-01T07:00:00Z
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2403273</i>	
Tenure Document	238823
Crown Lands File Number	2403273
Interested Parties	WHISTLER HELI-SKIING LTD.
Area Hectares	62188.0
Area Square Meters	6.2188
Tenure Legal Description	THOSE PARTS OF DISTRICT LOTS 1552 AND 3118, TOGETHER WITH THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF RYAN RIVER, LILLOOET DISTRICT
Tenure Location	RYAN RIVER
Tenure Purpose	COMMERCIAL RECREATION
Tenure Status	ACTIVE
Tenure Subpurpose	HELI SKI
Tenure Subtype	LICENCE OF OCCUPATION
Tenure Expiry Date	2024-05-01T07:00:00Z
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2403273</i>	
Tenure Document	238823
Crown Lands File Number	2403273
Interested Parties	WHISTLER HELI-SKIING LTD.
Area Hectares	17602.0
Area Square Meters	1.7602
Tenure Legal Description	THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF IPSOOT MOUNTAIN, TOGETHER WITH UNSURVEYED FORESHORE OR LAND COVERED BY WATER BEING PART OF THE BED OF LILLOOET RIVER, LILLOOET DISTRICT
Tenure Location	RYAN RIVER
Tenure Purpose	COMMERCIAL RECREATION
Tenure Status	ACTIVE
Tenure Subpurpose	HELI SKI
Tenure Subtype	LICENCE OF OCCUPATION
Tenure Expiry Date	2024-05-01T07:00:00Z
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2407195</i>	
Tenure Document	239835

<i>Crown Lands File Number: 2407195</i>	
Crown Lands File Number	2407195
Interested Parties	BLACKCOMB HELICOPTERS LIMITED PARTNERSHIP   BLACKCOMB HELICOPTERS LTD.
Area Hectares	3101.727
Area Square Meters	0.3101727
Tenure Legal Description	MOUNT RONAYNE SITE
Tenure Location	WHISTLER
Tenure Purpose	COMMERCIAL RECREATION
Tenure Status	ACTIVE
Tenure Subpurpose	HELI HIKING
Tenure Subtype	LICENCE OF OCCUPATION
Tenure Expiry Date	2026-05-01T07:00:00Z
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2407315</i>	
Tenure Document	240657
Crown Lands File Number	2407315
Interested Parties	BLACKCOMB HELICOPTERS LIMITED PARTNERSHIP   0651518 B.C. LTD.
Area Hectares	16438.0
Area Square Meters	1.6438
Tenure Legal Description	THOSE PARCELS OR TRACTS OF LAND IN THE VICINITY OF GARIBALDI PARK, JOFFRE LAKES PARK, IPSOOT MOUNTAIN AND PHACELIA MOUNTAIN, LILLOOET DISTRICT
Tenure Location	FOWL LAKE, TENQUILLE LAKE
Tenure Purpose	COMMERCIAL RECREATION
Tenure Status	ACTIVE
Tenure Subpurpose	HELI SKI
Tenure Subtype	LICENCE OF OCCUPATION
Tenure Expiry Date	2037-09-15T07:00:00Z
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2407315</i>	
Tenure Document	240657
Crown Lands File Number	2407315
Interested Parties	BLACKCOMB HELICOPTERS LIMITED PARTNERSHIP   0651518 B.C. LTD.
Area Hectares	8516.0
Area Square Meters	0.8516
Tenure Legal Description	THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF FOWL LAKES, LILLOOET DISTRICT
Tenure Location	FOWL LAKE, TENQUILLE LAKE
Tenure Purpose	COMMERCIAL RECREATION
Tenure Status	ACTIVE
Tenure Subpurpose	HELI SKI
Tenure Subtype	LICENCE OF OCCUPATION
Tenure Expiry Date	2037-09-15T07:00:00Z

<i>Crown Lands File Number: 2407315</i>	
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2401194</i>	
Tenure Document	240941
Crown Lands File Number	2401194
Interested Parties	WHISTLER HELI-SKIING LTD.
Area Hectares	81705.041
Area Square Meters	8.1705041
Tenure Legal Description	together with that part of SPECIAL TIMBER LICENCE 7653P, LILLOOET DISTRICT.that part of SPECIAL TIMBER LICENCE 7669P, LILLOOET DISTRICT.that part of SPECIAL TIMBER LICENCE 7652P, LILLOOET DISTRICT.that part of DISTRICT LOT 1552, LILLOOET DISTRICTthat part of SPECIAL TIMBER LICENCE 7651P, LILLOOET DISTRICT.that part of SPECIAL TIMBER LICENCE 7650P, LILLOOET DISTRICT.that part of RIGHT OF WAY OVER UNSURVEYED CROWN FORESHORE BEING PART OF THE BED OF NORHT AND SOUTH MILLER CREEKS, AS SHOWN ON PLAN KAP80060 FILED IN KAMLOOPS LAND TITLE OFFICE.that part of SPECIAL TIMBER LICENCE 7649P, LILLOOET DISTRICT.that part of DISTRICT LOT 3118, LILLOOET DISTRICT.that part of DISTRICT LOT 823, LILLOOET DISTRICT, EXCEPT NORTHERLY 20 CHAINS, PLAN KAP56169.that part of DISTRICT LOT 3110, LILLOOET DISTRICT.that part of SPECIAL TIMBER LICENCE 9319P, LILLOOET DISTRICT.that part of DISTRICT LOT 823, LILLOOET DISTRICTthat part of DISTRICT LOT 189, LILLOOET DISTRICTthat part of DISTRICT LOT 6746, LILLOOET DISTRICTthat part of SPECIAL TIMBER LICENCE 9320P, LILLOOET DISTRICT.that part of DISTRICT LOT 3111, LILLOOET DISTRICT..
Tenure Location	HURLEY NORTH, HURLEY SOUTH, NOEL PASS, CHIPMUNK, IPSOOT, CALLAGHAN, BRANDYWINE, RAINBOW AND FEE
Tenure Purpose	COMMERCIAL RECREATION
Tenure Status	ACTIVE
Tenure Subpurpose	HELI SKI
Tenure Subtype	LICENCE OF OCCUPATION
Tenure Expiry Date	2024-05-01T07:00:00Z
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2410110</i>	
Tenure Document	241041
Crown Lands File Number	2410110
Interested Parties	TAG ADVENTURE TOURS LTD.   COUGAR MOUNTAIN ADVENTURES LTD.   OUTDOOR ADVENTURES @ WHISTLER LTD.   SUPERFLY ZIPLINES LTD.
Area Hectares	6622.0
Area Square Meters	0.6622
Tenure Legal Description	DISTRICT LOT 7918; THOSE PARTS OF DISTRICT LOTS 1759, 1760, 1761, 1762, 1763, 4104, 7807 AND 7821, GROUP 1, NEW WESTMINSTER DISTRICT, EXCEPT: BLOCK A AND B OF DISTRICT LOT 4104, BLOCK A OF DISTRICT LOT 7807, BLOCK A OF DISTRICT LOT 7821, GROUP 1, NEW WESTMINSTER DISTRICT, AND EXCEPT: DISTRICT LOT 760 AND 761, LILLOOET DISTRICT; TOGETHER WITH THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF THE SOO RIVER AND THE PEMBERTON ICEFIELD WITHIN GROUP 1, NEW WESTMINSTER DISTRICT AND LILLOOET DISTRICT
Tenure Location	WHISTLER



<b>Crown Lands File Number: 2410110</b>	
Tenure Purpose	COMMERCIAL RECREATION
Tenure Status	ACTIVE
Tenure Subpurpose	SNOWMOBILING
Tenure Subtype	LICENCE OF OCCUPATION
Tenure Expiry Date	2039-04-30T07:00:00Z
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<b>Crown Lands File Number: 2408268</b>	
Tenure Document	344219
Crown Lands File Number	2408268
Interested Parties	TOTALLY AWESOME ADVENTURES INC.
Area Hectares	20127.0
Area Square Meters	2.0127
Tenure Legal Description	District Lots 317, 442, 443, 444, 445, 649, 1267, 1268, 1269, 1343, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2381, 2382, 2383, 2384, 2385, 2387, 2393, 2394, 2395, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 3038, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3658, 4813, 4814, 4815, 4816, 4817, 4818, 4819, 4820, 4821, 4822, 5182, 5183, 5187, 5188, 5460, 5471, 5472, 5473, 5474, 5503, 5505, 5506, 5507, 5509, 5510, 5580, 5626, 5630, 5631, 5632, 5767, 5773, 5912, 5917, 5918, 5928, 5932, 5933, 5934, 5935, 5946, 5948, 6042, 6043, 6044, 6045, 6051, 6052, 6053, 6054, 6055, 6056, 6162, 6252, 6444, 6446, 6447, 6451, 6452, 6454, 6457, 6458, 6459, 6460, 6461, 6463, 6467, 6841, 6842, 6843, 6844, 6955, 6956, 7611, 8253 and 8254 and those parts of District Lots 7883, 2372, 5184, 5185, 5504, 5768, 6448, 6449, 6450, 6453, 6455, 7862, and 7864 together with all that unsurveyed Crown land in the vicinity of Hurley River, all of Lillooet District, containing 20127.0 hectares, more or less
Tenure Location	PEMBERTON ICECAP, RYAN, MEAGER, UPPER LILLOOET, HURLEY
Tenure Purpose	COMMERCIAL RECREATION
Tenure Status	ACTIVE
Tenure Subpurpose	SNOWMOBILING
Tenure Subtype	LICENCE OF OCCUPATION
Tenure Expiry Date	2028-06-15T07:00:00Z
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<b>Crown Lands File Number: 2408283</b>	
Tenure Document	344221
Crown Lands File Number	2408283
Interested Parties	678590 B.C. LTD.
Area Hectares	1908.942
Area Square Meters	0.1908942
Tenure Legal Description	THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF DISTRICT LOT 1549, LILLOOET DISTRICT
Tenure Location	LILLOOET FSR, HURLEY FSR, RUTHERFORD FSR
Tenure Purpose	COMMERCIAL RECREATION
Tenure Status	ACTIVE

<i>Crown Lands File Number: 2408283</i>	
Tenure Subpurpose	SNOWMOBILING
Tenure Subtype	LICENCE OF OCCUPATION
Tenure Expiry Date	2018-07-01T07:00:00Z
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2408812</i>	
Tenure Document	242356
Crown Lands File Number	2408812
Interested Parties	INNERGEX RENEWABLE ENERGY INC. / INNERGEX ENERGIE RENOUVELABLE
Area Hectares	971.31
Area Square Meters	0.097131
Tenure Legal Description	THOSE PARTS OF BLOCK A AND B OF DISTRICT LOT 8490, TOGETHER WITH THAT PART OF DISTRICT LOT 955, TOGETHER WITH THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF OWL CREEK, TOGETHER WITH UNSURVEYED FORESHORE OR LAND COVERED BY WATER BEING PART OF THE BED OF OWL CREEK, LILLOOET DISTRICT
Tenure Location	OWL CREEK
Tenure Purpose	WATERPOWER
Tenure Status	ACTIVE
Tenure Subpurpose	INVESTIGATIVE PHASE
Tenure Subtype	INVESTIGATIVE LICENCE
Tenure Expiry Date	2018-05-13T07:00:00Z
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2410743</i>	
Tenure Document	242454
Crown Lands File Number	2410743
Interested Parties	COPPER CAYUSE OUTFITTERS LTD.
Area Hectares	0.925
Area Square Meters	9.25E-5
Tenure Legal Description	THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF TENQUILLE LAKE, LILLOOET DISTRICT
Tenure Location	BIRKENHEAD RIVER
Tenure Purpose	COMMERCIAL RECREATION
Tenure Status	ACTIVE
Tenure Subpurpose	TRAIL RIDING
Tenure Subtype	LICENCE OF OCCUPATION
Tenure Expiry Date	2023-09-01T07:00:00Z
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2410743</i>	
Tenure Document	242454
Crown Lands File Number	2410743

# Area of Interest Evaluation - Detailed Report



<i>Crown Lands File Number: 2410743</i>	
Interested Parties	COPPER CAYUSE OUTFITTERS LTD.
Area Hectares	4213.047
Area Square Meters	0.4213047
Tenure Legal Description	THAT PART OF DISTRICT LOT 4896 TOGETHER WITH THAT PART OF DISTRICT LOT 337 TOGETHER WITH THAT PART OF DISTRICT LOT 399 TOGETHER WITH THAT PART OF DISTRICT LOT 400 TOGETHER WITH THAT PART OF DISTRICT LOT 483 TOGETHER WITH THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF DISTRICT LOT 399 ALL OF LILLOOET DISTRICT
Tenure Location	BIRKENHEAD RIVER
Tenure Purpose	COMMERCIAL RECREATION
Tenure Status	ACTIVE
Tenure Subpurpose	TRAIL RIDING
Tenure Subtype	LICENCE OF OCCUPATION
Tenure Expiry Date	2023-09-01T07:00:00Z
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2408512</i>	
Tenure Document	344348
Crown Lands File Number	2408512
Interested Parties	BACKCOUNTRY SNOWCATS LTD.
Area Hectares	19819.0
Area Square Meters	1.9819
Tenure Legal Description	District Lots 317, 442, 443, 444, 445, 649, 1267, 1268, 1269, 1343, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2381, 2382, 2383, 2384, 2385, 2387, 2393, 2394, 2395, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 3038, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3658, 4813, 4814, 4815, 4816, 4817, 4818, 4819, 4820, 4821, 4822, 5182, 5183, 5187, 5188, 5460, 5471, 5472, 5473, 5474, 5503, 5505, 5506, 5507, 5509, 5510, 5580, 5626, 5630, 5631, 5632, 5767, 5773, 5912, 5917, 5918, 5928, 5932, 5933, 5934, 5935, 5946, 5948, 6042, 6043, 6044, 6045, 6051, 6052, 6053, 6054, 6055, 6056, 6162, 6252, 6444, 6446, 6447, 6451, 6452, 6454, 6457, 6458, 6459, 6460, 6461, 6463, 6467, 6841, 6842, 6843, 6844, 6955, 6956, 7611, 8253 and 8254 and those parts of District Lots 7883, 2372, 5184, 5185, 5504, 5768, 6448, 6449, 6450, 6453, 6455, 7862, and 7864 together with all that unsurveyed Crown land in the vicinity of Hurley River, all of Lillooet District, containing 19,819.0 hectares, more or less
Tenure Location	WHISTLER
Tenure Purpose	COMMERCIAL RECREATION
Tenure Status	ACTIVE
Tenure Subpurpose	SNOWMOBILING
Tenure Subtype	LICENCE OF OCCUPATION
Tenure Expiry Date	2028-07-01T07:00:00Z
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2409810</i>	
Tenure Document	No Record

Questions? Contact FrontCounter BC

by email: [FrontCounterBC@gov.bc.ca](mailto:FrontCounterBC@gov.bc.ca)

or by phone: 1-877-855-3222

<i>Crown Lands File Number: 2409810</i>	
Crown Lands File Number	2409810
Interested Parties	ALTAQUA CLEANERGY CORP.
Area Hectares	4560.647
Area Square Meters	0.4560647
Tenure Legal Description	together with that part of RIGHT OF WAY OVER UNSURVEYED CROWN FORESHORE BEING PART OF THE BED OF NORHT AND SOUTH MILLER CREEKS, AS SHOWN ON PLAN KAP80060 FILED IN KAMLOOPS LAND TITLE OFFICE.that part of DISTRICT LOT 8693, LILLOOET DISTRICTthat part of BLOCK B, DISTRICT LOTS 4095, 4096, 8804, LILLOOET DISTRICT.that part of DISTRICT LOT 1549, LILLOOET DISTRICTthat part of DISTRICT LOT 8804, LILLOOET DISTRICT.that part of DISTRICT LOT 2219, LILLOOET DISTRICTthat part of DISTRICT LOT 1552, LILLOOET DISTRICTthat part of DISTRICT LOT 1172, LILLOOET DISTRICTthat part of DISTRICT LOT 4096, LILLOOET DISTRICTthat part of DISTRICT LOT 8736, BEING PUMMILL MINERAL CLAIM, LILLOOET DISTRICTthat part of DISTRICT LOT 4095, LILLOOET DISTRICTthat part of DISTRICT LOT 4148, LILLOOET DISTRICTthat part of R/W OVER UCL AND OVER DISTRICT LOTS 1549, 8693, LILLOOET DISTRICT AND OVER UCF BEING PART OF THE BED OF RUTHERFORD CREEK, AS SHOWN ON PLAN KAP78897 FILED IN KAMLOOPS LAND TITLE OFFICE.that part of DISTRICT LOT 1556, LILLOOET DISTRICT.that part of DISTRICT LOT 2638, LILLOOET DISTRICT..
Tenure Location	BOULDER CREEK
Tenure Purpose	WATERPOWER
Tenure Status	REQUESTED
Tenure Subpurpose	INVESTIGATIVE PHASE
Tenure Subtype	INVESTIGATIVE LICENCE
Tenure Expiry Date	No Record
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2409789</i>	
Tenure Document	242591
Crown Lands File Number	2409789
Interested Parties	RYAN RIVER HYDRO GP INC.
Area Hectares	961.83
Area Square Meters	0.096183
Tenure Legal Description	THOSE PARTS OF DISTRICT LOTS 1549, 3110, 3111 AND 8693 AND THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF MILLER CREEK AND RUTHERFORD CREEK, TOGETHER WITH UNSURVEYED FORESHORE OR LAND COVERED BY WATER BEING PART OF THE BED OF MILLER CREEK AND RUTHERFORD CREEK, LILLOOET DISTRICT
Tenure Location	NORTHWEST OF PEMBERTON
Tenure Purpose	WATERPOWER
Tenure Status	ACTIVE
Tenure Subpurpose	INVESTIGATIVE PHASE
Tenure Subtype	INVESTIGATIVE LICENCE
Tenure Expiry Date	2019-01-07T08:00:00Z
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2411569</i>	
Tenure Document	No Record
Crown Lands File Number	2411569
Interested Parties	RWCB ADVENTURES LTD
Area Hectares	21804.579
Area Square Meters	2.1804579
Tenure Legal Description	ALL THAT UNALIENATED AND UNENCUMBERED CROWN LAND WITHIN THE LILLOOET AND NEW WESTMINSTER LAND DISTRICT
Tenure Location	WHISTLER / PEMBERTON / BRALORNE
Tenure Purpose	COMMERCIAL RECREATION
Tenure Status	REQUESTED
Tenure Subpurpose	SNOWMOBILING
Tenure Subtype	LICENCE OF OCCUPATION
Tenure Expiry Date	No Record
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2410654</i>	
Tenure Document	No Record
Crown Lands File Number	2410654
Interested Parties	BOULDER CREEK POWER LIMITED PARTNERSHIP   NORTH CREEK HYDRO POWER LIMITED PARTNERSHIP   UPPER LILLOOET RIVER POWER LIMITED
Area Hectares	7533.175
Area Square Meters	0.7533175
Tenure Legal Description	together with that part of DISTRICT LOT 1556, LILLOOET DISTRICT.that part of DISTRICT LOT 2638, LILLOOET DISTRICT.that part of DISTRICT LOT 1950, LILLOOET DISTRICT.that part of N1/2, DISTRICT LOT 177, LILLOOET DISTRICTthat part of DISTRICT LOT 3123, LILLOOET DISTRICT.that part of DISTRICT LOT 3124, LILLOOET DISTRICT.that part of BLOCK C, DISTRICT LOT 1172, LILLOOET DISTRICTthat part of DISTRICT LOT 177, LILLOOET DISTRICTthat part of DISTRICT LOT 823, LILLOOET DISTRICTthat part of DISTRICT LOT 4095, LILLOOET DISTRICTthat part of DISTRICT LOT 1159, LILLOOET DISTRICT.that part of DISTRICT LOT 1172, LILLOOET DISTRICTthat part of DISTRICT LOT 1537, LILLOOET DISTRICTthat part of DISTRICT LOT 1549, LILLOOET DISTRICTthat part of DISTRICT LOT 2636, LILLOOET DISTRICTthat part of DISTRICT LOT 2671, LILLOOET DISTRICT.that part of SPECIAL TIMBER LICENCE 7655P, LILLOOET DISTRICT.that part of SPECIAL TIMBER LICENCE 7668P, LILLOOET DISTRICT.DISTRICT LOT 8693, LILLOOET DISTRICT, DISTRICT LOT 8736, BEING PUMMILL MINERAL CLAIM, LILLOOET DISTRICT, that part of LILLOOET DISTRICT.that part of LILLOOET DISTRICT.that part of R/W OVER UCL AND OVER DISTRICT LOTS 1549, 8693, LILLOOET DISTRICT AND OVER UCF BEING PART OF THE BED OF RUTHERFORD CREEK, AS SHOWN ON PLAN KAP78897 FILED IN KAMLOOPS LAND TITLE OFFICE.that part of RIGHT OF WAY OVER UNSURVEYED CROWN FORESHORE BEING PART OF THE BED OF NORHT AND SOUTH MILLER CREEKS, AS SHOWN ON PLAN KAP80060 FILED IN KAMLOOPS LAND TITLE OFFICE.that part of R/W OVER UCL AND OVER PARTS OF DISTRICT LOTS 188, 498, LILLOOET DISTRICT, AS SHOWN ON PLAN KAP80059 FILED IN KAMLOOPS LAND TITLE OFFICE.that part of DISTRICT LOT 823, LILLOOET DISTRICT, EXCEPT NORTHERLY 20 CHAINS, PLAN KAP56169.that part of DISTRICT LOT 8807, LILLOOET DISTRICT.that part of BLOCK B, DISTRICT LOTS 8797, 8807, LILLOOET DISTRICT..
Tenure Location	LILLOOET RIVER (UPPER)
Tenure Purpose	WATERPOWER



<i>Crown Lands File Number: 2410654</i>	
Tenure Status	REQUESTED
Tenure Subpurpose	TRANSMISSION LINE
Tenure Subtype	LICENCE OF OCCUPATION
Tenure Expiry Date	No Record
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2410088</i>	
Tenure Document	No Record
Crown Lands File Number	2410088
Interested Parties	CORPORATION OF THE VILLAGE OF PEMBERTON
Area Hectares	956.7
Area Square Meters	0.09567
Tenure Legal Description	DISTRICT LOT 2297 AND 8410, TOGETHER WITH THAT PART OF DISTRICT LOT 8556 AND THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF DISTRICT LOT 2297, TOGETHER WITH UNSURVEYED FORESHORE OR LAND COVERED BY WATER BEING PART OF THE BED OF PEMBERTON CREEK, LILLOOET DISTRICT, EXCEPT THEREOUT BLOCK F OF DISTRICT LOT 202, 8556 AND 8680 AND BLOCK G OF DISTRICT LOT 202
Tenure Location	PEMBERTON VALLEY
Tenure Purpose	WATERPOWER
Tenure Status	REQUESTED
Tenure Subpurpose	INVESTIGATIVE PHASE
Tenure Subtype	INVESTIGATIVE LICENCE
Tenure Expiry Date	No Record
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2408283</i>	
Tenure Document	No Record
Crown Lands File Number	2408283
Interested Parties	678590 B.C. LTD.
Area Hectares	1908.942
Area Square Meters	0.1908942
Tenure Legal Description	THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF DISTRICT LOT 1549, LILLOOET DISTRICT
Tenure Location	LILLOOET FSR, HURLEY FSR, RUTHERFORD FSR
Tenure Purpose	COMMERCIAL RECREATION
Tenure Status	REQUESTED
Tenure Subpurpose	SNOWMOBILING
Tenure Subtype	LICENCE OF OCCUPATION
Tenure Expiry Date	No Record
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2408812</i>	
Tenure Document	No Record
Crown Lands File Number	2408812
Interested Parties	INNERGEX RENEWABLE ENERGY INC. / INNERGEX ENERGIE RENOUVELABLE
Area Hectares	971.31
Area Square Meters	0.097131
Tenure Legal Description	THOSE PARTS OF BLOCK A AND B OF DISTRICT LOT 8490, TOGETHER WITH THAT PART OF DISTRICT LOT 955, TOGETHER WITH THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF OWL CREEK, TOGETHER WITH UNSURVEYED FORESHORE OR LAND COVERED BY WATER BEING PART OF THE BED OF OWL CREEK, LILLOOET DISTRICT
Tenure Location	OWL CREEK
Tenure Purpose	WATERPOWER
Tenure Status	REQUESTED
Tenure Subpurpose	INVESTIGATIVE PHASE
Tenure Subtype	INVESTIGATIVE LICENCE
Tenure Expiry Date	No Record
Tenure Type	LICENCE
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<b>Crown Land Reserves and Notations (13 overlaps)</b>	
Description	Guidance
A designation placed on sites reserved or withdrawn from disposition for any purpose considered advisable in the public interest including research and education.	Generally not available for Land Act tenures, but may be available to use for activities that are compatible with the reserve.

**Individual Overlaps:**

<i>Crown Lands File Number: 2410614</i>	
Tenure Document	R112026
Crown Lands File Number	2410614
Interested Parties	MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT
Area Hectares	48727.3
Area Square Meters	4.87273
Tenure Legal Description	THAT UNALIENATED AND UNENCUMBERED LAND SITUATED WITHIN GROUP 1, NEW WESTMINSTER DISTRICT
Tenure Location	SEA TO SKY
Tenure Purpose	ENVIRONMENT, CONSERVATION, & RECR
Tenure Status	ACTIVE
Tenure Subpurpose	FISH AND WILDLIFE MANAGEMENT
Tenure Subtype	SEC 17 DESIGNATED USE AREA
Tenure Expiry Date	No Record
Tenure Type	RESERVE/NOTATION
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2410616</i>	
Tenure Document	R112050
Crown Lands File Number	2410616
Interested Parties	MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT
Area Hectares	51213.33
Area Square Meters	5.121333
Tenure Legal Description	THAT UNALIENATED AND UNENCUMBERED LAND WITHIN GROUP 1, NEW WESTMINSTER DISTRICT AND LILLOOET DISTRICT
Tenure Location	SQUAMISH
Tenure Purpose	ENVIRONMENT, CONSERVATION, & RECR
Tenure Status	ACTIVE
Tenure Subpurpose	FISH AND WILDLIFE MANAGEMENT
Tenure Subtype	NOTATION OF INTEREST
Tenure Expiry Date	No Record
Tenure Type	RESERVE/NOTATION
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2410437</i>	
Tenure Document	R112071
Crown Lands File Number	2410437
Interested Parties	MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT
Area Hectares	12559.861
Area Square Meters	1.2559861
Tenure Legal Description	THOSE PARTS OF THE SURFACES OF DISTRICT LOTS 4811 AND 4812, SURVEYED AS THE CLAIMS KNOWN AS "SAINT PAUL" AND "CROWN FRACTION" MINERAL CLAIMS RESPECTIVELY, TOGETHER WITH THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF BIRKENHEAD LAKE, LILLOOET DISTRICT
Tenure Location	BIRKENHEAD HEADWATERS
Tenure Purpose	ENVIRONMENT, CONSERVATION, & RECR
Tenure Status	ACTIVE
Tenure Subpurpose	ENVIRONMENT PROTECTION/CONSERVATION
Tenure Subtype	SEC 17 DESIGNATED USE AREA
Tenure Expiry Date	No Record
Tenure Type	RESERVE/NOTATION
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2410451</i>	
Tenure Document	R112083
Crown Lands File Number	2410451
Interested Parties	MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT
Area Hectares	19207.0
Area Square Meters	1.9207
Tenure Legal Description	THOSE PARCELS OR TRACTS OF LAND IN THE VICINITY OF SUGARLOAF MOUNTAIN, IPSOOT MOUNTAIN, KWTAMTS PEAK AND SISQUA PEAK, LILLOOET DISTRICT
Tenure Location	RUTHERFORD HEADWATERS

<b>Crown Lands File Number: 2410451</b>	
Tenure Purpose	ENVIRONMENT, CONSERVATION, & RECR
Tenure Status	ACTIVE
Tenure Subpurpose	ENVIRONMENT PROTECTION/CONSERVATION
Tenure Subtype	SEC 17 DESIGNATED USE AREA
Tenure Expiry Date	No Record
Tenure Type	RESERVE/NOTATION
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<b>Crown Lands File Number: 2410468</b>	
Tenure Document	R112098
Crown Lands File Number	2410468
Interested Parties	MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT
Area Hectares	3720.0
Area Square Meters	0.372
Tenure Legal Description	THAT PART OF DISTRICT LOT 906, AND THOSE PARTS OF THE SURFACES OF DISTRICT LOTS 4810 AND 4811, SURVEYED AS THE CLAIMS KNOWN AS "SANTA BARBARA" AND "SAINT PAUL" MINERAL CLAIMS RESPECTIVELY, TOGETHER WITH THOSE PARCELS OR TRACTS OF LAND IN THE VICINITY OF MOUNT PAULINE, SEVEN O'CLOCK AND TENQUILLE MOUNTAINS, LILLOOET DISTRICT
Tenure Location	WOLVERINE CREEK
Tenure Purpose	ENVIRONMENT, CONSERVATION, & RECR
Tenure Status	ACTIVE
Tenure Subpurpose	ENVIRONMENT PROTECTION/CONSERVATION
Tenure Subtype	SEC 17 DESIGNATED USE AREA
Tenure Expiry Date	No Record
Tenure Type	RESERVE/NOTATION
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<b>Crown Lands File Number: 2410439</b>	
Tenure Document	R112105
Crown Lands File Number	2410439
Interested Parties	MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT
Area Hectares	4270.133
Area Square Meters	0.4270133
Tenure Legal Description	THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF OWL CREEK, LILLOOET DISTRICT
Tenure Location	OWL CREEK
Tenure Purpose	ENVIRONMENT, CONSERVATION, & RECR
Tenure Status	ACTIVE
Tenure Subpurpose	ENVIRONMENT PROTECTION/CONSERVATION
Tenure Subtype	SEC 17 DESIGNATED USE AREA
Tenure Expiry Date	No Record
Tenure Type	RESERVE/NOTATION
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2409720</i>	
Tenure Document	R132009
Crown Lands File Number	2409720
Interested Parties	MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT
Area Hectares	9.0
Area Square Meters	9.0E-4
Tenure Legal Description	THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF TENQUILLE LAKE, LILLOOET DISTRICT
Tenure Location	TENQUILLE LAKE
Tenure Purpose	ENVIRONMENT, CONSERVATION, & RECR
Tenure Status	ACTIVE
Tenure Subpurpose	SNOW SURVEY
Tenure Subtype	SEC 16 MAP RESERVE
Tenure Expiry Date	2023-05-02T07:00:00Z
Tenure Type	RESERVE/NOTATION
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 0326850</i>	
Tenure Document	R082202
Crown Lands File Number	0326850
Interested Parties	MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT
Area Hectares	3265.0
Area Square Meters	0.3265
Tenure Legal Description	THAT UNALIENATED AND UNENCUMBERED LAND SITUATED WITHIN LILLOOET DISTRICT
Tenure Location	PEMBERTON CREEK
Tenure Purpose	ENVIRONMENT, CONSERVATION, & RECR
Tenure Status	ACTIVE
Tenure Subpurpose	WATERSHED RESERVE
Tenure Subtype	SEC 17 DESIGNATED USE AREA
Tenure Expiry Date	2023-12-18T08:00:00Z
Tenure Type	RESERVE/NOTATION
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2409863</i>	
Tenure Document	R082158
Crown Lands File Number	2409863
Interested Parties	MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT
Area Hectares	671.531
Area Square Meters	0.0671531
Tenure Legal Description	THAT PART OF BLOCK A OF DISTRICT LOTS 955 AND 8723, TOGETHER WITH THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF OWL CREEK, LILLOOET DISTRICT
Tenure Location	OWL CREEK
Tenure Purpose	ENVIRONMENT, CONSERVATION, & RECR
Tenure Status	ACTIVE



<i>Crown Lands File Number: 2409863</i>	
Tenure Subpurpose	HERITAGE/ARCHEOLOGICAL SITE
Tenure Subtype	NOTATION OF INTEREST
Tenure Expiry Date	2043-09-24T07:00:00Z
Tenure Type	RESERVE/NOTATION
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2410097</i>	
Tenure Document	R092060
Crown Lands File Number	2410097
Interested Parties	MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT
Area Hectares	6791.96
Area Square Meters	0.679196
Tenure Legal Description	THAT UNALIENATED AND UNENCUMBERED LAND SITUATED WITHIN LILLOOET DISTRICT
Tenure Location	OWL CREEK
Tenure Purpose	ENVIRONMENT, CONSERVATION, & RECR
Tenure Status	ACTIVE
Tenure Subpurpose	HERITAGE/ARCHEOLOGICAL SITE
Tenure Subtype	SEC 17 DESIGNATED USE AREA
Tenure Expiry Date	No Record
Tenure Type	RESERVE/NOTATION
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2409873</i>	
Tenure Document	R092082
Crown Lands File Number	2409873
Interested Parties	MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT
Area Hectares	16.75
Area Square Meters	0.001675
Tenure Legal Description	THAT PART OF DISTRICT LOT 906, TOGETHER WITH THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF DISTRICT LOT 906, LILLOOET DISTRICT
Tenure Location	8 - WOLVERINE CREEK
Tenure Purpose	ENVIRONMENT, CONSERVATION, & RECR
Tenure Status	ACTIVE
Tenure Subpurpose	HERITAGE/ARCHEOLOGICAL SITE
Tenure Subtype	SEC 16 MAP RESERVE
Tenure Expiry Date	2044-05-04T07:00:00Z
Tenure Type	RESERVE/NOTATION
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2410284</i>	
Tenure Document	R142026
Crown Lands File Number	2410284
Interested Parties	MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT

<i>Crown Lands File Number: 2410284</i>	
Area Hectares	1437.196
Area Square Meters	0.1437196
Tenure Legal Description	THAT UNALIENATED AND UNENCUMBERED LAND SITUATED WITHIN LILLOOET AND NEW WESTMINSTER DISTRICT
Tenure Location	UPPER SOO
Tenure Purpose	FIRST NATIONS
Tenure Status	ACTIVE
Tenure Subpurpose	CULTURAL SIGNIFICANCE
Tenure Subtype	SEC 17 DESIGNATED USE AREA
Tenure Expiry Date	2045-01-28T08:00:00Z
Tenure Type	RESERVE/NOTATION
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<i>Crown Lands File Number: 2409959</i>	
Tenure Document	R092156
Crown Lands File Number	2409959
Interested Parties	MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT
Area Hectares	86125.753
Area Square Meters	8.6125753
Tenure Legal Description	THAT UNALIENATED AND UNENCUMBERED CROWN LAND SITUATED WITHIN LILLOOET DISTRICT
Tenure Location	RYAN CREEK MOUNT PETERSEN
Tenure Purpose	MISCELLANEOUS LAND USES
Tenure Status	ACTIVE
Tenure Subpurpose	PLANNING/MARKETING/DEVELOP PROJECTS
Tenure Subtype	NOTATION OF INTEREST
Tenure Expiry Date	2045-01-05T08:00:00Z
Tenure Type	RESERVE/NOTATION
Responsible Business Unit	LM - LAND MGMNT - LOWER MAINLAND SERVICE REGION

<b>Trapline Area (7 overlaps)</b>	
Description	Guidance
Areas designated by a regional manager of the recreational fisheries and wildlife programs for licensed trappers to trap furbearing animals.	Compatible with many activities. Recommend contacting registered trapline holder for awareness and involvement in proposed activity. Provide details and results of discussion at time of application.

**Individual Overlaps:**

<i>Trapline Areas: 2130560 / Trapline Area Identifier: TR0211T015</i>	
Area Square Meters	1.001810514734E8
Trapline Areas	2130560
Trapline Area Identifier	TR0211T015

<i>Trapline Areas: 2130531 / Trapline Area Identifier: TR0211T005</i>	
Area Square Meters	1.284837413961E8
Trapline Areas	2130531
Trapline Area Identifier	TR0211T005

<i>Trapline Areas: 2130544 / Trapline Area Identifier: TR0211T009</i>	
Area Square Meters	6.04360311869E7
Trapline Areas	2130544
Trapline Area Identifier	TR0211T009

<i>Trapline Areas: 2130558 / Trapline Area Identifier: TR0211T013</i>	
Area Square Meters	2.93649690712E8
Trapline Areas	2130558
Trapline Area Identifier	TR0211T013

<i>Trapline Areas: 2130555 / Trapline Area Identifier: TR0211T014</i>	
Area Square Meters	1.881793190643E8
Trapline Areas	2130555
Trapline Area Identifier	TR0211T014

<i>Trapline Areas: 2130547 / Trapline Area Identifier: TR0211T004</i>	
Area Square Meters	1.285116394278E8
Trapline Areas	2130547
Trapline Area Identifier	TR0211T004

<i>Trapline Areas: 2130536 / Trapline Area Identifier: TR0211T016</i>	
Area Square Meters	9.27140164053E7
Trapline Areas	2130536
Trapline Area Identifier	TR0211T016

Survey Parcels (1 overlaps)	
Description	Guidance
Contains the spatial representation (polygon) of all active primary and subdivision parcels of land that are or have been within the purview of the B.C. Crown Land Management program.	This is an informational layer.

**Individual Overlaps:**

<i>PIN - Crown Parcel ID: 90157160</i>	
Area Square Meters	335889.979035438
Parcel Legal Description	R/W OVER UCL AND OVER UCF BEING PART OF THE BED OF PEMBERTON CREEK, AS SHOWN ON PLAN EPP70809 FILED IN KAMLOOPS LAND TITLE
Parcel Type	Right of way
PIN - Crown Parcel ID	90157160
State of Parcel Survey	Active

**Land Use Plans**

[Return to Section 3](#)

<b>Old Growth Management Areas (OGMAs) - Legal - Current (5 overlaps)</b>	
Description	Guidance
An area legally designated to maintain existing old forests or protect future old forests and retain associated values such as wildlife habitat and cultural use.	Recommend avoiding activities which involve timber harvesting and road building within Old Growth Management Areas. Otherwise refer to the Legal Order for a description of allowable practices for this area.

**Individual Overlaps:**

<i>Legal OGMA Prov ID: SRY_318_36</i>	
Enabling Document URL	No Record
Area Square Meters	1306178.0276
Legal OGMA Prov ID	SRY_318_36
OGMA Primary Reason	No Record
OGMA Type	No Record

<i>Legal OGMA Prov ID: SRY_319_74</i>	
Enabling Document URL	No Record
Area Square Meters	499057.9341
Legal OGMA Prov ID	SRY_319_74
OGMA Primary Reason	SRM
OGMA Type	No Record

<i>Legal OGMA Prov ID: SRY_318_37</i>	
Enabling Document URL	No Record
Area Square Meters	2599137.9724
Legal OGMA Prov ID	SRY_318_37
OGMA Primary Reason	No Record
OGMA Type	No Record

<i>Legal OGMA Prov ID: SRY_319_52</i>	
Enabling Document URL	No Record
Area Square Meters	3773064.4188
Legal OGMA Prov ID	SRY_319_52

<i>Legal OGMA Prov ID: SRY_319_52</i>	
OGMA Primary Reason	SRM
OGMA Type	No Record

<i>Legal OGMA Prov ID: SRY_313_44</i>	
Enabling Document URL	No Record
Area Square Meters	232999.3883
Legal OGMA Prov ID	SRY_313_44
OGMA Primary Reason	No Record
OGMA Type	No Record

<b>Legal Planning Objectives - Current - Polygon (8 overlaps)</b>	
Description	Guidance
An area legally designated with objectives for subjects such as forest biodiversity, wildlife habitat, cultural heritage resources or other matters.	Recommend referring to the Legal Order to identify the specific established objectives for this area. Modify activities if possible to align with objective(s). Modification may be requested and or required in order to be consistent with an objective.

**Individual Overlaps:**

<i>Legal Feature Prov ID: SUR_68_93 / Strategic Land and Resource Plan Name: Sea to Sky Land and Resource Management Plan</i>	
Enabling Document URL	No Record
Area Square Meters	1.256044048792E8
Attribute Pair 1 Value	Cultural
Attribute Pair 2 Value	No Record
Attribute Pair 3 Value	6
Attribute Pair 4 Value	Qwalímak / Birkenhead Headwaters
Legal Feature Objective	Wildland Area
Legal Feature Prov ID	SUR_68_93
Strategic Land and Resource Plan Name	Sea to Sky Land and Resource Management Plan

<i>Legal Feature Prov ID: SUR_68_95 / Strategic Land and Resource Plan Name: Sea to Sky Land and Resource Management Plan</i>	
Enabling Document URL	No Record
Area Square Meters	4.27013467779E7
Attribute Pair 1 Value	Cultural
Attribute Pair 2 Value	No Record
Attribute Pair 3 Value	8
Attribute Pair 4 Value	Skelulátkwa / Owl Creek
Legal Feature Objective	Wildland Area
Legal Feature Prov ID	SUR_68_95
Strategic Land and Resource Plan Name	Sea to Sky Land and Resource Management Plan



<b>Legal Feature Prov ID: SUR_68_87 / Strategic Land and Resource Plan Name: Sea to Sky Land and Resource Management Plan</b>	
Enabling Document URL	No Record
Area Square Meters	2.63481353518E7
Attribute Pair 1 Value	Skelulátkwa / Owl Creek cultural education area
Attribute Pair 2 Value	n/a
Attribute Pair 3 Value	n/a
Attribute Pair 4 Value	Lil'wat Nation
Legal Feature Objective	Cultural Places
Legal Feature Prov ID	SUR_68_87
Strategic Land and Resource Plan Name	Sea to Sky Land and Resource Management Plan

<b>Legal Feature Prov ID: SUR_68_24 / Strategic Land and Resource Plan Name: Sea to Sky Land and Resource Management Plan</b>	
Enabling Document URL	No Record
Area Square Meters	6240595.9444
Attribute Pair 1 Value	Owl Creek spirited ground area
Attribute Pair 2 Value	18
Attribute Pair 3 Value	B
Attribute Pair 4 Value	Lil'wat Nation
Legal Feature Objective	Cultural Places
Legal Feature Prov ID	SUR_68_24
Strategic Land and Resource Plan Name	Sea to Sky Land and Resource Management Plan

<b>Legal Feature Prov ID: SUR_68_6 / Strategic Land and Resource Plan Name: Sea to Sky Land and Resource Management Plan</b>	
Enabling Document URL	No Record
Area Square Meters	1.44440351792E7
Attribute Pair 1 Value	Upper Soo
Attribute Pair 2 Value	Sú7a
Attribute Pair 3 Value	No Record
Attribute Pair 4 Value	No Record
Legal Feature Objective	Cultural Management Area
Legal Feature Prov ID	SUR_68_6
Strategic Land and Resource Plan Name	Sea to Sky Land and Resource Management Plan

<b>Legal Feature Prov ID: SUR_68_108 / Strategic Land and Resource Plan Name: Sea to Sky Land and Resource Management Plan</b>	
Enabling Document URL	No Record
Area Square Meters	1.920721203225E8
Attribute Pair 1 Value	Recreation
Attribute Pair 2 Value	No Record
Attribute Pair 3 Value	20
Attribute Pair 4 Value	Rutherford Headwaters
Legal Feature Objective	Wildland Area

<i>Legal Feature Prov ID: SUR_68_108 / Strategic Land and Resource Plan Name: Sea to Sky Land and Resource Management Plan</i>	
Legal Feature Prov ID	SUR_68_108
Strategic Land and Resource Plan Name	Sea to Sky Land and Resource Management Plan

<i>Legal Feature Prov ID: SUR_68_125 / Strategic Land and Resource Plan Name: Sea to Sky Land and Resource Management Plan</i>	
Enabling Document URL	No Record
Area Square Meters	3.72021887992E7
Attribute Pair 1 Value	Wildlife
Attribute Pair 2 Value	No Record
Attribute Pair 3 Value	37
Attribute Pair 4 Value	Wolverine Creek
Legal Feature Objective	Wildland Area
Legal Feature Prov ID	SUR_68_125
Strategic Land and Resource Plan Name	Sea to Sky Land and Resource Management Plan

<i>Legal Feature Prov ID: SUR_68_27 / Strategic Land and Resource Plan Name: Sea to Sky Land and Resource Management Plan</i>	
Enabling Document URL	No Record
Area Square Meters	359633.1323
Attribute Pair 1 Value	Wolverine Lake spirited ground area
Attribute Pair 2 Value	8
Attribute Pair 3 Value	A
Attribute Pair 4 Value	Lil'wat Nation
Legal Feature Objective	Cultural Places
Legal Feature Prov ID	SUR_68_27
Strategic Land and Resource Plan Name	Sea to Sky Land and Resource Management Plan

## Mineral, Placer and Coal Interests

[Return to Section 3](#)

Mineral / Placer / Coal Reserve (1 overlaps)	
Description	Guidance
A reserve is the legal instrument used to prevent or restrict the acquisition of mineral, placer and coal tenure on mineral lands and coal lands, impose restrictions concerning certain activities within the reserve, or modify the application of the Mineral Tenure Act or its regulations.	An area subject to a reserve may be unavailable for claim acquisition, or a reserve may impose conditions on mineral claims, placer claims, or both mineral and placer claims on a particular area. Conditional reserves may be used to ensure that the acquisition and/or the use of the title does not interfere with another use of the land. Recommend contacting the tenure holder(s) for awareness and involvement. Provide details and results of discussions at time of application. A coal land reserve states that a person must not explore for, develop or produce coal and a licence or lease may not be issued on the reserve area.

### Individual Overlaps:

Questions? Contact FrontCounter BC

by email: [FrontCounterBC@gov.bc.ca](mailto:FrontCounterBC@gov.bc.ca)

or by phone: 1-877-855-3222

<i>Site Number ID: 1002722 / Site Name: Ryan River</i>	
BC Regulation Number	011408
Deposited Date	2008-06-02T07:00:00Z
File ID	14280031234
Ministerial Order Number	No Record
Site Order Restriction Description	Conditional Registration Reserve
Site Reason Code Description	TRAN
Order in Council Number	No Record
Owner	REGIONAL POWER INC
Reserve Type	PLACER
Site Name	Ryan River
Site Number ID	1002722
Area Hectares	3711.0
Area Square Meters	3.711E7

<b>Mineral Claim (4 overlaps)</b>	
Description	Guidance
An area of Crown or private land where the recorded holder of the claim is entitled to those minerals, as applicable, that are situated within the boundaries of the claim, subject to the Mineral Tenure Act and regulations.	The presence of a mineral or placer claim on Crown land does not prevent anyone from applying for surface use or for the right to resources such as sand, gravel and timber. Recommend contacting the tenure holder(s) for awareness and involvement. Provide details and results of discussions at time of application.

**Individual Overlaps:**

<i>Tenure Number ID: 1057021</i>	
Area Hectares	41.1981
Area Square Meters	411981.0
Claim Name	OWL
Good to Date	2018-12-14T08:00:00Z
Issue Date	2017-12-14T18:37:57Z
Owners	FUNK, KELLY BRENT(146571) - 100%
Tenure Number ID	1057021
Tenure Sub Type Description	CLAIM
Tenure Type Description	Mineral
Title Type Description	Mineral

<i>Tenure Number ID: 1039920</i>	
Area Hectares	20.5405
Area Square Meters	205405.0
Claim Name	Seneca
Good to Date	2018-11-14T08:00:00Z
Issue Date	2014-11-13T18:02:18Z
Owners	BILLINGSLEY, RICHARD JOHN(139085) - 100%
Tenure Number ID	1039920

<i>Tenure Number ID: 1039920</i>	
Tenure Sub Type Description	CLAIM
Tenure Type Description	Mineral
Title Type Description	Mineral

<i>Tenure Number ID: 1039919</i>	
Area Hectares	20.5426
Area Square Meters	205426.0
Claim Name	Wonder
Good to Date	2018-11-14T08:00:00Z
Issue Date	2014-11-13T18:02:18Z
Owners	BILLINGSLEY, RICHARD JOHN(139085) - 100%
Tenure Number ID	1039919
Tenure Sub Type Description	CLAIM
Tenure Type Description	Mineral
Title Type Description	Mineral

<i>Tenure Number ID: 1032197</i>	
Area Hectares	20.5479
Area Square Meters	205479.0
Claim Name	GOLD KING
Good to Date	2018-11-14T08:00:00Z
Issue Date	2014-11-13T17:55:54Z
Owners	BILLINGSLEY, RICHARD JOHN(139085) - 100%
Tenure Number ID	1032197
Tenure Sub Type Description	CLAIM
Tenure Type Description	Mineral
Title Type Description	Mineral

## Resource Stewardship

[Return to Section 3](#)

<b>Wildlife Habitat Areas - Core Area (3 overlaps)</b>	
Description	Guidance
A legally designated area that meets the habitat requirements of a species at risk or regionally important wildlife. Activities within these areas are managed to protect the core habitat for the species at risk or regionally important wildlife.	Certain activities, such as timber cutting, may be prohibited or limited within these areas. To review management requirements, please go to <a href="http://www.env.gov.bc.ca/wld/frpa/iwms/wha.html">http://www.env.gov.bc.ca/wld/frpa/iwms/wha.html</a> and search for the applicable legal order(s) using the identification number provided in the detailed report. If it is not possible to avoid activities within these areas, consult a qualified professional, like a habitat biologist, about an applying for an exemption.

### Individual Overlaps:

<i>Habitat Area ID: 598701 / Wildlife Habitat Area Number: 2-522 / Common Species Name: Spotted Owl</i>	
Common Species Name	Spotted Owl
Area Square Meters	3.21500006701E7
Feature Notes	Lillooet River - Long Term Owl Habitat Areas Mack
Habitat Area ID	598701
Wildlife Habitat Area Number	2-522
Timber Harvest Code	NO HARVEST ZONE

<i>Habitat Area ID: 598422 / Wildlife Habitat Area Number: 2-296 / Common Species Name: Grizzly Bear</i>	
Common Species Name	Grizzly Bear
Area Square Meters	2460795.8139
Feature Notes	Tenquile Creek #2
Habitat Area ID	598422
Wildlife Habitat Area Number	2-296
Timber Harvest Code	NO HARVEST ZONE

<i>Habitat Area ID: 598427 / Wildlife Habitat Area Number: 2-297 / Common Species Name: Grizzly Bear</i>	
Common Species Name	Grizzly Bear
Area Square Meters	3495896.3577
Feature Notes	Owl Creek Headwaters
Habitat Area ID	598427
Wildlife Habitat Area Number	2-297
Timber Harvest Code	NO HARVEST ZONE

Species and Ecosystems at Risk - (Masked Secured) Publicly Available Occurrences - CDC	
Description	Guidance
A location of conservation value of a known occurrence (presence) of a species or ecosystem at-risk which is masked from public view to avoid adverse impacts to the occurrence or due to ownership reasons. A location of conservation value includes not only the presence of a species but often features such as a nest or den or a specific habitat requirement.	Avoid or limit activities that may affect at-risk species or ecosystems. Otherwise a detailed assessment of the property during the appropriate season by a qualified professional, like a habitat biologist may be requested. Details about masked occurrences are available to those who need to know.

**Individual Overlaps:**



<i>Object ID: 3204</i>	
Advisory	Warning: Secured CDC data in this area: provide project details to ccddata@gov.bc.ca
Area Square Meters	3.44711198471911E10
Object ID	3204

Environment and Land Use Act (ELUA) (4 overlaps)	
Description	Guidance
This guidance is under construction. Please contact FrontCounter BC for details	This guidance is under construction. Please contact FrontCounter BC for details

**Individual Overlaps:**

<i>Strategic Land and Resource Plan Name: Sea to Sky Land and Resource Management Plan / Legal Feature Objective: Wildland Area</i>	
Enabling Document URL	<a href="http://www2.gov.bc.ca/assets/download/A970C1F6B3A64AFD8D47B79E8F7541F1">http://www2.gov.bc.ca/assets/download/A970C1F6B3A64AFD8D47B79E8F7541F1</a>
Area Square Meters	1.256044048792E8
Attribute Pair 1 Value	Cultural
Attribute Pair 4 Value	Qwalímak / Birkenhead Headwaters
Legal Feature Objective	Wildland Area
Strategic Land and Resource Plan Name	Sea to Sky Land and Resource Management Plan

<i>Strategic Land and Resource Plan Name: Sea to Sky Land and Resource Management Plan / Legal Feature Objective: Wildland Area</i>	
Enabling Document URL	<a href="http://www2.gov.bc.ca/assets/download/A970C1F6B3A64AFD8D47B79E8F7541F1">http://www2.gov.bc.ca/assets/download/A970C1F6B3A64AFD8D47B79E8F7541F1</a>
Area Square Meters	4.27013467779E7
Attribute Pair 1 Value	Cultural
Attribute Pair 4 Value	Skelulátkwa / Owl Creek
Legal Feature Objective	Wildland Area
Strategic Land and Resource Plan Name	Sea to Sky Land and Resource Management Plan

<i>Strategic Land and Resource Plan Name: Sea to Sky Land and Resource Management Plan / Legal Feature Objective: Wildland Area</i>	
Enabling Document URL	<a href="http://www2.gov.bc.ca/assets/download/A970C1F6B3A64AFD8D47B79E8F7541F1">http://www2.gov.bc.ca/assets/download/A970C1F6B3A64AFD8D47B79E8F7541F1</a>
Area Square Meters	1.920721203225E8
Attribute Pair 1 Value	Recreation
Attribute Pair 4 Value	Rutherford Headwaters
Legal Feature Objective	Wildland Area
Strategic Land and Resource Plan Name	Sea to Sky Land and Resource Management Plan

<i>Strategic Land and Resource Plan Name: Sea to Sky Land and Resource Management Plan / Legal Feature Objective: Wildland Area</i>	
Enabling Document URL	<a href="http://www2.gov.bc.ca/assets/download/A970C1F6B3A64AFD8D47B79E8F7541F1">http://www2.gov.bc.ca/assets/download/A970C1F6B3A64AFD8D47B79E8F7541F1</a>
Area Square Meters	3.72021887992E7
Attribute Pair 1 Value	Wildlife
Attribute Pair 4 Value	Wolverine Creek
Legal Feature Objective	Wildland Area
Strategic Land and Resource Plan Name	Sea to Sky Land and Resource Management Plan

<b>Ungulate Winter Ranges (UWRs) (5 overlaps)</b>	
Description	Guidance
A legally designated area that meets the winter habitat requirements of an ungulate (hooved animal) species. Activities within these areas are managed to protect or conserve the habitat of the ungulate species.	Certain activities, such as timber cutting, may be prohibited or limited within these areas. To review management requirements, please go to <a href="http://www.env.gov.bc.ca/wld/frpa/uwr/approved_uwr.html">http://www.env.gov.bc.ca/wld/frpa/uwr/approved_uwr.html</a> for a list of legal orders sorted by identification number. Scroll down to find the applicable legal order(s) using the identification number provided in the detailed report. If it is not possible to avoid activities within these areas, consult a qualified professional, like a habitat biologist, about applying for an exemption.

**Individual Overlaps:**

<i>Ungulate Wnter Range Number: u-2-002 / Ungulate Winter Range Unit Number: RA 1</i>	
Area Square Meters	1691102.2579
Feature Notes	No Record
Timber Harvest Code	NO HARVEST ZONE
Ungulate Wnter Range Number	u-2-002
Ungulate Winter Range Unit Number	RA 1

<i>Ungulate Wnter Range Number: u-2-005 / Ungulate Winter Range Unit Number: J46/56-71-RE</i>	
Area Square Meters	1.23825705203E7
Feature Notes	DWRRE
Timber Harvest Code	NO HARVEST ZONE
Ungulate Wnter Range Number	u-2-005
Ungulate Winter Range Unit Number	J46/56-71-RE

<i>Ungulate Wnter Range Number: u-2-002 / Ungulate Winter Range Unit Number: RA 2</i>	
Area Square Meters	1784047.3505
Feature Notes	No Record
Timber Harvest Code	NO HARVEST ZONE
Ungulate Wnter Range Number	u-2-002
Ungulate Winter Range Unit Number	RA 2

<i>Ungulate Wnter Range Number: u-2-002 / Ungulate Winter Range Unit Number: SO 12</i>	
Area Square Meters	1337243.8851
Feature Notes	No Record
Timber Harvest Code	NO HARVEST ZONE
Ungulate Wnter Range Number	u-2-002
Ungulate Winter Range Unit Number	SO 12

<i>Ungulate Wnter Range Number: u-2-002 / Ungulate Winter Range Unit Number: SO 5</i>	
Area Square Meters	3349424.0895
Feature Notes	No Record
Timber Harvest Code	NO HARVEST ZONE
Ungulate Wnter Range Number	u-2-002
Ungulate Winter Range Unit Number	SO 5

<b>Terrain Mapping (TER) Project Boundaries (1 overlaps)</b>	
Description	Guidance
The outline of an area over which a terrain assessment was conducted.	Review report associated with terrain mapping project to identify any potential impacts to proposed activity such as a landslide hazard.

**Individual Overlaps:**

<i>Business Area Project ID: 5092 / Project Name: Pemberton</i>	
Accuracy Assessment Comments	No Record
Accuracy Assessment Level	No Record
Business Area Project ID	5092
Area Square Meters	No Record
Project Name	Pemberton
Project Type	TSMDET

**Silviculture Obligations**

[Return to Section 3](#)

<b>Results - Openings (5 overlaps)</b>	
Description	Guidance
Harvested tenured area on Crown land with a reforestation obligation which must be met.	Area may be incompatible with activities which involve the removal of vegetation and or trees. Recommend contacting the tenure holder(s) for cooperation and involvement if removal of vegetation is planned. Provide details and results of discussions at time of application.

**Individual Overlaps:**

<i>Opening ID: -567650000 / Opening Number: 92J 026 0.0 52 / Opening Location name: ECHO LAKE</i>	
Address Line 1	No Record
Address Line 2	No Record
Address Line 3	No Record
City	No Record
Client Name	No Record
Client Responsibility	Licensee
Country	No Record
Cutting Permit ID	No Record
Cut Block ID	No Record
Area Square Meters	186226.0
Forest File ID	No Record
Opening Number	92J 026 0.0 52
Opening ID	-567650000
Opening Location name	ECHO LAKE
Postal Code	No Record
Province	No Record
Timber Mark	No Record

<i>Opening ID: 1446111 / Opening Number: No Record / Opening Location name: No Record</i>	
Address Line 1	No Record
Address Line 2	No Record
Address Line 3	No Record
City	No Record
Client Name	No Record
Client Responsibility	Licensee
Country	No Record
Cutting Permit ID	No Record
Cut Block ID	No Record
Area Square Meters	8419266.0
Forest File ID	No Record
Opening Number	No Record
Opening ID	1446111
Opening Location name	No Record
Postal Code	No Record
Province	No Record
Timber Mark	No Record

<i>Opening ID: 1644217 / Opening Number: 92J 036 0.0 513 / Opening Location name: No Record</i>	
Address Line 1	BOX 94
Address Line 2	No Record
Address Line 3	No Record
City	PEMBERTON
Client Name	LORRY TALBOT
Client Responsibility	Licensee

<i>Opening ID: 1644217 / Opening Number: 92J 036 0.0 513 / Opening Location name: No Record</i>	
Country	CANADA
Cutting Permit ID	TA
Cut Block ID	210
Area Square Meters	20522.0
Forest File ID	W1986
Opening Number	92J 036 0.0 513
Opening ID	1644217
Opening Location name	No Record
Postal Code	V0N2L0
Province	BC
Timber Mark	WBLJTA

<i>Opening ID: 1222190 / Opening Number: No Record / Opening Location name: Pemberton Creek</i>	
Address Line 1	BOX 94
Address Line 2	No Record
Address Line 3	No Record
City	PEMBERTON
Client Name	LORRY TALBOT
Client Responsibility	Licensee
Country	CANADA
Cutting Permit ID	BB
Cut Block ID	26
Area Square Meters	62964.0
Forest File ID	W1986
Opening Number	No Record
Opening ID	1222190
Opening Location name	Pemberton Creek
Postal Code	V0N2L0
Province	BC
Timber Mark	WBLJBB

<i>Opening ID: 1680606 / Opening Number: 92J 036 0.0 514 / Opening Location name: No Record</i>	
Address Line 1	PO BOX 602
Address Line 2	No Record
Address Line 3	No Record
City	MOUNT CURRIE
Client Name	LIL'WAT FORESTRY VENTURES LIMITED PARTNERSHIP
Client Responsibility	Licensee
Country	CANADA
Cutting Permit ID	16
Cut Block ID	RUT13
Area Square Meters	438539.0
Forest File ID	A82250



<i>Opening ID: 1680606 / Opening Number: 92J 036 0.0 514 / Opening Location name: No Record</i>	
Opening Number	92J 036 0.0 514
Opening ID	1680606
Opening Location name	No Record
Postal Code	V0N2K0
Province	BC
Timber Mark	CT6016

<b>Results - Forest Cover Reserves (1 overlaps)</b>	
Description	Guidance
Wildlife Tree Retention Areas are single trees or groups of trees that are identified to provide present or future wildlife habitat.	Avoid impacting trees and/or vegetation in this area as it has been reserved to provide habitat for the conservation and enhancement of wildlife. If you cannot avoid this area contact the tenure holder(s) for agreement and involvement. Provide details and results of discussions at time of application.

**Individual Overlaps:**

<i>Opening ID: 1680606 / Forest File ID: A82250 / Cutting Permit ID: 16</i>	
Cutting Permit ID	16
Cut Block ID	RUT13
Area Square Meters	52005.0
Forest File ID	A82250
Opening ID	1680606
Silviculture Polygon Number	A82250.16.RUT13.R1

**Visual Quality Objectives**

[Return to Section 3](#)

<b>Scenic Areas - Partial Retention Visual Quality Objectives - Partial Retention (4 overlaps)</b>	
Description	Guidance
A legally designated area that is subject to visual quality objectives to limit some activities that have a noticeable visible impact on the land. Alterations in a partial retention area are easy to see, small to medium in scale and have a natural shape with no angular characteristics.	Activity that results in visible disturbance on the landscape is limited. Any proposed development needs to be small to medium in scale and look natural. Forestry operations must be consistent with the visual quality objective. It is expected that other activities attempt to be consistent with the visual quality objective or provide a rationale if this is not possible.

**Individual Overlaps:**

<b>VLI Polygon ID: 144283</b>	
Area Square Meters	5907226.9551
Established Visual Quality Objectives	PR
Made Known	Y
VSC Final Value	2
VSC Initial Value	No Record
VLI Polygon ID	144283

<b>VLI Polygon ID: 144511</b>	
Area Square Meters	1.61115579979E7
Established Visual Quality Objectives	PR
Made Known	Y
VSC Final Value	2
VSC Initial Value	No Record
VLI Polygon ID	144511

<b>VLI Polygon ID: 144522</b>	
Area Square Meters	3.4469994111E7
Established Visual Quality Objectives	PR
Made Known	Y
VSC Final Value	2
VSC Initial Value	No Record
VLI Polygon ID	144522

<b>VLI Polygon ID: 144504</b>	
Area Square Meters	8779096.4155
Established Visual Quality Objectives	PR
Made Known	Y
VSC Final Value	3
VSC Initial Value	No Record
VLI Polygon ID	144504

<b>Scenic Areas - Modification Visual Quality Objectives (5 overlaps)</b>	
Description	Guidance
A legally designated area that is subject to visual quality objectives to limit some activities which have a noticeable visible impact on the land. Alterations in a modification area may be very easy to see, large in scale, and natural in appearance, or, are small to medium in scale with some angular characteristics.	Large scale activities are permitted. Forestry operations must be consistent with the visual quality objective. It is expected that other activities attempt to be consistent with the visual quality objective or provide a rationale if this is not possible.

**Individual Overlaps:**

<i>VLI Polygon ID: 144329</i>	
Area Square Meters	3576937.6692
Established Visual Quality Objectives	M
Made Known	Y
VSC Final Value	4
VSC Initial Value	No Record
VLI Polygon ID	144329

<i>VLI Polygon ID: 144325</i>	
Area Square Meters	1.03250860313E7
Established Visual Quality Objectives	M
Made Known	Y
VSC Final Value	2
VSC Initial Value	No Record
VLI Polygon ID	144325

<i>VLI Polygon ID: 144284</i>	
Area Square Meters	3127373.4827
Established Visual Quality Objectives	M
Made Known	Y
VSC Final Value	3
VSC Initial Value	No Record
VLI Polygon ID	144284

<i>VLI Polygon ID: 144282</i>	
Area Square Meters	7528709.9331
Established Visual Quality Objectives	M
Made Known	Y
VSC Final Value	3
VSC Initial Value	No Record
VLI Polygon ID	144282

<i>VLI Polygon ID: 144505</i>	
Area Square Meters	6570423.0019
Established Visual Quality Objectives	M
Made Known	Y
VSC Final Value	4
VSC Initial Value	No Record
VLI Polygon ID	144505

## Water Management

[Return to Section 3](#)

Community Watersheds - Current (1 overlaps)	
Description	Guidance
Areas where water is diverted for human consumption and subject to use restrictions to protect water quality, quantity and timing of flow.	Activities are permitted within community watersheds; however activities which may impact water quality, quantity or timing of flow may be prohibited or limited.

### Individual Overlaps:

<i>Point Of Diversion Code: PD43571</i>	
CWS Name	PEMBERTON COMMUNITY WATERSHED
Source Name	Pemberton Creek
Area Square Meters	2.8872958471E7
Point Of Diversion Code	PD43571

Water Licence (5 overlaps)	
Description	Guidance
The place where from water is being diverted for use, for either domestic or non-domestic purposes.	Any activities which may impact the quality, quantity or flow of water may be limited or restricted, prohibited or require mitigation activities. Recommend contacting the tenure holder(s) for cooperation and agreement. Provide details and results of discussions at time of application.

### Individual Overlaps:

<i>TPOD Tag: PD43662 / Licence Number: C064464</i>	
Address Line 1	9302 PEMBERTON MEADOWS RO
Address Line 2	PEMBERTON BC
Address Line 3	No Record
Address Line 4	No Record
Country	No Record
Expiry Date	No Record
Water File Number	2000449
Licence Number	C064464
Licensee	VAN LOON MARTIN L & ANDREA N
Licence Status	CURRENT
Crown Land Permit Number	15939
Postal Code	V0N2L2
Purpose	IRRIGATION: PRIVATE
Stream Name	Thomson Creek
TPOD Tag	PD43662

<i>TPOD Tag: PD43662 / Licence Number: C070035</i>	
Address Line 1	1816-1177 HASTING STREET
Address Line 2	VANCOUVER BC

<i>TPOD Tag: PD43662 / Licence Number: C070035</i>	
Address Line 3	No Record
Address Line 4	No Record
Country	No Record
Expiry Date	No Record
Water File Number	2001281
Licence Number	C070035
Licensee	MYRTLE MEADOWS INC.
Licence Status	CURRENT
Crown Land Permit Number	18213
Postal Code	V6E2K3
Purpose	IRRIGATION: PRIVATE
Stream Name	Thomson Creek
TPOD Tag	PD43662

<i>TPOD Tag: PD43662 / Licence Number: C119847</i>	
Address Line 1	9302 PEMBERTON MEADOWS RO
Address Line 2	PEMBERTON BC
Address Line 3	No Record
Address Line 4	No Record
Country	No Record
Expiry Date	No Record
Water File Number	0270754
Licence Number	C119847
Licensee	VAN LOON MARTIN L & ANDREA N
Licence Status	CURRENT
Crown Land Permit Number	25000
Postal Code	VON2L2
Purpose	DOMESTIC
Stream Name	Thomson Creek
TPOD Tag	PD43662

<i>TPOD Tag: PD50639 / Licence Number: C070032</i>	
Address Line 1	1816-1177 HASTING STREET
Address Line 2	VANCOUVER BC
Address Line 3	No Record
Address Line 4	No Record
Country	No Record
Expiry Date	No Record
Water File Number	2001280
Licence Number	C070032
Licensee	MYRTLE MEADOWS INC.
Licence Status	CURRENT
Crown Land Permit Number	18212
Postal Code	V6E2K3
Purpose	DOMESTIC



<i>TPOD Tag: PD50639 / Licence Number: C070032</i>	
Stream Name	Tater Creek
TPOD Tag	PD50639

<i>TPOD Tag: PD50639 / Licence Number: C070032</i>	
Address Line 1	1816-1177 HASTING STREET
Address Line 2	VANCOUVER BC
Address Line 3	No Record
Address Line 4	No Record
Country	No Record
Expiry Date	No Record
Water File Number	2001280
Licence Number	C070032
Licensee	MYRTLE MEADOWS INC.
Licence Status	CURRENT
Crown Land Permit Number	18212
Postal Code	V6E2K3
Purpose	IRRIGATION: PRIVATE
Stream Name	Tater Creek
TPOD Tag	PD50639

<b>Water Works (5 overlaps)</b>	
Description	Guidance
Physical structure used for diverting, storing, conserving, measuring accessing, carrying, distributing and/or using water such as an intake, pipe or dam.	Any activities which may impact the quality, quantity or flow of water may be limited or restricted, prohibited or require mitigation activities. Recommend contacting the tenure holder(s) for cooperation and agreement. Provide details and results of discussions at time of application.

**Individual Overlaps:**

<i>Water Licenced Work Line ID: 388945951</i>	
Water Licenced Work Line ID	388945951
Works ID	20HL76

<i>Water Licenced Work Line ID: 388945952</i>	
Water Licenced Work Line ID	388945952
Works ID	20HL75

<i>Water Licenced Work Line ID: 388945960</i>	
Water Licenced Work Line ID	388945960
Works ID	20HL78

<i>Water Licenced Work Line ID: 388946140</i>	
Water Licenced Work Line ID	388946140
Works ID	20HL213

Area of Interest Evaluation - Detailed Report



<i>Water Licenced Work Line ID: 388946256</i>	
Water Licenced Work Line ID	388946256
Works ID	No Record

## Section 4: First Nations Consultation

The Province is legally obligated to consult and accommodate First Nations, where required, on land and resource decisions that could impact their Aboriginal Interests.

While the Province is responsible for ensuring adequate and appropriate consultation and accommodation, it may involve the proponent in the procedural aspects of consultation.

Also, proponents are generally encouraged to engage with First Nations as early as possible in the planning stages to build relationships and for information sharing purposes that may support consultation processes.

More information is available in the following [guidelines and procedure manuals](#) designed to assist government officials and proponents with meeting consultation obligations with First Nations. For further assistance, please contact the [appropriate decision making agency](#).

Your Area of Interest potentially impacts the following First Nations:

### First Nations Consultative Area (4 overlaps)

<i>Squamish Nation</i>	
Boundary Name	Squamish Nation
Contact Address	415 West Esplanade
Contact City	North Vancouver
Contact Email	No Record
Contact Fax Number	604-982-0515
Contact Name	No Record
Contact Organization	Squamish Nation
Contact Phone Number	604-982-0510
Contact Postal Code	V7M 1A6
Contact Province	BC
Contact Title	Chief and Council
Area Square Meters	6.8932315603554E9

<i>St'at'imc / Lillooet Tribal Council</i>	
Boundary Name	St'at'imc / Lillooet Tribal Council
Contact Address	PO Box 1420
Contact City	Lillooet
Contact Email	lillooet_tribal_council@yahoo.ca
Contact Fax Number	250) 256-7119
Contact Name	No Record
Contact Organization	Lillooet Tribal Council
Contact Phone Number	250) 256-7523
Contact Postal Code	V0K 1V0
Contact Province	BC
Contact Title	Chief and Council

<i>St'at'imc / Lillooet Tribal Council</i>	
Area Square Meters	2.17401090237319E10

<i>Lil'wat First Nation</i>	
Boundary Name	Lil'wat First Nation
Contact Address	PO Box 602
Contact City	Mount Currie
Contact Email	No Record
Contact Fax Number	604-894-6841
Contact Name	No Record
Contact Organization	Mount Currie Band (Lil'wat Nation)
Contact Phone Number	604-894-6115
Contact Postal Code	V0N 2K0
Contact Province	BC
Contact Title	Chief and Council
Area Square Meters	7.9689712524386E9

<i>St'at'imc / Lillooet Tribal Council</i>	
Boundary Name	St'at'imc / Lillooet Tribal Council
Contact Address	Box: 1420
Contact City	Lillooet
Contact Email	No Record
Contact Fax Number	250-256-7119
Contact Name	No Record
Contact Organization	St'at'imc Chiefs Council
Contact Phone Number	250-256-7523
Contact Postal Code	V0K 1V0
Contact Province	BC
Contact Title	Chief and Council
Area Square Meters	2.17401090237319E10

## Section 5: Other Things You Should Know

### BCeID - What Is It and Why Get It?

BCeID is an online service that allows you to create a user ID and password to sign in securely to many Government services in British Columbia. The benefits of having a BCeID account include:

- Stop and start. Save and return later to complete your application without losing any information previously entered.
- Real time status information. Check the status of your application in real time.
- Access your applications for multiple people (Business BCeID only) to edit or submit your application or check its status.

To enroll in this service, visit the BCeID web page:

[FrontCounter BC - BCeID](#)



## Appendix C: Joint Use Evaluation Addendum



## Memorandum

**DATE:** February 1, 2018  
**TO:** Hideki Eto; Forests, Lands and Natural Resource Operations (FLNRO)  
**CC:** Andy Meeker; Blackcomb Helicopters, Don Coggins Copper Cayoose Outfitters  
**FROM:** Dave Williamson & Simon Fry, Cascade Environmental Resource Group Ltd.  
**RE:** Joint use agreement between Blackcomb Helicopters and Copper Cayoose Outfitters for heli-biking tenure application (#100192802)  
**FILE #:** 391-02-03

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### Introduction

Cascade Environmental Resource Group (Cascade) is acting as an agent for Blackcomb Helicopters (BH) in support of an application to the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) for the expansion of existing Crown Land tenure in the Sea to Sky Corridor.

### Overlapping AT Land Tenures

Blackcomb Helicopters has identified potential areas that could be developed for heli-biking activities. As part of the application, a search for existing adventure tourism (AT) tenures which overlapped proposed tenure application areas was conducted using the Explore Tool on the Natural Resource Sector website (BC GOV 2017). Results are displayed in Table 1. Operator Input Forms were issued to all existing commercial recreation tenure holders which had overlapping areas to provide feedback on the application.

### Joint Use Agreement (JUA) Evaluation and Activity Compatibility Matrix

An evaluation was performed using the compatibility matrix (Appendix 1) for authorized activities conducted by existing overlapping tenure holders, against proposed activities by BH. Within the identified overlapping AT holders six out of seven tenure holders were found to operate winter only activities and did not present activity compatibility issues within the matrix. Existing overlapping tenures with summer AT activities were found to be conducted by Copper Cayoose Outfitters (CCO).

The approved CCO summer AT activities included horse trail riding which produced a non-compatible (NC) result in the AT summer matrix when compared against BH's proposed AT activity of heli-biking (mountain bike)(Appendix A). The evaluation displayed that a JUA is required to be signed between the two parties for use of the overlapping tenure areas.

The proposed BH overlapping areas named as Mt. Barber and Tenas in the management plan (MP) overlapped with CCO existing tenure area (Crown Lands File No.: 2410743, Map 1).

### Communication

Table 2 displays the communication between BH and CCO in forming a Joint Use Agreement in the overlapping tenure areas of Mt. Barber and Tenas.



Table 1: Displaying AT tenures which overlap with BH application and authorized activities conducted under their MP.

Proposed BH Tenure Area	Land File no.	Tenure Document	Tenure Holder/Company Name	Authorized Activities
<b>Mt. Barbour</b>	2408268	344219	Totally Awesome Adventures INC.	Snowmobiling
	2410743	242454	Copper Cayoose Outfitters LTD.	Trail Riding-Horseback Tours
	2408512	344348	Backcountry Snowcats LTD.	Snowmobiling
	2411569	No record	RWCB Adventures LTD.	Snowmobiling
<b>Mt. Barbour South</b>	No existing overlapping AT tenures			
<b>Ogre-Owl</b>	No existing overlapping AT tenures			
<b>Tenas</b>	2410743	242454	Copper Cayoose Outfitters LTD	Trail Riding-Horseback Tours
<b>Mackenzie Ridge</b>	No existing overlapping AT tenures			
<b>Mount Miller/Sugarloaf Mountain</b>	2403273	238823	Whistler Heli-skiing LTD	Heli-Ski
	2401194	2401194	Whistler Heli-skiing LTD	Heli-Ski
<b>Ipsoot North</b>	2403273	238823	Whistler Heli-skiing LTD	Heli-Ski
	2403273	238823	Whistler Heli-skiing LTD	Heli-Ski
<b>Ipsoot South</b>	2403273	238823	Whistler Heli-skiing LTD	Heli-Ski
<b>Rutherford Ridge</b>	2403273	238823	Whistler Heli-skiing LTD	Heli-Ski
	2401194	2401194	Whistler Heli-skiing LTD	Heli-Ski
	2410110	241041	TAG Adventure Tours LTD.	Snowmobiling
	2408283	344221	678590 BC Ltd (SnowRide Adventures LTD.)	Snowmobiling
<b>Moat Peak</b>	No existing overlapping AT tenures			



**Table 2: Displaying communication between BH and CCO in forming JUA.**

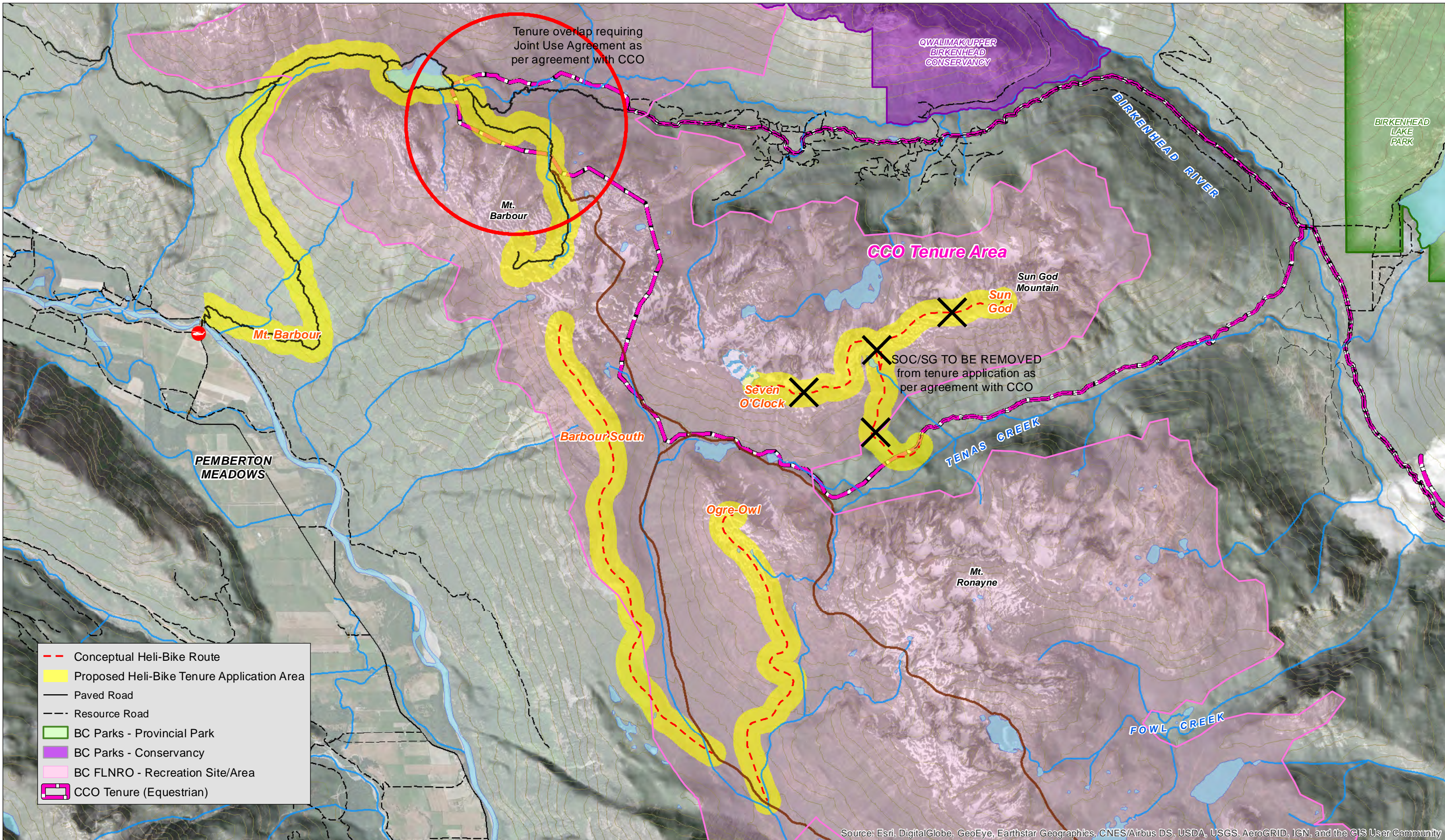
Date of Communication	Tenure holder/Company Name	Outcome
October 16, 2017	Don Coggins, Copper Cayoose Outfitters	Operator Input Form and Management Plan sent for Don's review.
October 17, 2017	Don Coggins, Copper Cayoose Outfitters	Don requested a meeting to discuss application with Blackcomb Helicopters (BH) and Cascade.
November 2, 2017	Don Coggins, Copper Cayoose Outfitters	Meeting held between Andy Meeker of BH, Don Coggins and Dudley Kennet of CCO and Simon Fry and Todd Hellinga of Cascade.  Discussed tenure overlap in application and effect on existing horse tours.  Results: to share trail on Mt. Barbour with communication between the two operators to prevent conflicts.  BH agreed to remove the Tenas proposed tenure area from the application and MP, to avoid conflict and keep separation from CCO tenure.
November 7, 2017	Don Coggins, Copper Cayoose Outfitters	E-mail from Don Coggins with comments on OIF. Joint use agreement defined and confirmed terms.
November 15-16, 2017	Don Coggins, Copper Cayoose Outfitters	E-mail correspondence between Don Coggins, Andy Meeker and Todd Hellinga, regarding use of existing 3 km heli-staging area on Birkenhead FSR for summer operations, which is in close proximity to CCO trails and tenure.  Results: BH agrees to provide communication to CCO to avoid conflict between the two operators.

**Joint Use Agreement**

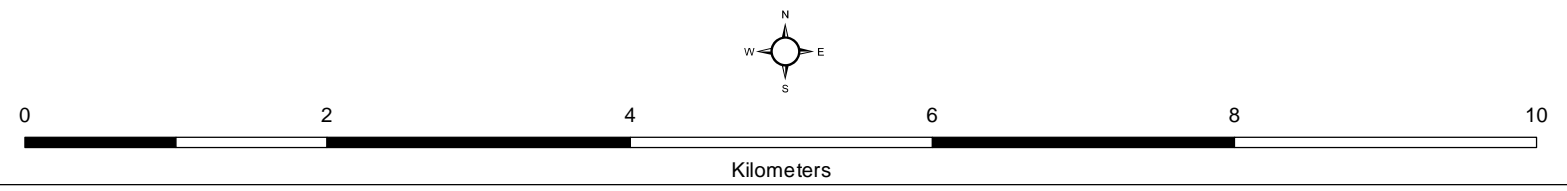
A Joint Use Agreement was signed on January 30, 2018 and is attached in appendix B. Blackcomb Helicopters and CCO agree to share the common area trail between Tenquille Lake and Mount Barber proper, (Map 1) with an ongoing agreement for operational communication between the two tour operators. The proposed named Tenas area was agreed to be removed from the BH MP dated August 21, 2017 and an amended MP will be submitted to FLNRO. The removal of the Tenas area allowed separation and reduced overlap of the two operators within the overlapping area.

BH and CCO also agree that a joint use agreement can be formed between the parties in the area with the proposed activities; however both parties agree that any future applications for heli-biking operations submitted from another operator should be rejected and FLNRO should consider this agreement.





**Tenquille Area**  
 Heli-Biking Tenure Application  
 Blackcomb Helicopters  
 Pemberton, British Columbia



GIS Cartographer: Todd Hellinga  
 Date: November 8, 2017  
 CERG File#: 391-02-03  
 Projection: BC Albers  
 Orthophoto/Data: ESR/BC Gov

Village of Pemberton  
 Regular Council Meeting No. 1475  
 Tuesday, October 10, 2017

**CASCADE ENVIRONMENTAL**  
 RESOURCE GROUP LTD.

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**Appendix A: Compatibility Matrix for summer AT Activities between BH proposed activity and CCO existing activity.**

Existing Activity: \ Proposed Activity:	Hike	Fly-in-Hike	Horse/Llama	Mountain Bike	Off-Road Vehicle	Mountaineer Climb	Wildlife Viewing	Bear Viewing	Fresh Water non-motorized	Marine Non-motorized	Fresh Water Motorized	Marine - Motorized	Trail building to support AT activity
Hike	C	L	C	L	L	C	C	C	C	C	C	C	NC
Fly-in-hike	L	NC	L	L	L	C	L	L	C	C	C	C	NC
Horse/Llama	C	L	NC	NC	L	C	C	C	C	C	C	C	NC
Mountain Bike	L	L	NC	L	NC	C	C	C	C	C	C	C	NC
Off-Road Vehicle (ORV)	L	L	L	NC	NC	C	L	L	L	L	L	L	NC
Mountaineer/Climb	C	C	C	C	C	C	C	C	C	C	C	C	NC
Wildlife Viewing	C	C	C	L	L	C	L	L	C	C	L	L	NC
Bear Viewing	C	C	C	L	L	C	L	L	C	C	L	L	NC
Freshwater non-motorized	C	C	C	C	NC*	C	C	C	L	L	NC	L	NC
Marine non-motorized	C	C	C	C	NC*	C	C	C	L	L	L	NC	NC
Freshwater motorized	C	C	C	C	L*	C	L	L	NC	L	L	L	NC
Marine - motorized	C	C	C	C	L*	C	L	L	L	NC	L	L	NC

\* ORVs are Non-Compatible in foreshore areas where freshwater and marine non-motorized activities occur. ORVs have Limited Compatibility in foreshore areas with freshwater and marine motorized activities occur.



**CASCADE ENVIRONMENTAL**  
RESOURCE GROUP LTD

**Appendix B: Joint Use Agreement for Mt. Barbour Area between BH and CCO for heli-biking application.**

**JOINT USE AGREEMENT**

**BETWEEN:**

**Blackcomb Helicopters Limited Partnership**

**&**

**Copper Cayuse Outfitters Ltd.**

**January 9 2018**

January 9 2018

## JOINT USE AGREEMENT

### **BETWEEN:**

Blackcomb Helicopters Limited Partnership ("BH")  
400 – 375 Water Street, Vancouver BC V6B 5C6

### **AND**

Copper Cayuse Outfitters Ltd. ("CCO")  
7830 Pemberton Meadows Road, Pemberton BC

**REGARDING:** Joint use agreement over the common area trail between Tenquille Lake and Mount Barbour proper (see attached map for details). This area will be shared to allow regulated mountain bike tours and horseback tours to co-exist with an emphasis on communication and basic good corporate neighbor understanding between the two operators to provide safe tours. As part of this agreement BH agrees to remove the Tenas proposed application area named in the Management Plan dated August 21, 2017 and amend an updated Management Plan for submission to Ministry of Forests, Lands and Natural Resource Operation (FLNRO). BH and CCO agrees that a joint use agreement can be formed between the parties for proposed activities in the area, however both parties agree that any future applications for heli-biking operations from another operator should be rejected and FLNRO should consider this agreement.

**PREAMBLE:** The intent of this agreement is to establish accountability and allow each operator to operate and develop their respective businesses while minimizing any potential conflicts in overlapping tenure areas. Basic good neighbor understandings and communication will allow each business to succeed in offering a world class experience to their guests while minimizing any unnecessary expense, risk and conflict. It is the intent of this agreement to meet the land management objectives of the Adventure Tourism (AT) Policy. By supporting this agreement, a mechanism will be in place that assists the operators and FLNRO to control unauthorized AT activities.

### **ACCOUNTABILITY**

Blackcomb Helicopters shall prominently display company name on all units operating over the designate area, in an effort to maintain accountability and to help public identify a resource base in the event of emergencies.

### **DURATION**

This agreement is in effect from December 01, 2017 to November 31 2022.

### **RISK MANAGEMENT**

In the event of emergencies, all parties agree to assist one another and public alike, with appropriate and reasonable resources while limiting the impact to each other's operations. In the unlikely event that major inconvenience occurs to one operator, compensation for services can be negotiated between the affected parties.



January 9 2018

### **COMMUNICATION**

BH and CCO agree to periodic communication to assess relations between BH and CCO and to ensure conflict free operations. Safe usage of shared areas will operate within the current management plans currently in place to minimize any conflict.

Communication will be by way of phone, Two-way radio, or Sat phone, followed up by email when applicable to the operations managers of both parties.

Communication will be the key to the success of this program. Andy Meeker will act as the prime contact for BH and Don Coggins will be the prime contact for CCO.

### **EDUCATION**

Blackcomb Helicopters will do for its part, what and when it can through various outlets, to communicate to the public, recreation groups and associations by way of meetings, signage and word of mouth, in an effort to educate and instill trail etiquette as to the whereabouts and issues caused to commercial operators by the public and the effects public recreation may cause to various operators.

### **ARBITRATION**

If any dispute, difference or question arises in respect of the provisions of this Agreement, then in such instance any party may give written notice to the others demanding arbitration of such dispute, difference or question. Upon receipt of such notice the parties will appoint a single arbitrator pursuant to the provisions of the *Commercial Arbitration Act*, R.S.B.C., 1996, c. 55 and amendments thereto. The arbitrator shall proceed immediately to hear and determine the matter in controversy. The award of the arbitrator shall be made within seven (7) days after the hearing. The award of the arbitrator shall be drawn up in writing and shall be signed by the arbitrator and shall be final and binding on the parties, and the parties shall abide by the award and perform the terms and conditions thereof. Unless otherwise determined by the arbitrator, the fees and expenses of the arbitrator shall be shared equally between the parties.

### **CONTACT INFORMATION**

For daily operation considerations, please contact

#### **Blackcomb Helicopters**

Andy Meeker (Pemberton Base Manager) at  
Office: 604.894.5153

Cell: 604.967.1617

Email: [ameeker@blackcombhelicopters.com](mailto:ameeker@blackcombhelicopters.com)

#### **Copper Cayuse Outfitters**

Don Coggins (owner)

Office: 604-698-7751

Cell: 604-935-2193

Email: [chidaq@shaw.ca](mailto:chidaq@shaw.ca)

Cc: [bookings@coppercayuseoutfitters.ca](mailto:bookings@coppercayuseoutfitters.ca) to reach all key operations staff.



January 9 2018

In witness where the parties have executed this agreement in duplicate:

Signed this 30<sup>th</sup> day of January, 2018.

**Copper Cayuse Outfitters Ltd.**

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Blackcomb Helicopters Limited Partnership,  
by its General Partner, Blackcomb Helicopters Ltd.**

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

**JASON McLEAN  
Chairman**

Title: \_\_\_\_\_

**Date:** July 24, 2018  
**To:** Nikki Gilmore, Chief Administrative Officer  
**From:** Sheena Fraser, Manager of Corporate & Legislative Services  
**Subject:** Regular Council Meeting Outstanding Resolutions Listing - Update

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### **PURPOSE**

To present to Council a listing of the outstanding resolutions from previous Regular Meetings for which action on the matter or item has not been completed or is in progress as of June 26, 2018.

### **BACKGROUND**

As a means of keeping track of outstanding resolutions or action items Staff has developed a resolution/action item tracking listing. This listing is updated after each Council meeting and as matters have been actioned or resolved the issue/matter/item is removed from the listing. This listing is used for internal and administrative purposes and assists Staff with work plan reviews.

Council has requested that Staff prepare a listing of outstanding items or resolutions from Council meetings on a quarterly basis for Council's review so that they may be kept informed as to the status of the matter or item. This report provides an overview of those actions still outstanding for both the First and Second Quarter.

### **DISCUSSION & COMMENTS**

Staff initiates action on direction provided by Council through resolutions made at Regular or Special Council meetings. If the direction provided by Council is not in alignment with the current strategic plan, priorities or work plans it may be necessary for Staff to review and adjust the work program to include new activities or initiatives. In some instances, Staff may be required to complete another project or initiative before they are able to action new direction. As well, it may be that direction requires involvement from other jurisdictions or authorities and as such delays may result. Staff work diligently to move all direction by Council forward in a timely and efficient manner.

The current listing of outstanding items is attached as **Appendix A**.

### **COMMUNICATIONS**

There is no communications element required.

### **LEGAL CONSIDERATIONS**

There are no legal considerations at this time.

**IMPACT ON BUDGET & STAFFING**

There is no impact on budget or staffing.

**INTERDEPARTMENTAL IMPACT & APPROVAL**

There is no interdepartmental impact or approvals required.

**IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS**

There is no impact on the region or neighbouring jurisdictions

**ALTERNATIVE OPTIONS**

There are no alternative options for consideration.

**POTENTIAL GOVERNANCE CONSIDERATIONS**

Presentation of the listing of outstanding resolutions meets with Theme Four: Good Governance.

**RECOMMENDATIONS**

**THAT** Council receive the report for information.

**Attachments:**

Appendix A: Regular Council Meeting Outstanding Resolution Listing as of June 26, 2018.

Submitted by:	Sheena Fraser, Manager of Corporate and Legislative Services
CAO Approval by:	Nikki Gilmore, Chief Administrative Officer

**APPENDIX A**  
**REGULAR COUNCIL OUTSTANDING RESOLUTION LISTING AS AT June 26, 2018**

<b>Mtg No</b>	<b>Date</b>	<b>Topic</b>	<b>Resolution</b>	<b>Comment</b>
1442	17-Jan_17	<b>Bylaw Notice Enforcement Bylaw</b>	<b>THAT</b> Staff be directed to bring forward a Bylaw Notice Enforcement Bylaw in anticipation that the Village may wish to participate in the Bylaw Adjudication System in the future	This item is on the Corporate & Legislative Services work plan for 2018. This will be completed following the adoption of the Zoning Bylaw.
1442	17-Jan_17	<b>Community Amenity Contribution Policy</b>	<b>THAT</b> staff be directed to draft a new Community Amenities Contribution policy.	Staff have prepared a draft policy for consideration which will be brought forward for review.
1452	06-June_17	<b>2017 Workplan</b>	<b>THAT</b> staff add to the 2017 work plan the following: <ul style="list-style-type: none"> <li>• Research a plastic bag elimination strategy</li> </ul>	This initiative has been added to Corporate work plan in 2018 and Staff are preparing a report to be brought forward at the Committee of the Whole in July.
1459	07-Nov-17	<b>Draft Nuisance Bylaw</b>	<b>THAT</b> Staff incorporate review of the draft Nuisance Bylaw into the 2018 work plan and communicate with Lil'wat Nation in this regard.	Staff has prepared a draft bylaw which aligns with the one presented to the Lil'wat community. Staff has been advised that this initiative is not being pursued by Lil'wat at this time due to resource challenges related to enforcement.  Request for Council to provide direction with respect to bringing forward the draft Bylaw for consideration.
1463	06-Feb_18	<b>Affordable Housing – Development Cost Charges</b>	<b>THAT</b> consideration of an Eligible Development for Waiving or Reducing Development Cost Charges component be included as part of the Development Cost Charge Bylaw review anticipated for 2018.	This direction has been incorporated into the Development Cost Charge Bylaw review process which is noted in the 2018 work plan.
1464	20-Feb-18	<b>One Mile Lake Boardwalk Repairs</b>	<b>THAT</b> Staff explore design, cost and funding options for the One Mile Lake Park Boardwalk repairs/redevelopment.	This direction was reaffirmed at the Regular Council Meeting No. 1467, held April 10, 2018. This has been referred to the Public Works 2019 budget development.
1467	10-April-18	<b>Cannabis Policy Development</b>	<b>THAT</b> Staff be directed to undertake the development of Policy respecting the retail sales of non-medical cannabis (NMC) in anticipation of the Cannabis Act coming into effect.	Policy development is underway and will be brought forward in September.

**APPENDIX A**

**REGULAR COUNCIL OUTSTANDING RESOLUTION LISTING AS AT June 26, 2018**

1467	10-April-18	<b>Cannabis Licencing</b>	<b>THAT</b> Staff be directed to investigate the Cannabis Licencing application process and report back at a future Committee of the Whole meeting.	Information will be provided at the Committee of the Whole to be held in July
1472	12-June-18	<b>Boundary Extension</b>	<b>THAT</b> Staff explore the possibility of a smaller boundary extension initiative that would include only the lands occupied by the independent power projects and present this information at a future Committee of the Whole meeting.	Staff is reviewing options and will bring this matter back in September.



**Date:** July 24, 2018  
**To:** Nikki Gilmore, Chief Administrative Officer  
**From:** Lisa Pedrini, Senior Planner  
**Subject:** Development Services Second Quarter Report: April – June 2018

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### **PURPOSE**

The purpose of this report is to inform Council of the activities of the Development Services division of the Operations & Development Services Department for the Second Quarter of 2018.

### **BACKGROUND**

Quarterly reports are provided throughout the current year as a means of keeping Council up to date with building, planning and development activities.

### **DISCUSSION & COMMENTS**

This report provides an overview of the number of permits issued between April 1 and June 30, 2018 in the following areas:

### **BUILDING DIVISION**

#### **April to June 2018 - Building Permit Overview**

A breakdown of building permit data for the Second Quarter in 2018 is provided below:

Type of Permit	# of BP's Issued	Value of Construction	Permit Fees
Single Family Dwelling	2	\$616,863	\$8,122
Single Family Dwelling with suite			
Manufactured Homes (mobile)			
Multi Family Dwelling (owned)			
Multi Family Dwelling (rental)			
Institutional			
Farm Building			
Others (Decks, Stairs, Reno etc.)	12	\$29,000	\$938
Tenancy Improvements (Commercial/Industrial)	5	\$8,713,639	\$61,633
Industrial Buildings			
Excavation / Blasting	4	0	\$1450
<b>Total Permits – 2nd Quarter</b>	<b>23</b>	<b>\$9,359,502</b>	<b>\$72,143</b>
<b>Total Permits – 1st Quarter</b>	<b>20</b>	<b>\$2,170,551</b>	<b>\$24,823</b>

### April to June 2018 - Development Cost Charges Overview

There were no development cost charges collected in the First Quarter. The table below denotes the development cost charges collected in the Second Quarter of 2018:

<b>Fund</b>	<b>Amount</b>
Roads	\$7,798.18
Drainage	\$609.05
Sewer	\$20,606.17
Water	\$1,008.18
Parks	\$13,299.26
<b>TOTAL</b>	<b>\$43,320.34</b>

### PLANNING DIVISION

#### 2018 Current Development Applications

A list of applications currently in-house is provided below; information new to the Second Quarter is shown in **bold font**.

<b>Application #</b>	<b>Project</b>	<b>Status</b>
DP007	<b>7414 Pioneer Street – Form &amp; Character DP Extension</b>	<b>Authorized June 25, 2018</b>
DP011	7370 Highway 99 (Pemberton Mobile Home Park Ltd.) addition of new pads	<b>On hold by request of Applicant</b>
DP013	Lot 5, Sunstone Ridge - Elevate @ Sunstone 54 unit Townhouse Project	<b>Authorized June 26, 2018; Issuance pending fulfillment of conditions</b>
DP014	<b>Sunstone Ridge, Phase 1B, Road C - Environmental Protection &amp; Land Constraints</b>	<b>Received, In Progress</b>
SO52 – Phase 2	Sunstone – 60 Lot Subdivision	In Progress TAL Issued; 03.20.18
SO61	Tiyata - 66 Lot Subdivision	<b>Phase 1 of 4 (19 Lots) Registered June 12, 2018</b>
SO70	<b>1931 Timberlane Road – 3 Lot Subdivision</b>	<b>Received, In Progress</b>
SO71	<b>1368 Fernwood Street – 4 Lot Subdivision</b>	<b>Received, In Progress</b>
SO72	<b>Sunstone – Parcel Lots 5, 6,&amp; 7 - Lot Line Adjustment</b>	<b>Approved, May 7, 2018</b>
SO73	<b>Sunstone Ridge, Phase 1B, Road C – 25 Lot Subdivision</b>	<b>Received, In Progress</b>
DVP 121	7436 Frontier Street (Town Square Restaurant) – Reduction in Parking from 1 space per 3 seats to 1 space per 4 seats	<b>Authorized May 29, 2018; Issuance pending fulfillment of conditions</b>
DVP 122	Lot 4, Sunstone – Reduction in Front and	<b>Authorized &amp; Issued May 8,</b>

	Rear Lot Line Setback in RTA-1 Zone	<b>2018</b>
<b>DVP123</b>	<b>Sunstone Ridge, Phase 1B, Road C – Road Standards</b>	<b>Received, In Progress</b>
<b>DPm109</b>	7436 Frontier Street (Town Square Restaurant) – Exterior Upgrades	<b>Authorized &amp; Issued May 15, 2018</b>

DPA: Development Permit

SO: Subdivision

DPm: Minor Development Permit

DVP: Development Variance Permit

BoV: Board of Variance

OR: Zoning Amendment

### **2018 Long Range Planning Projects**

The following is a list of long range planning projects and their respective status.

<b>Project</b>	<b>Status</b>
Zoning and Sign Bylaw Review & Update	<ul style="list-style-type: none"> <li>• <b>Public Consultation Period “Draft for Discussion Purposes”- April 17 to May 24, 2018</b></li> <li>• <b>First and Second Reading of Zoning Bylaw No. 832, 2018 – June 12, 2018</b></li> <li>• <b>Public Hearing – June 26, 2018</b></li> </ul>
Affordable Housing Action Plan	Draft Background Report presented March 20, 2018 to Committee of the Whole; Final Version in Progress
Community Amenity Contribution Policy	Draft Policy to be presented at a future Committee of the Whole
Regional Growth Strategy Review	First Reading of RGS Amendment Bylaw No. 1562, 2018 - April 18, 2018 Pemberton Public Information session - June 19, 2018 Next Steering Committee Meeting - August/September
OCP Amendments/Update (various)	2019 Work plan

### **COMMUNICATIONS**

The Development Services Division works with the Communication Coordinator to regularly update the Village’s website with current information related to planning and building and develop public consultation programs related to planning activities as may be required.

### **LEGAL CONSIDERATIONS**

There are no legal considerations as this report is being presented for information purposes.

### **IMPACT ON BUDGET & STAFFING**

The Development Services Division operates on a cost recovery basis as per the *Development Procedures Bylaw No. 725, 2013*, as amended from time to time. All applications for development, subdivision, temporary use and building permits have fees associated with the review. If the review of development applications exceeds the deposit, then any additional time is cost-recoverable from the applicant.

### **INTERDEPARTMENTAL IMPACT & APPROVAL**

The Development Services Division works closely with all Village Departments through referrals and coordination of public hearings, reports, and presentations to Council, negotiations and financial impacts.

### **IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS**

There are no impacts on the region or neighbouring jurisdictions.

### **ALTERNATIVE OPTIONS**

This report is presented for information. There are no alternative options for consideration.

### **POTENTIAL GOVERNANCE CONSIDERATIONS**

The services provided by the Development Services Division meet with Strategic Priority One: Economic Vitality; Strategic Theme Two: Good Governance; Strategic Theme Three: Excellence in Service; and Strategic Theme Four: Social Responsibility.

### **RECOMMENDATIONS**

**THAT** the Development Services 2018 Second Quarter Report be received for information.

Submitted by:	Lisa Pedrini, Senior Planner
Interim Manager of Operations and Development Services / CAO Approval by:	Nikki Gilmore, Chief Administrative Officer

**Date:** July 24, 2018  
**To:** Council  
**From:** Nikki Gilmore, Chief Administrative Officer  
**Subject:** Operations Department First Quarter Report: January – March 2018

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### **PURPOSE**

The purpose of this report is to inform Council on the activities of the Operations division of the Operations & Development Services Department for the Second Quarter of 2018.

### **BACKGROUND**

Quarterly reports are provided throughout the year as a means of keeping Council up to date with the Public Works, Capital and Operational projects and activities.

### **DISCUSSION & COMMENTS**

In this Quarter, Tim Harris, Manager of Operations and Development Services, Suzanne Belanger, Operations and Development Services Coordinator and Stephen McVeigh, Engineering Technician left the organization in pursuit of other initiatives. Recruitment is currently underway to fill these vacant positions. We would like to wish Tim, Suzanne and Stephen best of luck in their next adventures. We would also like to welcome Misha Cossette to the Village team in the position of Labourer.

Below is an overview of a number of projects completed in the Second Quarter in the following areas: Public Works, Water, Sewer, Parks and Engineering.

#### **Public Works Regular Maintenance**

The following activities were either facilitated or completed in the Second Quarter:

- Parks Maintenance Startup
- Sewer lift station maintenance
- Waste Water Treatment Plant regular maintenance
- Water Conditioning Plant maintenance and operations

#### **2018 Capital Projects**

##### **1. Downtown Enhancement Grant:**

In March 2018, it was announced that the Village was successful in receiving funding, in the amount of \$5.3 Million, from the Federal Gas Tax Fund for Downtown Enhancement. The enhancements will consist of essential upgrades to failing infrastructure and key improvements related to roads, sidewalks, waterlines, storm water and street lighting.



The design drawings are nearing completion (approximately 90%). The Village will be holding a Downtown Enhancement Meeting for Downtown Businesses on Tuesday, July 31, 2018 to present the nearly finalized design. The next steps will be finalizing the design and to issue the Request for Proposal for the construction of the project.

## **2. Friendship Trail Bridge:**

In 2017, the Village of Pemberton was awarded \$500,000 for the Friendship Trail Bridge project from the Provincially funded BikeBC Program, in addition funding was received from the Regionally Significant Gas Tax Funding, in the amount of \$369,000, and the generous contribution from Innergex. in the amount of \$500,000. The bridge design and construction drawings were completed in 2017 and a Request for Proposals (RFP) for the construction and installation of the bridge was issued on Civic Info, BC Bid, Village Website and sent to the Chamber of Commerce. The contract has been awarded to Surespan Construction Ltd. The project construction schedule is as follows:

Mobilization/Site Construction	August 5 - 10, 2018
Piling and Substructure	August 11 - September 16, 2018
Project Completion	September 17, 2018

## **3. Soccer Field Development:**

The Village's has acquired a 20 acre parcel of land, dedicated for recreation purposes, located off Pemberton Farm Road East. The site is intended to accommodate future recreational facilities, outdoor fields and parking. Council directed Staff to issue an RFP for artificial turf and/or natural grass sports fields submissions. As a result, the contract was awarded to Cedar Crest Lands (B.C.) Ltd. for the construction of a natural grass field. The preload has been removed off the site and construction is set to begin at the end of July, 2018 with an aim to be completed in October 2018. This will allow for the field to be used in September 2019.

## **4. Asset Management**

The first phase of the Asset Management works took place June 6<sup>th</sup> - June 30<sup>th</sup>. ABC Pipe Cleaning was contracted to inspect and video all underground infrastructure within the Village of Pemberton. This infrastructure inspection will help to inform an Underground Services Management Plan that will address municipal infrastructure maintenance and upgrades, facilitate the Village's ability to effectively create a municipal plan and budget for the upcoming 2019 fiscal year and beyond. Phase two has been referred to the 2019 budget deliberations.

## **Parks Department:**

The Second Quarter saw the Parks Crew busy completing the winter clean up all boulevards, sidewalks and park areas. All parks irrigation systems were charged to be ready for the summer season. Lawn mowing and flower bed maintenance (planting, fertilizing and maintenance) are ongoing since April.

We would like to thank the entire Operations crew for their attention to detail in making our community stand out and look spectacular.

### **COMMUNICATIONS**

The Operations and Development Services Department works regularly with the Communication Coordinator to provide updates on the initiatives and projects that are currently underway to ensure that the Village's website is updated and information is communicated to residents through the eNEWS.

### **LEGAL CONSIDERATIONS**

There are no legal considerations as this report is being presented for information purposes.

### **IMPACT ON BUDGET & STAFFING**

The Operations Division operates on the approved annual municipal budget, reserves, and Provincial grant. The works noted above have all been accommodated in the 2018 budget.

### **INTERDEPARTMENTAL IMPACT & APPROVAL**

The Operations & Development Services Department works closely with all Village Departments through referrals and coordination of public notices, reports, and presentations to Council.

### **IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS**

There are no impacts on the region or neighboring jurisdictions.

### **ALTERNATIVE OPTIONS**

There are no alternative options for consideration.

### **POTENTIAL GOVERNANCE CONSIDERATIONS**

The services provided by the Operations and Parks Divisions meet with Strategic Priority One: Economic Vitality by supporting a diversified economy; Strategic Priority Two: Good Governance by being open and accountable and fiscally responsible; Strategic Priority Three: Excellence in Service by ensuring that the Village continues to deliver the highest quality of municipal services within the scope of our resources; and finally, Strategic Priority Four: Social Responsibility by supporting the creation of a strong and vibrant community.

### **RECOMMENDATIONS**

**THAT** the Operation Division 2018 Second Quarter Report be received for information.

Submitted by:	Nikki Gilmore, Chief Administrative Officer
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**Date:** July 24, 2018  
**To:** Nikki Gilmore, Chief Administrative Officer  
**From:** Robert Grossman, Fire Chief  
**Subject:** 2018 Second Quarter Fire Department Report

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### **PURPOSE**

To provide Council with a summary of the activities of the Pemberton Fire Rescue Department for the Second Quarter of 2018.

### **BACKGROUND**

The Village of Pemberton Fire Rescue is a volunteer department that provides service to the residents of the Village of Pemberton (Village of Pemberton Bylaw No. 807, 2016). In addition, the existing Fire Service Agreement with the Squamish-Lillooet Regional District (SLRD) establishes that fire protection services are provided to Pemberton Meadows (SLRD Bylaw No.1082, 2008), Pemberton Heights (SLRD Bylaw No. 1083, 2008) and the Pemberton Fire Protection Specified Area as defined within the Agreement. Pemberton Fire Rescue provides Road Rescue Service to the entire SLRD Electoral Area C covering 5,570.39 square kilometers pursuant to SLRD Pemberton Fire Rescue Contribution Service Conversion and Establishment Bylaw No. 715-2001.

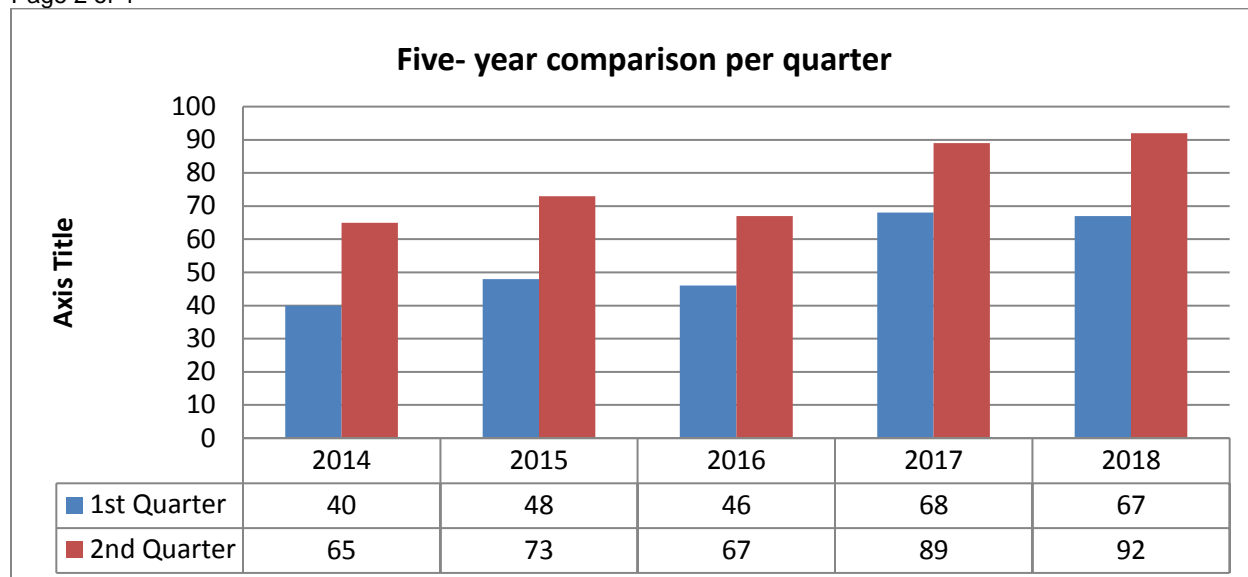
Service is also provided to Lil'wat Nation through a separately negotiated Fire Service Agreement which was established in 2017.

This report is provided by the Fire Chief as an update to the Pemberton Fire Rescue activities for the Second Quarter.

### **DISCUSSION & COMMENTS**

#### **Incidents:**

Pemberton Fire Rescue has been very active and as of the end of the second quarter has responded to ninety-two (92) incidents. A comparison chart by Quarter over five (5) years is shown below.



Types of Responses:

As set out in the Fire Department Establishment Bylaw No. 807, 2016, Pemberton Fire Rescue responds to a number of different types of incidents.

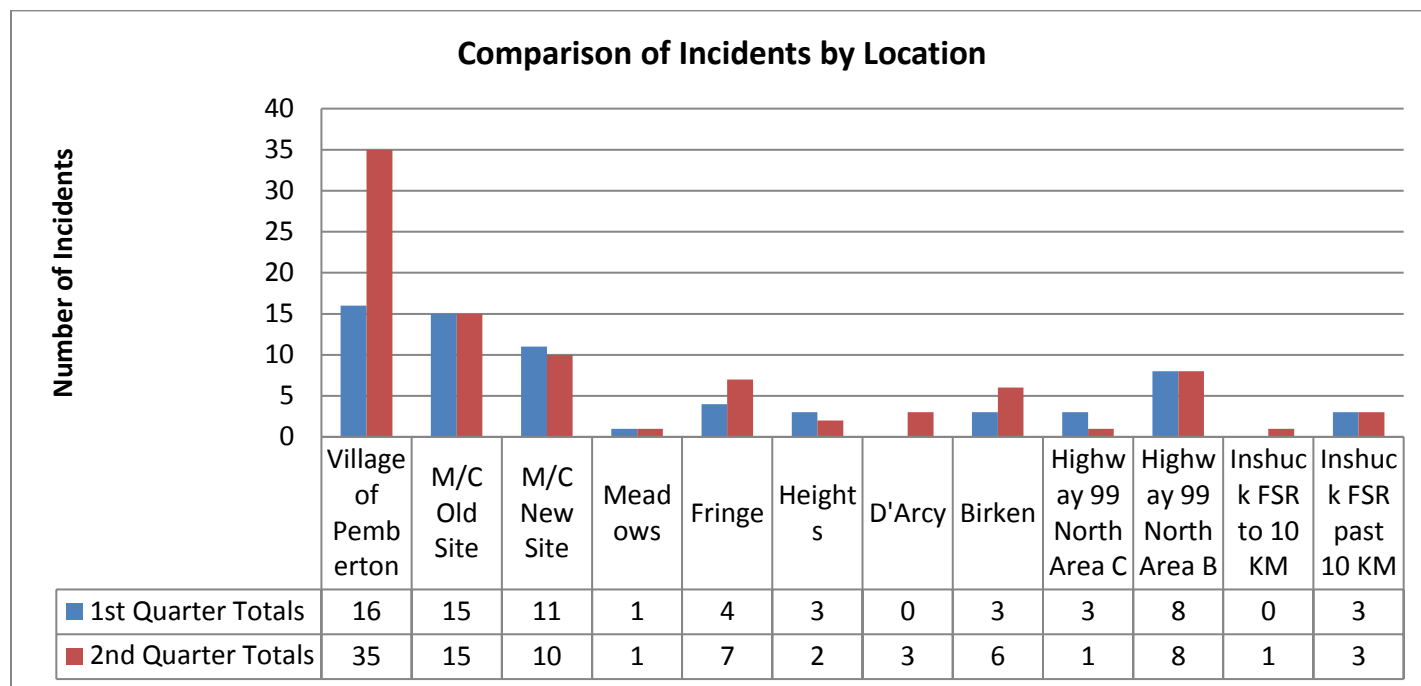
The table below summarizes of the number of callouts per type of incident attended for the Second Quarter as compared to last year for the same quarter.

Response Type	2nd Quarter	
	2017	2018
Alarms	8	6
Assist due to flooding		1
Burn Complaint	1	4
Chimney Fire		4
Rubbish Fire	1	1
Structure Fire	1	1
Fire Unclassified	1	1
Vehicle Fire	4	1
Hazardous Material	2	2
Hydro Assist	12	
Medical Aid	38	36
Motor Vehicle Accident	10	20
Public Service		1
Rescue & Safety	1	1
Smoke Sighting		3
Wildland Fire	10	10
<b>Total Number of Responses</b>	<b>89</b>	<b>92</b>

**Responses by Location**

Pemberton Fire Rescue attends incidents in locations as identified in the Service Agreements with the SLRD and Lil'wat Nation.

The breakdown of the incident reports is categorized into the following regions: Village of Pemberton Boundaries, Lil'wat, Fire District Service Areas and Regional District (or outside the Fire District zones including north of Mount Currie, north of The Heights and south of the Village Boundaries).



**Membership and Training**

In the second quarter, Pemberton Fire Rescue had three (3) members retire. One member moved to Vancouver due to career change, one member could not find housing in Pemberton and moved to Whistler closer to work. Another member stepped down due to the commitment requirements of training and attending incidents required by paid-on-call Firefighters.

Training is moving along well. The in-house trained Firefighters are progressing through the Exterior Firefighter Program as laid out in the Office of the Fire Commissionaire minimum training requirements or "Playbook".

Fire Officers have completed two of six weekends required training to complete the Fire Officer 1 training that has been put in place to ensure compliance with the "Playbook".

The two hundred (200) plus Firefighter skills that ensure required competencies have members training weekly (up to twenty 20 hours per month).



### Fire Prevention:

This Quarter the following fire prevention initiatives were completed:

- Two (2) new business application review and fire inspections
- Two (2) Fire Extinguisher training seminars for businesses in Pemberton
- Assisted the First Nations Emergency Services Society of British Columbia in providing Cadet Fire Training at the Mount Currie Fire Department.

### **COMMUNICATIONS**

This report does not require a communications element.

### **LEGAL CONSIDERATIONS**

There are no legal, legislative or regulatory considerations at this time.

### **IMPACT ON BUDGET & STAFFING**

The preparation of Quarterly reports is done in-house and is a component of the yearly work plan for the Department.

### **INTERDEPARTMENTAL IMPACT & APPROVAL**

There are no interdepartmental impacts or approvals required.

### **IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS**

The activities of Pemberton Fire Rescue, such as increased fire prevention awareness activities, recruiting additional personnel and firefighter training, improve upon the current level of service to the Village and those areas within the Fire Service District Service Area which both benefit and positively impact the Squamish-Lillooet Regional District and Lil'wat Nation.

### **ALTERNATIVE OPTIONS**

There are no alternative options for consideration.

### **POTENTIAL GOVERNANCE CONSIDERATIONS**

The services of the Pemberton Fire Rescue Department and Fire Prevention are in keeping with Strategic Priority Theme Three: Excellence in Service by ensuring that the Village continues to *deliver the highest quality of municipal services within the scope of our resources.*

### **RECOMMENDATIONS**

**THAT** the 2018 Second Quarter Fire Department Report be received for information.

Submitted by:	Robert Grossman, Fire Chief
CAO Approval by:	Nikki Gilmore, Chief Administrative Officer

# ZONING BYLAW

## VILLAGE OF PEMBERTON

BYLAW No. 832, 2018

**Fourth & Final Readings  
July 24, 2018**



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FOURTH AND FINAL - July 24, 2018

## VILLAGE OF PEMBERTON ZONING BYLAW NO 832, 2018

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FOURTH AND FINAL - July 24, 2018

**Village of Pemberton  
Zoning Bylaw No. 832, 2018**

**A BYLAW TO REGULATE THE ZONING AND DEVELOPMENT OF REAL PROPERTY  
WITHIN THE VILLAGE OF PEMBERTON**

---

**WHEREAS** section 479 of the *Local Government Act* authorizes a local government to enact a Bylaw respecting Zoning;

**AND WHEREAS** section 482 of the *Local Government Act* authorizes a local government to offer density benefits for the provision of amenities, affordable housing and special needs housing;

**AND WHEREAS** section 492 of the *Local Government Act* authorizes a local government to designate a Temporary Use Permit Area in a Zoning Bylaw;

**AND WHEREAS** section 523 of the *Local Government Act* authorizes a local government to create runoff control requirements;

**AND WHEREAS** section 525 of the *Local Government Act* authorizes a local government to create off-street parking and loading requirements;

**AND WHEREAS** section 527 of the *Local Government Act* authorizes a local government to create screening and landscaping requirements;

**NOW THEREFORE** the Municipal Council of the Village of Pemberton in open meeting assembled enacts as follows:

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FOURTH AND FINAL - July 24, 2018

## **PART 1: Application**

---

### **1.1 Title**

- (a) This Bylaw may be cited for all purposes as the “Village of Pemberton Zoning Bylaw No. 832, 2018” or “Zoning Bylaw No. 832, 2018”.

### **1.2 Schedules**

- (a) The following schedules are attached to and form a part of this Bylaw:
- i. Schedule A – Zoning Map

### **1.3 Purpose**

- (a) The principal purpose of this Bylaw is to regulate *land use* and *development* within the Village of Pemberton for the benefit of the community; and
- (b) For the implementation of the long-term goals of the Village’s Official Community Plan Bylaw, No. 654, 2011.

### **1.4 Application of Bylaw**

- (a) This Bylaw applies to all *lands*, including the surface of water, and the *use* of all *land, buildings* and *structures* located within the boundaries of the Village of Pemberton, and as shown on Schedule “A”, the Zoning Map, which is attached to and forms part of this Bylaw.

### **1.5 Violation**

- (a) Any person who:
- i. Violates any of the provisions of this Bylaw;
  - ii. Causes or permits any act or thing to be done in contravention or violation of any provision of this Bylaw;
  - iii. Neglects to do or refrains from doing any act or thing which is required to be done by any provisions of this Bylaw;
  - iv. Carries out, causes or permits to be carried out any *development* in a manner prohibited by or contrary to this Bylaw;
  - v. Fails to comply with an order, direction or notice given under this Bylaw; or
  - vi. Prevents or obstructs or attempts to prevent or obstruct the authorized entry of any of the Enforcement persons noted in Section 1.8 below,

commits an offence against this Bylaw and is liable to the penalties imposed under the Village of Pemberton’s Municipal Ticket Utilization Bylaw.

- (b) Each day that an offence of this Bylaw is caused to continue, allowed to continue, constitutes a separate offence.



### **1.6 Penalty**

- (a) Where a specific penalty has not otherwise been designated, shall be liable to a fine and/or penalty of not less than One Hundred Fifty Dollars (\$150) and not more than Ten Thousand Dollars (\$10,000), plus the costs of prosecution, any other order imposed or any combination thereof;
- (b) The penalties and remedies imposed under subsection (a) shall be in addition to, and not in substitution for, any other penalty or remedy imposed by or permissible under this Bylaw or any other enactment.
- (c) Where a person fails to pay a penalty required by this Bylaw, or where a person subject to an order under this Bylaw fails to take action required by the order and the Village carries out the work or otherwise fulfills the requirement, the Village may recover its costs from the owner, occupier or person responsible for the work or for payment of the costs, as a debt to the Village. Money owed to the Village under this Bylaw is payable upon receipt of an invoice from the Village.
- (d) If an amount owing under this Bylaw for work done or services provided to *land* or improvements remains unpaid on December 31<sup>st</sup> of the year in which the debt was incurred, the amount is deemed to be taxes in arrear and may be collected from the owner of the *land* or improvements in the same manner and with the same remedies as for property taxes.

### **1.7 Severability**

- (a) If any part, section, subsection, paragraph, sentence, clause, phrase or schedule of this Bylaw is for any reason found invalid by the decision of any Court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Bylaw or the validity of the Bylaw as a whole.

### **1.8 Enforcement**

- (a) The Chief Administrative Officer of the Village of Pemberton, or his or her designate, is hereby appointed by Council to administer this Bylaw.

## **PART 2: Interpretation**

---

### **2.1 Interpretation**

- (a) All references to Bylaws of the Village of the Pemberton, or provincial or federal statutes and regulations refer to the most current version, as amended from time to time.
- (b) Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa; and the word "person" includes a corporation, firm, partnerships, trusts, and other similar entities as well as an individual.
- (c) Words have the same meaning whether they are capitalized or not.
- (d) Words defined in this Bylaw that contain multiple words separated by a comma in the definition carry the same definition if the words are reversed. For example, "*Grade, Natural*", and "*Natural Grade*" carry the same meaning.
- (e) The words "shall" and "is" require mandatory compliance except where a variance has been granted pursuant to the *Local Government Act*.
- (f) Words, phrases, and terms neither defined in this section nor in the *Local Government Act* shall be given their usual and customary meaning.
- (g) The definitions of *uses* group individual *land uses* into a specified number of classes, with common functional or physical impact characteristics. They define the range of *uses* which are *principal* and secondary, with or without conditions, within various *zones* of this Bylaw.
- (h) The following guidelines shall be applied in interpreting the *use* class definitions:
  - i. Typical *uses* listed in the definitions as examples are not intended to be exclusive or restrictive; and
  - ii. Where a specific *use* does not conform to the wording of any *use* class definition or generally conforms to the wording of two or more definitions, the *use* conforms to and is included in that *use* class which is most appropriate in character and purpose.

### **2.2 Explanatory Notes and Figures**

- (a) All text in this Bylaw which are italicized except titles of legislative acts, statutes and regulations, and explanatory figures have a definition specified in this Bylaw, and for clarity, the definitions in this bylaw apply whether the word is italicized or not.
- (b) Where a conflict between explanatory notes and figures and a regulation in this Bylaw occurs, the regulation shall be taken as correct.

### **2.3 Conflicting Regulations**

- (a) Where this Bylaw contains two or more regulations that could apply to a situation, the most restrictive regulation shall apply to the extent of any conflict. Where this Bylaw conflicts with other regulations the restrictive legislation shall apply, unless the conflict is outside of the responsibility of the Municipal Council.
- (b) Where a graphic used to illustrate a requirement of this Bylaw is in conflict with the text description of the regulation, the text description shall prevail.

## **2.4 General and Specific Regulations**

- (a) Where this Bylaw contains both general and specific regulations that could apply to a situation, the more specific regulation shall apply.

## **2.5 Bylaw Format**

- (a) The format of this Bylaw follows a simple layout intended to facilitate its use. Major divisions within the Bylaw are called Parts and major divisions within Parts are called Sections and major divisions within Sections are called Sub-Sections.

## **2.6 Covenants Against Buildings, Structures, Subdivision or Use**

- a) Where under this Bylaw an owner of *land* or a *building* or *structure* is required or authorized to grant a covenant restricting *subdivision*, strata plan registration, *use* or *development* of *land*, the covenant shall be granted to the Municipality and registered pursuant the *Land Title Act*, with priority over all financial charges, and under the terms of the covenant the owner shall indemnify the Municipality for any fees or expenses the Municipality may incur as a result of a breach of the covenant by the owner.

## **PART 3: Definitions**

---

The following words, terms, and phrases, are italicized wherever they occur in this Bylaw, and shall have the meaning assigned to them as follows:

### ***Accessible***

means that a person with disabilities is, with or without assistance, able to approach, enter, pass to and from one area to another and make use of an area and its facilities.

### ***Accessory (Use)***

means the *use of land, buildings, or structures* for a *use* that is customarily incidental, subordinate in area, extent and purpose and ancillary to the conforming *principal use* on the same *lot*.

### ***Accessory Building or Structure***

means a *detached building or structure*, the *use* of which is, or is customarily incidental, subordinate in size, extent or purpose and ancillary to the conforming *principal building or land use* on the same *lot*.

### ***Accessory Residential Dwelling***

means an *accessory dwelling unit*, for *residential use* only, primarily intended for the caretaking, management, staffing, or security of the *principal non-residential building* on the same *lot*.

### ***Accessory Retail Sales***

means the *accessory use* of a maximum of 20% portion of the *gross floor area* of a *permitted principal commercial, industrial, civic, or artisan use* for the *retail sales* directly related to the *principal use*.

### ***Affordable Housing***

means *dwelling units* constructed and occupied under the terms of a registered housing agreement approved pursuant to section 483 of the *Local Government Act*.

### ***Agriculture***

means the *use of the land, buildings and structures* for the growing, producing, raising or keeping of animals and plants including:

- i. Livestock (cattle, bison, sheep, goats, hogs, horses)
- ii. Poultry production (chickens, turkeys, waterfowl)
- iii. Dairy operations
- iv. Apiculture (beekeeping)
- v. Agroforestry
- vi. Grapes, berries, tree fruits, nuts, grains, oilseeds, mushrooms, forage crops, ornamentals, and vegetables (field or Greenhouse).
- vii. The processing of agricultural products harvested, reared or produced by the

- farm business, and the *retail* sales of the products
- viii. Horse-riding, training and boarding
  - ix. Greenhouse and Nursery
  - x. Alcohol Production Facilities (breweries, cideries, distilleries, meaderies, wineries)

### ***Agri-tourism Activity***

means the *use of land* that is classified as a farm under the *BC Assessment Act* for tourism related activities on the farm, such as agricultural displays, farming demonstrations, and agricultural exhibits subject to the regulations of section 7.5 of this Bylaw and to the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

### ***Agri-tourism Accommodation***

means the provision of *tourism accommodation*, on a property classified as farm under the *BC Assessment Act*, up to a maximum of ten (10) sleeping *units*. Typical *uses* include, but are not limited to, seasonal farm *cabins*, campsites/recreational vehicle sites and are subject to the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

### ***Agricultural Land Commission (ALC)***

means *Agricultural Land Commission* pursuant to British Columbia *Agricultural Land Commission Act*.

### ***Agricultural Land Reserve (ALR)***

means *Agricultural Land Reserve* pursuant to British Columbia *Agricultural Land Commission Act*.

### ***Arts and Culture***

means a *use* which provides for the presentation and display of artistic and cultural creations, and includes art galleries, museum, theatres, and *accessory retail* of goods and articles that are produced primarily by local artists.

### ***Airport***

means the *use of land, buildings and structures* for runways for the takeoff and landing of airplanes and includes airstrips, terminal *buildings or structures*, hangars, *airport related business*, and *accessory uses*.

### ***Airport Related Business***

means the *use of land, buildings, or structures* for *commercial* operations directly related to the operation, maintenance, and storage of aircraft, or business *uses* that necessarily rely upon or support aviation *uses* or the *Airport*, but specifically excludes *tourism accommodation*.

### ***Alter***

means, in relation to *land*, the removal or deposit of soils or other materials or clearing of natural vegetation, and in relation to *buildings or structures*, means any change that would result in either a



change to the appearance of the *building* or *structure*, an increase or decrease to the *gross floor area* or both.

***Animal Kennel***

means the *use of land, buildings* or *structures* in which domestic animals are kept, boarded, bred, cared for or trained for *commercial* gain.

***Approving Officer***

means the Village of Pemberton Approving Officer appointed pursuant to the *Land Title Act*.

***Artisan***

means the *use of a building* or *structure* by an artist or group of artists who create or produces artistic goods.

***Assembly***

means the *use of land, buildings, or structures* for *civic*, cultural, educational, political, public recreational, religious or social purposes; and includes *Schools, Places of Worship*, auditoriums, council chambers, community centres, arenas, youth centres, day care centres, and similar *uses*.

***Automotive and Recreational Vehicle Sales***

means the *use of land, buildings, or structures* for the *retail* sale of automobiles, trucks, boats, recreational vehicles and related parts and accessories.

***Automotive Salvage***

means the *use of land, buildings, or structures* for towing, storage, or dismantling of automobiles, trucks, boats, and recreational vehicles, and may include the *accessory retail sale* of automobile parts.

***Automotive Service Shop***

means a *use* providing for the general repair, servicing and maintenance of motor vehicles including brakes, mufflers, tire repair and change, tune-ups and transmission work, provided it is conducted within a completely enclosed *building* or *structure*.

***Basement***

means the floor of a *building* or *structure* that is 50% or more below the *average finished grade* level and is unused, or used for *utilities*, laundry, storage or other non-habitable space *accessory* to the *principal building*, specifically excluding *residential* or *commercial use*.

***Bed and Breakfast***

means the *accessory use* of a *dwelling, detached* for *tourism accommodation* in which a maximum of two (2) bedrooms of an owner-occupied *dwelling, detached* are available as *tourism accommodation* in accordance with section 7.8 of this Bylaw and the Village of Pemberton *Business License Bylaw*.

**Bed and Breakfast Inn**

means the *accessory use* of a *dwelling, detached* in which three (3) or more, but a maximum of five (5) bedrooms, are available for *tourism accommodation* in accordance with section 7.9 of this Bylaw and the Village of Pemberton *Business License Bylaw*.

**BMX Race Track**

means a facility or track for BMX (off-road) bicycle racing, consisting of a starting gate, a groomed dirt race course made of various jumps and rollers and a finish line, but specifically excludes *use* by motorized vehicles.

**Boarding School**

means the *use of land, buildings, or structures* for a *school* where students and staff reside on the same or immediately adjacent *lot* and includes *tourism accommodation* for groups *accessory* to the *principal school use*.

**Brewery, Cidery, Distillery and Winery**

means the *use of land, buildings and structures*, licensed under the *Liquor Control and Licensing Act*, on which there is small scale manufacturing of beer, ale, cider, spirits or wine, and may include the *accessory uses* of *wholesaling, tours, tastings, retail sales* and a manufacturer's lounge, and the sale of related non-liquor products.

**Buffer**

means a landscaped, or naturally vegetated area intended to separate and screen *land uses, buildings, structures, or properties* from one another.

**Building**

means a *structure* or any portion thereof, including affixed mechanical devices, intended to be used for sheltering a *use* or occupancy.

**Building Area**

means the horizontal area of a *building or structure* within the outside surface of the exterior walls or within the outside surface of the exterior walls and the centre line of firewalls for all *storeys* and includes the non-habitable areas such as the *basement, garages and carports*.

**Building Footprint**

means the total area of a *lot* occupied by a *building or structure*, measured from the outside of exterior walls, and includes *garages and carports*, but excludes covered exterior stairwells.

**Building Official**

means the individual appointed or under contract as the Building Official for the Village of Pemberton.

**Building Supply**

means the *use of land, buildings or structures* for the supply and sale of *building* materials, fixtures, hardware, equipment and other similar goods related to construction and home improvement, and requires storage outside of a *building*.

**Bulk Storage**

means the *use of land, buildings or structures* for above or below ground storage containers, or any combination thereof, of petroleum, petroleum products, water, chemicals, gases, or similar substances for subsequent resale to distributors, *retail* dealers or outlets, and includes card-lock and bulk sales.

**Cabin**

means a detached *building or structure* providing *tourism accommodation* in a rural or remote setting, associated with a motel, bed and breakfast inn or campground, and includes cottages.

**Campground**

means the *use of land*, managed as a *unit* and includes the *buildings and structures* for a range of camping experiences which provides *tourism accommodation* for any or all of the following:

- i. Cabins,
- ii. Yurts,
- iii. Tenting sites,
- iv. Tent trailers,
- v. Travel trailers,
- vi. Recreational vehicle sites and campers, and
- vii. *Accessory uses and structures* such as administration offices, laundry facilities or general washroom facilities,

but excludes the habitation of manufactured homes, modular homes or any other *buildings or structures*, conveyances or motor vehicles for residential *use*.

**Cannabis**

has the same meaning as outlined in the *Government of Canada* regulations.

**Cannabis, Production Facility**

means the *use of buildings and structures* for the purposes of growing, processing, packaging, testing, destroying, storing or shipping *cannabis* as authorized by a license issued under *Government of Canada* regulations.

**Carriage House**

means an *accessory dwelling unit* situated above or attached to a *detached garage* that is separate from the *principal dwelling, detached*, but located on the same *lot* in accordance with section 7.10 of this Bylaw.

**Carpport**

means an open or partially enclosed *structure* attached to the *principal building* or *structure* for the use of covered parking or temporary storage of private motor vehicles.

**Catering Establishment**

means an establishment that prepares and supplies food to be consumed off premises.

**Chief Administrative Officer**

means the individual appointed as the Chief Administrative Officer of the Village of Pemberton.

**Child Care Centre**

means the *use of land* and *buildings* for provincially-licensed care and supervision of children through a prescribed program.

**Civic**

means the *use of land, buildings, or structures* for functions provided by a government body and service clubs, includes federal, provincial and municipal offices, and *works yards, schools* and colleges, hospitals, community centres, swimming pools, libraries, museums, *parks, playgrounds, day cares, cemeteries, police and fire stations, fire training grounds and waterways.*

**Commercial (Use)**

means the *use of land, buildings, or structures* for an occupation, employment or enterprise that is carried on for gain or monetary profit by any person.

**Community Care Facility**

means the *use of buildings or structures* where a person provides care of three (3) or more persons and is under permit by the Provincial Government pursuant to the *Community Care and Assisted Living Act*.

**Community Garden**

means a *lot*, or portion thereof, that is provided for public *use* for the purposes of growing fruits, vegetables and flowers.

**Community Sewer System**

means a system of waste water collection, treatment and disposal that is serving two (2) or more *lots*.

**Community Watershed**

means all or part of the drainage area above the most downstream point of diversion for a water *use* that is for human consumption and that is licensed under the *Water Act*, for a domestic purpose or a waterworks purpose as defined under the *BC Forest and Range Practices Act*.

**Community Water System**

means a system for the distribution of fresh potable water serving two (2) or more *lots*.

**Convenience Store**

means the *use* of a building for the sale of a limited line of groceries, food and drink for immediate consumption, and other items intended for the convenience of the neighbourhood.

**Council**

means the *Council* of the Village of Pemberton.

**Development**

means any of the following:

- i. Altering the *land*,
- ii. Changing the landform, from a natural state to a semi natural state,
- iii. Subdividing the *land*,
- iv. Applying for a *land use* change,
- v. Changing in the *use* of any *building* or *structure*, and
- vi. Carrying out of any, engineering or the construction, addition or alteration of any *building* or *structure*.

**Density**

means a measure of the intensity of *development* on a *lot*, including the number of *units* on a *lot* measured in maximum *units* or *units* per hectare, or *floor area ratio* as determined in section 4.8 of this Bylaw.

**Disabled Vehicle**

means all or part of any irreparable or salvageable vehicle or all or part of any motor vehicle which is not validly registered and licensed in accordance with the *Motor Vehicle Act*, and which is not located in a *garage* or *carport*.

**Drive-Through Business**

means the *commercial use* of *land*, *buildings* and *structures* for providing goods and services, from a *use* otherwise *permitted* on the *lot*, to customers in their vehicles, such as a fast food *restaurant* or bank.

## ***Dwelling Unit***

means a self-contained set of habitable rooms capable of occupancy by one (1) or more persons, including provisions for living, sleeping, cooking, and sanitation facilities and not more than one kitchen facility. Unless specifically *permitted*, use of a *dwelling unit* for *tourism accommodation* or rental for a period of less than thirty (30) days is prohibited. The use is as a residence for the occupant and includes but is not limited to the following types:

- i. *Accessory Residential Dwelling,*
- i. *Apartment,*
- ii. *Carriage House,*
- iii. *Detached Dwelling,*
- iv. *Duplex Dwelling,*
- v. *Manufactured Home*
- vi. *Mobile Home,*
- vii. *Row House,*
- viii. *Secondary Suite, and*
- ix. *Townhouse.*

And specifically excludes the occupancy of any of the following:

- i. Buses,
- ii. Cabins or Cottages,
- iii. Motor Vehicle,
- iv. Tents,
- v. Yurts, and
- vi. Recreational Vehicles

***Dwelling Unit, Apartment (Apartment)*** - means a *residential building* other than a *townhouse* containing three (3) or more individual *dwelling units*, where each *dwelling unit* has its *principal* access from an entrance or hallway that is common to at least one (1) other *dwelling unit* on the same *storey*.

***Dwelling Unit, Detached (Detached Dwelling)*** - means a *residential building* designed exclusively for single family *residential use*, separated from other *dwelling units* by open space, and includes a modular home.

***Dwelling Unit, Duplex (Duplex)*** - means a *residential building* containing two (2) separate *dwelling units* either placed one above the other or attached by a common wall, each of which has direct access to the outside.

***Dwelling Unit, Farm Help*** – means a *residential building* accessory to an *agricultural use* and carries the same meaning as under the *Agricultural Land Reserve Act*.



**Dwelling Unit, Manufactured Home**

means a factory built *detached dwelling unit*, certified prior to a placement on the *lot* as having been built:

- i. as a modular home in accordance with CSA A277 *building*; or
- ii. as a mobile home in accordance with CAN/CSA Z240 building regulations and registered in the BC Manufactured Home Registry, arriving at the *lot* ready for occupancy apart from incidental operations and connections into a *community sewer* and *community water system*.

**Dwelling Unit, Mobile Home** – means a *residential dwelling* built upon an integrated chassis and wheels that is assembled at a place other than but moved to a *lot*.

**Dwelling Unit, Multi-family (Multi-family Dwelling)** - means a *residential building* containing three (3) or more separate *dwelling units*, and includes *apartments*, *townhouses*, and *row houses*.

**Dwelling Unit, Row House (Row House Dwelling)** - means a *residential building* containing a minimum of three (3) *dwelling units* attached to each in a row with each *dwelling unit* located on its own *lot*.

**Dwelling Unit, Townhouse (Townhouse Dwelling)** - means a *residential building* containing three (3) or more *dwelling units*, each of which has its own separate access, not located through a common lobby or corridor, and includes *dwelling units* stacked vertically.

**Ecological Reserve**

means *land* that is retained in its natural or semi-natural state for the purposes of protecting and preserving natural ecosystems and the biological diversity.

**Equipment Sales, Servicing, Rental and Repair Shop**

means the *use* of *land*, *buildings*, or *structures* for the *retail* sale, servicing, rental, and repair of small motorized equipment such as chainsaws, landscaping equipment, lawnmowers, and recreational equipment such as snowmobiles, all-terrain vehicles and similar uses.

**Farm Residence**

means the *principal detached dwelling* that accommodates one *dwelling unit* and located on a *lot* within the *Agricultural Land Reserve*.

**Farm Residential Facilities, Accessory**

means the following *buildings*, *structures*, or improvements associated with a *principal farm residence* and/or additional *farm residence* on a farm:

- i. Attached or *detached garages* or *carports*,
- ii. Driveways to residences,

- iii. Decorative landscaping,
- iv. Attached or *detached* household *greenhouse* or sunroom,
- v. *Residential*-related workshop, tool and storage sheds,
- vi. Artificial ponds not serving farm drainage, irrigation needs, or aquaculture use.

### **Farmers' Market**

means the *use* of *land*, *buildings*, or *structures* for *retail* sales featuring foods sold directly by farmers to consumers and typically consisting of booths, tables or stands, outdoors or indoors, where farmers sell their *agricultural* products and sometimes prepared foods and beverages. It may include mobile *food trucks* and the sale of arts and crafts.

### **Fence**

means a protective, enclosing or visual barrier made of wood, metal or other material that is constructed for any purpose, such as marking the boundary of a *lot* and enclosing a *lot*, except as required elsewhere in this Bylaw; it generally is providing privacy; preventing access by people or animals; or dividing a *lot* into sections. This excludes the *use* of hedges, trees, and other types of vegetation.

### **Financial Institution**

means an institution providing financial or banking services including a bank, credit union, payday loan office, currency exchange, mortgage office or automated teller machine (ATM).

### **Fitness Centre**

means the *use* of *land*, *buildings*, or *structures* for *commercial* fitness, and includes health clubs, gyms, yoga studios, and similar *uses*.

### **Flanking Street**

means a street, excluding a *lane*, abutting a *lot line* not being the front or rear *lot line*.

### **Floor Area**

means the total usable floor space of a *building* or *structure* on all *storeys* excluding the *basement*, corridors, and service areas, as measured in accordance with section 4.7 of this Bylaw.

### **Floor Area Ratio (FAR)**

means a ratio between the *floor area* of a *building* or *structure* and the *lot* size, measured in accordance with section 4.8 of this Bylaw.

### **Floor Area, Gross (GFA)**

means the total area enclosed by the exterior walls of a *building* or *structure* on all *storeys*, measured in accordance with 4.9 of this Bylaw.

### **Food Truck**

means the *use* of a licensed vehicle equipped with facilities for the preparation, cooking and serving of food to consumers from a temporary location, and may include a mobile food cart or converted vehicle capable of dispensing food, subject to the regulations in section 7.15 of this Bylaw and the *Village of Pemberton Business License Bylaw*.

### **Garden Centre**

means the *use* of *land, buildings, or structures* for the purpose of *retail* sales of trees, plants, flowers, and associated gardening or landscaping supplies and outdoor garden equipment.

### **Garage**

means an *accessory building, structure* or that portion of a *permitted building or structure* that is used for the parking of one (1) or more motor vehicles and is totally enclosed with a roof, walls, and one (1) or more doors.

### **Gasoline Station**

means a facility limited to *retail* sales to the public of motor fuel products, motor oil, lubricants, minor automobile accessories, travel aides and convenience food items, but specifically excludes automobile repair services.

### **Gathering for an Event**

means the *use* of *land, buildings, or structures* for a gathering of people on a farm for the purpose of a wedding, a music festival, or other event other than an *Agri-tourism* related event or family-related celebration which is *permitted* as a non-farm *use* in the *Agricultural Land Reserve* in accordance with the regulations in section 7.12 of this Bylaw:

### **Golf Course**

means the *use* of *land* for playing golf, consisting of a least nine holes, with each hole generally consisting of tees, greens, fairways and hazards, and the following *accessory uses, buildings, and structures*:

- i. Club house (licensed Restaurant),
- ii. Pro shop (*retail* sales of golf equipment),
- iii. Driving range,
- iv. Putting green,
- v. Mini putt area, and
- vi. Golf Schools.

### **Grade, Building**

means, in relation to a *building, or building height*, the lowest of the average levels of grade of the *natural grade* or *finished grade* adjoining each exterior wall of a *building*, excluding localized depressions such as for vehicle or pedestrian entrances.

### **Grade, Finished**

means, in relation to a *building* or *structure*, the elevation of the ground surface, or the angled plane of a sloped *lot*, after *development*.

**Grade, Natural**

means, in relation to a *building* or *structure*, the elevation of the ground surface, or the angled plane of a sloped *lot*, in its natural or semi-natural state, prior to any *development*.

**Greenhouse**

means a *building* or *structure* covered with translucent material and used for the purpose of agriculture and horticulture.

**Height**

means with respect to a *building* or *structure*, the vertical distance between the *building grade*, and the highest point of the *structure* of a flat roof, or the mid- point of a sloping roof, measured in accordance with section 4.4 of this Bylaw.

**Highway**

means a public street, road, trail, *Lane*, bridge, trestle, any other public way or any other *land* or improvement that becomes or has become a *highway* as per the British Columbia *Transportation Act*.

**Home Occupation**

means the *use* of a *residential dwelling unit* for a licensed *commercial* occupation, profession or craft by the primary occupant of the *residential unit* that is contained entirely within the *permitted residential use* and conducted in accordance with the regulations in section 7.16 of this Bylaw.

**Hostel**

means the *use* of a *building* for *tourism accommodation* in which dormitory style sleeping *units* are provided along with common bathrooms, cooking areas, and communal spaces.

**Hotel**

means *use* of a *building* for *tourism accommodation* in which four (4) or more furnished accommodation *units* are provided, with separate entrances to each room from a common corridor, operated and staffed from an on-site office or lobby, and may include publicly *accessible accessory uses* such as *restaurant*, health club, liquor primary establishment, or *retail* store not to exceed a maximum of 33% of the *gross floor area* of the first *storey*.

**Impervious Surface**

means the total area of a *lot* that is incapable of allowing precipitation to penetrate to underlying soils due to the presence of *buildings* or *structures* or other impermeable surfaces, except impermeable surfaces that are naturally occurring on the *lot*.

**Industrial**

means the *use of land, buildings, or structures* providing for the manufacturing, processing, fabricating, assembling, storage, transporting, distributing, *wholesaling*, warehousing, testing, servicing, reduction, repairing, wrecking, or salvaging of articles, substances, or commodities or any other treatment thereof to change the form, character or appearance.

And specifically excludes any of the following *uses*:

- i. The burning of any salvaged or recycled materials,
- ii. Any *uses* for which a permit is required under the *Environmental Management Act or Regulations*,
- iii. The burning of any vehicles, and
- iv. Refuse and garbage dumps.

**Intermodal Storage Container**

means a standardized intermodal freight container that can be used as a reusable transport and storage *unit* for moving products and raw materials between locations.

**Lane**

means a *highway* flanking a rear or side *lot line* with a maximum width of 6.0 metres.

**Land**

means real property without improvements and includes the surface of water.

**Land Use**

means the regular *use of land* for an intended purpose or *principal use*.

**Licensed Premises**

means premises licensed as a *Liquor Primary* or *Food Primary* establishment to serve liquor under the *Liquor Control and Licensing Act*.

**Liquor License, Food Primary**

means a liquor license issued under the *Liquor Control and Licensing Act* for a *commercial* business where the service of food, rather than liquor, is the primary purpose.

**Liquor License, Liquor Primary**

means a liquor license issued under the *Liquor Control and Licensing Act* for a *commercial* business where the service of liquor is the primary purpose, and includes neighbourhood pubs, bars, lounges, and night clubs, with *accessory* food service.

**Liquor Store**

means the *use* of a *building* or *structure* for the *retail* sale of liquor, beer or wine for consumption off premises, and includes government liquor stores and *liquor store, private retail* outlets.

**Liquor Store, Private**

means the *commercial use* of a *building* or *structure* for the *retail* sale of liquor, beer or wine for consumption off premises, and includes an agency outlet.

**Livestock**

means chickens, horses, turkeys, cattle, mules, hogs, rabbits, sheep, goats, bison, llamas and alpacas as well as any other animal or fowl used in the production of food, fur or similar products.

**Lot**

means a parcel of *land* with boundaries registered in the *Land Title Office* Registry and includes strata *lots* created by Bare Land Strata *subdivision*, but specifically excludes *land* dedicated as road or *park* on a plan of *subdivision*.

**Corner Lot** means a *lot* which abuts two or more intersecting *highways*.

**Lease Lot** means a *lot* defined by lease boundaries registered in the *Land Title Office*.

**Panhandle Lot** – means any *lot* which achieves access to a *highway* only by means of a narrow strip of *land* or access strip.

**Through Lot** - means a *lot* abutting two parallel or approximately parallel *highways* or any combination of *highway* common property access route and a body of water.

**Lot Coverage**

means the portion of a *lot*, expressed as a percentage, covered by the footprint of all *buildings* and *structures* on the *lot*.

**Lot Depth**

means the average distance between the front *lot line* and the rear *lot line* of a *lot*, measured along the side *lot lines*, and at ten (10) metre intervals in between.

**Lot Line**

means a line that is used to mark the boundaries of a *lot* on a survey, lease boundary, or other description registered in the *Land Title Office* to identify the boundaries of a *lot* as follows:

**Exterior Side Lot Line** – means the *lot line(s)* common to the *lot* and an abutting *Highway*, other than a path, *Lane*, walkway, trail, which is not the front *lot line*.

**Front Lot line** – means the property boundary line of the *lot* and the *highway* it abuts and gains primary access from, however:

- i. in the case of a *corner lot*, means the shortest *lot line* abutting the *highway*,



- ii. in the case of a *panhandle lot*, means the *lot line* or lines common to a *lot* and an abutting *highway* and the *lot line* approximately parallel to such line at the end of the *panhandle* access strip; and
- iii. in the case of a through *lot*, means both the *lot lines* abutting two parallel or approximately parallel *highways* or combination of *highway*, common property access route or the water.

**Interior Side lot Line** – means the *lot line(s)* connecting the front and rear *lot lines*, common to the *lot* and another *lot* or *lane*.

**Rear Lot Line** – means the *lot line* furthest from, and opposite to, the front *lot line*, and, in the case of a triangular shaped *lot*, a line 3 m (10 ft.) in length entirely within the *lot*, parallel to and at a maximum distance from the *front lot line*.

**Side Lot Line** – means an *exterior side lot line* or *interior side lot line* interchangeably as defined in this Bylaw.

### **Lot Width**

means the average distance between the *side lot lines*, measured at the *front* and *rear lot lines*, and at five (5) metre intervals in between, excluding the access strip of a *panhandle lot*.

### **Market Garden**

means the *use* of *land* for *commercial* growing and harvesting, which contributes to the production of *agricultural*, *floricultural*, or *horticultural* products for on-site or off-site sales.

### **Materials Recovery Facility**

means a solid waste management facility that processes recyclable materials to sell to manufacturers as raw materials for new products and may accept other municipal waste. Such facilities assist in reducing the waste stream, the demand for raw materials, and pollution associated with the manufacturing of new products.

### **Minimum Lot Size**

means the minimum area of a *lot* that can be created by *subdivision* under the regulations in this Bylaw.

### **Mixed-Use Building**

means the *use* of a *building* for both *commercial* and *multi-family dwellings*, subject to the regulations in section 7.18 of this Bylaw.

### **Motel**

means a *building*, or group of *buildings* on the same *lot*, providing four (4) or more separate guest rooms, with or without cooking facilities, for *tourism accommodation*, with the entrance to each room being to the outside of the *building*, with parking provided in close proximity to the guest rooms, and operated from a staffed office on-site.

### **Motocross Track**

means the *use of land* for a constructed off-road circuit used for motorcycle riding and racing.

**Motor Vehicle**

means any vehicle that is designed to be self-propelled including passenger cars, trucks, recreational vehicles, vans, busses, motorcycles but does not include a motor assisted bicycle or scooter, but includes inoperable and abandoned vehicles.

**Municipality**

means the Village of Pemberton.

**Natural Boundary**

means

- i. the visible high watermark of any body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the water body a character distinct from its banks, in vegetation, as well as in the nature of the soil itself, and
- ii. the edge of the dormant side channels of the water body.

**Neighbourhood Pub**

means an establishment licensed to serve liquor in conjunction with or without live entertainment as a *liquor-primary* establishment under the *Liquor Control and Licensing Act* and shall offer full lunch and dinner menus.

**Nursery**

means the *use of land, buildings, or structures* for the purpose of growing and propagating plants, and includes *retail* nurseries, *wholesale* nurseries, private nurseries which supply the needs of institutions or private estates, and the sale of gardening *retail* items are *permitted*. *Nurseries* in the *ALR* are subject to the *Agricultural Land Commission Act* and the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

**Office, Business**

means the *use of a building*, outside of a *home occupation*, for conducting business in an office environment, but does not generate a continuous flow of customers, and may include a tourism booking offices, *industrial* related offices, design offices, technology offices, or consulting offices, but specifically excludes medical and dental offices, real-estate, and insurance offices.

**Office, Professional**

means the *use of a building*, outside of a *home occupation*, for conducting business in an office environment for any purpose.

**Off-Street Parking**

means the *use* of private *land* for the parking of motor vehicles other than on a *highway* and includes the parking spaces, loading spaces and the maneuvering aisle.

**Outdoor Storage**

means the *use* of *land* or *structures* for the keeping of any goods, material, merchandise or vehicles associated with a *permitted use*, in an unroofed area or a roofed area with unenclosed sides, and on the same *lot* for more than twenty-four (24) consecutive hours.

**Park**

means *land* used or intended to be used for active and passive public *use*, and includes *land* dedicated as “*Park*” on a legal plan or otherwise created or designated by any instrument at the *Land Title Office*.

**Permitted**

means the permissible purpose for which *land*, *buildings* or *structures*, may be used under the regulations of this Bylaw.

**Personal Service Establishment**

means the *use* of a *building* or *structure* where non-medical related personal services are provided and goods *accessory* to the provision of such services may be sold, and includes but is not limited, to the following:

- i. Barber shop,
- ii. Beauty salon,
- iii. Dry cleaning and or laundromat,
- iv. Dog groomer,
- v. Electrical appliance repair,
- vi. Esthetics,
- vii. Clothing or shoe repair,
- viii. Photography studio,
- ix. Psychic reader,
- x. Tattoo parlour,
- xi. Travel agency,
- xii. Tanning salon,
- xiii. Spa facility
- xiv. Printing shop, and
- xv. Other similar services.

**Place of Worship**

means the *use* of a *building* or *structure* wherein persons assemble for religious worship, and *accessory uses*, and which is maintained and controlled by a religious body which is recognized as exempt from taxation under the *Canadian Income Tax Act*.

**Principal Building**

means a *building* or *structure* which contains the *principal use* of the *lot* and shall include attached *garages* or *carports*, but does not include an *accessory building*.

**Principal Residence**

means the *dwelling* where an individual primarily lives, makes their home and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is generally the *dwelling unit* with the *residential* address used on documentation related to billing, identification, taxation and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver's licenses, personal identification, vehicle registration and utility bills.

**Principal Use**

means the main purpose for which *land*, *buildings* or *structures* are ordinarily used.

**Public Art**

means an original work of art in a publicly *accessible* location and created with the intention of reflecting and/or engaging the community. *Public art* works may be permanent, temporary or mobile, may be integrated into a site, or may be a stand-alone piece and may have functional and/or aesthetic qualities.

**Recreation, Indoor**

means the *use* of a *building* or *structure* for recreational pursuits primarily undertaken within the *building* or *structure* that require either a minimum two-storey interior space or a minimum of 186 m<sup>2</sup> of *gross floor area*, such as a bowling alley, climbing gym, gymnastics, parkour or trampoline facility.

**Recreation, Outdoor**

means the *use* of *land* and *accessory buildings* and *structures*, for *commercial* or club organized *outdoor recreational* pursuits such as motocross and stock car racing, paintball, standing wave surf park, and whitewater kayaking facility, where the primary recreation activity occurs outdoors.

**Recreational Facility**

means the *use* of *land*, *buildings* or *structures* for recreation, sports and leisure activities and *Assembly uses* and may include but is not limited to any or a combination of the following:

- i. Sports Academy,
- ii. Playing Fields,
- iii. Aquatic Centre,

- iv. Skating and/or Curling Rink,
- v. Field house.
- vi. Gymnasium,
- vii. Concession,
- viii. Fitness Studio; and
- ix. Equipment Rentals.

and *accessory uses* but specifically excludes *campgrounds*, *golf course*, BMX track, *motocross track*, *riding academy*, and *speedway*.

### **Recycling Facility**

means the *use of buildings or structures* for the collection, packaging, and distribution of materials regulated under the *Environmental Management Act Product Stewardship* program, but specifically excludes the recycling of vehicle tires, *outdoor storage*, and processing.

### **Refuse Disposal Site**

means the *use of land, buildings or structures* as a sanitary landfill, modified sanitary landfill, hazardous waste management facility, or dry waste site approved or registered pursuant to the *Environmental Management Act*, for the processing, treatment, storing, recycling or *land filling* of municipal, hazardous or *industrial waste*, but does not include automobile wrecking yard.

### **Resource Extraction**

means the *use of land* for provincially licensed mining, quarrying, digging, or removal of natural materials from either the surface or below the surface of a *lot*, including the following:

- i. Earth, soil, peat, sand and gravel,
- ii. Rock and natural substances that are used for a construction purpose on *land* that is not within a mineral title or group of mineral titles from which the rock or natural substance is mined,
- iii. Forestry, and
- iv. Rock or a natural substance prescribed under the *Mineral Tenure Act*.

### **Resource Processing**

means the *use of land, buildings, or structures* for the processing of extracted quarry materials which includes but is not limited to one or more of the following:

- i. Value added wood processing,
- ii. Material sorting,
- iii. Crushing,
- iv. Screening,
- v. Stockpiling,
- vi. Washing,
- vii. Truck loading,

- viii. The on-site operation of a portable asphalt or cement plant, and
- ix. Wholesaling of resource products.

### ***Residential***

means the *use* of a *building* or *structure* as a fixed place of living, and unless expressly *permitted* under this Bylaw, specifically excludes any *tourism accommodation* and *short-term vacation rental*, and includes the following *buildings* and *structures*:

- i. *Accessory residential dwelling*,
- ii. *Accessory residential suite*,
- iii. *Apartments*,
- iv. *Carriage houses*,
- v. *Detached dwelling*,
- vi. *Duplex dwelling*,
- vii. *Manufactured homes*, and
- viii. *Townhouse dwelling*.

### ***Restaurant***

means an eating establishment where food is prepared and served, in a *building* on the same *lot*, for sale to the public for consumption primarily at tables within the *building* or on a patio on the same *lot*, specifically excluding drive through *uses*, neighbourhood pubs and liquor primary establishments.

### ***Retail***

means the *commercial* selling goods, wares, articles, or merchandise to the ultimate consumer for personal consumption or household *use*, and not for resale purposes, but specifically excluding personal services, outdoor sales, *convenience store* and mobile vending.

### ***Retail, Industrial***

means the *use* of *land*, *buildings* and *structures* for the *retail* of *industrial*, automotive, or *agricultural* related products and equipment, and may include *uses* such as automotive and *agricultural* parts, specialty tools, manufacturing, moving and other similar *uses*.

### ***Retail, Recreation and Leisure***

means a *retail* store that specializes in the selling, renting and repairing of goods and articles that are used in the pursuit of recreation and leisure activities of the outdoor variety, such as skiing, snowboarding, cycling and mountain biking, hiking, camping, mountain climbing, kayaking, canoeing, and other similar activities.



***Riding Academy***

means the *use of land, buildings or structures* for the boarding and care of horses, and includes instruction for riding, jumping and showing, horse rentals, and *accessory* equestrian related events or shows, but excludes a *commercial* horse racing track. *Riding Academies* in the ALR are subject to the *Agricultural Land Commission Act* and the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

***School***

means the *use of land, buildings or structures* for the provision of education to children or adults, and includes pre-school, kindergarten, elementary, middle, secondary and post-secondary institutions, as well as language and other professional or technical education.

***Screening***

means a continuous planting of vegetation or other similar solid *fence* like barriers or any combination thereof, which effectively obstructs the view or denies physical access to *land* or a portion thereof and may be broken by driveways or walkways.

***Secondary Suite***

means a separate *dwelling unit* which is completely contained within a *detached dwelling*, which meets the requirements of the *BC Building Code*, and is subordinate in size, extent or purpose to the *residential principal building* on the *lot* upon which the *secondary suite* is located.

***Setback***

means the minimum distance, measured from the respective *lot line*, that a *building* or *structure* shall be set back from that *lot line*.

***Short-Term Vacation Rental***

means the *use of a dwelling unit*, or a portion of a *dwelling unit*, for *tourism accommodation*, but does not include *Bed and Breakfast* establishment, *Bed and Breakfast Inn*, *Hostel*, *Motel* or *Hotel*.

***Speedway***

means the *use of land* as an out-door stadium or track for automobile (i.e., stock car) or motorcycle racing.

***Storage Facility, Self-Service***

means the *use of land, building or structure* for the *commercial* purpose of providing individual storage spaces for the public.

***Storage Facility, Outdoor Equipment***

means the *use of land* for the storage of equipment, vehicles, products and materials outside the *principal* or *accessory buildings* on a property.

**Storey**

means the same meaning as under the *BC Building Code*.

**Storey, First**

means the lowest *storey* of a *building* or *structure*, excluding a *basement*, but having its floor not more than two (2) meters above *building grade*.

**Storey, Half**

means a *storey* of a *building* or *structure* where the *floor area*, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling *height* of 1.2 m, does not exceed 50% of the *storey* immediately below.

**Structure**

means anything that is constructed, fixed to, supported by, or sunk into *land* or water.

**Subdivision**

means the division of *land* or *lots* into two (2) or more *lots*, whether by plan, apt descriptive words or otherwise and includes a long-term land lease, boundary adjustment, consolidation of two (2) or more *lots*, or creation of bare land strata *lots*.

**Temporary Use**

means a temporary *commercial* or *industrial use permitted* under a *temporary use permit* issued pursuant to section 7.26 of this Bylaw and the *Local Government Act*.

**Tourism Accommodation**

means the *use* of *land*, *buildings*, or *structures* for providing temporary *commercial* lodging by visitors for a period not to exceed thirty (30) consecutive days or 182 days in a twelve (12)-month period, and specifically excludes *Residential* occupancy by any person other than the owner and *short-term vacation rental* unless specifically *permitted* in this Bylaw.

**Unit**

means a *building*, or a portion thereof that is individually demised by interior or exterior walls and has a separate entrance, which may be leased or sold individually.

**Utilities**

means a *use* providing for the essential servicing of the Village of Pemberton with water, sewer, electrical, telephone and similar services where such *use* is established by the Village, by another governmental body or by a person or company regulated by and operating under federal and provincial legislation and includes broadcast transmission facilities but excludes a *works yard*.

**Veterinary Clinic**

means the *use of land or a building or structure* in which animals are medically treated or hospitalized.

**Watercourse**

means a river, creek, stream, *Wetland* or other body of water as defined by the British Columbia *Riparian Area Regulation*.

**Waste Transfer Station**

means the *use of land, or a building or structure* for the temporary deposition of waste and the deposit of recyclable materials intended for removal in vehicles.

**Wetland**

has the same meaning as under the *Riparian Areas Regulation*.

**Wholesale**

means the sale of goods to *retail* operators or to other *wholesale* operators or to contractors or manufacturers for resale or for incorporation into other products.

**Works Yard**

means the *use of land, buildings and structures* operated by, or on behalf of, the Village of Pemberton, Province of British Columbia or Government of Canada, for the interior and exterior storage, maintenance or repair of *buildings or structures*, infrastructure, materials or equipment, include office space but specifically excludes communication towers and electrical sub-stations.

**Zone**

means an area of *land* established under Part 5 and the Schedules of this Bylaw and subject to regulations in this Bylaw.

**PART 4: Measurements and Calculations**

**4.1 Measurement Guidelines**

- (a) All dimensions and measurements in this Bylaw are expressed in the Standard International Units (metric) system.
- (b) Any imperial conversions are provided for convenience and have no force or effect.
- (c) All maximum dimensions shall mean equal to or less than, and all minimum dimensions shall mean equal to or greater than.
- (d) In the event of any conflict between measurements in this Bylaw, the more onerous measurement shall apply.
- (e) In the event of a conflict between a measurement stated in this bylaw and a graphic illustration of that measurement, the text description shall prevail.

**4.2 Abbreviations**

- (a) For the purposes of this Bylaw, the following units of measure may be abbreviated as specified in brackets:
  - i. Metre (m);
  - ii. Square metre (sq. m or m<sup>2</sup>);
  - iii. Cubic metre (m<sup>3</sup>);
  - iv. Hectare (Ha);
  - v. *Units* per hectare (u/Ha);
  - vi. Percent (%).

**4.3 Metric Conversion, Measurements and Abbreviations**

- (a) The following metric conversions are provided for the convenience of the reader of this Bylaw:

1 m = 3.28 feet	1 sq. ft. = .093 sq. m
1 foot = 0.33 m	1 hectare (ha) = 2.47 acres
1 sq. m (m <sup>2</sup> ) = 10.76 sq. ft.	1 acre = 4047 sq. m or 0.405 ha
1.5 m = 4.92 feet	3 m = 9.84 feet
7.5 m = 24.60 feet	4.6 m = 14.76 feet
10.5 m = 34.45 feet	18 m = 59.06 feet
1,400 sq. m = 15,064 sq. ft. or 0.34 acres	2,000 sq. m = 21,520 sq. ft. or 0.49 acres
4047 sq. m = 43,560 sq. ft. or 1 acre	2 ha = 4.94 acres
4 ha = 9.88 acres	20 ha = 49.4 acres

#### 4.4 **Building and Structure Height**

- (a) Where a *zone* or regulation establishes a maximum *height* for a *building* or *structure*, the *building* or *structure* shall be constructed no higher than the maximum *height* as determined by this Bylaw.
- (b) *Height* shall be measured by a vertical line from the *building grade* to the point of the roof *structure* determined by the roof type as follows:
  - i. For flat or domed roofs, *height* shall be measured to the highest point of the roof *structure*.
  - ii. For sloped, pitched, butterfly, or gambrel roofs, *height* shall be measured to the mid-point between the top of the exterior wall to the highest point of the roof *structure*.
  - iii. For roofs with dormers, *height* shall be measured to the mid-point between the top of the exterior wall forming the dormer and the highest point of the roof *structure*.
- (c) For clarity:
  - i. the maximum *building height* in a zone may vary according to the *use* of the *building* or *structure*, as specified in the zone;
  - ii. where the regulation refers to a specific type of *building* or *structure*, the regulation shall be applied to that type of *building* or *structure* only.
- (d) Despite the *height* regulations in any *zone* or regulation, the maximum *building height* may be exceeded for the following features, provided that portions of, or projections from, *buildings* or *structures* shall not exceed 18.0 m:
  - i. Communication towers and antennas;
  - ii. Architectural feature such as a clock tower, water tower, etc.;
  - iii. Chimneys;
  - iv. Flag poles;
  - v. Elevator shafts;
  - vi. Stair and hose towers;
  - vii. Micro-wind turbines; and
  - viii. Solar panels.
- (e) *Agricultural buildings and structures* constructed on *land* zoned *Agricultural (A-1)* are exempt from the *building height* requirements.

#### 4.5 **Fence Height**

- (a) The *height* of a fence, wall or similar screen shall be determined by measurement from the ground level at the average *natural grade* level within 1.0 m of both sides of such *fence*, wall or similar screen.

#### 4.6 Density Calculation with Land Dedication

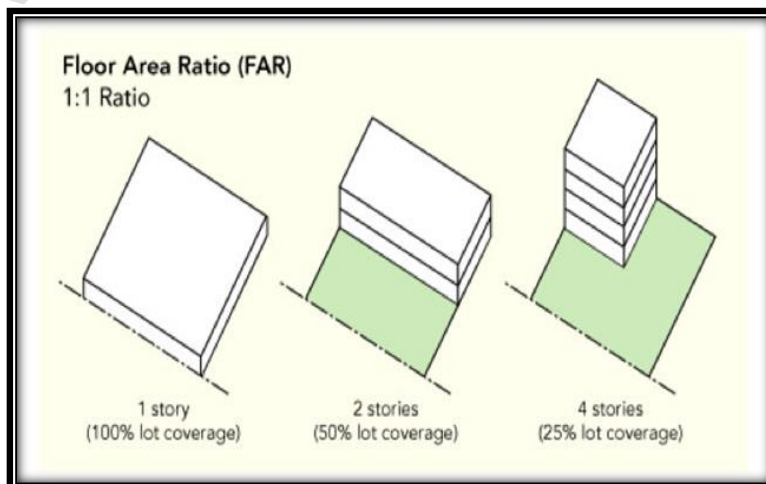
- (a) When calculation of *density* involves the dedication of *land* to any government agency for environmental, *park*, or other public purpose, the *density* calculation shall be based on the area of the *lot* before dedication.

#### 4.7 Floor Area

- (a) Where a *zone* or regulation establishes a maximum *floor area* for a *building*, the *floor area* of the *building* shall not be greater than the established maximum.
- (b) *Floor area* is a measurement of the usable floor space of the interior of a *building* including all *storeys* and *half-storeys*, measured as follows:
- Floor area* is measured from the mid-point of each exterior wall.
  - Basements, common corridors providing access to individual *units*, interior stairwells, elevator shafts, common mechanical and electrical rooms, laundry rooms, under-*building* parking, unenclosed decks, and other similar common areas necessary to service the *building* or its inhabitants are excluded from the calculation of *floor area*.
  - Buildings and structures* utilizing energy efficient *building* techniques that result in thicker wall construction, may calculate *floor area* by determining mid-point of the exterior walls, and calculating *floor area* from the interior side of the exterior wall.
- (c) The area of an amenity provided in a *building* under the terms of *density* bonus provisions in any amenity *zone* is excluded from the calculation of maximum *floor area*.

#### 4.8 Floor Area Ratio (FAR)

- (a) Where a *zone* or regulation establishes a maximum *Floor Area Ratio* (FAR), the *floor area* of the *buildings* or *structures* shall not exceed the maximum FAR.
- (b) The calculation of FAR is a measure of *density* and is determined as follows:
- FAR is the ratio of *floor area* of the *principal* and *accessory buildings and structures* on a *lot* to the *lot* area, and shall be calculated by dividing the *floor area* of the *buildings* on a *lot* by the total gross area of the *lot*, expressed as a ratio.





#### 4.9 Gross Floor Area (GFA)

- (a) *Gross floor area* is measured from mid-point of all exterior walls of the *building* or *structure* and includes a *garage*.
- (b) *Buildings and structures* utilizing energy efficient *building* techniques that result in thicker wall construction, may calculate Floor Area by determining mid-point of the exterior walls, and calculating *floor area* from the interior side of the exterior wall.

#### 4.10 Lot Coverage

- (a) Where a *zone* establishes maximum *lot coverage*, the *building footprints* of *buildings and structures*, shall not exceed the maximum specified in any *zone* or regulation.
- (b) *Lot coverage* shall be calculated by dividing the sum of the *building footprints* for all *buildings and structures* on the *lot* by the total area of the *lot*, expressed as either an area or a percentage.

#### 4.11 Maximum Number, Size, and Density

- (a) Where a *zone* or regulation establishes a maximum number of *buildings, structures, or units*, there shall be no greater number of *buildings, structures, or units* than the specified maximum.
- (b) When calculation of *density* involves a number of *units* per *lot* and yields a fractional number, the required number of *units permitted* shall be rounded down to the lowest whole number.
- (c) Measures of *density* in this Bylaw include the following measures established in any *zone* or regulation:
  - i. Maximum number of *buildings* or *structures*;
  - ii. Maximum number of *units*, including *units per hectare (UPH)*;
  - iii. Maximum *floor area*;
  - iv. Maximum percentage of a *lot, building* or *structure*;
  - v. Maximum *lot coverage*;
  - vi. Maximum *floor area ratio (FAR)*.

#### 4.12 Minimum Lot Size and Dimensions

- (a) Where a *zone* or regulation *establishes a minimum lot size*, the minimum *lot size* is the minimum area of a *lot* that may be created by *subdivision in that zone*.
- (b) Where a *zone or regulation establishes minimum parcel dimensions for lot width and lot depth*, the minimum dimensions are the minimum dimensions of a *lot* that may be created by *subdivision* in that *zone*.
- (c) For *lots* fronting a cul-de-sac, or having an irregular *lot* boundary, the *lot width* frontage shall be measured from a point on each side *lot line* 7.5 metres from the intersection of the side and front *lot lines*.
- (d) For *panhandle lots*, the front *lot line* measurement includes the width of the access strip and the front *lot line*.
- (e) For *panhandle lots*, a maximum of 10% of the measurement of *lot area* may be

comprised by the area of the access strip. For clarity, the area of the *panhandle* may be greater than 10%, but only maximum of 10% shall be included in the calculation of *lot* area for the purpose of measuring the minimum *lot* size.

#### 4.13 Projections into Required Setback and Exceptions to Siting Requirements

- (a) Every part of any *setback* required by this Bylaw shall be open and unobstructed by any *building* or *structure*, except that, a *setback* may contain architectural or functional *structures* or a *building* or *structure* feature such as but not limited to; window sills, sunlight control projections, balconies, cornices, eaves, gutters, chimneys, pilasters, canopies, ornamental features or window bays, provided that:
- i. No such *structure* or feature shall project more than 0.6 m into any required *setback*;
  - ii. The total combined length of all projections shall not exceed 40% of the length of each applicable facade on each storey;
  - iii. A fence that complies with the Height restrictions of this Bylaw is allowed along any *lot line*, or between a *lot line* and a *permitted building* or *structure* for the purpose of establishing a barrier between any setback area;
  - iv. Stairs accessing a deck, porch or veranda may be located within a front setback, exterior side setback, or rear setback but shall not be located within any interior side *setback*;
  - v. *Structures* necessary to ensure that a *building* or *structure* and its facilities can be approached, entered, and used by persons with physical or sensory disabilities in accordance with the BC *building* Code, may project into any required front, rear or side *setback* provided that the *structure* is not closer than 0.3 m from any side *lot line*; and
  - vi. An uncovered patio or terrace no greater than 0.6 m above grade, which may be open or enclosed, may be sited in any portion of a *lot* except as otherwise provided for in this Bylaw;
  - vii. An uncovered swimming pool may project into a front, side or rear *setback* area provided that the pool shall not be constructed within 1.8 m of a *lot line*;
  - viii. A retaining wall to a maximum Height of 1.2 m may be sited on any portion of a *lot*.

#### 4.14 Setback from Lot Line

- (a) Where a *zone* or regulation establishes a minimum or maximum *setback* for front, side or rear *lot line setbacks*, *buildings and structures* must be located outside of the minimum *setback*, or inside the maximum *setback*.
- (b) *Setback* shall be determined in accordance with the following measurement guidelines in any *zone*:
- i. *setback* shall be the minimum distance between the closest point of a *building* or *structure* and the *lot line* measured perpendicular to the *lot line*.
  - ii. the minimum *setback* for *buildings and structures* in the *Airport Zone* shall be measured from the leasehold boundaries.
  - iii. Fences are exempt from *setback* unless a *setback* is specifically established in this Bylaw.

#### 4.15 ***Sight Line Requirements at Intersections***

- (a) For *corner lots*, nothing shall be constructed or maintained, nor shall any type of hedge be maintained or allowed to grow, exceeding a Height greater than 1.0 m above the *finished grade* of the *highway* or otherwise so as to obstruct the clear vision and/or and sight triangle lines formed by extending 6.0 m in an area bounded by the intersecting *lot lines* at a street corner and a line joining points along said *lot lines*.

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## **PART 5: Establishment of Zones**

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### **1.1. Creation of Zones**

- (a) The entire Village of Pemberton is divided into *zones*, the location of which is depicted on Schedule “A”, which is attached to and forms a part of this Bylaw.

### **5.1 Zone Boundaries**

- (a) The official version of the zoning map shown as Schedule “A” is kept in electronic form in the Municipality’s GIS System. In the case of conflict between the contents of a paper document copy of the zoning map and the electronic form of the zoning map, the contents of the electronic version shall prevail.
- (b) Where a *zone* boundary follows a *highway, lane, railway, pipeline, power line, utility right-of-way, or easement*, it follows the centre line, unless otherwise clearly indicated on the zoning map;
- (c) Any dashed zoning boundary lines used in Schedule “A” must be interpreted as if they were solid lines.
- (d) Where a *lot* is divided by a *zone* boundary, the areas created by such division must be regulated based upon the requirements of each zoning boundary.
- (e) Where a *zone* boundary is shown as approximately following the edge, shoreline, or high-water mark of a river, lake, or other water body, it follows that line. In the event of change, it moves with the edge or shoreline;
- (f) Where a *zone* boundary is shown as approximately following a property line, it follows the property line;
- (g) Where a *zone* boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line;
- (h) In circumstances not covered above, the *zone* boundary shall be determined by the scale of the zoning map.
- (i) When any street is closed, the roadway *lands* have the same zoning as the abutting *land*. When abutting *lands* are governed by different *zones*, the centre of roadway is the *zone* boundary unless the *zone* boundary is shown clearly following the edge of the roadway. If the roadway is consolidated with an adjoining parcel, the parcel’s zoning designation applies to affected portions of the roadway.

## 5.2 Zone Names

(a) The zoning boundaries, as shown on the Schedule A, are as follows:

<b>Agricultural Zones</b>	<b>Abbreviation</b>
<i>Agriculture 1</i>	A-1
<i>Rural Residential 1</i>	RR-1
<b>Detached Residential Zones</b>	
<i>Residential 1</i>	R-1
<i>Small Lot Residential 2</i>	R-2
<i>Duplex Lot Residential 3</i>	R-3
<i>Residential Country Inn</i>	RC-1
<i>Residential Manufactured Home Park 1</i>	MHP-1
<b>Multi-Family Residential Zones</b>	
<i>Multi-Family Residential 1</i>	RM-1
<i>Multi-Family Residential 2</i>	RM-2
<b>Residential Amenity 1 Zones, Sunstone</b>	
<i>Residential Amenity 1</i>	RSA-1
<i>Residential Townhouse Amenity 1</i>	RTA-1
<b>Residential Amenity 2 Zones, The Ridge</b>	
<i>Residential Amenity 2</i>	RSA-2
<i>Residential Townhouse Amenity 2</i>	RTA-2
<b>Commercial Zones</b>	
<i>Town Centre Commercial</i>	C-1
<i>Tourism Commercial</i>	C-2
<i>Portage Commercial</i>	C-3
<i>Service Commercial</i>	C-4
<i>Neighbourhood Pub Commercial</i>	C-5
<b>Industrial and Airport Zones</b>	
<i>Industrial Park</i>	M-1
<i>Resource Industrial</i>	M-2
<i>Airport</i>	AP-1
<b>Civic, Institutional, and Recreation Zones</b>	
<i>Public</i>	P-1
<i>Parks and Recreation</i>	PR-1
<i>Outdoor Recreation</i>	OR-1
<i>Education</i>	E-1

**5.3 Comprehensive Development Zones**

- (a) Comprehensive Development Zones shall be numbered in sequence, prefaced by "CD-", and be attached to and form part of this Bylaw.

<b>Comprehensive Development Zones</b>	<b>Abbreviation</b>
<i>Creekside</i>	CD-1
<i>Mountain Trails</i>	CD-2
<i>Cottonwood Court</i>	CD-3
<i>Pioneer Junction</i>	CD-4
<i>Tiyata at Pemberton</i>	CD-5

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## **PART 6: GENERAL REGULATIONS**

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### **6.1 General Compliance**

- (a) No person shall *use*, occupy or permit any person to *use* or occupy any *land*, *building* or *structure* in contravention of this Bylaw.
- (b) Nothing contained within this Bylaw relieves any person from the responsibility to seek and comply with other legislation applicable to that *use*, activity or other matter regulated under this Bylaw.
- (c) Every *use* of *land*, *buildings* or *structures permitted* in each *zone* shall conform to all the regulations of the applicable *zone* and all other regulations of this Bylaw.
- (d) A *use* is only *permitted* if lawfully established and ongoing in accordance with:
  - i. Any applicable conditions of *use*, as identified in each *zone*; and
  - ii. Such further general regulations applicable to the *use*, as identified throughout this Bylaw.
- (e) A *lot* shall not be created by *subdivision* unless such *lot* is equal to or greater than the minimum *lot* size and minimum *lot* width specified for the *zone* in which it is located in accordance with the zoning map, unless otherwise specified in this Bylaw.
- (f) A *building* or *structure* shall not be constructed, sited, moved or altered unless it complies with the following;
  - i. The General Regulations of this Bylaw; and
  - ii. All regulations and requirements specified for the *zone* in which it is located.
- (g) A *building* or *structure* shall not be constructed, sited, moved, or altered unless its *screening* requirements are provided as specified for the *zone* in which it is located, unless otherwise specified in this Bylaw.
- (h) A continuation of a non-conforming *use*, *building*, or *structure* shall be subject to the provisions of the *Local Government Act*.

### **6.2 General Prohibitions**

- (a) Any *use* of *land*, *buildings* or *structures* not expressly *permitted* in this Bylaw is prohibited in every *zone*, and where a particular *use* is expressly *permitted* in one *zone*, such *use* is prohibited in every *zone* where it is not expressly *permitted*.

### **6.3 Uses Permitted in All Zones**

- (a) Except as otherwise stated in this Bylaw, the following *land uses* are *permitted* in all *zones* subject to compliance with all regulations that apply to such *uses* under this Bylaw and, if uses are in the ALR, subject to compliance with the *Agricultural Land Commission Act* and *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*:
  - i. *accessory uses*, *buildings*, and *structures*, or works customarily incidental to a *permitted use*, provided they are located on the same *lot* or within the same strata plan as the *permitted use* and includes show homes and sales offices;
  - ii. *Community garden*, horticulture;

- iii. Any approved environmental protection, restoration and enhancement project;
- iv. Flood control works undertaken by a government agency;
- v. *Highway*;
- vi. Landscaping, landscape buffer, *screening, fence*;
- vii. *Park*;
- viii. Utility services, excluding offices, maintenance *garages* and storage areas;
- ix. Temporary *buildings, structures* or storage of materials to a maximum of one for an approved construction project on the same *lot* provided such temporary *buildings, structures* and storage areas are removed within thirty (30) days of the completion of the project;
- x. Temporary occupancy of a mobile home or recreational vehicle by an owner of a *lot* during construction of a *permitted residential dwelling* on the same *lot*, that is hooked up to a *community water* and *community sewer* system and approved by the Village of Pemberton;
- xi. Trails, subject to approval of the *Agricultural Land Commission* if located in the *Agricultural Land Reserve*;
- xii. Government Services;
- xiii. Ecological Reserves;
- xiv. Watershed Protection;
- xv. Filming; and
- xvi. *Places of Worship*.

#### 6.4 **Uses Prohibited in Zones**

- (a) A person shall not keep or permit on any *lot* in any *zone*, any object or chattel which is unsafe, unsightly, or adversely affects the amenities of the *zone*. This includes but is not limited to dismantled or wrecked motor vehicles, and any excavation, stockpiling or storage of materials, explosives, flammable liquids, and diesel fuel and gasoline products, unless otherwise *permitted* in this *Bylaw*;
- (b) For greater certainty, the following *uses* are prohibited in all *zones* except where *permitted* for in this *Bylaw*:
  - i. A track for the racing of motor vehicles;
  - ii. The on-street parking of personal water craft and other watercraft trailers, campers, utility trailers and recreation vehicles;
  - iii. Storage of explosives, unless authorized by government agencies under the *Canada Explosive Act*, and
  - iv. A *use* involving the storage of scrap metal, disabled vehicles, disused items, or as an automobile salvage and wrecking yard;
  - v. *Short-Term Vacation Rental*;
  - vi. *Cannabis* Dispensary.

- (c) The following *uses and structures* are prohibited in all *residential, commercial, and civic use zones* except where *permitted* for in this Bylaw:
- i. the slaughtering, rendering or processing of any fish or animal products or by-products;
  - ii. barb wire fencing;
  - iii. a shipping/cargo container or other form of container unless it is listed as a *permitted use* in the respective zone;
  - iv. any *land use* which produces malodorous, toxic or noxious matter, or generates vibrations, heat, glare or radiation discernible beyond the boundaries of the *lot*;
  - v. Recycling facility unless it is listed as a *permitted use* in the respective zone;
  - vi. Refuse disposal site unless it is listed as a *permitted use* in the respective zone;
  - vii. Waste transfer station unless it is listed as a *permitted use* in the respective zone;
  - viii. *Resource processing*;
  - ix. Gaming and gambling establishments, other than charity gaming;

#### 6.5 **Subdivision of Land**

- (d) No *lot* shall be created by *Subdivision* that has less than the minimum dimensions and area established by this Bylaw.
- (e) No *lot* shall be created by *subdivision* that has less than 10% of its perimeter fronting on a Highway.
- i. Notwithstanding the minimum frontage requirement, *Council*, or Council's delegate, may exempt parcels of *land* from the 10% minimum frontage requirement.
  - ii. Notwithstanding the minimum frontage requirement, the minimum frontage for *lots* of *land* in a cul-de-sac, may be less than 10% of the perimeter of the *lot*, provided that the minimum frontage is not less than 7.5 m and the width of the *lot* is not less than 10 m measured 5 m back in a perpendicular manner from the front *lot line*.
- (f) The consolidation of two (2) or more *lots* into a single *lot* is exempted from minimum *lot* size requirements in any *zone*.
- (g) The realignment of *lot lines* to adjust the boundaries between two (2) or more *lots* may be *permitted* provided that:
- i. the number of new *lots* created by *subdivision* would be equal to or less than the number of *lots* that existed prior to the *subdivision*;
  - ii. the boundary change would not result in the creation of a *lot* having less than 80% of the area of any of the original *lots* for *lots* conforming to minimum *lot* size requirements;
  - iii. that the boundary change would result in equal parcel areas equivalent to the original *lots* for *lots* that do not conform to minimum *lot* size requirements.

- (h) Unless the pattern of existing *subdivision* precludes it, and unless it is impracticable, side *lot lines* shall be perpendicular or radial to the adjoining *highway*.
- (i) A *panhandle lot* shall not be created where the access strip is narrower than 10 m.
- (j) Subdivision in the ALR, is subject to compliance with the Agricultural Land Commission Act and Agricultural Land Reserve Use, Subdivision and Procedure Regulation:

## 6.6 **Undersized Lots**

- (a) In each *zone*, all *lots* that have a lesser *lot* area, frontage or depth than required in this Bylaw, and that were lawfully created and registered at the BC Land Title Office prior to the date of adoption of this Bylaw, are hereby deemed conforming to the parcel dimension and size requirements of this Bylaw.

## 6.7 **Conversion of Buildings or Structures**

- (a) *Buildings* or *structures* may be converted, altered or remodeled for another *use*, provided that:
  - i. The *Building* Official certifies that the *building* or *structure* is structurally suitable for such conversion;
  - ii. The converted *building* or *structure* conforms to all provisions and regulations of the *zone* in which the *lot* is located; and
  - iii. The parking requirements for the intended *use* are met.

## **PART 7: ADDITIONAL ZONING REGULATIONS FOR CERTAIN USES**

### **7.1 Accessory Buildings or Structures and Uses**

- (a) *Accessory buildings, structures or uses* shall comply with the following:
- i. An *accessory building or structure* shall not be situated on a *lot* unless the *permitted building or structure*, to which the *accessory building or structure* is incidental, has already been erected or will be erected simultaneously with the *accessory building or structure* on the same *lot*, with the exception of one *accessory building or structure* not exceeding 25 m<sup>2</sup> of *gross floor area*, used only for storage purposes;
  - ii. A *garage or carport* attached to a *permitted building or structure*, by an enclosed, heated area that is not more than five (5) metres in length, is deemed to be a portion of the *permitted building or structure*;
  - iii. *Land* comprising the common property in a strata plan may be used for purposes *accessory* and customarily incidental to permitted *uses* on the strata *lots* within the same strata plan. For the purposes of *accessory buildings or structures* that may be constructed on common property, the same *setback, building height, lot coverage* and other *building or structure* standards apply as those which apply to strata *lots* in the same *zone*;
  - iv. No part of an *accessory building or structure* shall be used for *residential use* purposes or *short-term vacation rental*, except as otherwise provided for in this Bylaw; and
  - v. No *accessory building* shall be located in the front yard except a *garage or carport*.
  - vi. Unless otherwise stated in this Bylaw, *accessory buildings and structures* shall comply with the following *lot line setbacks*:
    - a. *Rear lot line*: 1.5m
    - b. *Interior side lot line*: 1.5m
  - vii. *Accessory buildings* shall have the same *exterior side lot line setback* as the *principal building*.

### **7.2 Accessory Greenhouse**

- i. On *lots* zoned for *residential uses* that are less than 0.4 Ha in area, the combined total area of greenhouses shall not exceed 25% of the *lot* area;
- ii. *Greenhouses* associated with *agriculture use* shall comply with the following required *lot line setbacks*:

<b>Building</b>	<b>Maximum Front &amp; Exterior Side Setback</b>	<b>Maximum Interior Side &amp; Rear Setback</b>
Greenhouse	7.5 m	4.5 m

### 7.3 Accessory Residential Dwellings

- (a) If an *accessory residential dwelling unit* is *permitted* in a *commercial*, institutional or *industrial zone*, the *accessory residential dwelling* shall comply with the following regulations:
  - i. Only one (1) *accessory residential dwelling* is permitted per *commercial* or institutional *unit*;
  - ii. A maximum of four (4) *accessory residential dwelling units* per lot are permitted in *industrial zones*.
  - iii. An *accessory residential unit* shall not exceed 20% of the *gross floor area* of the *principal use*.

### 7.4 Agricultural Uses Permitted and Prohibited in the Agriculture Zone

- (a) Activities explicitly designated as farm uses pursuant to the *Agricultural Land Use, Subdivision and Procedure Regulation*, BC Regulation 171/2002, are *permitted* in all *Agricultural Zones* within the *Agricultural Land Reserve*;
- (b) Unless an activity is explicitly designated a farm use, or *permitted* by this Bylaw pursuant to the *Agricultural Land Use, Subdivision and Procedure Regulation*, BC Regulation 171/2002, the use is prohibited unless approval has been granted by the *Agricultural Land Commission* for a non-farm use or is subject to Section 23(1) of the *Agricultural Land Commission Act*, and the non-farm use is *permitted* by this Bylaw;
- (c) Activities *permitted* by this Bylaw pursuant to the *Agricultural Land Use, Subdivision and Procedure Regulation*, BC Regulation 171/2002, are explicitly identified as *permitted uses* within individual *Agricultural Zones*; for such activities, conditions of use apply in accordance with this Bylaw.

### 7.5 Agri-Tourism

- (a) *Agri-tourism* shall be carried out only on *land* within the *Agricultural Land Reserve* and as a *use accessory* to an *agricultural use*.
- (b) The *use* shall be carried out on *land* that is classified as a farm under the *BC Assessment Act* and shall not use, construct or erect any permanent facilities for *Agri-tourism* activities without an approved non-farm use application from the *Agricultural Land Commission* and a valid *building permit* for *assembly use*.
- (c) *Agri-tourism* activities shall be temporary and seasonal and promote or market farm products grown, raised, or processed on the farm.
- (d) *Agri-tourism* may include the following tourism related activities on a farm:
  - i. *Agri-tourism accommodation*
  - ii. An *agricultural heritage exhibit display*
  - iii. Farm tour or farm operation *demonstration*
  - iv. *Cart, sleigh or tractor rides on the land comprising the farm*
  - v. *Activities that promote or market livestock from the farm, (e.g. horseback rides, cattle show, petting zoo)*
  - vi. *Dog trials held at the farm (agility and stock dog events)*



- vii. *Harvest festivals and other seasonal events (e.g. pumpkin patch, garlic festival or corn mazes) for the purpose of promoting farm products produced on the farm*
  - viii. *Temporary services ancillary to the Agri-tourism activities that support or enhance the activity such as portable washrooms, ticket booths, and eating areas.*
- (e) The following activities are specifically excluded:
- i. Bistros, Cafes and *Restaurants*
  - ii. Paint ball
  - iii. Dirt Bike/ATV trails
  - iv. Mini-trains or model airplane runways
  - v. Activities operated as a *commercial* business
  - vi. Any other activity not considered by the *Agricultural Land Commission* to be an *Agri-tourism* activity.

## 7.6 **Backyard Hen Keeping**

- (a) For *lots* on which backyard hen keeping is a *permitted*, the following regulations apply:
- i. Backyard hen keeping is *permitted* on *lots* greater than 600 m<sup>2</sup> and less than 0.4 ha in area; on *lots* that are 0.4 ha or greater, backyard hen keeping shall comply with regulations and conditions of *use* for Agriculture;
  - ii. A maximum of five (5) hens is *permitted* and no roosters are *permitted*; and
  - iii. An enclosure for the keeping of hens shall be provided.
- (b) *Buildings, structures* and enclosures used for the keeping of hens shall:
- i. Not be located within a front yard and within three (3) m of a *side* or *rear lot line*;
  - ii. Not occupy an area in excess of 10 m<sup>2</sup>;
  - iii. Not exceed a *height* of 2.5 m; and
  - iv. Be secured by electric fencing.
- (c) Backyard hen keeping shall not create a nuisance of any kind.
- (d) Backyard hen keeping shall comply with all other Municipal Bylaws including applicable Animal Control Bylaws.

## 7.7 **Backyard Bee Keeping**

- (a) For *lots* on which backyard bee keeping is a *permitted*, the following regulations apply:
- v. backyard bee keeping is *permitted* on *lots* greater than 600 m<sup>2</sup> and less than 0.4 ha in area; on *lots* that are 0.4 ha or greater, backyard bee keeping shall comply with regulations and conditions of *use* for Agriculture;

- vi. An enclosure for the keeping of bees shall be provided.
- (b) *Buildings, structures* and enclosures used for the keeping of bees shall:
  - vii. Not be located within a front yard and within three (3) m of a side or rear *lot line*;
  - viii. Not occupy an area in excess of 10 m<sup>2</sup>;
  - ix. Not exceed a *height* of 2.5 m; and
  - x. Be secured by electric fencing.
- (c) Backyard bee keeping shall not create a nuisance of any kind.
- (d) Backyard bee keeping shall comply with all other Municipal Bylaws including applicable Animal Control Bylaws.

### 7.8 **Bed and Breakfast**

- (a) Where *permitted* in a *zone*, one (1) *bed and breakfast use* per *lot* is *permitted* in a *detached dwelling* subject to the following regulations:
  - i. The *bed and breakfast use* is *accessory* to the *principal residential use*, occurs in the *principal* residence of the land owner, and operated by a full-time and present resident;
  - ii. A maximum of two (2) bedrooms in a *detached dwelling* are used for *bed and breakfast*;
  - iii. One (1) additional parking space per bedroom rented out as *bed and breakfast* is required; and
  - iv. A *bed and breakfast use* cannot be combined with any other *home occupation*.
- (b) The area designated for *bed and breakfast use* (including guest rooms and any common room provided outside of the *residential* occupant's personal area) must not contain cooking facilities or refrigerators in excess of six (6) cubic feet.
- (c) A *bed and breakfast* shall not be combined with any other *tourism accommodation use*.
- (d) A valid Village of Pemberton business license is required.

### 7.9 **Bed and Breakfast Inn**

- (a) Where *permitted* in a *zone*, one (1) *bed and breakfast inn use* per *lot* is *permitted* in a *detached dwelling* subject to the following regulations:
  - i. The *bed and breakfast inn use* is *accessory* to the *principal residential use*, and operated by the full-time and present resident;
  - ii. A minimum of three (3) and a maximum of five (5) bedrooms in a *detached dwelling* are used for *bed and breakfast inn*;
  - iii. One (1) additional parking space per bedroom rented out as *bed and breakfast inn* is required;
  - iv. A *bed and breakfast Inn use* cannot be combined with any other *home occupation*.

- (b) The area designated for *bed and breakfast inn use* (including guest rooms and any common room provided outside of the *residential* occupant's personal area) must not contain cooking facilities or refrigerators in excess of six (6) cubic feet.
- (c) A valid Village of Pemberton business license is required.

#### **7.10 Carriage Houses**

- (a) Where *permitted* in a *zone*, *carriage houses* shall be subject to the following regulations:
  - i. The distance between the *permitted dwelling unit* and the *carriage house* shall be a minimum of 3.0 m;
  - ii. The *carriage house* shall be located on the second story or on the first story of a *detached accessory building*.
  - iii. Notwithstanding any other regulation in a *zone*, *accessory buildings* with a *carriage house* may be constructed to a maximum *height* of 7.6 m.
  - iv. The *gross floor area* of the *residential dwelling* in a *carriage house* shall not exceed 90 m<sup>2</sup>;
  - v. A *carriage house* shall be connected to a community sewer system and a community water system; and
  - vi. There shall be either an *accessory residential suite* or a *carriage house* located on the same *lot* as the *principal Residential dwelling unit*, but not both.

#### **7.11 Compost Bins**

- (a) Compost bins and composting shall:
  - i. Be located at least 3.0 m from any *lot line*; however, this *setback* may be reduced to 0.0 m when opaque *screening* is in place or a solid bin is in use; and
  - ii. Only consist of plant, plant-based material, or animal manure and shall not utilize any mechanized processes.

#### **7.12 Gathering for a Farm Event**

- (a) On *land* designated as farm under the *BC Assessment Act*, gathering for an event is subject to the following regulations:
  - i. Permanent facilities are not to be constructed or erected in connection with the event;
  - ii. Parking for those attending the event shall be available on the farm, but shall not be permanent nor interfere with the farm's agricultural productivity;
  - iii. No more than 150 people, excluding residents and employees of the farm may be gathered on the farm at one time for the purpose of attending the event;
  - iv. The event shall be of no more than twenty-four (24) hours duration;
  - v. No more than ten (10) gatherings for an event of any type may occur on the

farm within a single calendar year.

- vi. Gathering for an event is subject to the *Agriculture Land Commission Act* and the *Agricultural Use, Subdivision and Procedure Regulation*.

### 7.13 Farm Stands

- (a) For zones within which a farm stand is a *permitted use*, the farm stand shall:
  - i. Offer for sale food products grown and produced on the *land*, and if on *lots* located within the *Agricultural Land Reserve*, in accordance with the *Agricultural Land Use, Subdivision and Procedure Regulation, BC 171/2002* and *ALC Policy L-02: Farm Retail Sales in the ALR*;
  - ii. Roadside stands are *permitted* within a required *setback*; however, the *structure* shall not obstruct any vision or sight lines to and from a *highway*, driveway or *lane* and may need permission from the Ministry of Transportation and Infrastructure;
  - iii. Not occupy a *lot* area in excess of 10 m<sup>2</sup>, except on *lots* located within the *Agricultural Land Reserve* in accordance of the *Agricultural Land Use, Subdivision and Procedure Regulation, BC 171/2002*;
  - iv. Not exceed 2.5 m in *height*; and
  - v. Not involve any external display or advertisement of the business other than a maximum of one non-illuminated sign, which shall not exceed 0.4 m<sup>2</sup> in area.

### 7.14 Fences, Screening and Retaining Walls

- (a) Except as otherwise specifically stated in this Bylaw;
  - i. The *height* of a fence or wall shall be measured to the highest point from, and perpendicular to, a line representing the average *natural grade* level at its base, including where a *fence* or wall is constructed above a retaining wall;
  - ii. The maximum *height* of a *fence* shall not exceed 1.2 m in a front yard and not more than 1.8 m on all other parts of a *lot* in a *residential zone*.
- (b) Notwithstanding paragraph (a) above;
  - i. the *fence height* may be increased to 2.0 m in a front yard provided transparent mesh is used for the portion of *fence* that is more than 1.2 m in *height*;
  - ii. the maximum *height* of a *fence* shall not exceed 2.5 m in any other *zone*;
  - iii. *Fences* used in association with recreational *uses*, such as playing fields, golf courses, driving ranges and tennis courts shall not be limited in *height*, provided such fences are constructed of materials that permit visibility, such as transparent mesh; and
  - iv. *Fences* may be constructed on any portion of a *lot*, including within a required *setback* area, except closed *fences* and *landscape* screens shall be less than 2.0 m in Height when sited in a required *setback* area from a *lot line* adjoining any *residential use*;
- (c) The *use* of barbed wire, razor wire, construction *fences* used as a permanent

fence, electric current, or any hazardous material for fencing is prohibited within all Zones designated by this Bylaw, except where such fencing is required in conjunction with activities explicitly designated as farm uses pursuant to the *Agricultural Land Use, Subdivision and Procedure Regulation*, 171/2002.

### 7.15 Food Truck

- (a) *Food trucks* may be permitted in any non-residential zone and are subject to the following regulations:
- i. *Food trucks* shall not occupy a *highway* for a period of more than eight (8) consecutive hours in any day.
  - ii. *Food trucks* shall not locate in manner that impedes pedestrian or vehicle traffic on a *highway*.
  - iii. The *food truck* operator shall have a valid and current business license issued by the Village of Pemberton and shall have a valid Vancouver Coastal Health Authority food service permit.
  - iv. Food Trucks in the ALR are subject to the *Agricultural Land Commission Act* and the *Agricultural Use, Subdivision and Procedure Regulation*.

### 7.16 Home Occupation

- (a) In any zone in which a *home occupation use* is permitted, the following conditions shall be satisfied:
- i. The activities shall be conducted entirely within the *principal building* or *accessory building* except where such activity involves horticulture or a family day care.
  - ii. The *home occupation* shall not involve external structural alterations to the *dwelling unit* or show any exterior indications that the *dwelling unit* is being utilized for any purpose other than that of a *dwelling unit*.
  - iii. The *use* shall not involve the storing, exterior to the *building* or *buildings*, of any materials used directly or indirectly in the processing or resulting from the processing or any product of such craft or occupation.
  - iv. The *use* may involve the display and the sale of a commodity that is produced on the premises; however retailing of the commodity be *accessory* to the *home occupation use*.
  - v. The *use* within the *principal building* shall occupy no more than 20% of the *floor area* of the *principal building*, up to a maximum of 50 m<sup>2</sup>, except in the A-1 Zone, it is permitted up to a maximum of 100 m<sup>2</sup>.
  - vi. The *use* within one or more *accessory buildings* shall occupy a total of not more than 50 m<sup>2</sup>.
  - vii. In no case shall the *gross floor area* of all *buildings* used for *home occupation use* exceed 50 m<sup>2</sup> on a parcel of *land*.
  - viii. The total display area of any outdoor advertising sign shall not exceed 0.4 m<sup>2</sup>.
  - ix. Not more than the equivalent of two (2) full-time persons shall be engaged in a *home occupation*, one (1) of which shall be a resident of the *dwelling unit*.

- x. The *use* shall provide parking in accordance with the requirements in the applicable *zone*.
  - xi. No automobile, boat, or other machinery servicing or repair is *permitted* as a *home occupation use*.
  - xii. A valid Village of Pemberton business license is required.
- b) In addition to the above, a *home occupations use* shall not discharge or emit the following across *lot lines*:
- i. odorous, toxic or noxious matter or vapours;
  - ii. heat, glare, electrical interference or radiation;
  - iii. recurring ground vibration; and
  - iv. noise levels that exceed any applicable noise regulations created by the Village of Pemberton.

### 7.17 Intermodal Storage Containers

- (a) *Intermodal storage containers* may be used for storage in *Agricultural, Industrial, Airport, Public, Parks and Recreation*, and *Outdoor Recreation Zones*. Where *permitted, intermodal storage containers* shall:
- i. be used for *accessory storage purposes* only;
  - ii. be limited to a maximum two (2) per *lot* in *Agricultural, Public, Parks and Recreation*, and *Outdoor Recreation Zones*, and one per leasehold for the *Aerodrome use* at the *Airport*;
  - iii. not be reconstructed, altered or modified in any way to be used for living accommodation or human habitation for either personal or business purposes;
  - iv. not be used to store animals, trash, refuse, contaminated or hazardous materials;
  - v. not be stacked one upon another; or laid out in a row, unless authorized by a *Building Permit*;
  - vi. shall be placed on a hard, dust free surface pad area made with either concrete, asphalt or similar materials and shall not be permanently fixed to the ground;
  - vii. be used for temporary storage during the construction of a permitted *building* or *structure*, only when included in the *Building Permit* issued for the *principal building*;
  - viii. shall not occupy any required parking or loading spaces, or interfere with the circulation of motor vehicles or pedestrians;
  - ix. shall not be located in the front yard of a *lot*;
  - x. comply with the *setback* requirements for any *accessory buildings* or *structures* in the applicable *zone*;
  - xi. comply with all other applicable regulations contained within this Bylaw.
- (b) For the purposes of this Bylaw, railroad cars, truck vans, converted *manufactured*



homes, travel trailers, cube vans, recreational vehicles, bus bodies, vehicles and similar prefabricated items *and structures* originally built for purposes other than storage are not *permitted* as *accessory storage buildings* or *structures*.

### 7.18 **Mixed-Use Buildings**

- (a) Where a *building* is used for a combined *commercial* and *residential use*, unless otherwise specified in the applicable *zone*, the *residential use* shall:
  - i. be contained in the same *building* as the *at-grade commercial use*; and
  - ii. have a separate entrance from the *commercial use*.
- (b) *Residential* and *commercial uses* shall not be mixed on the same *storey* unless expressly permitted in the applicable *zone*.

### 7.19 **Outdoor Equipment Storage**

- (a) *Outdoor equipment storage* is only *permitted* in accordance with the following requirements:
  - i. The yard is enclosed by durable fencing whereby stored materials are screened from adjacent properties with significant buffering or a dark mesh/slat insert;
  - ii. All storage areas shall be of a hard (i.e. paved or compacted/treated) dust-free surface; and
  - iii. Site drainage shall not negatively impact adjacent properties or watercourses.

### 7.20 **Retaining Walls**

- (a) In a *residential zone*, a single retaining wall shall:
  - i. Not exceed a Height of 1.2 m measured from the average *natural grade* level at its base; and
  - ii. Not be located within 0.6 m, measured horizontally, of any other retaining wall.

### 7.21 **Screening**

- (a) Where a *lot* is developed for a *commercial, industrial, or civic use* as *permitted* within a *commercial, industrial, civic* or Comprehensive Development Zone, and where such a *development* shares a *lot line* with an adjacent *lot* that is either:
  - i. Within a *residential zone*; or
  - ii. Occupied with a *residential use*;

the owner shall provide *screening* along such *lot line*. The *screening* shall be not less than 1.8 m in *height* or more than 2.0 m in *height*, except where the *screening* consists of 100% plant material, in which case there is no maximum *height*.

- (b) Notwithstanding the paragraph (a) above, *screening* will not be required along the shared *lot line* in cases where:

- i. A *building* or *structure* is built on the *lot line*; or
  - ii. A *residential use* is developed on a *lot* that is Zoned *commercial, industrial, or Community* at the time of adoption of this Bylaw.
- (c) Notwithstanding paragraph (a) above, where a *lot* is developed for a *commercial, industrial, or civic use* as *permitted* within a *commercial, industrial, civic or Comprehensive Development zone* and where such a *lot* is separated by a *lane* from a *lot* that is:
- i. within a *residential zone*; or
  - ii. occupied with a *detached, duplex, or townhouse residential dwelling*,
- the owner shall provide *screening* along the entire *lot line* abutting the *lane*. The *screening* shall be not less than 1.8 m in *height* nor more than 2.0 m in *height*, except where the *screening* consists 100% of plant material, in which case there is no maximum *height*,
- (d) Where a *lot* in a *non-agricultural zone* is developed; the owner shall provide *screening* along the entire length of any *lot line* adjoining *land* in the *Agricultural Land Reserve*. The *screening* shall be designed to minimize any potential *land use* conflicts with the *permitted agricultural use*. The *screening* shall not be not less than 1.8 m in *height* or more than 2.0 m in *height*, except where the *screening* consists of 100% plant material, in which case there shall be no maximum *height*.
- (e) Notwithstanding paragraph (a), (b) and (c) above, *screening* will not be required for the points of *motor vehicle* ingress and egress and for a distance of 3.0 m on either side of the points of ingress and egress; and
- (f) *Screening*, where required by this Bylaw, shall be maintained at all times by the owner of the *lot* on which they are required.

## 7.22 Secondary Suites

- (a) *Secondary suites* are *permitted* only in *detached dwelling units* and are *accessory* to the *principal residential use*.
- (b) Unless a *zone* specifically provides for otherwise, only one (1) *secondary suite* is *permitted* on a *lot*;
- (c) A *secondary suite* shall not have more than two (2) bedrooms.
- (d) Where a *lot* is not serviced by the municipal community sewer system, written confirmation from the applicable licensing body that the capacity of the sewer system will not be compromised by the presence of a *secondary suite* is required.
- (e) In *detached dwellings*, *accessory residential dwelling* shall have a total *gross floor area* of not more than 90 m<sup>2</sup> and shall have an area less than 40% of the habitable *gross floor area* of the *detached dwelling unit*.
- (f) *Secondary suites* shall not be subdivided or strata-titled from the *building* or *structure* of which it is part.
- (g) One off-street parking space in addition to those required for the *permitted use* shall be provided per *secondary suite*.

### **7.23 Short-Term Vacation Rental**

- (a) Where *permitted* in a *zone*, *short-term vacation rental* use shall be subject to the following regulations:
- i. *Short-term vacation rental* is only *permitted* in a lawful *dwelling unit* that is a *principal* residence, or a *secondary suite*, but not both.
  - ii. *Short-term vacation rental* is not *permitted* in an *accessory building* or vehicle, recreation vehicle, tent or trailer, other than a *carriage house*.
  - iii. Occupancy shall not exceed two (2) persons per available bedroom, to a maximum of six (6) guests.
  - iv. One (1) off-street parking space shall be provided for each bedroom used as *short-term vacation rental*.
  - v. Any person intending to operate a *short-term vacation rental* shall hold a valid and current business license from the Village of Pemberton.

### **7.24 Subdivision to Provide a Residence for a Relative**

- (a) The minimum size for a *lot* that may be *subdivided* shall be that prescribed under the *Local Government Act*.
- (b) Subdivision in the *ALR* is subject to the *Agricultural Land Commission Act* and the *Agricultural Land Use, Subdivision and Procedure Regulation*.

### **7.25 Subdivision of Lots Separated by Roads or another Lot**

- (a) Notwithstanding the minimum *lot* area provisions of each *zone*, where a portion of a *lot* is physically separated from the remainder of the *lot* by a *highway* or another *lot*, which separation was in existence as of the date of adoption of this Bylaw, the physically separated portion may be subdivided from the remainder of the *lot* provided that:
- i. the *highway* or other *lot* is used as the Subdivision boundary;
  - i. if the *lot* lies in the *Agricultural Land Reserve*, the approval of the *Agricultural Land Commission* has first been obtained; and
  - ii. no *lot* created pursuant to this section shall be less than 1 Ha in area where connection to a *community water system* is not available and 0.4 Ha in an area where *community water system* connections are made to each *lot*.

### **7.26 Temporary Use Permits**

- (a) Temporary *commercial* and *industrial* uses may be allowed under Section 493 of the *Local Government Act* within all *commercial* and *industrial* zones.
- (b) In considering the issue of a *Temporary Use Permit*, the Council or its delegate shall consider the following:
- i. Whether the proposed *use* is consistent with the Official Community Plan designation for the *land*;
  - i. Whether the proposed *use* is consistent with any other relevant Village of Pemberton policies.

- ii. In the case of any proposed *use* that is not consistent with any such plan or *Council* policy, the nature and extent of any community benefit from the *use*;
- iii. Whether the proposed *use* is of a temporary nature or whether it would be more appropriate for the Village to consider permitting the *use* by rezoning;
- iv. The suitability and compatibility of the proposed *use* with the surrounding area, including its operation, function, appearance and intensity of *use*; and
- v. The impact of the proposed *use* on the operation of adjacent *uses*, including future *land uses permitted* by the Zoning Bylaw and designated by the Official Community Plan.

### **7.27 Temporary Buildings or Structures During Construction**

- (a) A temporary *building* or *structure* may be temporarily placed on a *lot* during construction of a *detached dwelling* on the same *lot*, for a period not to exceed the duration of the expiry of the *Building Permit*, or construction completion, whichever is less. If the *lot* is in the *ALR*, this use is subject to approval from the *Agricultural Land Commission*.
- (b) An owner of a *lot* may use a *mobile home* or *recreational vehicle* (RV) while in the process of constructing a *detached dwelling* on the same *lot*, provided that all of the following conditions are met:
  - i. the *mobile home* or RV occupancy shall not commence until a *Building Permit* has been issued for the construction of a *detached dwelling* located on the same *lot*;
  - ii. the period of mobile home or RV occupancy shall not extend beyond the life of the *Building Permit*;
  - iii. occupancy of the mobile home or RV shall cease within thirty (30) days of the date upon which occupancy is granted for the newly constructed *detached dwelling*;
  - iv. sewage shall be disposed of at approved off-site locations, or if it is disposed of on-site, in a location and manner that is *permitted* by the jurisdiction having authority or hooked into a community sewer system;
  - v. the mobile home or RV shall not be located closer than 4.5 m to any *lot line*;
  - vi. no extensions to the *building permit* or the temporary occupancy are *permitted*, without the expressed approval of the *Building Official*;
  - vii. the owner of the *lot* agrees to and enters into a restrictive covenant in favour of the *Municipality* pursuant to the *Land Title Act*, to the effect that the owner undertakes to remove the existing *detached dwelling* or render it uninhabitable to the satisfaction of the *Building Official* following the granting of the certificate of occupancy for the new *detached dwelling unit*.
  - viii. The covenant shall specify that an Irrevocable Letter of Credit or other security satisfactory to the *Municipality*, in the amount of \$10,000, shall be issued in favour of the *Municipality* by the owner, to be forfeited to the *Municipality* in the event that the other terms of the covenant are not complied with. If the funds are forfeited the *Municipality* shall use the \$10,000 to offset any costs of legal action to obtain compliance. The Irrevocable Letter of Credit term shall be for the entire term noted in the required covenant.

### 7.28 Temporary Use of an Existing Detached Dwelling Unit During Construction

- (a) Despite a restriction under this Bylaw on the number of *dwelling units permitted* on a *lot*, an owner of a *lot* which already has an existing *detached residential dwelling unit* located on it, while in the process of constructing a new *detached residential dwelling unit* and with an approved Building Permit on the same *lot*, may continue to occupy the existing *detached residential dwelling unit* during construction of the new *detached residential dwelling unit*, subject to the following conditions being met:
- i. the owner of the *lot* agrees to and enters into a restrictive covenant in favour of the *Municipality* pursuant to the *Land Title Act*, to the effect that the owner undertakes to remove the existing *detached dwelling unit* or render it uninhabitable to the satisfaction of the Building Official following the granting of the certificate of occupancy for the new *detached dwelling unit*.
  - ii. when a covenant is required in accordance with subparagraph i., the covenant shall specify that an Irrevocable Letter of Credit or other security satisfactory to the *Municipality*, in the amount of \$10,000, shall be issued in favour of the *Municipality* by the owner, to be forfeited to the *Municipality* in the event that the other terms of the covenant are not complied with, in which case the *Municipality* shall use the \$10,000 to offset any costs of legal action to obtain compliance. The Irrevocable Letter of Credit term shall be for the entire term noted in the required covenant; and
  - iii. that the actions required by covenant under Subparagraph i) shall be completed within a maximum time period of two (2) years from the date of issuance of the Building Permit to completion and occupancy of the new *detached dwelling unit*, and that this time period shall be specified in the covenant.
  - iv. If the lot is in the ALR, this use is subject to compliance with the *ALC Policy L-10: Building New Residence While Occupying Existing Residence*.

### 7.29 Above-Ground Swimming Pools, Spas and Hot Tubs

- (a) Where a *residential use* is *permitted*, an above ground swimming pool, spa or hot tub is *permitted* as an *accessory use*, in accordance with the following provisions:
- i. any above ground swimming pool, spa or hot tub shall not be located within 7.5 m of a front *lot line* or within a required side or rear *lot line setback*;
  - ii. above ground pools shall have a maximum *height* of 2.5 m;
  - iii. swimming pools shall be enclosed in a *structure* or surrounded by a fence not less than 1.5 m and not more than 1.8 m in *height*, designed to prevent climbing, and where equipped with gates, be operated by hinges and a lock and be able to be opened freely only from the inside; and
  - iv. the combined area of the swimming pools, spa or hot tub shall not exceed 15% of the total *lot* area.

## **PART 8: Parking and Loading Requirements**

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### **8.1 Off-Street Parking General Requirements**

- (a) Minimum off-street parking spaces and facilities shall be provided in accordance with the following table below and the requirements of this section. Where a specific *use* is not identified, a similar *use* to one listed in the following table shall be selected as an applicable standard;
- (b) Parking stalls may be provided as off-street parking, or as cash-in-lieu of parking payments for on-street parking as set out below in this Bylaw;
- (c) When off-street parking is required, a plan of the proposed parking arrangement, drawn at a reasonable scale, showing the off-street parking spaces and access driveways shall be part of the site plan submitted as a part of the application package, if this is not possible then it shall be filed with the Building Official prior to issuance of a Building Permit;
- (d) Where the calculation of required off-street parking spaces results in a fractional number, the number of required spaces shall be the nearest whole number above that calculation;
- (e) Where a *building* or *structure* or a *lot* contains more than one (1) function or *use*, the required number of parking spaces shall be the total sum of the requirements for each function or *use*;
- (f) Where seating accommodation is the basis for a *unit* of measurement and consists of benches, pews, booths or similar seating accommodation, each 0.5 m<sup>2</sup> of seating area shall be deemed to be one seat;
- (g) All Multiple *unit residential*, and *mixed-use residential* and *commercial development* shall provide bicycle parking at a rate of 20% of the required vehicle parking;
- (h) All Multiple *unit residential*, *mixed-use residential* and *commercial developments* requiring at least ten (10) parking spaces shall provide one (1) electric vehicle for every ten (10) parking stalls required, which is readily accessible for charging a vehicle in a required parking space;
- (i) For any *use* required to be accessible to persons with a disability by the BC Building Code, a minimum of one (1) parking space for a person with a disability shall be provided;
- (j) Where ten (10) or more parking spaces are required by this Bylaw, the required spaces shall be accessible to persons with a disability, as outlined in the table below;

<b>Total Required Parking Stalls</b>	<b>Required Number of Disability Parking Spaces</b>
10-20	1
21-50	2
81-110	4
111-140	6
141-170	8



- (k) The parking requirements established in this section do not apply to a *building* or *structure* or *use* existing prior to the adoption date of this Bylaw, provided there is no change, expansion or addition to the *building* or *structure* or *use* that requires more parking spaces than were required for the existing *building* or *structure* or *use* when this Bylaw was adopted. If there is an expansion or addition to an existing *use* or *building* or *structure*, then the provisions of this section apply to the expansion or addition; and
- (l) For the purposes of this Bylaw the required parking spaces have been broken into the following categories of *uses*:
- i. *Residential*;
  - ii. *Commercial*;
  - iii. *Industrial*;
  - iv. *Civic*.

## 8.2 Measurement

- (a) For the purposes of Part 8 Parking and Loading Requirements, in this Bylaw, units of measure shall be interpreted as follows:
- i. where the sum of the calculation of the required total stall or special stall designation results in a fraction, the required stalls are to be the next higher whole number if the fraction is 0.5 or greater, and the next lower whole number if less than 0.5.

## 8.3 Residential Vehicular Parking Requirements

<b>Apartment Dwelling</b> One Bedroom Two Bedroom Three Bedroom Visitor parking	1 per <i>dwelling unit</i> 1.75 per <i>dwelling unit</i> 2 per <i>dwelling unit</i> 0.25 per <i>dwelling unit</i>
<b>Detached Dwelling</b> <i>Detached Dwelling Unit</i> <i>Duplex</i> <i>Bed and Breakfast</i> <i>Bed and Breakfast Inn</i> <i>Secondary Suite</i> <i>Short-Term Vacation Rental</i> <i>Manufactured Home</i>	2 per <i>dwelling unit</i> 2 per <i>dwelling unit</i> +1 per available bedroom +1 per available bedroom +1 per <i>unit</i> +1 per available bedroom 2 per <i>dwelling</i>
<b>Townhouse Dwelling</b> One Bedroom Two Bedroom Three Bedroom Visitor parking	1 per <i>dwelling unit</i> 2 per <i>dwelling unit</i> 2 per <i>dwelling unit</i> 0.25 spaces per <i>dwelling unit</i>

#### 8.4 Commercial Vehicular Parking Requirements

a) <i>Veterinarian Clinic</i>	1 space per 35 m <sup>2</sup> of GFA
b) <i>Financial Institution</i>	1 space per 20 m <sup>2</sup> of GFA
c) <i>Campground</i>	1 space per campsite 0.25 spaces per campsite site visitor parking
d) <i>Liquor Primary Establishment</i>	1 space per 4 seats
e) <i>Gas Station</i>	1.25 spaces per 50 m <sup>2</sup> of GFA
f) <i>Golf Course (excludes Restaurant/lounge)</i>	4 spaces per hole and 1 per 2 employees
g) <i>Golf Course Driving Range</i>	1 space per tee
h) <i>Fitness Centre</i>	1 space per 20 m <sup>2</sup> of GFA plus .25 per employee
i) <i>Automotive Service Shop</i>	1 space per 50 m <sup>2</sup> of GFA space
j) <i>Tourism Accommodation</i>	1 space per room plus 1 space per 4 seats for any <i>Restaurant</i> or <i>Bar</i>
k) <i>Laundromat</i>	1 space per 4 washing machines
l) <i>Personal Service Establishment</i>	1 space per 28 m <sup>2</sup> of GFA
m) <i>Neighbourhood Pub</i>	1 space per 4 seats
n) <i>Nurse/Garden Supply</i>	1 space per 15 m <sup>2</sup> of GFA
o) <i>Office – Medical and Dental</i>	4 spaces per dentist/doctor
p) <i>Office – All Other</i>	1 space per 28 m <sup>2</sup> of GFA
q) <i>Restaurant, Food Primary Establishment</i>	1 space per 4 seats
r) <i>Retail Store</i>	1 space per 28 m <sup>2</sup> of GFA
s) <i>Liquor Store, Private Liquor Store</i>	3.25 per 140 m <sup>2</sup> of GFA
t) <i>Neighbourhood Commercial</i>	.25 per 100 m <sup>2</sup> of GFA
u) <i>Equipment Sales, Servicing, Rental and Repair</i>	1 space per 28 m <sup>2</sup> of GFA

### 8.5 Industrial Parking Requirements

<b>General Industrial</b>	
a) <i>Manufacturing</i>	1 space per 93 m <sup>2</sup> of GFA <sup>1</sup>
b) <i>Service and/or Repair</i>	1 space per 50 m <sup>2</sup> of GFA
c) <i>Warehousing or Storage</i>	1 space per 106 m <sup>2</sup> of GFA
d) <i>Wholesale Bakery</i>	1 space per 93 m <sup>2</sup> of GFA
e) <i>Catering</i>	1 space per 93 m <sup>2</sup> of GFA
f) <i>Laboratory</i>	1 space per 50 m <sup>2</sup> of GFA
g) <i>Radio, Television or Recording</i>	1 space per 50 m <sup>2</sup> of GFA
h) <i>Equipment Sales, Servicing, Rental and Repair</i>	1 space per 28 m <sup>2</sup> of GFA
i) <i>Accessory Retail</i>	1 space per 28m <sup>2</sup> of GFA
j) <i>Brewery, Cidery, Distillery or Winery</i>	1 space per 100 m <sup>2</sup> of GFA
k) <i>Cold Storage</i>	1 space per 100 m <sup>2</sup> of GFA
l) <i>Aggregate Processing</i>	.75 per employee
m) <i>Building Supply</i>	1 space per 20 m <sup>2</sup> Retail Floor Area
n) <i>Car Wash</i>	2 stacking spaces per wash bay
o) <i>Cannabis Production</i>	1 space per 93 m <sup>2</sup> of GFA

### 8.6 Civic, Institution, and Recreation Parking Requirements

a) All Community uses (unless listed)	1 space per 37 m <sup>2</sup> of GFA
b) <i>Places of Worship</i>	1 space per 8 seats
c) <i>Day Care</i>	1 space per employee
d) <i>School</i>	2 spaces per classroom
i. Elementary	5 spaces per classroom
ii. Secondary	

iii. Craft or Vocational	5 spaces per classroom
e) Indoor Recreation	1 space per 20 m <sup>2</sup> of GFA
f) Outdoor Recreation	Not Applicable
g) Industrial Composting	.75 per employee
h) Recycling	.75 per employee

### 8.7 Affordable and Rental Housing Parking

- (a) Where a multiple family *building* is subject to a Housing Agreement for the provision of affordable purchased or rental housing, the parking ratios may be reduced by 0.25 stalls per *unit*.

### 8.8 Cash-in-Lieu of Parking

- (a) As an alternative to meeting the parking standards of this Bylaw for a change to an existing *use* or a new *development* that would result in an increase in the number of required parking spaces, cash in lieu may be paid to the *Municipality* by the owner or occupier of the *land* subject to the following requirements:

- i. the cash-in-lieu of parking payments collected will be placed into the Municipal parking Reserve Fund; and
- ii. if Cash-in-lieu is to be provided it shall be in accordance with the following table, which represents 2018 dollars, and adjusted in accordance with Subparagraph iii);

**\$9,100.00**

- iii. the cash-in-lieu amount shall be adjusted for inflation each year beginning in 2018, according to the British Columbia Consumer Price Index, annual average for “all items”, as published by BC Stats each January.

### 8.9 Parking for Persons with a Disability

- (a) Each parking space designated as a disability vehicular parking stall shall be signed and pavement marked with the International Symbol of Accessibility for the handicapped; and
- (b) Disability vehicular parking stalls shall be located as near as practical to the *building* or *structure* entrance designed for handicapped persons. Changes in elevations between the entrance and the parking space shall be non-existent; and
- (c) Be surfaced with material conducive to providing access for wheelchairs.

### 8.10 Tandem Parking

- (a) Tandem parking in a *garage* is *permitted* only in *dwelling units* with a floor area of less than 110 m<sup>2</sup>.

### 8.11 Off-Street Parking Design Criteria, Development and Maintenance

- (a) The minimum required dimensions for parking spaces and drive aisles shall be in accordance with the table below and the other requirements of this section:

Angle of Parking	Parking Space Width	Parking Space Length	Drive Aisle Width
30	3.05 M	6.10 M	3.50 M
45	3.05 M	6.10 M	4.20 M
60	3.05 M	6.10 M	5.60 M
90	3.05 M	6.10 M	6.40 M
Parallel	2.60 M	6.70 M	6.40 M

- (b) Where three or more parking spaces are required, 33% of the required parking spaces may be reduced to 4.6 m in length provided that such spaces are clearly marked **small vehicle only** within the parking space or on the facing wall or fence, if available;
- (c) Despite the minimum required dimensions for parking spaces in paragraph (a), all parking spaces for persons with a disability shall be a minimum of 4 m in width;
- (d) Where any required parking space abuts, along its length any portion of a Fence, *building* or *structure*, the minimum parking space width shall be increased by 0.3 m for that space only;
- (e) Except for *residential uses*, *highway* access or egress from parking areas shall be not less than 15 m from the nearest point of intersection of any two *highways*;
- (f) The required parking spaces are not *permitted* to be located within 1 m of a *lot line* adjoining any *highway*;
- (g) All parking areas shall be provided with adequate curbs to retain all *motor vehicles* within such *permitted* parking area and to ensure that adjacent *buildings* or *structures*, *fences*, walkways and landscaped areas are protected from the parked *motor vehicles*;
- (h) The maximum grade and cross slope for a parking space or parking area required by this Bylaw shall not exceed 8%;
- (i) Each parking stall shall be surfaced with asphalt, concrete, or permeable drivable surface, such as but not limited to the following:
- i. porous pavers;
  - ii. cobblestones;
  - iii. turf block;
  - iv. honeycomb grid; or
  - v. crushed gravel.
- (j) All parking areas required for *commercial*, *multiple-family dwelling*, and *industrial uses* shall include one or more oil-water separators, and it shall be the responsibility of the owner to properly maintain the oil-water separators in good working order, regularly removing oils for proper disposal;

- (k) If any lighting is used to illuminate any parking area it shall be arranged to direct light upon such parking area and not onto any adjoining *lots* or *lands*;
- (l) That portion of any *lot* used as a driveway from the *lot line* to a required parking area shall not exceed a grade of 20%;
- (m) All the required parking spaces for all *uses* shall be located on the same *lot* as the *uses* they serve;
- (n) Each parking area shall be graded and drained in accordance with best engineering practices. In no case shall drainage be allowed to cross a sidewalk;
- (o) Within any *commercial* or *industrial zone*, *off-street parking* areas shall not be located within 60 m of a *lot line* of any *lot* that adjoins a *residential zone*; and
- (p) The access to all *off-street* parking from a *highway* shall not be less than 6 m and not more than 9 m wide.

### 8.12 Off-Street Loading Requirements

- (a) Minimum off-street loading spaces and facilities shall be provided in accordance with the following table below and the requirements of this section;

<b>Use of Lot, Building or Structure</b>	<b>Minimum Number of Off-Street Loading Spaces</b>
<i>Commercial or Industrial</i>	1 space for the 300 m <sup>2</sup> to 500 m <sup>2</sup> of GFA or 2 spaces for 501 m <sup>2</sup> to 2,500 m <sup>2</sup> of GFA, and 1 space for each GFA above 2,500 m <sup>2</sup> or fraction thereof
Office Building	1 space for the 300 m <sup>2</sup> to 3,000 m <sup>2</sup> of GFA and 1 space for each GFA above 3,000, or fraction thereof
<i>Cannabis Production Facility</i>	1 space for the 300 m <sup>2</sup> to 500 m <sup>2</sup> of GFA or 2 spaces for 501 m <sup>2</sup> to 2,500 m <sup>2</sup> of GFA, and 1 space for each GFA above 2,500 m <sup>2</sup> or fraction thereof

- (b) A minimum of one off-street loading space shall be provided on each *lot* in a *commercial, mixed-use, industrial* or *community use zone*;
- (c) Off-street loading spaces shall not be credited against the requirements for any off-street parking;
- (d) Each off-street loading space involving the receipt and delivery of goods or materials by vehicles shall be not less than 3 m wide, 9.2 m in length and have a vertical clearance of not less than 4.3 m;
- (e) Each off-street loading space shall always have access to an aisle that intersects with a *highway*;
- (f) Each off-street loading space shall be surfaced with asphalt, concrete, or similar hard surface to provide a durable, dust-free surface, and shall be graded and



drained to properly dispose of all surface water;

- (g) Any lighting used to illuminate any loading area shall be so arranged to direct light upon such parking area and not onto any adjoining *lands* or *lots*.
- (h) Loading areas shall include one (1) or more oil-water separators, and it shall be the responsibility of the owner to properly maintain the oil-water separators in good working order, regularly removing oils for proper disposal;
- (i) The loading requirements established in this section do not apply to any *use* or a *building* or *structure* that existed prior to the adoption date of this Bylaw. However, if there is an expansion or addition to an existing *use*, *building* or *structure* then the provisions of this section apply to such expansion or addition.

### **8.13 Alternative to Off-Street Parking**

- (a) As an alternative to meeting the parking standards of this Bylaw for a change to an existing *use* or new *development* that would result in an increase in the number of required parking spaces, the additional required off-street parking spaces may be located on a *lot* other than that upon which the *use*, *building* or *structure* intended to be served are located, provided the off-site parking is secured by an agreement which shall include the following:
  - i. the location and number of parking spaces provided off-site,
  - ii. the terms of any lease or rental agreement between the owner of the off-site parking area and the owner of the *building*, *structure* or *use* requiring off-site parking spaces, and
  - iii. terms for the maintenance and where applicable the construction of the off-site parking area;
  - iv. The agreement shall require the approval of the Municipality and the Municipality shall be a co-signatory; and
- (b) All costs associated with preparing the agreement shall be paid by the owner of the *use*, *building* or *structure* that the off-site parking spaces are intended to serve.

## ***PART 9: ZONING BOUNDARIES AND REGULATIONS***

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### **9.1 Zones**

- (a) *Zones*, as shown on Schedule A which is attached to and forms part of this Bylaw have the following the regulations assigned to each *zone* as outlined in the following parts.

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## **PART 10: Agricultural Zones**

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### **10.1 Agriculture 1 (A-1)**

The Agriculture 1 Zone provides for the use of *land, buildings and structures* for *agricultural, residential, and accessory uses* on *land* within the *Agricultural Land Reserve*.

#### **10.1.1. Permitted Principal Uses**

- (a) *Agriculture*
- (b) *Agri-tourism*
- (c) *Agri-tourism Accommodation*
- (d) *Cannabis, Production Facility*
- (e) *Dwelling, Detached*
- (f) *Farm Stands*
- (g) *Gathering for an Event*
- (h) *Riding Academy*

#### **10.1.2. Permitted Accessory Uses**

- (a) *Bed and Breakfast*
- (b) *Bed and Breakfast Inn*
- (c) *Dwelling Detached, for Farm Help*
- (d) *Home Occupation*
- (e) *Secondary Suite*
- (f) *Storage, Intermodal Storage Containers*
- (g) *Temporary Farm Worker Housing*

#### **10.1.3. Conditions of Use**

- (a) *Bed and Breakfast Inn Use:* The maximum number of bedrooms in a *Bed and Breakfast Inn* in the ALR is four (4).
- (b) *Farm House:* The maximum *gross floor area* of a farm house shall not exceed 350 m<sup>2</sup>.
- (c) *Dwelling, Detached:* On lots greater than 4 Ha, a second *detached dwelling* for farm help is *permitted*.
- (d) *Temporary Farm Worker Housing:* Temporary Farm Worker Housing shall not exceed 100 m<sup>2</sup>.

**10.1.4. Lot Regulations**

- (a) Minimum Lot Size: 2 Ha

**10.1.5. Building Regulations**

(a) <i>Minimum Front Setback:</i>	7.5m
(b) <i>Minimum Rear Setback:</i>	7.5m
(c) <i>Minimum Interior Side Setback:</i>	7.5m
(d) <i>Minimum Exterior Side Setback:</i>	7.5m
(e) Maximum Building Height (principal dwelling, detached):	10.5m
(f) Maximum <i>Building</i> Height ( <i>accessory</i> )	4.5m
(g) Maximum <i>Building</i> Height (farm)	Nil

## 10.2 Rural Residential 1 (RR-1)

The Rural Residential 1 Zone provides for the use of land, buildings and structures for agricultural, Residential, and accessory uses on land outside the Agricultural Land Reserve.

### 10.2.1. Permitted Principal Uses

- (a) Agriculture
- (b) Dwelling, Detached
- (c) Farm Stands
- (d) Resource Extraction
- (e) Riding Academy

### 10.2.2. Permitted Accessory Uses

- (a) Bed and Breakfast
- (b) Bed and Breakfast Inn
- (c) Home Occupation
- (d) Secondary Suite
- (e) Storage, Intermodal Storage Containers

### 10.2.3. Lot Regulations

- (b) Minimum Lot Size: 2 Ha

### 10.2.4. Building Regulations

a) Minimum Front Setback:	7.5m
b) Minimum Rear Setback:	7.5m
c) Minimum Interior Side Setback:	7.5m
d) Minimum Exterior Side Setback:	7.5m
e) Maximum Building Height (Principal):	10.5m
f) Maximum Building Height (Accessory)	10.5m

## **PART 11: Residential Zones, Detached**

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### **11.1 Residential 1 (R-1)**

The Residential 1 (R-1) Zone is intended to accommodate single *detached dwellings* within residential neighbourhoods.

#### **11.1.1. Permitted Principal Uses**

- (a) *Dwelling, Detached*

#### **11.1.2. Permitted Accessory Uses**

- (a) *Bed and Breakfast*  
 (b) *Home Occupation*  
 (c) *Secondary Suite*  
 (d) *Short-Term Vacation Rental*

#### **11.1.3. Lot Regulations**

a) Minimum Lot Size:	700 m <sup>2</sup>
b) Minimum Lot Width:	18 m

#### **11.1.4. Building Regulations**

a) Minimum Principal Building Width	7.6 m
b) Minimum Front Setback:	6 m
c) Minimum Rear Setback:	5 m
d) Minimum Interior Side Setback:	1.5 m
e) Minimum Exterior Side Setback:	4.6 m
f) Maximum Lot Coverage:	40%
g) Maximum Number of <i>Principal Buildings</i> :	1
h) Maximum Number of <i>Accessory Buildings</i> :	2
i) Maximum <i>Building Height, Principal</i> :	10.5 m
j) Maximum <i>Building Height, Accessory</i> :	4.6 m



## 11.2 Residential 2, Small lot (R-2)

The Small Lot Residential Zone is intended to accommodate *single detached dwellings* on small lots within *residential* neighbourhoods.

### 11.2.1. Permitted Principal Uses

- (a) *Dwelling, Detached*

### 11.2.2. Permitted Accessory Uses

- (a) Home Occupation

### 11.2.3. Lot Regulations

a) Minimum Lot Size:	350 m <sup>2</sup>
b) Minimum Lot Width:	12 m

### 11.2.4. Building Regulations

a) Minimum Principal Building Width	6 m
b) <i>Minimum Front Setback.</i>	6 m
c) <i>Minimum Rear Setback.</i>	5 m
d) <i>Minimum Interior Side Setback.</i>	1.5 m
e) <i>Minimum Exterior Side Setback.</i>	2.7 m
f) Maximum Lot Coverage:	50%
g) Maximum Number of <i>Principal Buildings</i> :	1
h) Maximum Number of <i>Accessory Buildings</i> :	1
i) Maximum <i>Building Height, Principal</i> :	Two (2) storeys
j) Maximum <i>Building Height, Accessory</i>	4.6 m

### 11.3 Residential 3, Duplex Lot (R-3)

The *Residential, Duplex Lot 3 (R-3) Zone* is to accommodate *single detached dwellings, stacked duplex, and side-by-side duplex dwellings on lots within residential neighbourhoods.*

#### 11.3.1. Permitted Principal Uses

- (a) *Dwelling, Duplex*
- (b) *Dwelling, Detached*

#### 11.3.2. Permitted Accessory Uses

- (a) *Bed and Breakfast*
- (b) *Home Occupation*
- (c) *Secondary Suite*
- (d) *Short-Term Vacation Rental*

#### 11.3.3. Conditions of Use

- (a) *Secondary Suite and Short-Term Vacation Rental uses are permitted only in single detached dwelling units.*
- (b) *Side by side duplex buildings shall only be permitted on lots with the following minimum dimensions:*

a) Minimum Lot Size:	1,050 m <sup>2</sup>
b) Minimum Lot Width:	27 m

#### 11.3.4. Lot Regulations

a) Minimum Lot Size:	700 m <sup>2</sup>
b) Minimum Lot Width:	18 m

#### 11.3.5. Building Regulations

a) Minimum Principal Building Width	7.6 m
b) Minimum Front Setback:	6 m
c) Minimum Rear Setback:	5 m
d) Minimum Interior Side Setback:	1.5 m
e) Minimum Exterior Side Setback:	4.6 m
f) Maximum Lot Coverage:	40%
g) Maximum Number of Principal Buildings:	1
h) Maximum Number of Accessory Buildings:	2
i) Maximum Building Height, Principal:	10.5 m
j) Maximum Building Height Accessory	4.6 m

#### 11.4 Residential Country Inn (RC-1)

The *Residential Country Inn (RC-1) Zone* is to accommodate *single detached dwellings* that provide for *tourism accommodation uses* in both *Bed and Breakfast Inns* and *Short-Term Vacation Rentals*.

##### 11.4.1. Permitted Principal Uses

- (a) *Dwelling, Detached*

##### 11.4.2. Permitted Accessory Uses

- (a) *Bed and Breakfast Inn*  
 (b) *Home Occupation*  
 (c) *Secondary Suite*  
 (d) *Short-Term Vacation Rental*

##### 11.4.3. Lot Regulations

a) Minimum Lot Size:	800 m <sup>2</sup>
b) Minimum Lot Width:	18 m

##### 11.4.4. Building Regulations

a) Minimum Principal Building Width	7.6 m
b) Minimum Front Setback:	6 m
c) Minimum Rear Setback:	5 m
d) Minimum Interior Side Setback:	1.5 m
e) Minimum Exterior Side Setback:	4.6 m
f) Maximum Lot Coverage:	40%
g) Maximum Number of Principal Buildings:	1
h) Maximum Number of Accessory Buildings:	2
i) Maximum Building Height, Principal:	10.5 m
j) Maximum Building Height, Accessory	4.6 m

#### 11.5 Residential Manufactured Home Park 1 (MHP-1)

The *Residential Manufactured Home Park 1 Zone* is to accommodate *Manufactured and Mobile Home Dwellings* in a *residential setting*.

**11.5.1. Permitted Principal Uses**

- (a) *Dwelling, Manufactured Home*
- (b) *Dwelling, Mobile Home*

**11.5.2. Permitted Accessory Uses**

- (a) *Home Occupation*

**11.5.3. Density Regulations**

- (a) *Maximum Density:* 20 units per Hectare

**11.5.4. Lot Regulations**

a) <i>Minimum Lot Size:</i>	5,000 m <sup>2</sup>
b) <i>Minimum Lot Width:</i>	100 m

**11.5.5. Building Regulations**

a) <i>Minimum Front Setback:</i>	7.5 m
b) <i>Minimum Rear Setback:</i>	4.5 m
c) <i>Minimum Interior Side Setback:</i>	4.5 m
d) <i>Minimum Exterior Side Setback:</i>	4.5 m
e) <i>Maximum Number of Accessory Buildings:</i>	1 per unit
f) <i>Maximum Building Height, Principal:</i>	7.6 m
g) <i>Maximum Building Height, Accessory</i>	4.6 m

## **PART 12: Residential Zones, Multi-Family**

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### **12.1 Residential, Multi-Family 1 (RM-1)**

The Multi-Family 1 (RM-1) Zone is to provide for Residential Townhouse and Row House communities.

#### **12.1.1. Permitted Principal Uses**

- (a) *Dwelling, Detached*
- (b) *Dwelling, Duplex*
- (c) *Dwelling, Townhouse*
- (d) *Dwelling, Row House*

#### **12.1.2. Permitted Accessory Uses**

- (a) *Home Occupation*

#### **12.1.3. Density Regulations**

- (a) *Maximum Density:* 25 units per Hectare

#### **12.1.4. Lot Regulations**

a) <i>Minimum Lot Size:</i>	700 m <sup>2</sup>
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#### **12.1.5. Building Regulations**

a) <i>Minimum Front Setback:</i>	6 m
b) <i>Minimum Rear Setback:</i>	7.5 m
c) <i>Minimum Interior Side Setback:</i>	4 m
d) <i>Minimum Exterior Side Setback:</i>	7.5 m
e) <i>Maximum Building Height, Principal:</i>	10.5 m
f) <i>Maximum Building Height, Accessory</i>	4.6 m

## 12.2 Residential, Multi-Family 2 (RM-2)

The Multi-Family Residential 2 Zone is to provide for Multi-Family Apartment and Townhouse dwelling units.

### 12.2.1. Permitted Principal Uses

- (a) Dwelling, Apartment
- (b) Dwelling, Detached
- (c) Dwelling, Duplex
- (d) Dwelling, Townhouse
- (e) Dwelling, Row House

### 12.2.2. Permitted Accessory Uses

- (a) Home Occupation

### 12.2.3. Density Regulations

- (a) Maximum Density: 1.5 FAR

### 12.2.4. Lot Regulations

a) Minimum Lot Size:	939 m <sup>2</sup>
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### 12.2.5. Building Regulations

a) Minimum Principal Building Width	7.6 m
b) Minimum Front Setback:	6 m
c) Minimum Rear Setback:	7.5 m
d) Minimum Interior Side Setback:	4 m
e) Minimum Exterior Side Setback:	7.5 m
f) Maximum Building Height, Principal:	10.5 m
g) Maximum Building Height, Accessory	4.6 m

## **PART 13: Residential Amenity 1 Zones (Sunstone)**

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### **13.1 Residential Amenity 1, Sunstone (RSA-1)**

The *Residential Amenity 1, Sunstone (RSA-1) Zone* is to accommodate *Single detached and Duplex Dwellings*, on *lots* within the Sunstone Hillside Neighbourhood.

#### **13.1.1. Permitted Principal Uses**

- (a) *Dwelling, Detached*

#### **13.1.2. Permitted Accessory Uses**

- (a) *Accessory Suite*
- (b) *Bed and Breakfast*
- (c) *Carriage House*
- (d) *Home Occupation*
- (e) *Secondary Suite*
- (f) *Short-Term Vacation Rental*

#### **13.1.3. Conditions of Use**

- (a) Either a *secondary suite use*, an *accessory suite* or a *carriage house use*, is *permitted* as an *accessory use* on a *lot*, but not two *accessory residential dwelling* units on the same *lot*.
- (b) No more than two dwellings (which includes an accessory suite) may be located on a parcel.
- (c) No more than two accessory buildings or structures are permitted on a parcel.
- (d) The minimum lot sizes as a base density are as follows:
 

i. Single Residential Dwelling	20,000 m <sup>2</sup>
ii. Bed and Breakfast	20,000m <sup>2</sup>
- (e) The minimum lot size where the requirements identified in Section 13.1.3 (f) have been fulfilled are as follows:
 

i. Single Residential Dwelling	930 m <sup>2</sup>
ii. Bed and Breakfast	930 m <sup>2</sup>
- (f) The densities may be increased from the requirements identified in Section 13.1.3 (d) to the requirements identified in Section 13.1.3 (e) providing contributions toward community amenities have been provided through a payment of \$9165 per single family or bed & breakfast lot, payable either:
  - i. in cash prior to the registration of a plan of subdivision and to be held in a reserve fund by the Village for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and ancillary uses; and/or



- ii. in-kind works and services provided that they are approved by the Village in writing prior to the registration of a plan of subdivision for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and ancillary uses.

#### 13.1.4. **Lot Regulations**

a) Minimum <i>Lot Size</i> :	930 m <sup>2</sup>
b) Minimum <i>Lot Width</i> :	7.6 m

#### 13.1.5. **Building Regulations**

a) Minimum Principal Building Width	7.6 m
b) <i>Minimum Front Setback</i> :	5 m
c) <i>Minimum Rear Setback</i> :	5 m
d) <i>Minimum Interior Side Setback</i> :	1.5 m
e) <i>Minimum Exterior Side Setback</i> :	3 m
f) Maximum <i>Lot Coverage</i> :	40%
g) Maximum Number of <i>Principal Buildings</i> :	1
h) Maximum Number of <i>Accessory Buildings</i> :	2
i) Maximum <i>Building Height, Principal</i> :	10.5 m
j) Maximum <i>Building Height, Accessory</i> :	4.6 m
k) Maximum <i>Building Height, Carriage House</i> :	Two (2) storeys

#### 13.1.6. **Lot Coverage**

- (a) The lot coverage of all buildings on a lot shall not exceed 40%.

#### 13.1.7. **Off-Street Parking**

- (a) Off-street parking spaces shall be provided in accordance with the requirements of this Bylaw.

#### 13.1.8. **Screening and Landscaping**

- (a) Screening and landscaping shall be provided in accordance with the regulations in this Bylaw.

#### 13.1.9. **Signage**

- (a) Signage should be limited to that permitted pursuant to the requirements of this Bylaw and the Village of Pemberton Sign Bylaw.

#### 13.1.10. **Watercourse Setbacks**

- (a) Setbacks from any watercourses on the property must be in accordance with the requirements of the Village of Pemberton, Ministry of Environment and the Department of Fisheries and Oceans.

### **13.2 Residential Townhouse Amenity 1, Sunstone (RTA-1)**

The *Residential Townhouse Amenity 1, Sunstone (RTA-1) Zone* is to provide for *Small lot* and *Residential Townhouse* development at the Sunstone Neighbourhood.

#### **13.2.1 Permitted Principal Uses**

- (a) *Dwelling, Detached*
- (b) *Dwelling, Townhouse*

#### **13.2.2 Permitted Accessory Uses**

- (a) *Home Occupation*

#### **13.2.3 Conditions of Use:**

- (a) *Detached Dwellings* within this zone shall be subject to the requirements of section 13.1.
- (b) *Home Occupation* uses shall be subject to the requirements of this bylaw.
- (c) The minimum lot sizes as a base density are as follows:
  - i. *Detached Dwelling* 20,000 m<sup>2</sup>
  - ii. *Townhouse* 20,000 m<sup>2</sup> per unit
- (d) Where the requirements identified in Section 13.2.3(g) are fulfilled, the permitted density of a Single Residential use may be increase to the following:
  - i. Minimum Lot Size: 350 m<sup>2</sup>
  - ii. Minimum Lot Width: 12 m
- (e) Where the requirements identified in Section 13.2.3(g) are fulfilled, the permitted density of a Townhouse use may be increased in accordance with the regulations contained within Section 303.3 of the RT-1 Zone:
  - i. Minimum Lot Size: 700 m<sup>2</sup>
  - ii. Maximum Floor Area Ratio: 0.50
- (f) Where the requirements identified in Section 13.2.3(g) are fulfilled, the permitted density of a Townhouse use may be increased in accordance with the regulations contained within of the RM-1 Zone.
- (g) The densities may be increased from the requirements identified in Section 13.2.3(c) to the requirements identified in Sections 13.2.3(d) and (e) by providing contributions toward community amenities have been provided through a payment of \$9165 per single family or bed & breakfast lot or \$6110.00 per townhouse unit, payable either:
  - i. in cash at the earlier of building permit issuance or registration of a plan of subdivision, to be held in a reserve fund by the Village for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and ancillary uses; and/or
  - ii. in-kind works and services provided that they are approved by the Village in

writing at the earlier of building permit issuance or registration of a plan of subdivision, for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and ancillary uses.

#### **13.2.4. Lot Coverage**

- (a) The lot coverage of all buildings on a lot shall not exceed 40%.

#### **13.2.5. Off-Street Parking**

- (a) Off-street parking spaces shall be provided in accordance with the requirements of this Bylaw.

#### **13.2.6. Screening and Landscaping**

- (a) Screening and landscaping shall be provided in accordance with the regulations in this Bylaw.

#### **13.2.7. Signage**

- (a) Signage should be limited to that permitted pursuant to the requirements of this Bylaw and the Village of Pemberton Sign Bylaw.

#### **13.2.8. Watercourse Setbacks**

- (a) Setbacks from any watercourses on the property must be in accordance with the requirements of the Village of Pemberton, Ministry of Environment and the Department of Fisheries and Oceans.

#### **13.2.9. Density Regulations**

- (a) Maximum *Density*: 25 units per Hectare

#### **13.2.10. Lot Regulations**

a) Minimum <i>Lot Size</i> , Townhouse:	700 m <sup>2</sup>
b) Minimum <i>Lot Size</i> , Small <i>Lot</i>	350 m <sup>2</sup>
c) Minimum <i>Lot Width</i> , Small <i>Lot</i> .	12 m

#### **13.2.11. Building Regulations**

a) Maximum <i>Lot Coverage</i>	40%
b) <i>Minimum Front Setback</i> :	6 m
c) <i>Minimum Rear Setback</i> :	7.5 m
d) <i>Minimum Interior Side Setback</i> :	3 m
e) <i>Minimum Exterior Side Setback</i> :	3 m
f) Maximum <i>Building Height</i> , Townhouse:	10.5 m
g) Maximum Building Height, Small Lot Dwelling, Detached	Two (2) storeys
h) Maximum Building Height, <i>Accessory</i>	4.6 m

## **PART 14: Residential Amenity 2 Zones (The Ridge)**

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### **14.1 Residential Amenity 2, The Ridge (RSA-2)**

The Residential Amenity 1, The Ridge (RSA-2) Zone is to accommodate *single detached and Duplex Dwellings*, on lots within the Ridge Neighbourhood.

#### **14.1.1. Permitted Principal Uses**

- (a) *Dwelling, Detached*

#### **14.1.2. Permitted Accessory Uses**

- (a) *Accessory Suite*
- (b) *Bed and Breakfast*
- (c) *Carriage House*
- (d) *Home Occupation*
- (e) *Secondary Suite*
- (f) *Short-Term Vacation Rental*

#### **14.1.3. Conditions of Use**

- (a) Either a *secondary suite use*, an *accessory suite* or a *carriage house use*, is permitted as an *accessory use* on a *lot*, but not two *accessory residential dwelling* units on the same *lot*.
- (b) No more than two dwellings (which includes an accessory suite) may be located on a parcel.
- (c) No more than two accessory buildings or structures are permitted on a parcel.
- (d) The minimum lot sizes as a base density are as follows:
 

i. <i>Detached Dwelling</i>	20,000 m <sup>2</sup>
ii. <i>Bed and Breakfast</i>	20,000 m <sup>2</sup>
- (e) The minimum lot sizes where the requirements identified in Section 14.1.3(c) have been fulfilled are as follows:
 

i. <i>Detached Dwelling</i>	1,400 m <sup>2</sup>
ii. <i>Bed and Breakfast</i>	1,400 m <sup>2</sup>
- (f) The densities may be increased from the requirements identified in Section 14.1.3(a) to the requirements identified in Section 14.1.3(b) providing contributions toward community amenities have been provided through a voluntary contribution of \$9165 per detached dwelling or bed & breakfast lot, payable either:
  - i. in cash prior to the registration of a plan of subdivision and to be held in a reserve fund by the Village for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and ancillary uses; and/or

- ii. in-kind works and services provided that they are approved by the Village in writing prior to the registration of a plan of subdivision for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and ancillary uses.

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**14.1.4. Lot Regulations**

a) Minimum Lot Size:	800 m <sup>2</sup>
b) Minimum Lot Width:	18 m

**14.1.5. Building Regulations**

a) <i>Minimum Front Setback:</i>	5 m
b) <i>Minimum Rear Setback:</i>	5 m
c) <i>Minimum Interior Side Setback:</i>	1.5 m
d) <i>Minimum Exterior Side Setback:</i>	4.6 m
e) <i>Maximum Lot Coverage:</i>	40%
f) <i>Maximum Number of Principal Buildings:</i>	1
g) <i>Maximum Number of Accessory Buildings:</i>	2
h) <i>Maximum Building Height, Principal:</i>	10.5 m
i) <i>Maximum Building Height, Accessory</i>	4.6 m
j) <i>Maximum Building Height, Carriage House</i>	Two (2) storeys

## 14.2 Residential Townhouse Amenity 2, The Ridge (RTA-2),

The *Residential Townhouse Amenity 2, The Ridge (RTA-2) Zone* is to provide for *Small Lot* and *Residential Townhouse* development within the Ridge Neighbourhood.

### 14.2.1. Permitted Principal Uses

- (a) *Dwelling, Detached*
- (b) *Dwelling, Townhouse*

### 14.2.2. Permitted Accessory Uses

- (a) *Home Occupation*

### 14.2.3. Conditions of Use

- (a) The minimum lot sizes as a base density are as follows:
  - i. Single Residential Dwelling                      20,000 m<sup>2</sup>
  - ii. Townhouse    20,000 m<sup>2</sup> per unit
- (b) The minimum size for a townhouse is 300 m<sup>2</sup>
- (c) Where the requirements identified in Section 14.2.3(e) are fulfilled, the permitted density of a Detached Dwelling residential use may be increased to the following:
  - i. Minimum Lot Size                                      700 m<sup>2</sup>
  - ii. Minimum Lot Width                                    18 m
  - iii. Maximum Floor Space Ratio                      0.50
- (d) Where the requirements identified in Section 14.2.3(e) are fulfilled, the permitted density of a Townhouse use may be increased in accordance with the regulations contained within of the RM-1 Zone.
- (e) The densities may be increased from the requirements identified in Section 14.2.3 (a) and 14.2.3 (b) to the requirements identified in Section 14.2.3(c) and Section 303A.2(d) providing contributions toward community amenities have been provided through a voluntary contribution of \$9165 per single family or bed & breakfast lot or \$6110.00 per townhouse unit, payable either:
  - i. in cash at the earlier of building permit issuance or registration of a plan of subdivision, to be held in a reserve fund by the Village for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and ancillary uses; and/or
  - ii. in-kind works and services provided that they are approved by the Village in writing at the earlier of building permit issuance or registration of a plan of subdivision, for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and ancillary uses.



**14.2.4. Density Regulations**

- (a) Maximum *Density*: 25 units per Hectare

**14.2.5. Lot Regulations:**

a) Minimum <i>Lot Size</i> , Townhouse:	939 m <sup>2</sup>
Minimum <i>Lot Size</i> , Small <i>Lot</i> :	350 m <sup>2</sup>
b) Minimum <i>Lot Width</i> :	12 m

**14.2.6. Building Regulations:**

a) Maximum <i>Lot Coverage</i> :	40%
b) <i>Minimum Front Setback</i> :	6 m
c) <i>Minimum Rear Setback</i> :	7.5 m
d) <i>Minimum Interior Side Setback</i> :	4 m
e) <i>Minimum Exterior Side Setback</i> :	7.5 m
f) Maximum <i>Building Height</i> , Townhouse:	10.5 m
g) Maximum <i>Building Height</i> , Small Lot detached Dwelling	Two (2) storeys
h) Maximum <i>Building Height</i> , Accessory	4.6 m

## **PART 15: Commercial Zones**

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### **15.1 Commercial, Town Centre (C-1)**

The Town Centre *Commercial Zone* is to guide *use of land, buildings and structures* in the Town Centre of the Village of Pemberton.

#### **15.1.1. Permitted Principal Uses**

- (a) *Arts and Culture*
- (b) *Automotive Service Shop (subject to Conditions of Use)*
- (c) *Catering Establishment*
- (d) *Civic*
- (e) *Convenience Store*
- (f) *Equipment Sales, Servicing, Rental and Repair Shop (subject to Conditions of Use)*
- (g) *Financial Institution*
- (h) *Fitness Centre (subject to Conditions of Use)*
- (i) *Food Truck*
- (j) *Garden Centre*
- (k) *Gasoline Station (subject to Conditions of Use)*
- (l) *Glass Shop (subject to Conditions of Use)*
- (m) *Hostel*
- (n) *Hotel*
- (o) *Laundromat*
- (p) *Liquor License, Liquor Primary*
- (q) *Liquor License, Food Primary*
- (r) *Liquor Store*
- (s) *Liquor Store, Private*
- (t) *Mixed Use Building*
- (u) *Office, Business,*
- (v) *Office, Professional*
- (w) *Personal Service*
- (x) *Restaurant*
- (y) *Retail*
- (z) *Veterinary Clinic*

**15.1.2. Permitted Accessory Uses**

- (a) *Accessory Retail*
- (b) *Accessory Residential Dwelling*
- (c) *Home Occupation*

**15.1.3. Conditions of Use**

- (a) *Fitness Centre*: The maximum permitted floor area of a *fitness centre use* is 300 m<sup>2</sup>
- (b) *Gas Station*: The *Gas Station use* is only permitted on lands legally described as Lot 1, Plan 38251, DL 203, LLD at the time of adoption of this Bylaw.
- (c) *Glass Shop*: The *Glass Shop use* is only permitted on lands legally described as Lot B, Plan EPP66105, DL 7796, LLD at the time of adoption of this Bylaw.
- (d) *Automotive Service Shop*: The *Automotive Service Shop use* is permitted only on lands legally described as Lot 1, DL 203, LLD, Plan KAP58517 at the time of adoption of this Bylaw.
- (e) *Equipment Sales, Servicing, Rental and Repair Shop*: The *Equipment Sales, Servicing, Rental and Repair Shop use* is only permitted on lands legally described as Lot 7, Block 2, DL 203, LLD, Plan 1624 at the time of adoption of this Bylaw.
- (f) For uses permitted under sections 15.1.1(b), 15.1.1(f), 15.1.1(k) and 15.1.1(l) all outdoor storage and waste disposal areas shall be visually screened.

**15.1.4. Density Regulations**

- (a) Maximum Density: 2.5 FAR

**15.1.5. Lot Regulations**

a) Minimum Lot Size:	220 m <sup>2</sup>
b) Minimum Lot Width:	12 m

**15.1.6. Building Regulations**

a) Maximum Lot Coverage	100%
b) Minimum Front Setback:	0 m
c) Minimum Rear Setback:	4.5 m
d) Minimum Interior Side Setback:	0 m
e) Minimum Exterior Side Setback:	0 m
f) Maximum Building Height, Principal:	10.5 m
g) Maximum Building Height, Accessory	4.6 m

**15.2 Commercial, Tourism (C-2)**

The Tourism *Commercial (C-2) Zone* is to accommodate tourist and *tourism accommodation* related uses.

**15.2.1. Permitted Principal Uses**

- (a) *Arts and Culture*
- (b) *Civic*
- (c) *Convenience Store*
- (d) *Drive Through Business (Subject to Conditions of Use)*
- (e) *Food Truck*
- (f) *Gasoline Station*
- (g) *Hostel*
- (h) *Hotel*
- (i) *Motel*
- (j) *Office, Business*
- (k) *Personal Service*
- (l) *Restaurant*
- (m) *Retail, Recreation and Leisure*

**15.2.2. Permitted Accessory Uses**

- (a) *Accessory Retail*
- (b) *Accessory Residential Dwelling*
- (c) *Home Occupation*

**15.2.3. Conditions of Use**

- (a) *Drive Through Business:* The *Drive Through Business Use* is only *permitted* on *lands* legally described as Lot A, Plan KAP74508, DL 203, LLD, at the time of adoption of this Bylaw.

**15.2.4. Density Regulations**

- (a) *Maximum Density:* 1.5 FAR

**15.2.5. Lot Regulations**

a) <i>Minimum Lot Size:</i>	900 m <sup>2</sup>
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**15.2.6. Building Regulations**

a) Maximum <i>Lot Coverage</i>	50%
b) <i>Minimum Front Setback:</i>	7.5 m
c) <i>Minimum Rear Setback:</i>	3 m
d) <i>Minimum Interior Side Setback:</i>	3 m
e) <i>Minimum Exterior Side Setback:</i>	4.5 m
f) Maximum <i>Building Height, Principal:</i>	10.5 m
g) Maximum <i>Building Height, Accessory</i>	4.6 m

**15.3 Commercial, Portage Road (C-3)**

The Portage Commercial (C-3) Zone is to guide use of land, buildings and structures in the Portage Road area of the Village of Pemberton.

**15.3.1. Permitted Principal Uses**

- (a) Arts and Culture
- (b) Civic
- (c) Dwelling Unit, Apartment
- (d) Fitness Centre (subject to Conditions of Use)
- (e) Food Truck
- (f) Hotel
- (g) Mixed Use Building (subject to Conditions of Use)
- (h) Office, Business
- (i) Office, Professional
- (j) Personal Service
- (k) Restaurant
- (l) Retail, Recreation and Leisure

**15.3.2. Permitted Accessory Uses**

- (a) Accessory Retail
- (b) Accessory Residential Dwelling
- (c) Home Occupation

**15.3.3. Conditions of Use**

- (a) Fitness Centre: The maximum permitted floor area of a fitness centre use is 300 m<sup>2</sup>.
- (b) Mixed-use building is subject to the conditions of use specified in Section 7.18.

**15.3.4. Density Regulations**

- (b) Maximum Density: 1.5 FAR

**15.3.5. Lot Regulations**

a) Minimum Lot Size:	900 m <sup>2</sup>
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**15.3.6. Building Regulations**

a) Maximum Lot Coverage	50%
b) Minimum Front Setback:	4.5 m
c) Minimum Rear Setback:	3 m
d) Minimum Interior Side Setback:	3 m
e) Minimum Exterior Side Setback:	4.5 m
f) Maximum Building Height, Principal:	10.5 m
g) Maximum Building Height, Accessory	4.6 m

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## 15.4 Commercial, Service (C-4)

The Service Commercial (C-4) Zone guides the use of land, buildings and structures for Commercial service uses.

### 15.4.1. Permitted Principal Uses

- (a) *Automotive Service Shop*
- (b) *Food Truck*
- (c) *Garden Centre*
- (d) *Gasoline Station*

### 15.4.2. Permitted Accessory Uses

- (a) *Accessory Retail*
- (b) *Accessory Residential Dwelling*
- (c) *Home Occupation*

### 15.4.3. Density Regulations

- (a) Maximum Density: 0.5 FAR

### 15.4.4. Lot Regulations

a) Minimum Lot Size	500 m <sup>2</sup>
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### 15.4.5. Building Regulations

a) Maximum Lot Coverage	50%
b) Minimum Front Setback	7.5 m
c) Minimum Rear Setback	4.5 m
d) Minimum Interior Side Setback	4.5 m
e) Minimum Exterior Side Setback:	4.5 m
f) Maximum Building Height, Principal	10.5 m
g) Maximum Building Height, Accessory	4.6 m

**15.5 Commercial, Neighbourhood Pub (C-5)**

The Neighbourhood Pub *Commercial Zone* is to guide use of land, buildings and structures for neighbourhood pub, tourist and tourism accommodation uses.

**15.5.1 Permitted Principal Uses**

- (a) *Arts and Culture*
- (b) *Catering Establishment*
- (c) *Civic*
- (d) *Drive Through Business*
- (e) *Food Truck*
- (f) *Hotel*
- (g) *Liquor License, Liquor Primary*
- (h) *Liquor License, Food Primary*
- (i) *Mixed Commercial Residential*
- (j) *Motel*
- (k) *Neighbourhood Pub*
- (l) *Personal Service*
- (m) *Retail, Recreation and Leisure*
- (n) *Restaurant*
- (o) *Spa*

**15.5.2 Permitted Accessory Uses**

- (a) *Accessory Liquor Store, Private*
- (b) *Accessory Retail*
- (c) *Accessory Residential Dwelling*
- (d) *Home Occupation*

**15.5.3 Conditions of Use**

- (a) Drive Through Business: The *Drive Through Business Use* is only permitted on lands legally described as Lot 2, Plan KAP74065, DL 203, LLD at the time of adoption of this Bylaw.

**15.5.4 Density Regulations**

- (b) Maximum Density: 0.5 FAR

**15.5.5 Lot Regulations**

a) Minimum Lot Size	900 m <sup>2</sup>
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**15.5.6. Building Regulations**

a) Maximum <i>Lot Coverage</i>	50%
b) <i>Minimum Front Setback</i>	4.5 m
c) <i>Minimum Rear Setback</i>	7.5 m
d) <i>Minimum Interior Side Setback</i>	3 m
e) <i>Minimum Exterior Side Setback</i>	3 m
f) Maximum Building Height, Principal	10.5m
g) Maximum Building Height, Accessory	4.6m

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## **PART 16: Industrial and Airport Zones**

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### **16.1 Industrial Park (M-1)**

The *Industrial Park Zone* is to permit a range of *Industrial* and service uses in the Pemberton *Industrial Park*.

#### **16.1.1. Permitted Principal Uses**

- (a) *Animal Kennel*
- (b) *Artisan*
- (c) *Automotive and RV sales*
- (d) *Automotive Salvage*
- (e) *Automotive Service Shop*
- (f) *Building Supply*
- (g) *Bulk Storage*
- (h) *Cannabis Production Facility*
- (i) *Catering Establishment*
- (j) *Car Wash*
- (k) *Civic*
- (l) *Convenience Store*
- (m) *Dance Studio*
- (n) *Equipment Sales, Service, Rental and Repair*
- (o) *Fitness Centre*
- (p) *Food Truck*
- (q) *Garden Centre*
- (r) *Gasoline Station*
- (s) *Industrial*
- (t) *Industrial Fuel Facility*
- (u) *Industrial Publishing and Printing*
- (v) *Laboratory*
- (w) *Laundromat*
- (x) *Materials Recovery Facility*
- (y) *Brewery, Cidery, Distillery and Winery*
- (z) *Nursery*
- (aa) *Office, Business*
- (bb) *Outdoor Storage*
- (cc) *Photography*
- (dd) *Radio, TV, Recording Studio*

- (ee) *Recreation, Indoor*
- (ff) *Recycling Facility*
- (gg) *Restaurant*
- (hh) *Retail, Industrial*
- (ii) *Storage Facility, Self-Serve*
- (jj) *Storage Facility, Outdoor Equipment*
- (kk) *Trade Contractor Facilities*
- (ll) *Veterinary Clinic*
- (mm) *Waste Transfer Station*
- (nn) *Works Yard*

#### **16.1.2. Permitted Accessory Uses**

- (a) *Accessory Liquor Store, Private*
- (b) *Accessory Retail*
- (c) *Accessory Residential Dwelling*
- (d) *Home Occupation*
- (e) *Storage, Intermodal Storage Container*

#### **16.1.3. Density Regulations**

- (a) Maximum Density: 0.5 FAR

#### **16.1.4. Lot Regulations**

a) Minimum Lot Size	1,800 m <sup>2</sup>
b) Minimum Lot Width	36 m

#### **16.1.5. Building Regulations**

a) Maximum Lot Coverage	50%
b) Minimum Front Setback	7.5 m
c) Minimum Rear Setback	7.5 m
d) Minimum Interior Side Setback	3 m
e) Minimum Exterior Side Setback	7.5 m
f) Maximum Building Height, Principal	10.5 m
g) Maximum Building Height, Accessory	4.5 m

### **16.2 Industrial, Resource (M-2)**

The Resource *Industrial Zone* is to guide *use of land, buildings and structures* for larger *Industrial uses* in the Village of Pemberton.

#### 16.2.1. Permitted Principal Uses

- (a) *Bulk Storage*
- (b) *Composting Facility*
- (c) *Materials Recovery Facility*
- (d) *Recycling Facility*
- (e) *Resource Extraction*
- (f) *Resource Processing*
- (g) *Waste Transfer Station*
- (h) *Works Yard*

#### 16.2.2. Permitted Accessory Uses

- (a) *Accessory Retail*
- (b) *Storage, Intermodal Storage Container*

#### 16.2.3. Conditions of Use

- (a) All uses in the Resource *Industrial Zone* on *land* that front Highway 99 shall provide a natural or landscaped *screening* buffer of not less than twenty (20) metres from the *Highway*.

#### 16.2.4. Density Regulations

- (a) Maximum *Density*. 0.5 FAR

#### 16.2.5. Lot Regulations

a) Minimum <i>Lot Size</i>	3,600 m <sup>2</sup>
b) Minimum <i>Lot Width</i>	36 m

#### 16.2.6. Building Regulations

a) Maximum <i>Lot Coverage</i>	50%
b) <i>Minimum Front Setback</i>	7.5 m
c) <i>Minimum Rear Setback</i>	7.5 m
d) <i>Minimum Interior Side Setback</i>	3 m
e) <i>Minimum Exterior Side Setback</i>	7.5 m
f) Maximum <i>Building Height, Principal</i>	10.5 m
g) Maximum <i>Building Height, Accessory</i>	4.6 m

### 16.3 Airport (AP-1)

Airport Zone regulates the *use of land, buildings, and structures* at the Pemberton Airport for Airport related uses.

#### 16.3.1. Permitted Principal Uses

- (a) *Agriculture*
- (b) *Airport*
- (c) *Airport Related Business*
- (d) *Animal Kennel*
- (e) *Civic*
- (f) *Food Truck*

#### 16.3.2. Permitted Accessory Uses

- (a) *Accessory Retail*
- (b) *Storage, Intermodal Storage Container*

#### 16.3.3. Building Regulations

a) <i>Minimum Front Setback</i>	7.5 m
b) <i>Minimum Rear Setback</i>	7.5 m
c) <i>Minimum Interior Side Setback</i>	3 m
d) <i>Minimum Exterior Side Setback</i>	7.5 m



## **PART 17: Civic, Institutional, and Recreation Zones**

### **17.1 Public (P-1)**

The Public Zone accommodates a range of *Civic* facilities for the community.

#### **17.1.1. Permitted Principal Uses**

- (a) *Arts and Culture*
- (b) *Artisan*
- (c) *Assembly*
- (d) *BMX Track*
- (e) *Campground*
- (f) *Child Care Centre*
- (g) *Civic*
- (h) *Community Care Facility*
- (i) *Concession Stand*
- (j) *Farmers Market*
- (k) *Fitness Centre*
- (l) *Food Truck*
- (m) *Golf Course*
- (n) *Picnic Grounds*
- (o) *Recreation, Indoor*
- (p) *Recreation, Outdoor*
- (q) *School*
- (r) *Recreational Facility*

#### **17.1.2. Permitted Accessory Uses**

- (a) *Accessory Retail*
- (b) *Storage, Intermodal Storage Container*

#### **17.1.3. Building Regulations**

a) Maximum Lot Coverage	50%
b) Minimum Front Setback	5 m
c) Minimum Rear Setback	3 m
d) Minimum Interior Side Setback	3 m
e) Minimum Exterior Side Setback	3 m
f) Maximum Building Height, Principal	10.5 m
g) Maximum Building Height, Accessory	4.6 m

## 17.2 Parks and Recreation (PR-1)

The Parks and Recreation *Zone* accommodates a range of larger park and recreation facilities for the community.

### 17.2.1. Permitted Principal Uses

- (a) *Agriculture*
- (b) *Assembly*
- (c) *Child Care Centre*
- (d) *Civic*
- (e) *Concession Stand*
- (f) *Farmers Market*
- (g) *Fitness Centre*
- (h) *Food Truck*
- (i) *Golf Course*
- (j) *Picnic Grounds*
- (k) *Recreation, Indoor*
- (l) *Recreation, Outdoor*
- (m) *Recreational Facility*

### 17.2.2. Permitted Accessory Uses

- (a) *Accessory Retail*
- (b) *Storage, Intermodal Storage Container*

### 17.2.3. Building Regulations

a) Maximum Lot Coverage	50%
b) Minimum Front Setback	5 m
c) Minimum Rear Setback	3 m
d) Minimum Interior Side Setback	3 m
e) Minimum Exterior Side Setback	3 m
f) Maximum Building Height, Principal	10.5 m
g) Maximum Building Height, Accessory	4.6 m

## 17.3 Outdoor Recreation (OR-1)

The Outdoor Recreation *Zone* accommodates a range of outdoor recreation *uses* for the community.

**17.3.1. Permitted Principal Uses**

- (a) *Assembly*
- (b) *BMX Track*
- (c) *Campground*
- (d) *Civic*
- (e) *Concession Stand*
- (f) *Food Truck*
- (g) *Motocross Track*
- (h) *Picnic Grounds*
- (i) *Recreation, Outdoor*
- (j) *Riding Academy*
- (k) *Speedway*

**17.3.2. Permitted Accessory Uses**

- (a) *Accessory Retail*
- (b) *Storage, Intermodal Storage Container*

**17.3.3. Building Regulations**

a) Maximum Building Height, Principal	10.5m
b) Maximum Building Height, Accessory	4.6m

## 17.4 Education (E-1)

The Education Zone accommodates public and/or private educational facilities for the community.

### 17.4.1. Permitted Principal Uses

- (a) Agriculture
- (b) Assembly
- (c) Boarding School
- (d) Child Care Centre
- (e) Civic
- (f) Recreation, Indoor
- (g) Recreation, Outdoor
- (h) School

### 17.4.2. Permitted Accessory Uses

- (a) Accessory Retail

### 17.4.3. Lot Regulations

a) Minimum Lot Size:	1,850 m <sup>2</sup>
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### 17.4.4. Density Regulations

**Maximum Density:** 1.0 FAR

### 17.4.5. Building Regulations

a) Maximum Lot Coverage	50%
b) Minimum Front Setback:	7.6 m
c) Minimum Rear Setback:	7.6 m
d) Minimum Interior Side Setback:	3 m
e) Minimum Exterior Side Setback:	6 m
f) Maximum Building Height, Principal:	10.5m
g) Maximum Building Height, Accessory	4.6m

## **PART 18: Comprehensive Development (CD) Zones**

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### **18.1 CD-1: Comprehensive Development Zone 1 (Creekside)**

The intent of this zone is to accommodate a townhouse development on a specific piece of property.

#### **18.1.1. Permitted Land Uses**

	<b>Minimum Lot Size</b>	<b>Minimum Lot Width</b>
Townhouse	n/a	n/a
Accessory Uses	n/a	n/a

#### **18.1.2. Buildings and Structures**

	<b>Maximum Number</b>	<b>Maximum Density</b>	<b>Maximum Height</b>
Principal Building	14 (a)	54 units (b)	10.5 m
Accessory Building/Structures	n/a	n/a	4.6 m

- (a) Not more than four (4) dwelling units shall be contained within a principal building.
- (b) Not more than fifty-four (54) dwelling units shall be developed on any one parcel of land.

#### **18.1.3. Building Setbacks**

- (a) All buildings shall be sited in accordance with the Site Plan that is attached to this zoning district.

#### **18.1.4. Off-Street Parking**

- (a) Off-street parking spaces shall be provided in according with the requirements of this Bylaw.

#### **18.1.5. Maximum Lot Coverage: 16%**

## 18.2 CD-2: Comprehensive Development Zone 2 (Mountain Trails)

The intent of this zone is to accommodate multiple family dwellings.

### 18.2.1. Permitted Land Uses

	Minimum Lot Size	Minimum Lot Width
Stacked Townhouses	n/a	n/a
Accessory Building	n/a	n/a
Accessory Uses	n/a	n/a

### 18.2.2. Buildings and Structures

	Maximum Number	Maximum Density	Maximum Height
Principal Building	5, 12 (a)	46 (b)	10.5 m
Accessory Building	n/a	n/a	4.6 m

(a) Not more than five (5) principle buildings shall be erected, constructed, placed or maintained on any one parcel of land and not more than twelve (12) dwelling units shall be contained within a principle building.

(b) Not more than 46 dwelling units shall be developed on any one parcel of land.

### 18.2.3 Building Setbacks

(a) All buildings shall be sited in accordance with the Site Plan that is attached to this zoning district.

### 18.2.4 Off-Street Parking

(a) Off-Street Parking spaces shall be provided in accordance with the requirements of this Bylaw.

### 18.2.5 Maximum Lot Coverage: 20%

### 18.3 CD-3: Comprehensive Development Zone 3 (Cottonwood Court)

The intent of this zone is to accommodate a townhouse development on a specific piece of property.

#### 18.3.1. Permitted Land Uses

	Minimum Lot Size	Minimum Lot Width
Townhouses	n/a	n/a
Accessory Uses	n/a	n/a

#### 18.3.2. Buildings and Structures

	Maximum Number	Maximum Density	Maximum Height
Principal Building	10 (a)	38 units (b)	10.5 m
Accessory Building/Structures	n/a	n/a	18.5m

- (a) Not more than four (4) dwelling units shall be contained within a principal building, except for the principal building that was constructed prior to 1994.
- (b) Not more than thirty-eight (38) dwelling units shall be developed on any one parcel of land.

#### 18.3.3. Building Setbacks

- (a) All buildings shall be sited in accordance with the Site Plan that is attached to this zoning district.

#### 18.3.4. Off-Street Parking

- (a) Off-street parking spaces shall be provided in accordance with the requirements of this Bylaw.

#### 18.3.5. Maximum Lot Coverage: 30%



#### 18.4 CD-4: Comprehensive Development Zone 4 (Pioneer Junction)

The intent of this zone is to accommodate a variety of townhouse type units on a specific piece of property.

##### 18.4.1. Permitted Land Uses

	Minimum Lot Size	Minimum Lot Width
Townhouse	n/a	n/a
Stacked Townhouse	n/a	n/a
Accessory Uses	n/a	n/a

##### 18.4.2. Buildings and Structures

	Maximum Number	Maximum Density	Maximum Height
Principal Building	17, 4 (a)	80 (b)	10.5 m
Accessory Building/Structures	n/a	n/a	4.6 m

- (a) Not more than seventeen (17) principal buildings shall be constructed within this zone, and not more than four (4) dwelling units shall be contained within a principal building, except for a maximum of three (3) principal buildings in which case the maximum number of dwelling units within a principal building shall not exceed twelve (12).
- (b) Not more than eighty (80) dwelling units shall be constructed within this zone.

##### 18.4.3. Building Setbacks

- (a) All buildings shall be sited generally in accordance with the Site Plan that is attached to this zoning district and the setback requirements of the Residential Multi-Family (RM-1) zone as specified in this Bylaw.

##### 18.4.4. Off Street Parking

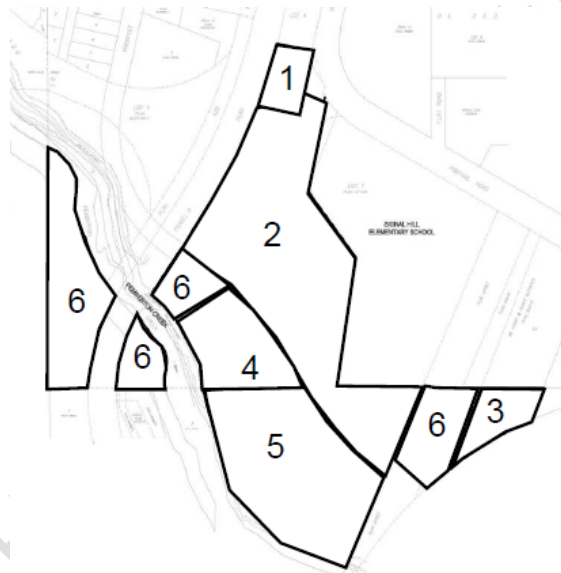
- (b) Off-street parking shall be provided in accordance with the requirements of this Bylaw.

##### 18.4.5. Maximum Lot Coverage: 20.7%

**18.5 CD-5: Comprehensive Development Zone 5 (Tiyata at Pemberton)**

The intent of the CD-5 Zone is to recognize a comprehensively planned area called Tiyata at Pemberton which includes a variety of types of housing, a limited amount of commercial and office floor space, active and passive park land, and a trail network. Covenants have been registered on the lands to further guide the development of the area.

The regulations in the tables in this section apply to land in the Comprehensive Development 5 (Tiyata at Pemberton) Zone, as indicated by the column headings. For purposes of regulation, the area within the boundary of the CD-5 Zone is divided into six (6) separate areas labelled as Area 1 through Area 6 inclusive while the location of each separate area is identified on Appendix “A” to this Zone. Each area boundary within the CD-5 Zone shall be considered a zone boundary for the purposes of this Bylaw and separate regulations shall apply to each area as contained in this section. Minor adjustments to the establishment of the area boundaries will be permitted based upon more detailed site investigations that will be undertaken during the subdivision approval stage.



**18.5.1. Permitted Uses of Land, Buildings and Structures**

(1)The following *uses, buildings and structures* and no others shall be permitted within the CD-5 (Tiyata at Pemberton) Zone:

	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
<i>Principal Uses of Land, Buildings and Structures</i>						
a) Single Family Dwelling		•		•	•	
b) Duplex Residential Dwelling		•		•	•	
c) Townhouse / Stacked Townhouse			•			
d) Apartment <small>(subject to condition of use)</small>	•		•			
e) Business and Professional Office	•					
f) Personal Service Establishments	•					
g) Park	•	•	•	•	•	•
h) Assembly	•					
<i>i) Accessory Uses of Land, Buildings and Structures</i>						
j) <i>Uses accessory to principal uses</i>	•	•	•	•	•	•
k) Home Occupation Use		•	•	•	•	

## 18.5.2 Density of Permitted Uses, Buildings and Structures

- (a) All uses, buildings and structures in the Comprehensive Development 5 Zone shall comply with the following regulations regarding size, siting, density, and lot size.

	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
<b>Maximum Lot Coverage</b>						
a) Single Family Dwelling		50%		50%	50%	
b) Duplex Residential		50%		50%	50%	
c) Townhouse			40%			
d) Apartment	50%		50%			
e) Commercial	50%					
f) Assembly	50%					
<b>Maximum Floor Space Ratio (FSR)</b>						
g) Single Family Dwelling		GFA of 238 m <sup>2</sup> or FSR of 0.5 whichever is less		GFA of 238 m <sup>2</sup> or FSR of 0.5 whichever is less	GFA of 238 m <sup>2</sup> or FSR of 0.5 whichever is less	
h) Duplex Residential		GFA of 280 m <sup>2</sup> or FSR of 0.5 whichever is less		GFA of 280 m <sup>2</sup> or FSR of 0.5 whichever is less	GFA of 280 m <sup>2</sup> or FSR of 0.5 whichever is less	
i) Townhouse / Stacked Townhouse			0.75			
j) Apartment Dwelling			1.5			
k) Commercial	1.5					
l) Assembly	1.5					
<b>Maximum Unit Size (m<sup>2</sup>)</b>						
m) Single Family Dwelling		GFA of 275 m <sup>2</sup> or FSR of 0.5 whichever is less		GFA of 275 m <sup>2</sup> or FSR of 0.5 whichever is less	GFA of 275 m <sup>2</sup> or FSR of 0.5 whichever is less	
n) Duplex Residential (Total both units)		GFA of 325 m <sup>2</sup> or FSR of 0.5 whichever is less		GFA of 375 m <sup>2</sup> or FSR of 0.5 whichever is less	GFA of 375 m <sup>2</sup> or FSR of 0.5 whichever is less	
o) Townhouse / Stacked Townhouse			150			
p) Apartment	95		95			

	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
<b>Accessory Buildings</b>						
q) Maximum floor area	10 m <sup>2</sup>	10 m <sup>2</sup>	10m <sup>2</sup>	10 m <sup>2</sup>	10 m <sup>2</sup>	10 m <sup>2</sup>
r) Maximum height	2.7m	2.7m	2.7m	2.7m	2.7m	2.7m
s) Minimum Front yard Setbacks	6m	6m	6m	6m	6m	6m
t) Minimum Rear yard Setbacks	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m
u) Minimum Side yard Setbacks	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m

### 18.5.2. Conditions of Use

- (a) All uses, buildings and structures in the Comprehensive Development 5 Zone must
- (b) comply with the following additional conditions of use:
- i. An *apartment* use shall be located above a ground storey commercial or assembly use and shall comply with the regulations contained within this Bylaw.
  - ii. For the purpose of this section, a *commercial use* includes a building that is occupied with a *business and professional office* or *personal service establishment* and may contain *residential uses* above the ground storey subject to the provisions of this Zone.
  - iii. any portion of the garage for a single family dwelling and townhouse/stacked townhouse that exceeds thirty-seven (37) square meters shall be included in the calculation of floor area, in addition to the maximum area permitted for accessory buildings.
  - iv. any portion of the garage for a duplex residential dwelling that exceeds forty-five (45) square meters shall be included in the calculation of floor area, in addition to the maximum area permitted for accessory buildings.
  - v. The side yard setback of a single family dwelling may be reduced to 1.2 m whereby a certified professional confirms that snow will not shed from the roof of the dwelling onto adjacent properties.
  - vi. The side yard setback of the garage may be reduced to 0.6 m whereby a certified professional confirms that snow will not shed from the garage roof onto adjacent properties.

**18.5.3. Off-Street Parking and Loading**

- (a) Off-street parking and loading shall be provided in accordance with the requirements of this Bylaw.
- (b) Notwithstanding Section 18.5.4(a) the off-street parking requirements for the following uses shall be as follows:
  - i. *Townhouse / Stacked Townhouse*: two (2) spaces per unit, plus an additional 0.25 space per unit for Visitor Parking
  - ii. *Apartment*: 1.25 space per unit plus an additional 0.25 space per unit for Visitor Parking
  - iii. *Commercial Use*: One (1) space per 37 square meters of gross floor area
  - iv. *Business and Professional Office Use*: One (1) space per 37 square meters of gross floor area

**18.5.4. Definitions**

- (a) For the purpose of the CD-5 zone, the following definitions shall apply:
  - i. *Apartment* shall mean three or more individual dwelling units on a lot where each dwelling unit has its principal access from an entrance or hallway common to at least two other dwelling units on the same storey.

## ***PART 19: REPEAL***

---

The Village of Pemberton Zoning Bylaw, 466, 2001, and all its amendments, and all previous zoning Bylaws are hereby repealed upon adoption of this Bylaw.

**READ A FIRST TIME THIS** 12<sup>th</sup> day of June, 2018

**READ A SECOND THIS** 12<sup>th</sup> day of June, 2018

**NOTICE OF PUBLIC HEARING for Village of Pemberton Zoning Bylaw No. 832, 2018 PUBLISHED IN THE PIQUE NEWSMAGAZINE** on this 14<sup>th</sup> day of June, 2018 and on this 21<sup>st</sup> day of June, 2018.

**PUBLIC HEARING HELD THIS** 26<sup>th</sup> day of June, 2018

**READ A THIRD TIME AS AMENDED THIS** 10<sup>th</sup> day of July, 2018

**APPROVED BY THE MINISTER OF TRANSPORTATION PURSUANT TO SECTION 52 of the *Transportation Act*** this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

**ADOPTED THIS** \_\_\_\_\_ day of \_\_\_\_\_, **2018**

\_\_\_\_\_  
Mike Richman  
Mayor

\_\_\_\_\_  
Sheena Fraser  
Corporate Officer





Your File #:
eDAS File #: 2018-03741
Date: Jul/20/2018

Village of Pemberton
7400 Prospect Street
PO Box 100
Pemberton, British Columbia V0N 2L0

Attention: Lisa Pedrini, Senior Planner

Re: Zoning Bylaw 832 for the Village of Pemberton

Attached please find signed bylaw, approved pursuant to Section 52(3)(a) of the Transportation Act.

Should the municipal boundary be extended, the Ministry will require referrals for the rezoning bylaws associated with the properties outside of the current municipal boundary.

If you have any questions please feel free to call Amy Barker at (604) 527-2224.

Yours truly,

Amy Barker
Senior District Development Technician

Attachment: Signed Zoning Bylaw 832

Local District Address
Squamish Area Office
101-42000 Loggers Lane
Squamish, British Columbia V8B 0H3
Canada
Phone: () - Fax: (604) 898-4376

**PART 19: REPEAL**

---

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READ A FIRST TIME THIS 12<sup>th</sup> day of June, 2018

READ A SECOND THIS 12<sup>th</sup> day of June, 2018

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PUBLIC HEARING HELD THIS 26<sup>th</sup> day of June, 2018

READ A THIRD TIME AS AMENDED THIS 10<sup>th</sup> day of July, 2018

APPROVED BY THE MINISTER OF TRANSPORTATION PURSUANT TO SECTION 52 of the *Transportation Act* this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Mike Richman  
Mayor

\_\_\_\_\_  
Sheena Fraser  
Corporate Officer

THIRD READING - JULY 19, 2018

Approved pursuant to section 52(3)(e) of the *Transportation Act*  
this 20 day of July, 2018  
Ray Eml  
for Minister of Transportation

**Village of Pemberton**

**Bylaw No. 833, 2018**

---

A bylaw to Repeal the Village of Pemberton Permissive Tax Exemption  
(St. David's Church) Bylaw No. 796, 2015

---

**WHEREAS** Council did, on the 22nd day of October, 2015, adopt Bylaw No. 796, 2015 of the Village cited as the "Village of Pemberton Permissive Tax Exemption (St. David's Church) Bylaw No. 796, 2015;

**AND WHEREAS** the Trustees of St. David's Church are no longer the owners of the portion of the land granted exemption from municipal property taxation under Section 224 (2) (f) of the *Community Charter* through the Village of Pemberton Permissive Tax Exemption (St. David's Church) Bylaw No. 796, 2015;

**NOW THEREFORE**, the Council of the Village of Pemberton, in open meeting assembled, enacts as follows:

**Title**

1. This Bylaw may be cited for all purposes as the "Village of Pemberton Repeal of Permissive Tax Exemption (St. David's Church) Bylaw No. 796, 2015, Bylaw No. 833, 2018.

**Repeal**

2. Permissive Tax Exemption (St. David's Church) Bylaw No. 796, 2015, A Bylaw to Provide for a Permissive Tax Exemption for St. David's United Church, adopted on October 22, 2015, is hereby repealed.

**READ A FIRST TIME THIS** 10<sup>th</sup> day of July, 2018.

**READ A SECOND TIME THIS** 10<sup>th</sup> day of July, 2018

**READ A THIRD TIME THIS** 10<sup>th</sup> day of July, 2018.

**ADOPTED** this \_\_\_\_\_ day of July, 2018.

---

Mike Richman  
Mayor

---

Sheena Fraser  
Corporate Officer

**VILLAGE OF PEMBERTON**

**BYLAW No. 834, 2018**

**Permissive Tax Exemption for the Pemberton Childcare Society**

---

A Bylaw to Provide for a Permissive Tax Exemption for the Pemberton Childcare Society

**WHEREAS** pursuant to Section 224 (2) (a) of the *Community Charter*, the Council may, by bylaw exempt certain land, improvements or both from taxation;

**AND WHEREAS** it is deemed advisable to enact a new bylaw granting exemption to the Pemberton Childcare Society;

**NOW THEREFORE** the Council of the Village of Pemberton in open meeting assembled enacts as follows:

1. The land hereinafter described and the improvements thereon which are set apart and in use for not for profit activities, are hereby exempt from taxation under Section 224 (2) (a) of the *Community Charter* for ten (10) year period from 2019 – 2029:

(a) Lot B, KAP 84778, District Lot 203, Lillooet Land District  
PID 027-219-313

2. This Bylaw may be cited for all purposes as the “Village of Pemberton Tax Exemption (Pemberton Childcare Society) Bylaw No. 834, 2018.”

**NOTICE OF INTENTION TO PROVIDE** a Permissive Tax Exemption to the Pemberton Childcare Society was **PUBLISHED IN** the Pique Newsmagazine on June 28, 2018 and July 5, 2018.

**READ A FIRST TIME** this 10<sup>th</sup> day of July, 2018.

**READ A SECOND TIME** this 10<sup>th</sup> day of July, 2018.

**READ A THIRD TIME** this 10<sup>th</sup> day of July, 2018.

**ADOPTED** this \_\_\_\_ day of July, 2018.

---

Mike Richman  
Mayor

---

Sheena Fraser  
Corporate Officer

**VILLAGE OF PEMBERTON**

**BYLAW No. 835, 2018**

**Permissive Tax Exemption for the Pemberton Lions Activities Society**

---

A Bylaw to Provide for a Permissive Tax Exemption for the Pemberton Lions Activities Society

---

**WHEREAS** pursuant to Section 224 (2) (a) of the *Community Charter*, the Council may, by bylaw exempt certain land, improvements or both from taxation;

**AND WHEREAS** it is deemed advisable to enact a new bylaw granting exemption to the Pemberton Lion's Society;

**NOW THEREFORE** the Council of the Village of Pemberton in open meeting assembled enacts as follows:

1. The land hereinafter described and the improvements thereon which are set apart and in use for not for profit activities, are hereby exempt from taxation under Section 224 (2) (a) of the *Community Charter* for a ten (10) year period from 2019 – 2029:

(a) Lot 25, Plan 883, District Lot 165, Lillooet Land District  
PID 004-765-923

2. This Bylaw may be cited for all purposes as the "Village of Pemberton Tax Exemption (Pemberton Lions Activities Society) Bylaw No. 835, 2018."

**NOTICE OF INTENTION TO PROVIDE** a Permissive Tax Exemption to the Pemberton Lions Activities Society was **PUBLISHED IN** the Pique Newsmagazine on June 28, 2018 and July 5, 2018.

**READ A FIRST TIME** this 10<sup>th</sup> day of July, 2018.

**READ A SECOND TIME** this 10<sup>th</sup> day of July, 2018.

**READ A THIRD TIME** this 10<sup>th</sup> day of July, 2018.

**ADOPTED** this \_\_\_\_ day of July, 2018.

---

Mike Richman  
Mayor

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Sheena Fraser  
Corporate Officer

**VILLAGE OF PEMBERTON**

**BYLAW No. 836, 2018**

**Permissive Tax Exemption for the Pemberton Community Church**

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A Bylaw to Provide for a Permissive Tax Exemption for Pemberton Community Church.

**WHEREAS** pursuant to Section 224 (2) (f) of the *Community Charter*, the Council may, by bylaw exempt certain land, improvements or both from taxation;

**AND WHEREAS** it is deemed advisable to enact a new bylaw granting exemption in relation to property that is exempt in part under Section 220 (1) (h) for buildings for public worship;

**NOW THEREFORE** the Council of the Village of Pemberton in open meeting assembled enacts as follows:

1. The portion of the land hereinafter described which is the entirety of the said lands surrounding the exempt church which is set apart and in use for the purpose of public worship, is hereby exempted from municipal property taxation under Section 224 (2) (f) of the *Community Charter* for a ten (10) year period from 2019 until 2029:
  - (a) Lot 1, Plan 11025, District Lot 203, Lillooet Land District.
2. This Bylaw may be cited for all purposes as the "Village of Pemberton Permissive Tax Exemption (Pemberton Community Church) Bylaw No. 836, 2018".

**NOTICE OF INTENTION TO PROVIDE** a Permissive Tax Exemption to the Pemberton Childcare Society was **PUBLISHED IN** the Pique Newsmagazine on June 28, 2018 and July 5, 2018.

**READ A FIRST TIME** this 10<sup>th</sup> day of July, 2018.

**READ A SECOND TIME** this 10<sup>th</sup> day of July, 2018.

**READ A THIRD TIME** this 10<sup>th</sup> day of July, 2018.

**ADOPTED** this \_\_\_\_ day of July, 2018.

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Mike Richman  
Mayor

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Sheena Fraser  
Corporate Officer

**VILLAGE OF PEMBERTON**

**BYLAW No. 837, 2018**

**Permissive Tax Exemption for the Pemberton Legion**

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A Bylaw to Provide for a Permissive Tax Exemption for the Pemberton Legion

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**WHEREAS** pursuant to Section 224 (2) (a) of the *Community Charter*, the Council may, by bylaw exempt certain land, improvements or both from taxation;

**AND WHEREAS** it is deemed advisable to enact a new bylaw granting exemption to the Pemberton Legion;

**NOW THEREFORE** the Council of the Village of Pemberton in open meeting assembled enacts as follows:

1. The land hereinafter described and the improvements thereon which are set apart and in use for not for profit activities, are hereby exempt from taxation under Section 224 (2) (a) of the *Community Charter* for ten (10) year period from 2019 – 2023:

(a) Lot 9, KAP1624, District Lot 2013, LLD

2. This Bylaw may be cited for all purposes as the “Village of Pemberton Tax Exemption (Pemberton Legion) Bylaw No. 837, 2018.”

**NOTICE OF INTENTION TO PROVIDE** a Permissive Tax Exemption to the Pemberton Legion was **PUBLISHED IN** the Pique Newsmagazine on June 28, 2018 and July 5, 2018.

**READ A FIRST TIME** this 10<sup>th</sup> day of July, 2018.

**READ A SECOND TIME** this 10<sup>th</sup> day of July, 2018.

**READ A THIRD TIME** this 10<sup>th</sup> day of July, 2018.

**ADOPTED** this \_\_\_\_ day of July, 2018.

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Mike Richman  
Mayor

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Sheena Fraser  
Corporate Officer



July 6, 2018



Village of Pemberton  
PO Box 100  
7400 Prospect Street  
Pemberton BC  
V0N 2L0

Attention: Mayor and Council

Re: Lillooet River Early Warning System

Dear Mayor and Council

The purpose of this letter is to request the Mayor and Council of the Village of Pemberton to reconsider the Village of Pemberton's recent position regarding support for the Lillooet River Early Warning System.

### Background

On August 6, 2010 a major landslide occurred in the Capricorn Creek drainage of the Mt. Meager complex in the upper reaches of the Pemberton Valley. As a result of the slide a dam was formed at the confluence of Meager and Capricorn Creeks and a partial dam was formed at the confluence of Meager Creek and the Lillooet River. Both dams posed a significant risk to all downstream communities due to the formation of lakes behind the dams. The VOP, SLRD and Lil'wat Nation jointly declared a state of local emergency and issued an evacuation alert for the entirety of the inhabited land downstream of the event as technical experts indicated that imminent and catastrophic failure of the landslide dam was possible. The dam released in



a way that was slow in nature and the flood wave that followed was at a level that the existing flood protection infrastructure provided adequate protection.

A subsequent investigation by specialists and subject matter experts revealed that the probability of at least one event from Mt. Meager greater than 500,000 m<sup>3</sup> is 96% likely to occur in a 50 year period and a 10,000,000 m<sup>3</sup> event is 61% likely to occur in 50 years, and 85% likely to occur in 100 years. Several landslides large enough to cause flood waves that travel the entire length of the Pemberton Valley are expected over the next few decades. It has been determined through an emergency planning process involving the VOP, SLRD, Lil'wat Nation and PVDD that any of these large scale events has the potential to result in significant loss of life and damage to property and infrastructures.

Based on all available information it was determined by the VOP, SLRD, Lil'wat Nation and PVDD that the best line of defence to protect persons and property from this hazard was to install a warning system. In late 2010 discussions to develop, fund and install a warning system were commenced cooperatively with the VOP, SLRD, Lil'Wat Nation and PVDD. It was quickly realised by all 4 local governments while working through this process that a partnership arrangement was the most effective and efficient way forward to make a warning system reality.

In 2011 a letter writing campaign to the province was launched by the 4 Partners (VOP, SLRD, Lil'wat Nation, PVDD) with the letters being jointly signed by the Mayor of the VOP, Board Chairs of the SLRD and PVDD, and the Chief of the Lil'Wat Nation. The letters demonstrated the serious and grave concerns the 4 Partners shared regarding the protection of the people that live and work within their jurisdiction. The letters are attached as Schedule A of this letter in order to demonstrate how the VOP was a supportive, valuable partner and fully understood the important nature of this project.

In 2013 the province agreed to fund the \$30,000 required for the installation of the warning system and this funding was added to an already approved funding package for a PVDD dike

upgrade project. This funding model caused the warning system to morph into PVDD ownership which was never the intention. In the spirit of getting the system functioning as soon as possible the PVDD agreed to manage and provide oversight for all aspects of the system installation. There were no provisions in the provincial funding to address operational costs for maintaining the system.

In 2014 the system was installed and in 2016 an upgrade was made to include a remote camera so that water levels could be monitored and validated quickly and safely should an alarm be triggered. To date approximately \$20,000 has been required to perform maintenance and the camera installation with all costs being shared equally among the 4 Partners.

On June 20, 2017 the Village Mayor and Council made a profound motion to no longer support the ongoing cost associated with the maintenance and operation of the warning system as provided below:

**Lillooet River Early Warning System (LREWS):**

At the Regular Council Meeting No. 1453, held on Tuesday, June 20, 2017, the Pemberton Valley Dyking District (PVDD) proposal regarding the installation of a Video Surveillance System as a means of facilitating improved monitoring of the LREWS was considered. Council was pleased that this option has been sourced out but prior to making any commitments with respect to funding directed staff to provide more information including background on the role and responsibility of the PVDD.

At the Regular Council Meeting No. 1455, held Tuesday, July 25, 2017, staff presented a report along with costing of the Video Surveillance System and your letter of July 6<sup>th</sup> for Council's consideration and direction and the following resolution was passed:

*Moved/Seconded*

**THAT** The Village of Pemberton will support a commitment of the Village's quarter share up to \$3,550 for the initial cost to purchase and install a camera at the Lillooet River Early Warning System location conditional on the support of all partnering jurisdictions;

**AND THAT** the Village of Pemberton will not contribute to the ongoing costs associated with operations, monitoring and maintenance, including vandalism, relating to the Lillooet River Early Warning System.

**CARRIED**



To date the PVDD, SLRD and Lil'Wat Nation have not received supporting logic from the VOP as to why the motion to no longer support the warning system was adopted.

In May 2018 the PVDD developed an annual maintenance budget to operate the warning system based on the best available information. The budget estimates that the annual maintenance costs will be approximately \$8,000 or \$2,000 per benefitting partner per year. The PVDD liason from VOP council is well aware of this budget information. It is a challenge to determine an accurate annual budget because some components of the system are expensive and some are not. It is also difficult to predict if and when and what component will fail. The PVDD is comfortable budgeting for \$8,000 - \$2,000 per benefitting partner per year and use a pay as required policy. This would mean some years costs may be less than \$2,000 and some years costs may be more requiring the excess to come from reserves.

The warning system is insured against vandalism and damage under the PVDD policy and this insurance is 100% funded by the PVDD at this time.

In 2017 the PVDD requested assistance from the VOP to help with monitoring the system in a shared manner between all partners. This request was denied by the VOP.

In July 2017 the PVDD sought a legal opinion regarding the responsibility and obligation of the PVDD to manage, operate and fund the warning system. The conclusion of the legal opinion is as follows:



## Conclusion

We conclude that the Dyking District should not be responsible for the cost of operating and maintaining the System. The System, which is intended to warn local governments of an emergency arising from a mudslide occurring in the Mount Meager Complex, does not relate to any of the Dyking District's purposes, which are to reclaim and develop lands by dyking, draining and pumping.

Although the Dyking District contracted with NHC to install the System, the System owes its existence to the grant that the Parties applied for jointly. Furthermore, the contractual arrangement between the Dyking District and NHC only came about because the Province disbursed the funding solely to the Dyking District with unrelated grant monies. You advised that it was never the Dyking District's intention to take on responsibility for the System.

We conclude that the Village of Pemberton should be responsible, along with other local governments among the Parties, for the cost of operating and maintaining the System. The System serves the objects of the Village, which include providing services for community benefit, providing for the stewardship of public assets, and fostering the economic and social well being of its community. It also provides the Village notice of an impending emergency, which enables the Village to better fulfill its obligations and exercise its powers under the *Emergency Program Act* and the *Community Charter* in an emergency.

## Current Issues

The current issues regarding the VOP's lack of support for this critical public safety warning system are:

- The VOP was in full support of the system as the attached letters prove and now the VOP is not supportive for some unknown reason even though the costs to continue as a partner is small relative to the importance of the warning system. This demonstrates a complete disregard for the importance of the warning system. It would appear the VOP is fine having others provide the tools and funding required for the protection of the people that live, work and visit within the VOP boundaries despite the VOP having a legal and moral obligation for the safety of their residents. Costs to ensure the safety of VOP residents should be given high priority for financial support.





- The VOP has not paid an outstanding invoice from January 2018 for the camera installation despite Mayor and Council agreeing to fund their portion. The PVDD has requested payment on several occasions with no meaningful response.
- The PVDD, SLRD and Lil'wat Nation all understand the importance and value of the public safety warning system that offers a first line of defence for persons and property that exist within their jurisdictions and will continue to support and fund this safety mechanism until such time that a new ownership arrangement can be negotiated with the province or Water Survey Canada.
- The PVDD has been responsible for managing, maintaining and monitoring the system for 4 years with limited staffing support from the SLRD and no staff support from the VOP or Lil'wat Nation. This situation has led to a situation that the PVDD operations and maintenance manager has been 100% responsible for monitoring the system 24/7, 365 days each year. In February 2017 the PVDD maintenance manager notified the SLRD, VOP and Lil'wat Nation that he was leaving for a 7 day trip out of country and that the partners should make arrangements to monitor the system during his absence. While on vacation an alarm was triggered and the PVDD operations manager was able to receive the notification but unfortunately no one from the VOP, SLRD or Lil'wat Nation responded to the alarm and the PVDD manager had to make multiple phone calls from out of country to verify it was a false alarm. This example shows the complacency that exists within the VOP, SLRD and Lil'wat Nation regarding the diligent monitoring of the warning system. This is a considerable and unacceptable burden for one person to be solely responsible for the safety of the entire valley from a Mt. Meager slide 24/7 365 days a year for the past 4 years. The VOP has not responded in any meaningful way to one warning nor has the VOP offered any help in monitoring duties and responsibilities. This is a major gap in the integrity of the warning system operation. Why have a warning system if there is no interest to ensure it is monitored effectively? If a real slide occurs every minute counts, especially at night when there is very limited surveillance opportunities to assess the situation. The PVDD invited the VOP to attend a training course on the system hosted by NHC and the invite was declined. It is the opinion of the PVDD that a monitoring plan that includes only one person, one cell phone and 1



computer is very dangerous and unacceptable to ensuring the safety of our community. The issue of shared responsibility for monitoring the warning system is an urgent concern and needs to be resolved as soon as possible. It is imperative that the 4 Partners develop a monitoring plan immediately allocating each partner's responsibility.

- To date it is unclear if the warning system has been integrated into the VOP Emergency Response Plan. What is the VOP to do if there was a real alarm and there was imminent danger to the residents of the VOP? Past requests from the PVDD to verify that the VOP emergency response plan has in fact been updated to include a response to a verified real alarm have been met with a standard reply that the VOP Emergency Response plan is currently being updated from VOP staff. This is another major gap. Why have a warning system if there is no thorough defined plan on how to react to a real alarm? The PVDD has attempted to arrange a meeting with all emergency response staff to discuss this issue without success in finding the will of the VOP to attend such a meeting. It is the opinion of the PVDD that an effective emergency response plan cannot be developed without including all 4 Partners (VOP, SLRD, Lil'wat Nation, PVDD) in the development of the plan. This has not happened in the 4 years that the system has been in operation.
- A slide at the Mt. Meager Complex is most likely to occur in the warmest months of the year, July, August and September when the glaciers and permafrost are exposed and melting. All 4 Partners (VOP, SLRD, Lil'wat Nation, PVDD) need to be ready and paying full attention to this threat.

## System Management

At this time the PVDD is in a position to continue managing the system including:

- Facilitating repairs when required.
- Tracking all costs and invoicing each partner as required.

## Requests

The PVDD respectfully requests that as soon as possible:





1. Mayor and Council make a resolution to fully support funding for 25% of ALL costs associated with the maintenance and operation of the Lillooet River Early Warning System retroactive to June 20, 2017.
2. Mayor and Council direct VOP staff to meet with PVDD, SLRD and Lil'wat staff to develop a monitoring plan that includes shared responsibility for monitoring by 4 Partners(VOP, SLRD,Lil'wat Nation, PVDD).
3. Mayor and Council direct VOP staff to meet with PVDD, SLRD and Lil'wat staff to develop a joint detailed emergency response plan for a verified real alarm in order to ensure the safety of our community and to be as prepared as possible.

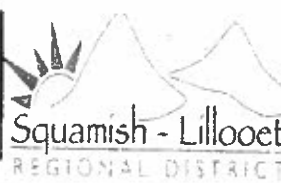
Sincerely,



Brenda McLeod

Chair – Board of Trustees





March 1<sup>st</sup>, 2012

Honourable Shirley Bond  
PO BOX 9053 STN PROV GOVT  
VICTORIA BC V8W 9E2

17 05 06  
Spec forwarded to  
Road for Review

Dear Minister Bond

On Friday, 6 August 2010, a major landslide occurred in the Capricorn Creek drainage of the Mt. Meager complex in the upper reaches of the Pemberton Valley. 48.5 million m<sup>3</sup> of rock and debris inundated Capricorn Creek, blocked the flow of Meager Creek, and partially blocked the Lillooet River. A landslide dam was formed at the confluence of Meager and Capricorn Creek and a partial dam was formed at the confluence of Meager Creek and the Lillooet River. Both dams resulted in significant ponding and posed a risk to downstream communities.

The Squamish Lillooet Regional District (SLRD), the Village of Pemberton (VoP), and the Lil'wat Nation (Mt. Currie) jointly declared a local state of emergency, and issued an evacuation alert for the entirety of inhabited land downstream of the event, including Upper Pemberton Meadows, the Village of Pemberton proper, and those lands between the Village of Pemberton and Lillooet Lake. Based on best available technical information from provincial technical experts indicating imminent and catastrophic failure of the landslide dam, it was decided to evacuate those residents within the 200 year flood plain and not protected by Pemberton Valley Dyking District (PVDD) infrastructure. Approximately 1,700 residents were included in the rapid evacuation. The landslide dam at Meager Creek failed hours later and released almost 3,000,000 m<sup>3</sup> of water over the next few hours with the discharge wave peaking at 1:00 AM. The flood wave nevertheless took almost 7 hours to travel the 65 km to Pemberton, and downstream attenuation mitigated the impact. Residents were permitted to return home the next day.

A secondary flood occurred September 28, 2010, as the partial dam on Lillooet River released the water that remained upstream of the confluence of Meager Creek and Lillooet River. Once again the release of water caused a flood wave that was felt downstream several hours later.

In each case, an upstream warning system would serve as an inexpensive, effective way to protect the public. The estimated warning time from the forestry bridge to the village of Pemberton is just over 3 hours.

The events of August 6, 2010 represented just one of several potential impacts of the Mt. Meager hazard to downstream communities. The subsequent investigation by specialists and professionals reveal that the probability of at least one event from Mt. Meager greater than 500,000 m<sup>3</sup> (the size at which flood waves have been identified historically, and could reasonably be expected to impact



downstream communities) is 96% in a 50 year period (personal communication from Rick Guthrie). We note that the last event that created a flood wave that was felt in Pemberton occurred as recently as 2009. A 10 million m<sup>3</sup> event is 61% likely to occur in 50 years, and 85% likely to occur in 100 years. Several landslides, large enough to cause flood waves that travel the length of the Lillooet River Valley, are expected over the next few decades.

Recently, the local authorities and the PVDD discussed the following plausible event at a planning exercise:

*A major landslide at Mt. Meager blocks Meager Creek and the Lillooet River, creating a ponding event that is not discovered. After a period of time the landslide dam bursts, catastrophically releasing millions of m<sup>3</sup> of water and creating a crest on the Lillooet River that exceeds the level of flood protection in the Valley. An event of this type is well within the parameters of the Meager Complex, and without prior warning to residents in the Pemberton Valley, would not only cause serious damage to downstream infrastructure (including BC HWY 99 and the Lillooet River Bridge), but could result in significant loss of life.*

A warning system that takes advantage of the long travel time between the source of the hazard and the communities at risk is, perhaps, the single most economic and effective response to the problem of unknown flood waves descending the Lillooet Valley. Since the 2010 Mt. Meager event, local authorities – including the PVDD – in the Pemberton Valley have attempted to work with provincial officials at the Ministry of the Environment to ensure that a warning system is installed to provide advance warning of future events at the Complex. Given current funding and technical limitations, a warning system based on a water gauge with an emergency communication system upstream of the Lillooet River Forestry Bridge is considered the best option. It is the most cost effective option, and was recently proposed (and rejected) as below to the BC Flood Protection Program at EMBC:

- Installation of a Water Surveys Canada (WSC) stream monitoring system supplemented by a software system called Streamtracs which would pull the data from the WSC logger, analyze the data and send out a warning via email and or phone to stakeholders when the data has reached or exceeded any thresholds pre-programmed into the Streamtracs system. WSC would install the system and FTS (equipment supplier for WSC) would install Streamtracs.
- WSC system, equipment and installation \$23,500, annual operation and maintenance of WSC system is \$16,000 to be funded by the Province of British Columbia, Streamtracs purchase and installation \$8,100 and annual maintenance \$900 to be funded by PVDD, VOP, SLRD and Lil'wat Nation. As a supplement to the standard WSC system it was agreed by the stakeholders to pay for all costs associated with Streamtracs.



The former Premier and former Minister of Public Safety and Solicitor General acknowledged by letter the provincial commitment to protecting the Pemberton Valley from future Mt. Meager events. Local authorities do not have the means or jurisdiction to independently manage hazards like the Meager Complex, and the SLRD Board considers management of hazards on Crown land to be the responsibility of the province. This view is reflected in SLRD policy.

We restate that. There is, in our opinion and the opinions of experts in this field, a significant risk of loss of life and/or infrastructure posed by flood events that result from the suite of Mt. Meager hazards. The best and most cost effective way to prepare for the sudden, unpredictable flood events as a result of these hazards is by a monitoring system three hours above the village of Pemberton. Local authorities do not have the means or jurisdiction to independently manage hazards like the Meager Complex. The province has previously committed in writing to help the communities of the Pemberton Valley mitigate these hazards.

We believe that this issue is urgent, and that the matter is a clear example whereby a nominal commitment has the far reaching effect of improving public safety and promoting economic prosperity in BC communities. The Squamish-Lillooet Regional District, Village of Pemberton, Lii'wat Nation – Mt. Currie, and the Pemberton Valley Dyking District respectfully request that you direct your staff to re-evaluate their rejection of funding for this warning system and work with local authorities to ensure that a warning system is installed and functional before the freshet of 2012.

Sincerely,

Susie Gimse, Board Chair  
Squamish-Lillooet Regional District

\_\_\_\_\_  
Chief Lucinda Phillips  
Lii'wat Nation – Mt. Currie

\_\_\_\_\_  
Brenda McLeod, Board Chair  
Pemberton Valley Dyking District

\_\_\_\_\_  
Mayor Jordan Sturdy  
Village of Pemberton



July 15<sup>th</sup>, 2012

*Honourable Suzanne Anton*  
PO BOX 9053 STN PROV GOVT  
VICTORIA BC V8W 9E2

Dear Minister Anton:

The local authorities in the Pemberton Valley urgently request a meeting with you to discuss a clear and present danger to the residents of the Squamish-Lillooet Regional District, Lil'wat First Nation, and the Village of Pemberton.

The Mt. Meager complex in the Upper Pemberton Valley is a well-studied and understood hazard, and a major event at Mt. Meager has the potential to devastate the entire Pemberton Valley. Following a near catastrophic landslide from Mt. Meager on August 6<sup>th</sup>, 2010, which resulted in the precautionary evacuation of 1,800 residents from the Pemberton Valley, the four local authorities (Squamish-Lillooet Regional District, Village of Pemberton, Lil'wat Nation, and the Pemberton Valley Dyking District) formed a working group. This working group, over the past 3 years, has repeatedly engaged the provincial and federal governments in pursuit of a Mt. Meager warning and monitoring system (please see copies of previous correspondence sent, attached). To the consternation of local residents, no system has been approved to date.

The system, as scoped by the Pemberton Valley Dyking District, has an installation cost of less than \$50,000, and annual maintenance cost of less than \$20,000. Considering the value of assets at risk (all properties and habitations within the Pemberton Valley, from the Upper Pemberton Meadows to Lillooet Lake), and the potential loss of life and critical infrastructure that could result from a major Mt. Meager event, a warning system should be a major priority not just for local authorities, but for the Province as well.

On July 4<sup>th</sup>, 2013, the Pemberton Valley experienced another Mt. Meager event. The Lillooet River changed colour through heavy siltation, and over the course of the day, river flow diminished – both indications of a landslide event upstream. The Water Survey of Canada gauge on the Lillooet River malfunctioned, leaving local authorities to gather data through observation alone. We received an expedited response from Emergency Management BC, and aerial observations made by both a provincial contract geo-technical specialist and the Pemberton Valley Dyking District revealed that a landslide had occurred at Devastation Creek (part of the Meager complex). Though the landslide posed no danger to downstream communities, it was a wake-up call. A warning system is essential, and needs to be installed in the very near term.



Please accept our urgent invitation to meet with us, the four local authorities in the Pemberton Valley, on August 6<sup>th</sup>, 2013, in Pemberton. The risks posed by this hazard are too great not to act swiftly. We look forward to working with you to resolve this issue.

- What:** Urgent meeting to discuss a warning/monitoring system for Mt. Meager
- When:** August 6<sup>th</sup>, 2013, 13:00 - 14:30 hrs
- Where:** SLRD Offices, 1350 Aster St, Pemberton, BC

Sincerely,

Patricia Heintzman, Board Chair  
Squamish-Lillooet Regional District

Chief Lucinda Phillips  
Lil'wat Nation – Mt. Currie

*For:* Brenda McLeod, Board Chair  
Pemberton Valley Dyking District

James Linklater, Acting Mayor  
Village of Pemberton



July 15<sup>th</sup>, 2012

*Honourable Jordan Sturdy  
East Annex  
Parliament Buildings  
Victoria, BC V8V 1X4*

Dear Mr. Sturdy:

The local authorities in the Pemberton Valley urgently request a meeting with you to discuss a clear and present danger to the residents of the Squamish-Lillooet Regional District, Lil'wat First Nation, and the Village of Pemberton.

The Mt. Meager complex in the Upper Pemberton Valley is a well-studied and understood hazard, and a major event at Mt. Meager has the potential to devastate the entire Pemberton Valley. Following a near catastrophic landslide from Mt. Meager on August 6<sup>th</sup>, 2010, which resulted in the precautionary evacuation of 1,800 residents from the Pemberton Valley, the four local authorities (Squamish-Lillooet Regional District, Village of Pemberton, Lil'wat Nation, and the Pemberton Valley Dyking District) formed a working group. This working group, over the past 3 years, has repeatedly engaged the provincial and federal governments in pursuit of a Mt. Meager warning and monitoring system (please see copies of previous correspondence sent, attached). To the consternation of local residents, no system has been approved to date.

The system, as scoped by the Pemberton Valley Dyking District, has an installation cost of less than \$50,000, and annual maintenance cost of less than \$20,000. Considering the value of assets at risk (all properties and habitations within the Pemberton Valley, from the Upper Pemberton Meadows to Lillooet Lake), and the potential loss of life and critical infrastructure that could result from a major Mt. Meager event, a warning system should be a major priority not just for local authorities, but for the Province as well.

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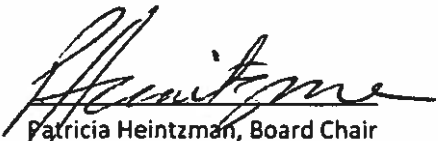


no danger to downstream communities, it was a wake-up call. A warning system is essential, and needs to be installed in the very near term.


Please accept our urgent invitation to meet with us, the four local authorities in the Pemberton Valley, on August 6<sup>th</sup>, 2013, in Pemberton. The risks posed by this hazard are too great not to act swiftly. We look forward to working with you to resolve this issue.


- What:** Urgent meeting to discuss a warning/monitoring system for Mt. Meager
- When:** August 6<sup>th</sup>, 2013, 13:00 - 14:30 hrs
- Where:** SLRD Offices, 1350 Aster St, Pemberton, BC

Sincerely,

  
 Patricia Heintzman, Board Chair  
 Squamish-Lillooet Regional District

  
 Chief Lucinda Phillips  
 Lil'wat Nation – Mt. Currie

  
 FOR: Brenda McLeod, Board Chair  
 Pemberton Valley Dyking District

  
 James Linklater, Acting Mayor  
 Village of Pemberton



Tourism Pemberton,  
Box 602,  
Pemberton, B.C., V0N 2L0

July 18, 2018

Mayor & Council,  
Village of Pemberton,  
Box 100,  
Pemberton, B.C., V0N 2L0

Dear Mayor Richman & Council :

Tourism Pemberton would like to request a letter of support from the Village of Pemberton for their RDP application regarding MRDT funding.

Tourism Pemberton's mission is to develop and market tourism in the Pemberton Valley and surrounding areas to the benefit of tourists and residents. The organization's vision is to promote Pemberton and District as BC's premier adventure gateway community and to positively impact the local economy.

Located in the centre of town with plenty of parking, the commercial core has everything you need for your visit to Pemberton: ice, dairy free and gluten free products, local and organic products, fresh meat and produce. All your shopping needs: restaurants, liquor stores, pharmacy, camping supplies, motor vehicle supplies, gifts ,you can even get a tattoo after shopping. We are open 7 days a week and holidays.

As you know Tourism has and continues to grow amongst our group of communities. N'Quatqua First Nation has seen exceptional growth in and around Anderson Lake. The communities of Lower Stl'atl'imx Nation have also been encouraged with continued growth in the Hot springs and there has been talk of Air B&B in those areas as well. The newly built T'zil learning and its Cultural Centre along with the new gas station and its amenities are sure to bring more tourism to the area. Recently speaking with the manager of the T'spun Grocery Store there has been a sharp increase of shoppers heading to Joffre.

Tourism Pemberton continues to grow our marketing with the creation of an area hiking map and with the collaborative efforts with Whistler Publishing the Pemberton Visitors Guide was created. We continue to work with Destination BC and our partners while working on projects such as the Sea to Sky Cultural Connector and the Sea to Sky Bike Campaign. We have also hosted tourism writers & tour guides . We continue to host the very successful Slow Food Cycle and this year we gave added the Long Table event during the same weekend. We continue to work with Parks and Forestry on several ongoing issues including better communication to all levels of government. We welcome the opening of the Rutherford Whitewater kayaking and hope to expand its use as the park is developed.

Tourism Pemberton has determined that a more sustainable model of funding could come thru the Municipal Regional District Tax (MRDT) and as such we would like to proceed as the lead to acquiring such funds. As you know these funds would be dispersed through a separate board and as per the new rules housing strategies can also be included. If successful, the funds would be used to directly market our communities.

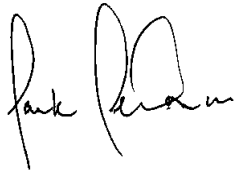
I have attached a quote from Cadence Strategies. The organization is very well versed in the application process and has been very successful in the past. As part of the requirements of the MRDT application we are required to have both a five-year marketing strategy along with a one-year tactical plan.

The RDP application requires community support. Our current membership of thirty-three is at the highest ever. We also need in the letter of support reference to community or economic development plans that show the importance of Tourism and we must demonstrate that we are aligned with such plans.

Tourism Pemberton is prepared to pay the costs related to the writing of the RDP grant. Two successful intakes will be required to fund the \$20,000 and there would be a shortfall of \$4000. We are asking for a commitment from both the SLRD and the Village of Pemberton for the balance/shortfall. While Tourism Pemberton is grateful for the funds provided by the Village thru the CIOF and matched by the SLRD it is imperative that Tourism Pemberton finds a balanced and secured funding method.

Thanking you in advance,

Yours Truly,

A handwritten signature in black ink, appearing to read 'Mark Mendonca', written in a cursive style.

Mark Mendonca

President



July 13, 2018

Mr. Mark Mendonca  
Tourism Pemberton  
By Email: markmendonca@ica.net

Dear Mark:

Re: Tourism Pemberton – MRDT/Sustainable Funding Proposal

Further to our conversations and meetings, I am pleased to submit this proposal to work together with the Board of Tourism Pemberton and with tourism stakeholders in the Village of Pemberton and Area C to create a five-year tourism strategy and detailed one year tactical plan and pursue support for securing the Municipal Regional District Tax (MRDT) as part of a sustainable funding model for destination marketing and development.

## Background

It has been my pleasure to work with the Board of Tourism Pemberton and local tourism stakeholders in the past under Destination BC's Community Tourism Foundation program. Cadence Strategies facilitated the development of a community tourism plan for Pemberton in 2014 with an update and review in 2015. As discussed both then and on Sunday, there is a significant year-round tourism opportunity that can be activated in Pemberton if sustainable funds are secured for destination marketing and management.

I have worked extensively throughout the Province of BC and Alberta assisting destinations in crafting sustainable funding models. My clients have included Tourism Prince George, City of Fernie, Banff/Lake Louise Tourism, Nelson Kootenay Lake Tourism, Red Mountain Resort/Tourism Rossland, City of White Rock, Sunshine Coast Tourism, Tourism Abbotsford the City of Campbell River, and the Slokan Valley/Nakusp. I am currently working in the District of Hope and the City of Maple Ridge where, together with tourism stakeholders, we are developing tourism strategies and detailed tactics to assist them with building support for the MRDT.

Working with these many destinations has allowed me to craft a collaborative process to secure support for funding destination marketing. Through a disciplined process that is respectful of the interests and concerns of all, many of these destinations have chosen to pursue and successfully secured application of the Municipal Regional District Tax (MRDT) alongside other revenue sources. While I am not able to guarantee a successful MRDT petition in Pemberton, I have an excellent track record and will work diligently with you to achieve your objectives.

## The Process/Scope of Work

As you are aware, the accommodation sector collects this additional fee (2% or 3%) on overnight stays in properties having four or more rooms available for nightly rental. Typically, the accommodation sector representatives who must sign a petition requesting that Victoria apply the MRDT, have concerns that must be acknowledged as legitimate and then addressed in a manner that provides them the necessary comfort to proceed. This often entails many meetings, face-to-face conversations and discussions in order to be successful. Ideally, a local champion from the accommodation sector can be identified early in the process and become an advocate alongside myself and all the Directors on the Board of Tourism Pemberton.

Working with your guidance and local insights, I would propose the following scope of work be undertaken in two Phases. The first Phase explores the elements of sustainable funding for Tourism Pemberton and the critical success factors to secure MRDT. The second phase secures all the necessary elements for the MRDT application:

### *Phase I:*

#### *Step One – Project Launch*

- Meet with yourself and other Tourism Pemberton representatives to review project, approach, timing and confirm optimal path forward – review each of the eligible collectors of MRDT and strategize together on sequence and manner of engagement
- Review previous tourism plans and any reports available on implementation/ results to date achieved by Tourism Pemberton and identify priority opportunities that could be activated with incremental and sustainable funding
- Prepare excel spreadsheet of all potential MRDT collectors in agreed catchment area including key contact, email, phone number, address and number of rooms available for nightly rental
- Compare spreadsheet with accommodators collecting PST as reported through Ministry of Finance to Destination BC

#### *Step Two – Prepare Fact Sheet*

- Prepare for review with yourself and other Tourism Pemberton representatives a ‘MRDT Frequently Asked Questions’ fact sheet (2-4 pages) that considers:
  - Options for sustainable funding of destination marketing activities in BC (the MRDT foremost among them)
  - What is the MRDT – how is it collected – how is it approved/renewed
  - Other communities collecting the MRDT – their budgets and the results they have experienced
  - Testimonials from other accommodators now collecting the MRDT
  - Estimates of the amount that could be collected in Pemberton/Area C
  - Types of investments that could be made if funds were on hand
  - Possible governance models and/or considerations in crafting a governance model
  - Ways to ‘level the playing field’ so all businesses that will benefit from increased destination marketing will also contribute – propose a suite of benefits available to collectors of MRDT that other tourism businesses must pay for

#### *Step Three – Conduct one-on-one drop in meetings with accommodators*

- Schedule one-on-one meetings with owners/general managers of eligible MRDT collecting accommodations and meet with them to share the MRDT fact sheet and to listen to their ideas/concerns - discuss various models that have been successfully deployed elsewhere (est. 12 meetings/follow up telephone discussions)
- Solicit their input to a five-year tourism strategy and Year One tactical plan that must accompany the petition for MRDT identifying their high priority marketing strategies

- Discuss key elements of the governance model (size and representation of Board of Directors etc.)
- Secure petition signatures from those that are ready to sign (Note: once signatures begin to be collected it is important to keep momentum or they become 'stale' and Victoria will require that the signatures be renewed)

This concludes Phase I activities. The key deliverables from Phase I include the following:

- Summary report of engagement activities identifying the following:
  - MRDT tracking spreadsheet
  - MRDT Fact Sheet
  - Identification of accommodators in favour and ready to sign the petition for MRDT
  - Petition signatures, if gathered
  - Stakeholder input to highest opportunity target markets (for consideration in 5-year strategy)
  - Key areas of investment seen as having high potential for returns and being an appropriate use of MRDT funds (for consideration in 5-year strategy)
  - Elements of preferred governance model for destination marketing – any modifications to current governance structure that may prove necessary to secure majority support for MRDT
  - Other components of the sustainable funding model beyond MRDT – local/regional government contributions; cooperative marketing programs; grants etc.
  - Recommendations for next steps/Phase II

## *Phase II:*

### *Step Four – Develop draft five-year marketing strategy and Year One tactical plan*

- Review available primary and secondary market research to inform recommendations related to Pemberton's unique selling proposition and target markets as well as priority opportunities
- Facilitate a ½ day workshop (3 hours) with the Board of Tourism Pemberton to brainstorm priority strategies for inclusion in five-year marketing strategy and Year One tactical plan
- Develop draft five-year marketing strategy and Year One tactical plan that incorporates accommodator input received to date as well as other high priority opportunities to be activated based upon Tourism Pemberton input and facilitator knowledge and experience including:
  - Measurable Objectives to be achieved by Tourism Pemberton
  - Pemberton's Unique Selling Proposition/Competitive Advantage
  - Recommended Target Markets
  - Strategy Areas including (amongst other areas):
    - Content Acquisition/Curation
    - Social Media Engagement
    - Web Presence
    - Media Relations
    - Festivals & Events
  - Partnership Opportunities (neighbouring DMO's, Destination BC, Provincial Sector Organizations like Mountain Bike BC, other communities and DMOs etc.)
  - Training/Support for tourism businesses to improve Experiential Quality leveraging DBC's Remarkable Experiences program and other tools
- Recommend a Sustainable Funding Model for Pemberton (MRDT, local government contributions through economic development, grants, leveraged marketing opportunities, voluntary contributions from other tourism businesses that do not collect MRDT etc.)
- Recommend changes to the Tourism Pemberton Governance Model, if any

### *Step Five – Conduct Open House*

- Facilitate an open house for all tourism businesses and other interested residents to review draft plan and engage in dialogue regarding recommendations; confirm priority opportunities for Year One and the nature/composition of funding and governance model
- Secure additional petition signatures at Open Houses from those eligible properties now willing to sign

### *Step Six – Additional one-on-one meetings*

- Incorporate new strategy ideas/recommendations received during open houses into final draft five-year Strategic Plan and Year One Tactical Plan
- Return for a second series of one-on-one meetings with accommodators to secure their support for the MRDT petition
- Conduct telephone follow ups as necessary
- Provide regular reports on status of petition support to the Board of Tourism Pemberton
- Continue to strategize with Tourism Pemberton to ensure majority of rooms and majority of properties are in favour of the MRDT application

### *Step Seven:*

- Once majority support is secured, distribute final draft strategy to all accommodators eligible to collect the proposed MRDT and request final comments
- Prepare MRDT submission package for Victoria including five-year marketing strategy and detailed Year 1 tactical plan and submit to Destination BC for their review prior to forwarding to Victoria (application requirements can be found at [www.destinationbc.ca/...Program/MRDT-Program-Requirements-Master-Document-September-1.pdf.aspx](http://www.destinationbc.ca/...Program/MRDT-Program-Requirements-Master-Document-September-1.pdf.aspx))
- Incorporate any feedback received from the Destination BC application review
- Assist Tourism Pemberton representatives to secure local government letters of support from each local government (Village of Pemberton and SLRD) which must accompany MRDT application to Victoria (including presentations to Council and/or Regional District Board if required)
- Prepare final MRDT application package for submission to Victoria

## **Fees and Timing**

Phase I scope of work will be delivered for a fixed fee of \$10,000 + GST. This includes travel costs (km/meals) for 2-3 trips to engage with accommodators and with the Board of Directors.

Phase II scope of work will be delivered for a fixed fee of \$14,800 + GST. This includes travel costs (km/meals) for a planned 2-3 separate trips as well as meeting space/refreshments for one Board workshop (10 attendees) and one Open House with an estimate 20-30 attendees.

The proposed timing for the meetings with accommodators, the Board workshop and the Open House will be discussed with you once funding is confirmed to proceed. However, it is anticipated that the entire project will require a total of 6-9 months once it commences. Phase I can begin in September, 2018 and be completed by year end (3 months).



I would be pleased to review this proposal with you and make any changes to the scope of work that would best serve the project. Thank you for this opportunity to provide a proposal to work with you.

Yours truly,

*Suzanne Denbak*

Suzanne Denbak, B.Comm., CPA/CA, MBA  
Principal, Cadence Strategies  
President, Cadence Resort Marketing Inc.



# CITY OF WILLIAMS LAKE

450 MART STREET, WILLIAMS LAKE, BRITISH COLUMBIA V2G 1N3  
TELEPHONE (250)392-2311 FAX (250)392-4408

July 17, 2018

The Honourable Carole James  
Minister of Finance and Deputy Premier  
PO BOX 9048 STN PROV GOVT  
Victoria BC  
V8W 9E2

Dear Minister / Deputy Premier James:

**Re: Employer Health Tax Impact on Local Government**

This is to advise that the City of Williams Lake Council passed the following resolution at its regular meeting held Tuesday, May 29<sup>th</sup>, 2018:

*"That pursuant to the report of the Chief Financial Officer dated May 17, 2018, Council support the resolution of the Council for the City of Langley and request the Province of BC to exempt local governments, regional districts and school boards from the imposition of the EHT to lessen the financial burden on local taxpayers, especially those that are on fixed incomes and further that correspondence to that effect be sent to the Province of BC."*

The City of Williams Lake, like many local governments have a limited revenue base that relies heavily on property taxation. The new Employer Health Tax will put additional cost pressure on the City of Williams Lake (and other BC local governments) that would have to be passed to municipal taxpayers, placing an undue share on lower and middle income British Columbians.

If you have any questions in this regard, please contact the undersigned.

Sincerely,


  
Mayor Walt Cobb

cc: UBCM Member Municipalities



MUSEUM  
of the  
CARIBOO CHILCOTIN

[www.williamslake.ca](http://www.williamslake.ca)

  
CENTRAL  
CARIBOO  
Village of Pemberton  
Regular Council Meeting No. 1475  
Tuesday, July 24, 2018  
334

## OPEN QUESTION PERIOD POLICY

**THAT** the following guidelines for the Open Question Period held at the conclusion of the Regular Council Meetings:

- 1) The Open Question Period will commence after the adjournment of the Regular Council Meeting;
- 2) A maximum of 15 minutes for the questions from the Press and Public will be permitted, subject to curtailment at the discretion of the Chair if other business necessitates;
- 3) Only questions directly related to business discussed during the Council Meeting are allowed;
- 4) Questions may be asked of any Council Member;
- 5) Questions must be truly questions and not statements of opinions or policy by the questioner;
- 6) Not more than two (2) separate subjects per questioner will be allowed;
- 7) Questions from each member of the attending Press will be allowed preference prior to proceeding to the public;
- 8) The Chair will recognize the questioner and will direct questions to the Councillor whom he/she feels is best able to reply;
- 9) More than one Councillor may reply if he/she feels there is something to contribute.

*Approved by Council at Meeting No. 920  
Held November 2, 1999*

*Amended by Council at Meeting No. 1405  
Held September 15, 2015*