

-BOARD OF VARIANCE-

Agenda for the Board of Variance Meeting of the Village of Pemberton to be held Wednesday, February 26, 2020 at 5:00 PM at 7400 Prospect Street.

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1. CALL TO ORDER	
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Report to Board of Variance:	
To reduce the minimum required front setback from 6 m to 5 m to facilitate the siting of a semi-detached garage.	
4. 1311 Eagle Drive – Lot 2, DL 202, Plan EPP64969	19
Report to BoV:	
To reduce the minimum required front setback from 6 m to 5m to facilitate the siting of a detached dwelling.	
5. NEXT MEETING	
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BOARD OF VARIANCE MINUTES

Minutes for the Board of Variance of the Village of Pemberton May 2, 2019 at 5:00pm at 7400 Prospect Street, Pemberton, B.C.

IN ATTENDANCE:	Niki Vankerk Drew Meredith
REGRETS:	Al LeBlanc
STAFF IN ATTENDANCE:	Lisa Pedrini, Senior Planner Faruq Patel, Chief Building Inspector Gwendolyn Kennedy, Building & Planning Clerk
APPLICANT/PUBLIC:	Andrew Lambrecht, Applicant Ryan Gold, Applicant

1) **CALL TO ORDER**

At 4:58 p.m. the meeting was called to order.

2) **MINUTES**

Moved/Seconded

THAT the minutes of the Board of Variance meeting held April 10, 2019 be approved as circulated.

CARRIED

3) **1314 Eagle Drive (Lot 11, Benchlands – Phase 1C)**

Variance Request: to reduce the minimum required front setback from 6 meters to 5 meters (a difference of 1.0 m) to facilitate the siting of a detached dwelling.

All properties within 100 meters of the lot were mailed details of the variance application. No responses were received.

Lisa Pedrini, Manager of Development Services provided details of the application, noting that the two applications to be presented at this meeting are similar to the application approved at the April 10, 2019 Board of Variance Meeting. Both lots are on the west side of Eagle Drive where the land slopes

steeply upward from the front of the lot to the back. The presence of bedrock increases the hardship. A relaxation in the front setback from 6 meters to 5 meters would significantly reduce the excavation needed.

Ms. Pedrini noted that the neighboring house on the north side at 1312 Eagle Drive conforms to the 5 meter front setback as it was built prior to adoption of the amendment to Zoning Bylaw No. 832, 2018 that increased the front setback in the R-1 Zone to 6 meters.

Board members examined the house plans and noted that the second storey over the garage is set back from the first, reducing the visual impact of the mass of the building when viewed from the street.

RESOLUTION

Moved/Seconded

THAT the Board of Variance approve the request to decrease the front setback from 6.0 meters to 5.0 meters for 1314 Eagle Drive.

CARRIED

4) 1320 Eagle Drive (Lot 8, Benchlands, Phase 1C)

Variance Request: to reduce the minimum required front setback from 6 meters to 5 meters (a difference of 1.0 m) to facilitate the siting of a detached dwelling.

All properties within 100 meters of the lot were mailed details of the variance application. No responses were received.

Ms. Pedrini noted that 1320 Eagle Drive is the last lot on the west side of Eagle Drive and there are no neighbours on the south side. No building permit has been received for the lot on the north side at 1318 Eagle Drive. The lot owners have been informed of this variance request.

Board members examined the house plans and observed that the master bedroom is sited at the 5 meter setback line and that there is a deck on this level.

RESOLUTION

Moved/Seconded

THAT the Board of Variance approve the request to decrease the front setback from 6.0 meters to 5.0 meters for 1320 Eagle Drive.

CARRIED

5) **NEW BUSINESS**

There was no new business.

6) **NEXT MEETING**

Variance applications are expected to be received from the four lots located on the lower section of Eagle Drive. A meeting will be scheduled once the applications have been received.

7) **ADJOURNMENT**

Moved/Seconded

THAT the Board of Variance meeting be adjourned.

CARRIED

At 5:10 p.m. the meeting was adjourned.

This is a true and correct
copy of a meeting of the
Board of Variance of the
Village of Pemberton,
held May 2, 2019.

Chair

BOARD OF VARIANCE MINUTES

Minutes for the Board of Variance of the Village of Pemberton June 18, 2019 at 5:00pm at 7400 Prospect Street, Pemberton, B.C.

BY TELEPHONE:	Drew Meredith Niki Vanker
REGRETS:	Alan LeBlanc
STAFF IN ATTENDANCE:	Lisa Pedrini, Senior Planner Faruq Patel, Chief Building Inspector Gwendolyn Kennedy, Building & Planning Clerk
APPLICANT/PUBLIC:	2 (Applicant)

1. CALL TO ORDER

At 5:15 p.m. the meeting was called to order.

2. EAGLE DRIVE 1301, 1303, 1035 AND 1307 (BENCHLANDS LOTS 18, 17, 16 & 15)

a) 1301, 1303, 1307 Eagle Drive (LOTS 18, 17 & 15, DL 202, PLAN KAP76833)

To reduce the minimum required front setback on each lot from 6 m to 5m to facilitate the siting of a detached dwelling.

b) 1305 EAGLE DRIVE (LOT 16, DL 202, PLAN KAP76833)

To reduce the minimum required front setback from 6 m to 3 m to facilitate the siting of a detached dwelling.

RESOLUTION

Moved/Seconded

THAT the Board of Variance approve the request to reduce the minimum required front setback on the lots located at 1301, 1303 and 1307 Eagle Drive from 6 m to 5m to facilitate the siting of a detached dwelling.

AND THAT the Board of Variance approve the request to reduce the minimum required front setback on the lot located at 1305 Eagle Drive from 6 m to 3m to facilitate the siting of a detached dwelling.

CARRIED

3. ADJOURNMENT

Moved/Seconded

THAT the Board of Variance meeting be adjourned.

CARRIED

At 5:16 p.m. the meeting was adjourned.

This is a true and correct copy of a meeting of the Board of Variance of the Village of Pemberton, held May 2, 2019.

Chair

Date: February 26, 2020
From: Joanna Rees, Planner
Subject: 1358 Greenwood Street- Front Setback Variance Request
Applicant: Jeff Westlake

PURPOSE

This report provides an overview for the Board of Variance of an application submitted by Jeff Westlake, owner of the property located at 1358 Greenwood Street. The applicant is requesting a relaxation from the required minimum front lot line setback in Zoning Bylaw No. 832, 2018 from six (6) metres to five (5) metres to facilitate the siting of a semi-detached garage. The proposed site plan is shown below in Figure 1. The application is attached as **Appendix A**.

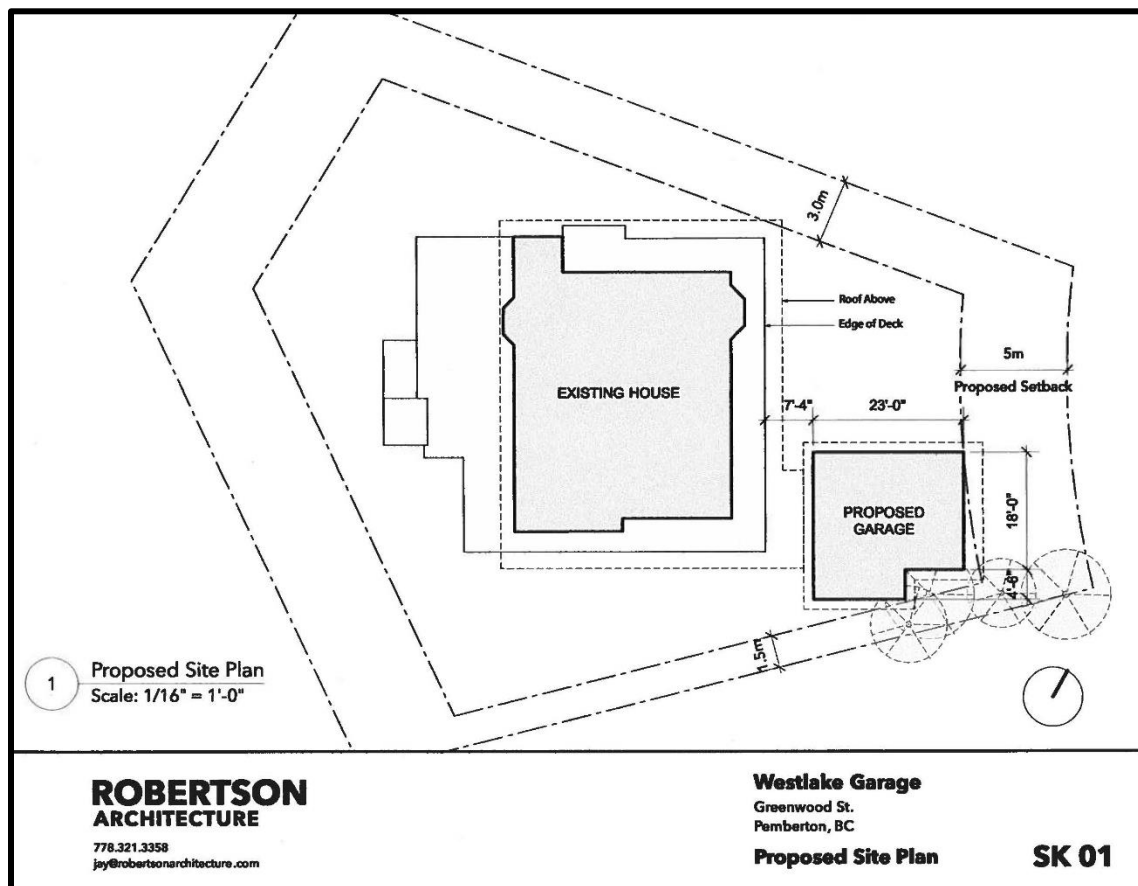


Figure 1: Proposed site plan

BACKGROUND

The subject lands are designated Residential in the Official Community Plan. The subject lands are zoned Residential 1 (R-1) as per Village of Pemberton Zoning Bylaw No. 832, 2018 and have a required front yard setback of six (6) metres.

The single detached dwelling located on the property was constructed in 2002 and was subject to Zoning Bylaw No. 466, 2001. At the time of construction, the required front yard set back was five (5) metres. The Village of Pemberton Zoning Bylaw was updated in 2018 and the minimum front yard setback was increased from five (5) metres to six (6) metres in the R-1 zone to provide additional space for parking.

COMMUNICATIONS

A notice regarding this application has been mailed to all adjacent properties. At the time of writing this report, the Village had received no comments from any of the neighbouring property owners.

OPTIONS

The Board of Variance in their consideration of the application for 1358 Greenwood Street to vary the front lot line setback from six (6) to five (5) m has the following options:

- (i) Approve the variance;
- (ii) Approve the variance with conditions; or
- (iii) Reject the variance.

The decision of the majority of the membership shall be the decision of the Board. Village Staff shall, within seven (7) days of a decision, send by mail or otherwise deliver the written decision of the Board to the applicant, all persons who made representation at the hearing, and the local government Building Inspector. Village Staff shall, within seven (7) days of the decision, enter that decision in the record maintained at the local government office.

ATTACHMENTS :

Appendix A: Application Package



Box 100 | 7400 Prospect Street
Pemberton BC V0N 2L0
P: 604.894.6135 | F: 604.894.6136
Email: admin@pemberton.ca
Website: www.pemberton.ca

BOARD OF VARIANCE APPLICATION

Date of Application: JAN 13, 2020 VOP File Number: _____

APPLICANT INFORMATION:

Name: JEFF WESTLAGE Postal Address: _____
Phone: _____
Fax: _____
Cel: _____ Email: Pemberton BC
VON 2L0

REGISTERED OWNER INFORMATION:

Name: Same AS ABOVE Postal Address: _____
Phone: _____
Fax: _____
Cel: _____ Email: _____

PROPERTY INFORMATION:

Civic Address: 1356 GREENWOOD ST Legal Description: LOT 1 DL 8097 LDP 34826
PEMBERTON BC Zoning Designation: R-1
VON 2L0 Section in Bylaw to be varied: BYLAW 832 2015
PART 11.1.3

DESCRIPTION OF VARIANCE REQUESTED:

ADJUSTMENT OF FRONT SETBACK FROM
6m to 5m.

APPLICATION CHECKLIST:

Certificate of Title	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Site Plan	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Application Fee	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Property Within Agricultural Land Reserve	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Authorization Form	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Property Subject to Riparian Area Regulations	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Rationale for Variance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Property Adjacent to Residential Properties	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

I, [Redacted] hereby allow for the purposes of this application, any member(s) of the Board of Variance to view the property of the proposed variance upon request.

Signature

For Office Use Only
Roll No.: _____ Prospero No.: _____
Related Files: _____ Fee Submitted: \$ _____ Receipt No.: _____

TITLE SEARCH PRINT

File Reference: Jeff

Declared Value \$110000

2019-12-31, 11:54:34

Requestor: Gwendolyn Kennedy

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS
Title Number	KR94093
From Title Number	KC20588
Application Received	2001-10-09
Application Entered	2001-10-11
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	GABRIELLE ROSEMARY STAUBER, STORE MANAGER JEFFREY JOEL WESTLAKE, MAINTENANCE SUPERVISOR [REDACTED] PEMBERTON, BC V0N 2L0 AS JOINT TENANTS
Taxation Authority	North Shore - Squamish Valley Assessment Area Pemberton, Village of
Description of Land	
Parcel Identifier:	002-925-061
Legal Description:	LOT 1 DISTRICT LOT 8097 LILLOOET DISTRICT PLAN 34826
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

January 4, 2020

Dear Board of Variance:

I am submitting an application, requesting relaxation of the minimum front setback from 6m to 5m at 1358 Greenwood St. My partner and I have thoroughly examined our options to avoid applying for a variance, however, based on a recent survey and architectural renderings we feel it's necessary to do so based on the following hardships.

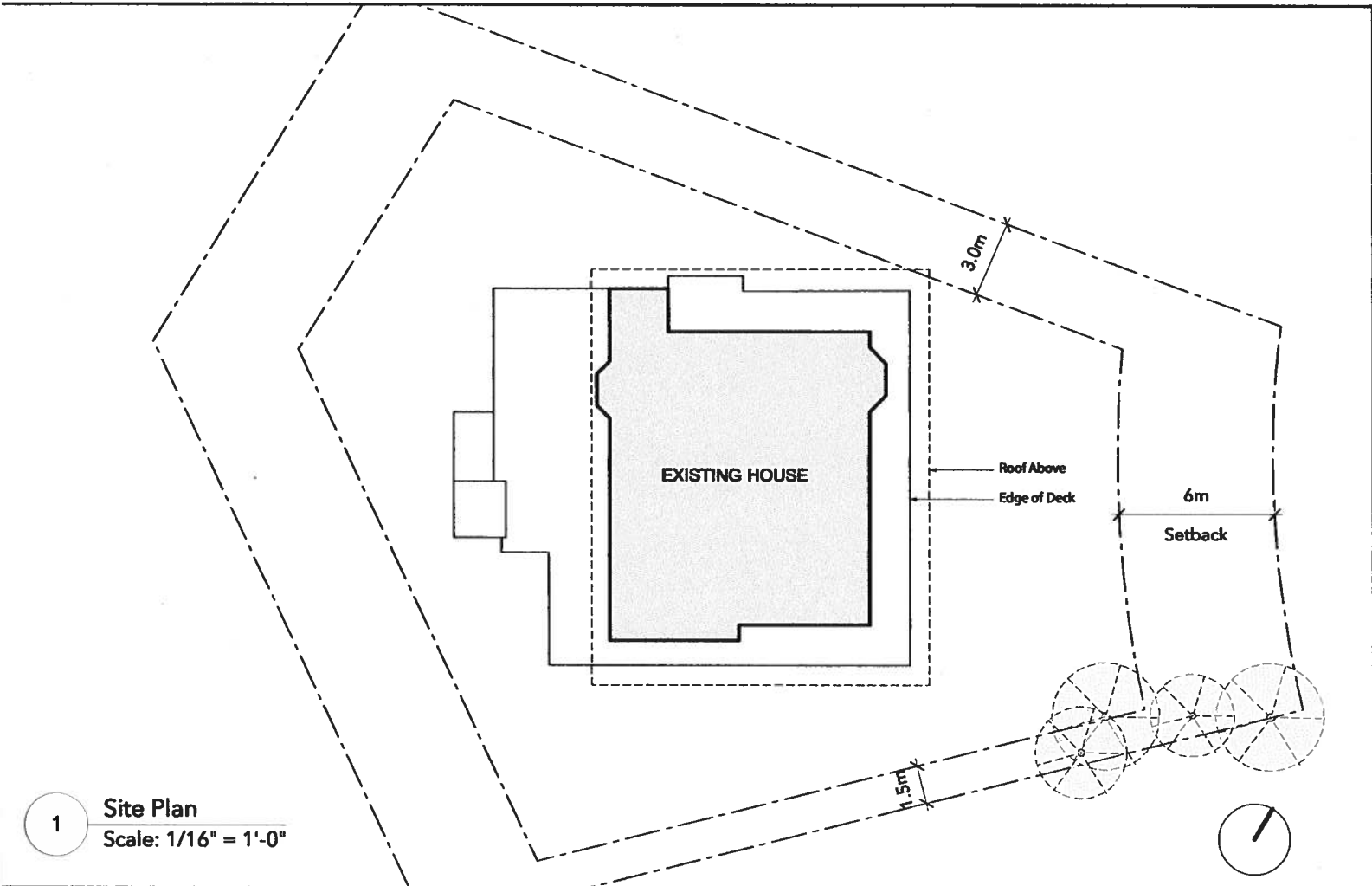
1. We constructed our house in 2002 pre-Benchlands Subdivision. At that time, we were not in a position to construct a garage, we did however, want to ensure that there was sufficient space for a semi-detached garage in the future, as such, we positioned the house accordingly. At the time, the setback was 5m from the front property line and this allowed for a garage of 18' wide by 23' deep with a 5' space between the garage and the existing house. Roughly a year ago, zoning bylaw 832, 2018 was adopted, which increased the minimum front setback from 5m to 6m. Had we known that the setbacks were going to change we would have moved the house further back on the lot in 2002. Moving the house back 1m prior to construction in 2002 would have been quite easy but obviously it's not feasible at this point.
2. We have commissioned Jay Robertson Architectural to design the garage, in conjunction with an updated survey. During the design phase we were made aware of the challenges posed by the increased setback which essentially creates a conflict with the overhangs of the house and garage as seen in the architectural rendering. Marrying the two roof lines would require complicated design work and significant alterations to the front of the existing house if it could be done at.

In summary, we hope the Board will grant a variance based on the above points. I would be happy to meet onsite to review the issues if any of the Board members wish to see the location first hand. If there is any other information that would be helpful in making a decision please let me know. Thank you for your consideration in this matter.

Kind Regards,



Jeff Westlake



1 Site Plan
Scale: 1/16" = 1'-0"

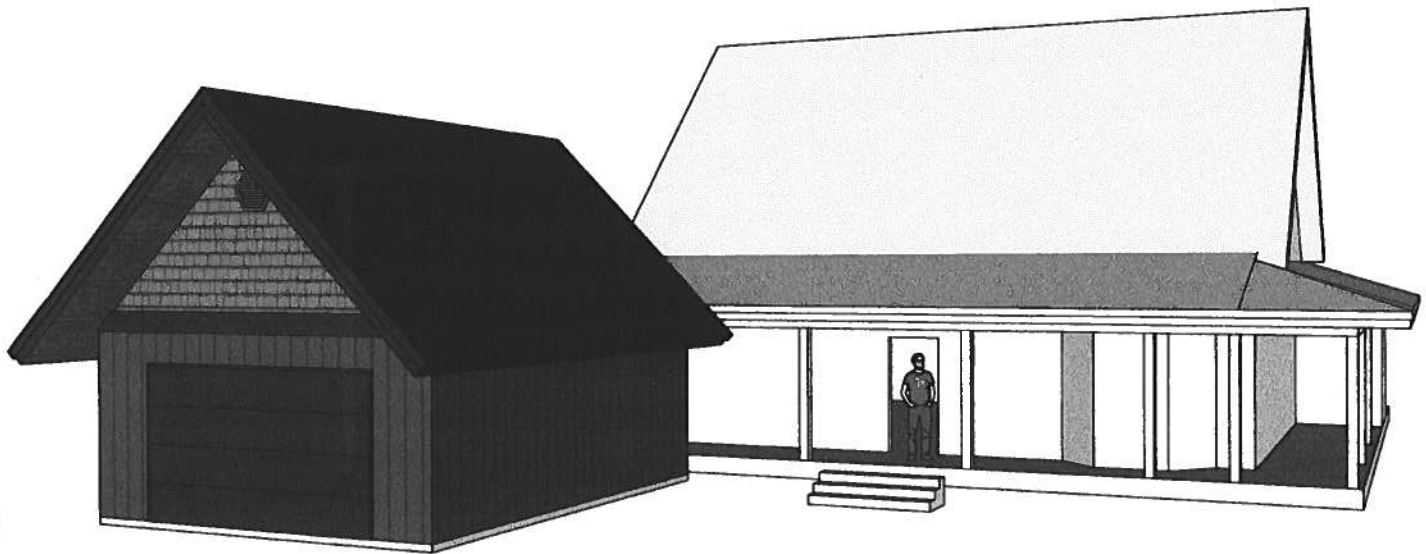
**ROBERTSON
ARCHITECTURE**

778.321.3358
jay@robertsonarchitecture.com

Westlake Garage
Greenwood St.
Pemberton, BC

Existing Site Plan

SK 00

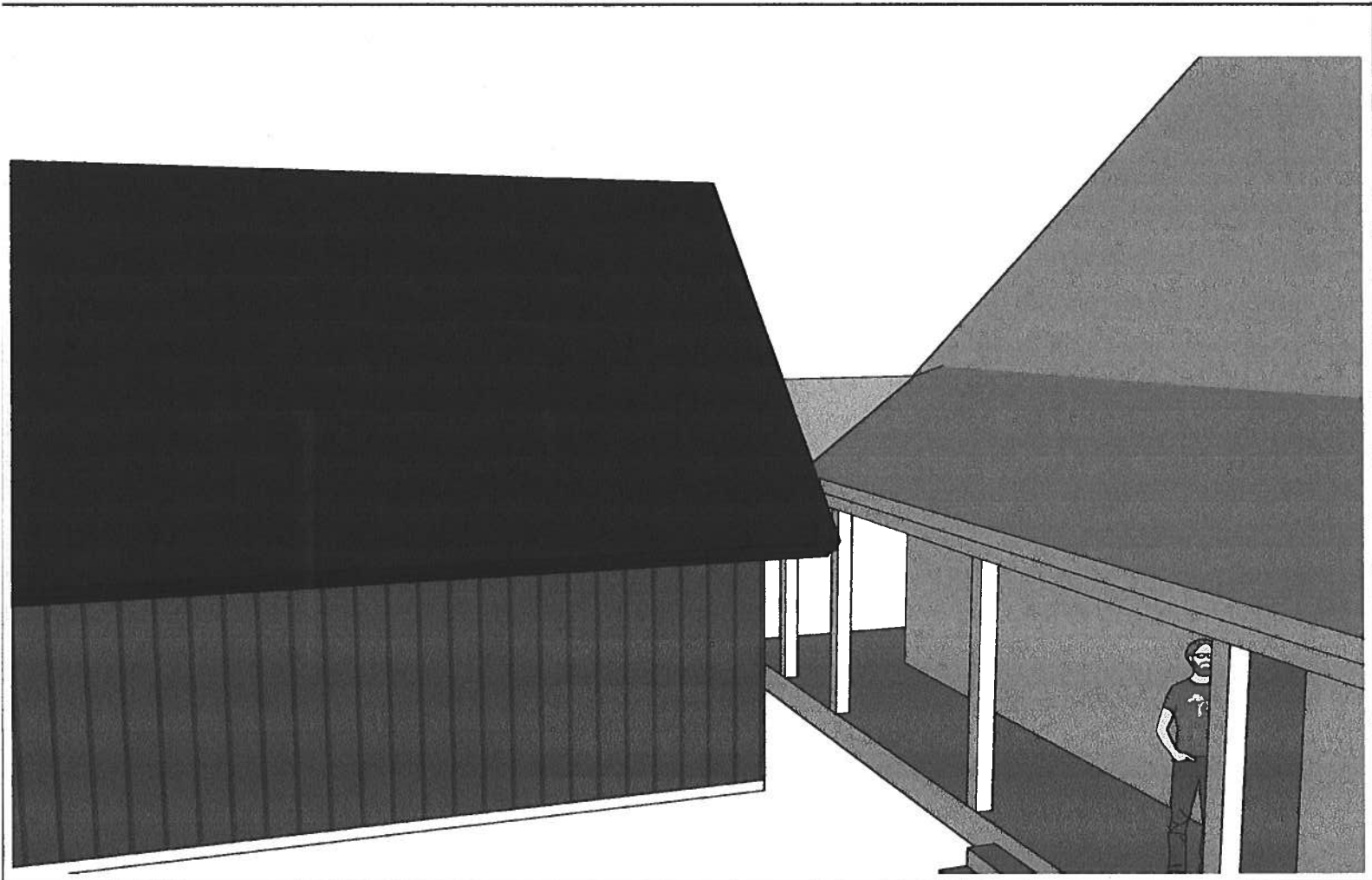


**ROBERTSON
ARCHITECTURE**

778.321.3358
jay@robertsonarchitecture.com

Westlake Garage
Greenwood St.
Pemberton, BC

Garage-Existing Setback SK 02

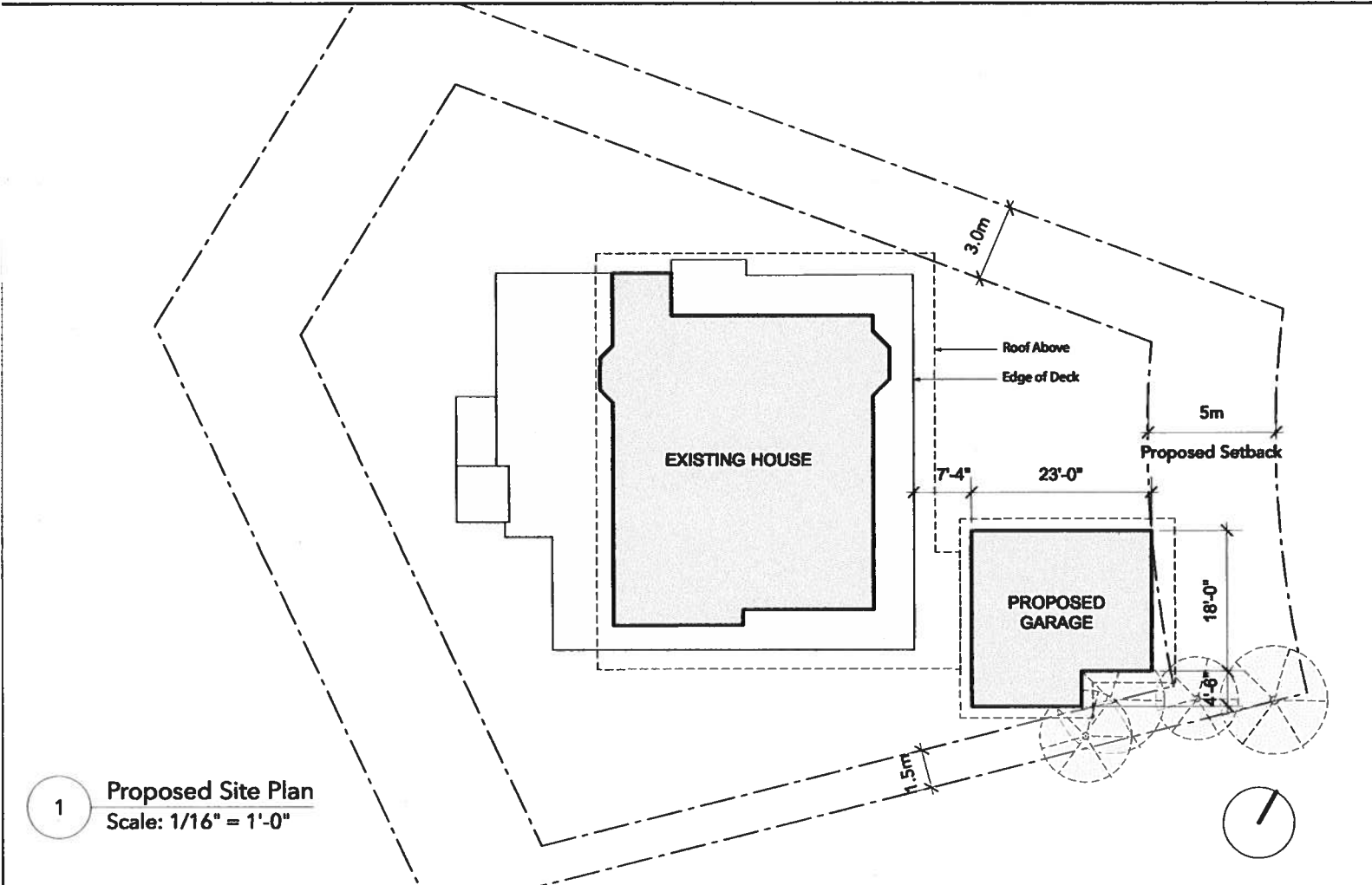


**ROBERTSON
ARCHITECTURE**

778.321.3358
jay@robertsonarchitecture.com

Westlake Garage
Greenwood St.
Pemberton, BC

Garage-Roofline Conflict SK 03



1 Proposed Site Plan
Scale: 1/16" = 1'-0"

**ROBERTSON
ARCHITECTURE**

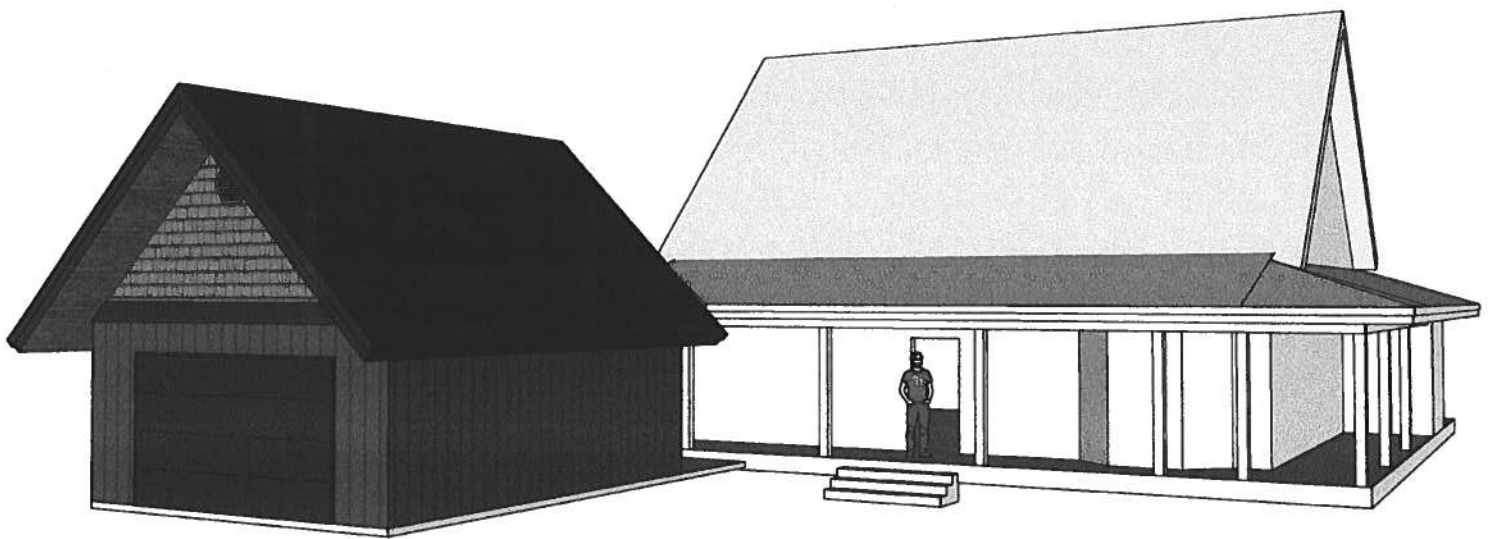
778.321.3358
jay@robertsonarchitecture.com

Westlake Garage

Greenwood St.
Pemberton, BC

Proposed Site Plan

SK 01

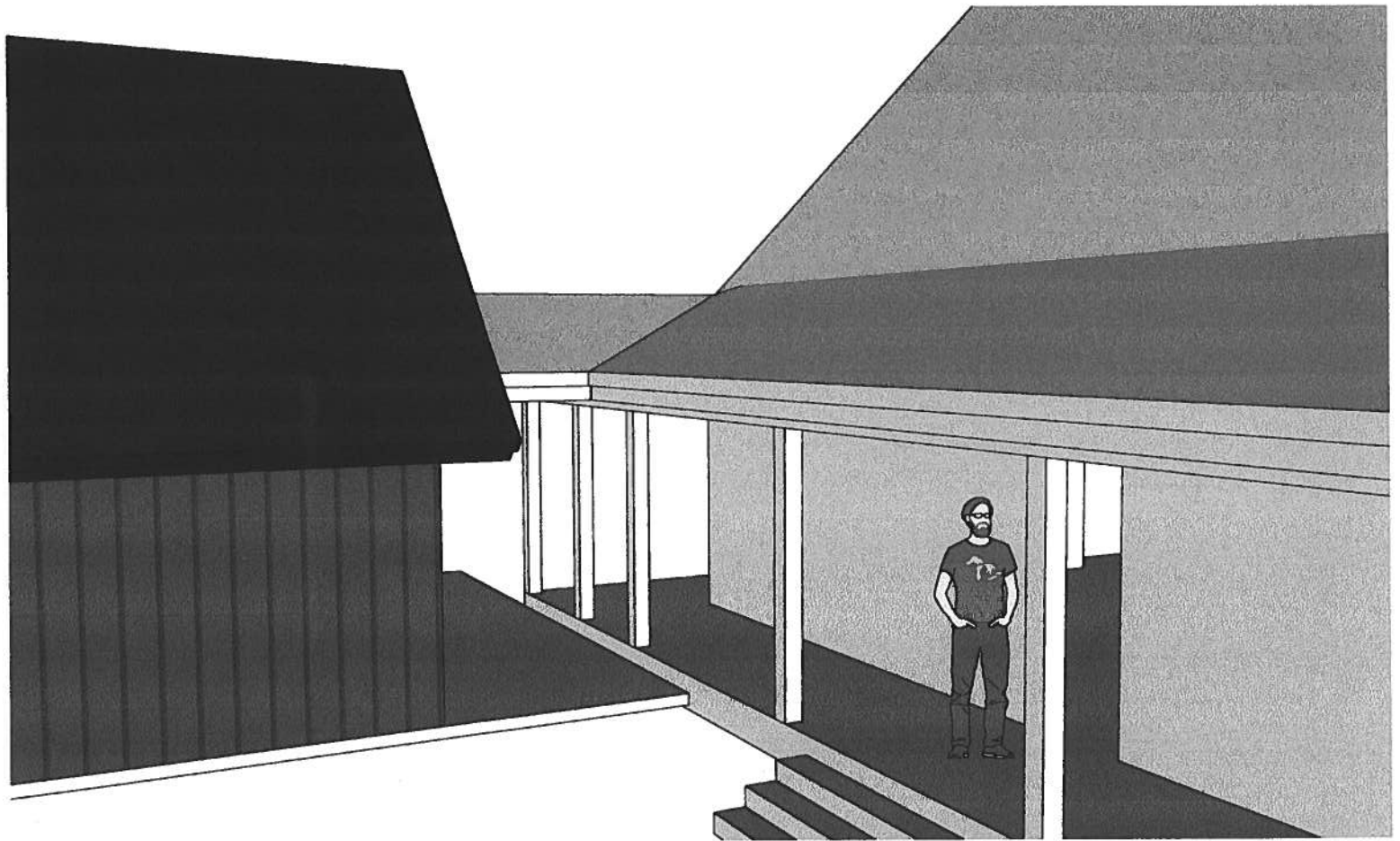


**ROBERTSON
ARCHITECTURE**

778.321.3358
jay@robertsonarchitecture.com

Westlake Garage
Greenwood St.
Pemberton, BC

Garage-Proposed Setback SK 04



**ROBERTSON
ARCHITECTURE**

778.321.3358
jay@robertsonarchitecture.com

Westlake Garage

Greenwood St.
Pemberton, BC

Garage-Roofline Resolved SK 05

Date: February 26, 2020
From: Joanna Rees, Planner
Subject: 1311 Eagle Drive- Front Setback Variance Request
Applicant: Josh Lyons

PURPOSE

This report provides an overview for the Board of Variance of an application submitted by Josh Lyons, owner of the property located at 1311 Eagle Drive. The applicant is requesting a relaxation from the required minimum front lot line setback in Zoning Bylaw No. 832, 2018 from six (6) metres to five (5) metres to facilitate the siting of a single detached residential dwelling. The application is attached as **Appendix A**.

SITE DESCRIPTION

The subject lands, Lot 2 DL 202 LDP EPP64969, are known municipally as 1311 Eagle Drive. The location of the subject lands is shown below in Figure 1. The subject lands are vacant. Adjacent land uses include residential and Al Staehli public park.

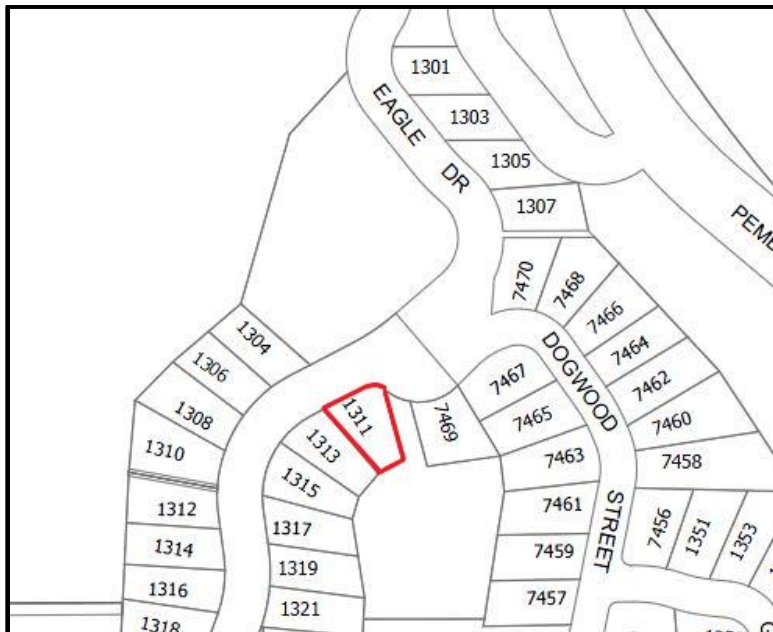


Figure 1: Location of the subject lands indicated in red.

BACKGROUND

The subject lands are designated Residential in the Official Community Plan. The subject lands are zoned Residential 1 (R-1) as per Village of Pemberton Zoning Bylaw No. 832, 2019 and have

a required front lot line setback of six (6) metres. The subject lands are currently vacant. The applicant has submitted a building permit application for a single detached residential dwelling.

While each application should be based on its individual merit, several properties on Eagle Drive have applied and been granted a reduction in front lot line setback.

The following properties were granted variances from the Board of Variance to reduce their setback from 6m to 5m:

- 1306 Eagle Drive (April 10, 2019)
- 1314 Eagle Drive (May 2, 2019)
- 1320 Eagle Drive (May 2, 2019)
- 1301 Eagle Drive (June 18, 2019)
- 1303 Eagle Drive (June 18, 2019)
- 1307 Eagle Drive (June 18, 2019)

The following property was granted a variance to reduce their setback from 6m to 3m:

- 1305 Eagle Drive (June 18, 2019)

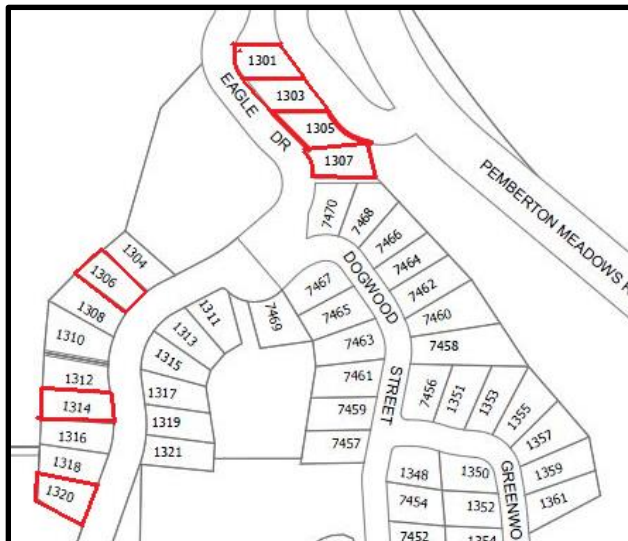


Figure 2: Lots on Eagle Drive which received a relaxation to the front yard setback indicated in red.

COMMUNICATIONS

A notice regarding this application has been mailed to all adjacent properties. At the time of writing this report, the Village had received no comments from any of the neighbouring property owners.

OPTIONS

The Board of Variance in their consideration of the application for 1311 Eagle Drive to vary the front lot line setback from six (6) to five (5) m has the following options:

- (i) Approve the variance;
- (ii) Approve the variance with conditions; or
- (iii) Reject the variance.

The decision of the majority of the membership shall be the decision of the Board. Village Staff shall, within seven (7) days of a decision, send by mail or otherwise deliver the written decision of the Board to the applicant, all persons who made representation at the hearing, and the local government Building Inspector. Village Staff shall, within seven (7) days of the decision, enter that decision in the record maintained at the local government office.

ATTACHMENTS :

Appendix A: Application Package



Box 100 | 7400 Prospect Street
Pemberton BC V0N 2L0
P. 604.894.6136 | F. 604.894.6136
Email: admin@pemberton.ca
Website: www.pemberton.ca

BOARD OF VARIANCE APPLICATION

Date of Application: _____ VOP File Number: _____

APPLICANT INFORMATION:

Name: Josh Lyons Postal Address: _____
Phone: _____
Fax: _____
Cel: _____ Email: _____

REGISTERED OWNER INFORMATION:

Name: Josh Lyons Postal Address: _____
Phone: _____
Fax: _____
Cel: _____ Email: _____

PROPERTY INFORMATION:

Civic Address: 1311 eagle oc Legal Description: lot 2 DL 202 EPP64969 030-16: P1 P
Zoning Designation: _____
Section in Bylaw to be varied: set back

DESCRIPTION OF VARIANCE REQUESTED:

change ^{front} set back from 5m to 5m

APPLICATION CHECKLIST:

Certificate of Title	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Site Plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Application Fee	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Property Within Agricultural Land Reserve	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Authorization Form	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Property Subject to Riparian Area Regulations	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Rationale for Variance	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Property Adjacent to Residential Properties	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

I, Josh Lyons hereby allow for the purposes of this application, any member(s) of the Board of Variance to view the property of the proposed variance upon request.

Signature

For Office Use Only			
Roll No.:	_____	Prospero No.:	_____
Related Files:	_____	Fee Submitted: \$	_____
		Receipt No.:	_____

BOARD OF VARIANCE APPLICATION CHECKLIST

Pre-Application

- Meet with the Manager of Development Services to review: bylaws, policies, regulations, and any special restrictions (Land Use Contract, development permits, restrictive covenants, etc.)
- Review driveway access, road widening, service connection, etc. with a Certified Professional Engineer.
- Have a clear understanding of the required variance being appealed to the Board.

Application

- Complete Board of Variance Application form (can be obtained from the Village office or online (www.pemberton.ca))
- Letter addressed to the Board (photos optional)
- Floor plan (for existing and proposed) showing space uses and door and window locations
- Elevation plans
- Certificate of Title (not older than 30 days) – may be obtained from the Village office for a \$20.00 fee
- Any documents registered on the title, covenants, easements, rights-of-ways, building schemes, or design guidelines
- Letter of Authorization (if required)
- Copy of the Strata Council's approval for the proposed structure (for strata-owned properties)
- A non-refundable application fee of \$250.00, payable to the Village of Pemberton
- Site Plan, showing requested variance
 - Lot measurements, width, length and area of lot
 - Building envelope (based on the zoning bylaw required setbacks)
 - Identify adjacent roads, lanes streets, etc.
 - Identify all tree locations, size and species
 - North arrow indicator

For All Existing Buildings

N/A

- Detailed dimensions of exterior width and length
- Area of each floor and number of floors

For All Proposed Buildings

- Detailed dimensions of exterior width and length
- Area of each floor and number of floors
- Exterior stairs
- Heights (showing requested variance, if height variance is requested)
- Area of accessory buildings
- Include distance from any buildings, decks, garages, carports and sheds to all lot lines

Lot Coverage (in percentages)

- Lot coverage allowed
- Lot coverage required for existing structure
- Lot coverage required for proposed structure
- Total lot coverage

Board of Variance
Village of Pemberton
Box 100, 7400 Prospect Street
Pemberton, B.C

February 6, 2020

To the Board of Variance,

On behalf of my client Josh Lyons, the owner of Lot 2 at the Benchlands, we are seeking a variance to reduce the front yard setback for this property from 6m to 5m.

Lot 2 is situated on a corner and thus has a triangular configuration with the rear of the lot being significantly narrower than the front of the lot. The proposed house is placed as far north to the site as possible within the triangular configuration in order to provide maximum southern exposure as well as to maximize privacy and distance to Lot 3, which is immediately to the south. The parcel of land to the north is unoccupied and contains a footpath. The reduction of the front yard setback to 5m helps to more comfortably situate the building according to the above principle and within the triangular shape of the lot.

As the proposal has a garage entered from the side, the required parking is easily and comfortably achieved within the proposed setback.

Kind regards,

Allie Shiell (on behalf of Josh Lyons)

TITLE SEARCH PRINT

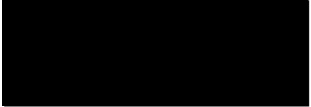
File Reference: BP 1925

Declared Value \$289900

2020-02-10, 09:41:26

Requestor: Gwendolyn Kennedy

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District Land Title Office	KAMLOOPS KAMLOOPS
Title Number From Title Number	CA6773220 CA5931839
Application Received	2018-05-01
Application Entered	2018-05-03
Registered Owner in Fee Simple Registered Owner/Mailing Address:	SAMANTHA ANGELA LYONS, REGISTERED NURSE JOSHUA JUSTINE LYONS, CARPENTER  AS JOINT TENANTS
Taxation Authority	North Shore - Squamish Valley Assessment Area Pemberton, Village of
Description of Land Parcel Identifier: Legal Description:	030-163-528 LOT 2 DISTRICT LOT 202 LILLOOET DISTRICT PLAN EPP64969
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	UNDERSURFACE RIGHTS KV141323 2003-11-14 14:38 THE CROWN IN RIGHT OF BRITISH COLUMBIA INTER ALIA SEE KV141322 SEC 50 LAND ACT PART FORMERLY BLOCK E DL 202, 2705, 8556, 8680 LD EXCEPT KAP76833 AND KAP88526

2020-02-10, 09:41:26

Requestor: Gwendolyn Kennedy

TITLE SEARCH PRINT

File Reference: BP 1925

Declared Value \$289900

Nature: UNDERSURFACE RIGHTS
 Registration Number: KV141326
 Registration Date and Time: 2003-11-14 14:38
 Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
 Remarks: INTER ALIA
 SEE KV141324 SEC 50 LAND ACT

Nature: COVENANT
 Registration Number: KV141327
 Registration Date and Time: 2003-11-14 14:38
 Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
 Remarks: INTER ALIA

Nature: STATUTORY BUILDING SCHEME
 Registration Number: KV141328
 Registration Date and Time: 2003-11-14 14:38
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
 Registration Number: LA173939
 Registration Date and Time: 2006-12-19 09:55
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
 Registration Number: LA173940
 Registration Date and Time: 2006-12-19 09:55
 Registered Owner: TELUS COMMUNICATIONS INC.
 INCORPORATION NO. A55547
 Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

3/7

C

Free

LAND TITLE ACT

14 NOV 2003 14 38

KV141327

• **FORM C**
[Section 233]
Province of
British Columbia

LAND TITLE
KAMLOUSAN

GENERAL INSTRUMENT - PART 1


(This area for Land Title Office use)

PAGE 1 OF 12 Pages

1. APPLICATION:

(Name, address, phone number and signature of applicant, applicant's solicitor or agent)

FRASER MILNER CASGRAIN LLP
Barristers & Solicitors
1500 - 1040 West Georgia Street
Vancouver, British Columbia V6E 4H8
Telephone (604) 687-4460


signature of applicant, applicant's solicitor or agent
Janelle L. Dwyer

2. (a) PARCEL IDENTIFIER (S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)	(LEGAL DESCRIPTION)
NPA	BLOCK E, DISTRICT LOTS 202, 2705, 8556 and 8680, LILLOOET DISTRICT
NPA	BLOCK F, DISTRICT LOTS 202, 8556 and 8680, LILLOOET DISTRICT
NPA	BLOCK G, DISTRICT LOT 202, LILLOOET DISTRICT

3. NATURE OF INTEREST:*

DESCRIPTION	DOCUMENT REFERENCE (page and paragraph)	PERSON ENTITLED TO INTEREST
SECTION 219 COVENANT	Entire Document	TRANSFEREE
		01 03/11/14 14:44:29 01 KL 685407 CHARGE FREE \$0.00

TERMS: Part 2 of this instrument consists of (select one only)

- (a) Filed Standard Charge Terms D.F. No.
- (b) Express Charge Terms XXX Annexed as Part 2
- (c) Release There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to the instrument. If (c) is selected, the charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S):*

PEMBERTON BENCHLANDS HOUSING CORP. (Inc. #0668014)

6. TRANSFEREE(S): [Including occupation(s), postal address(es) and postal code(s)]*

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
as represented by the Minister of Sustainable Resource Management, Parliament Buildings, Victoria,
British Columbia, V8V 1X4

ABSTRACT REGISTRY
AGENT

GENERAL INSTRUMENT - PART 1

7. ADDITIONAL OR MODIFIED TERMS: *

NONE

8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

[Redacted Signature]

Print Name

DANELLE L. DWYER
Barriater & Solicitor
FRASER MILLNER CASGRAIN LLP
1500 - 1040 West Georgia Street
Vancouver, B.C. V6L 4H8
Telephone: (604) 687-4460

Execution Date

Y	M	D
03	11	11

Transferor(s) Signature(s)

PEMBERTON BENCHLANDS HOUSING CORP. by its authorized signatory:

[Redacted Signature]

SERGE CÔTÉ

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.
* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
** If space insufficient, continue executions on additional page(s) in Form D.

TERMS OF INSTRUMENT — PART II
COVENANT FOR SUBDIVISION CONDITIONS
(SECTION 219 LAND TITLE ACT)

THIS AGREEMENT made the 14th day of November, 2003

BETWEEN:

PEMBERTON BENCHLANDS HOUSING CORP. (Inc.
#0668014) having an office at Suite #1 - 1443 Vine Road,
Pemberton, British Columbia V0N 2L1

(hereinafter called the "Covenantor")

OF THE FIRST PART

AND:

HER MAJESTY THE QUEEN IN THE RIGHT OF THE
PROVINCE OF BRITISH COLUMBIA, as represented by the
Minister of Sustainable Resource Management, Parliament
Buildings, Victoria, British Columbia, V8V 1X4

(hereinafter called the "Covenantee")

OF THE SECOND PART

WHEREAS:

A. The Covenantor is the registered owner of ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Village of Pemberton, in the Province of British Columbia, and more particularly known and described as follows:

PID: NPA
Block E, District Lots 202, 2705, 8556 and 8680, Lillooet District
("Block E")

PID: NPA
Block F, District Lots 202, 8556 and 8680, Lillooet District
("Block F")

PID: NPA
Block G, District Lot 202, Lillooet District
("Block G")

(Block E, Block F and Block G are collectively hereinafter called the "Lands").

B. Section 219 of the *Land Title Act* provides, *inter alia*, that there may be registered as a charge against the title to land a covenant, whether of a negative or positive nature, in respect of the use of the land or the use of a building or to be erected on land, in favour of a Municipality or the Crown.

C. A covenant registrable under Section 219 of the *Land Title Act* may include provisions that land is not to be subdivided unless in accordance with the covenant.

D. The Covenantor has agreed to buy and the Covenantee has agreed to sell the Lands pursuant to an Offer to Purchase executed by the Covenantee on March 20, 2003, as amended March 31, 2003 (the "Offer to Purchase"). As a condition of the Covenantee completing the sale of the Lands to the Covenantor, the Covenantor has agreed to enter into this Covenant with the Covenantee.

NOW THEREFORE THIS AGREEMENT WITNESSETH that pursuant to Section 219 of the *Land Title Act*, and in consideration of the sum of One Dollar (\$1.00) now paid to the Covenantor by the Covenantee (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto hereby covenant and agree each with the other as follows:

I. THE COVENANTOR COVENANTS AND AGREES with the Covenantee that:

- (a) any subdivision of the Lands shall be substantially in accordance with the "Phase 1 Proposed Subdivision Plan" prepared by R.F. Binnie & Associates Ltd. for Pemberton Benchlands Housing Corporation and numbered drawing no. 03-097-LL1, dated August 13, 2003, a reduced copy of which is attached as Schedule "A" hereto, the Tentative Approval to such subdivision granted by the Village of Pemberton dated February 25, 2003, as may be amended by the Village of Pemberton, or in such other manner as may be approved by the Covenantee;
- (b) any subdivision or development of the Lands shall be conducted in compliance with guidelines set out in this Covenant including without limitation those set out as Schedule "B" hereto;
- (c) the Covenantor shall transfer to the Village of Pemberton for nominal consideration the Community Reserve (as defined in and in accordance with the Offer to Purchase) being that portion of the Lands containing 1.37 ha (more or less) as shown on Schedule "C" hereto, as may be amended and approved by the Village of Pemberton, concurrently with any subdivision of the Lands, subject only to the Permitted Encumbrances as set out in Schedule "D" hereto (and more specifically, not subject to this Covenant and any other statutory building scheme which may be registered against the Lands);
- (d) no lot into which the Lands are subdivided may be further subdivided; and

- (e) this Covenant is in addition to and not in substitution for the requirements for any subdivision of the Lands to be approved by the Village of Pemberton or its approving officer.

2. **IT IS MUTUALLY UNDERSTOOD AND AGREED** by and between the parties here that:

- (a) nothing contained or implied herein shall prejudice or affect the rights and powers of the Covenantee in the exercise of its functions under any public and private statutes, by-laws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Covenantor;
- (b) the covenants set forth herein shall charge the Lands pursuant to Section 219 of the *Land Title Act* and shall be covenants the burden of which shall run with the Lands. It is further expressly agreed that the benefit of all covenants made by the Covenantor herein shall accrue solely to the Covenantee and that this Agreement may only be modified or discharged by agreement of the Covenantee, pursuant to the provisions of Section 219 of the *Land Title Act*;
- (c) notwithstanding anything contained herein, the Covenantor shall not be liable under any of the covenants and agreements contained herein where such liability arises by reason of an act or omission occurring after the Covenantor ceases to have any further interest in the Lands;
- (d) wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require;
- (e) the Covenantor and its successors and assigns shall at all times indemnify and save harmless the Covenantee from and against all claims, demands, actions, suits, loss, costs, fines, penalties, charges, damages, and expenses including legal fees and litigation expenses whatsoever which the Covenantee may incur, suffer or be put to arising out of or in connection with any breach of any covenant or agreement on the part of the Covenantor contained in this Agreement;
- (f) the covenants and agreements on the part of this Covenantor and herein provided for have been made by the Covenantor as contractual obligations as well as having been made pursuant to Section 219 of the *Land Title Act* and as such will be binding on the Covenantor;
- (g) nothing herein provided for shall be deemed to constitute waivers of any lawful requirements with which the Covenantor would otherwise be obligated to comply with;
- (h) if any provision provided for in this Agreement is for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or

unenforceability will not affect any other provisions of this Agreement which shall be construed as if such invalid, illegal, or unenforceable provision had never been contained therein and such other provisions shall be enforceable to the fullest extent permitted by law;

- (i) this Agreement shall endure to the benefit of and be binding upon the parties hereto, their respective successors and assigns; and
- (j) the parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

IN WITNESS WHEREOF the Covenantor has executed this Agreement as set out in Part I of this instrument.

SCHEDULE "B"**SUBDIVISION GUIDELINES****PEMBERTON BENCHLANDS PHASE 1****Vision**

The development of the Lands should result in a residential development on a mountain that strives to be in harmony with its natural environment by preserving, within reason, the existing character of the building sites, by visually and physically adapting each building to its site.

Purpose of Guidelines

The purpose of these guidelines is to achieve the highest quality of design and development for the enjoyment of the residents of the Lands, and to ensure that the marketing and the value of subsequent phases of the Covenantee's development of nearby Crown lands are not impaired. These guidelines are meant to help the Covenantor achieve a high standard of design within budget.

Subdivision Construction and Development Guidelines for the Developer

These guidelines focus on land development, site servicing, and road construction activities on the Lands and under the Covenantor's control.

General Requirements

1. The development of the Lands should follow the best practices embraced by professional development engineers, urban designers, architects, landscape architects, and environmental biologists.
2. The subdivision and development of the Lands is under the development control of the Village of Pemberton. Subdivision, development, and building approvals are at the discretion of the Village of Pemberton. However, prior to applying for subdivision and development approval the Covenantor must obtain the approval of the Covenantee to any substantive revisions to the Tentative Approval to the subdivision of the Lands granted by the Village of Pemberton dated February 25, 2003. This approval will not be withheld or delayed unnecessarily. The contact person for the Covenantee will be the Project Manager of Land and Water British Columbia Inc. (the "Project Manager").
3. Copies of subdivision plans and engineering drawings submitted for approval to the Village of Pemberton, development agreements, and development schedules shall be delivered to the Project Manager for the Covenantee's record, as master planner of the Pemberton Benchlands development.

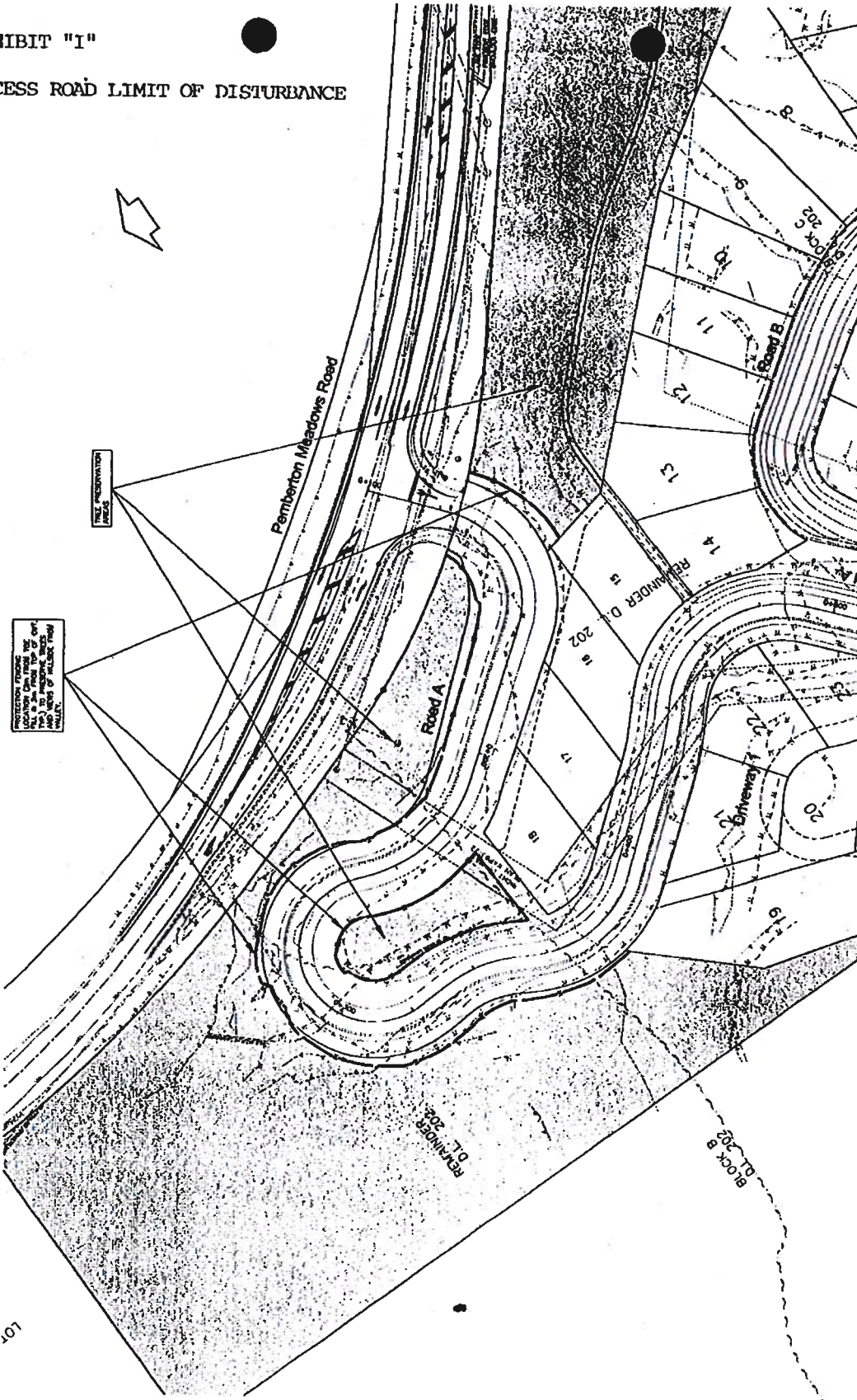
Specific Rules Applicable to the Lands

The Covenantor must ensure that:

1. Debris and trash is to removed from the Lands. Excavation materials is removed from the Lands. No dumping, stockpiling, or burning occurs on adjacent Crown land. No dumping down slope occurs on the Lands.
2. Care is exercised in construction to prevent wildfires.
3. No rock, soil, or gravel, or tree, shrub or other plant material is removed from adjacent Crown land or any other Crown land.
4. No trespassing occurs on Crown land (including the nearby rifle range).
5. Access is maintained to adjacent Crown land, including to the Crown land on which the nearby rifle range and communications towers are located.
6. Construction signage is erected in appropriate locations on the Lands.
7. Signs showing the Master Plan of the Pemberton Benchlands are erected by the Covenantor at the entrances to Lands and at the boundary of Lands and on the access road to future phases of the Covenantec's Pemberton Benchlands development in accordance with the Village of Pemberton's bylaws.
8. Signs are erected notifying buyers of the existence, now or in the future, of nearby multifamily sites, parks, trail entrances, reservoirs, and of the school site.
9. All signage on the Lands has coordinating design features: this includes entrance signs, directional signs, and informational signs. Builder, sub-trade and realtor signs also must be design coordinated; and the number of signs should be limited.
10. The Covenantor assumes all liability for and maintains appropriate insurance and other coverages in respect of the risks associated with blasting, dust, noise, and all other safety matters, including all workplace and construction safety matters.
11. Property damage repairs or restorations are carried out expeditiously and at the Covenantor's expense.
12. No permanent house, mobile home, or other building is transported onto or otherwise located on any part of the Lands including any lot into which the Lands are subdivided.
13. Protective fencing is installed along Road A as shown in Exhibit "I" hereto being the drawing titled "Access Road Limit of Disturbance" dated August 17, 2003, prepared by R.F. Binnie & Associates Ltd. for Pemberton Benchlands Housing Corporation and numbered drawing no. 03-097-PF1 prior to construction of that road. Such fencing must meet the specifications set out in, and be installed in accordance with, the specifications and requirements shown in Exhibit "I" hereto. Such fencing must be installed in the locations specified by dotted lines adjacent to Road A in Exhibit "I" hereto.

EXHIBIT "I"
ACCESS ROAD LIMIT OF DISTURBANCE

Road Name Attribute

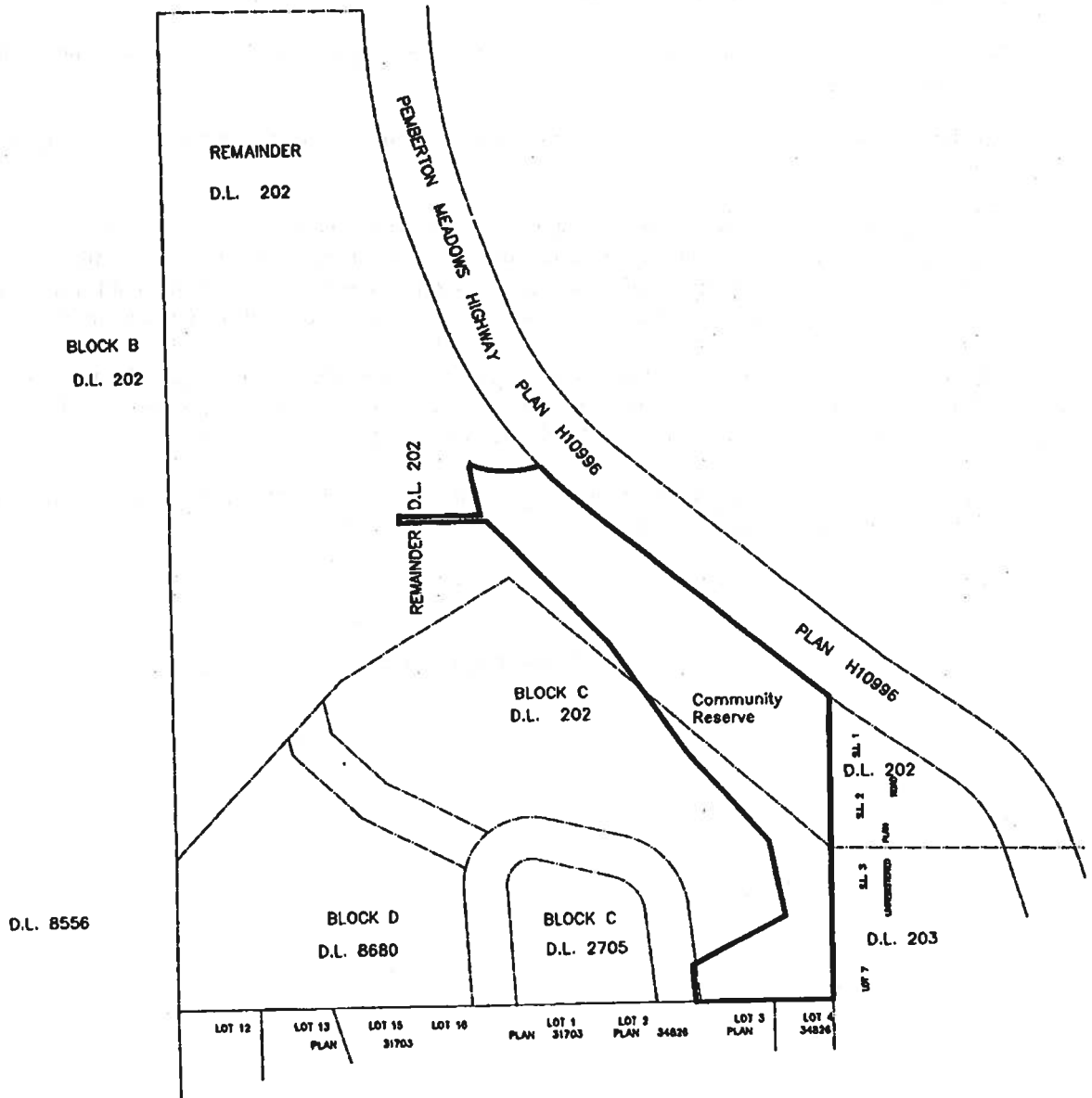


PROTECTIVE FENCING TO BE LOCATED AS SHOWN TO PROTECT TREES AND TO PREVENT ACCESS INTO ANY OF PUBLIC TREE PLANTING.

TREE PRESERVATION

<p>DATE: AUGUST 17, 2003 EXHIBIT: 03-097-PFI</p>	
<p>DESIGNED BY: DRAWN BY: CHECKED BY: APPROVED BY:</p>	<p>PROJECT: SHEET NO.:</p>
<p>CLIENT: PEMBERTON BENCHLANDS HOUSING CORPORATION P.O. Box 1002, Weymouth, N.S. 100</p>	
<p>PROJECT DESCRIPTION: PROTECTIVE FENCING LOCATION PLAN</p>	
<p>1969 PROFESSIONAL ENGINEER</p>	
<p>R.F. Binnie & Associates Ltd. ENGINEERS, PROJECT MANAGERS & SURVEYORS 21 James Mackenzie Drive, Weymouth, N.S. 100 Phone: (902) 833-1111 Fax: (902) 833-1112 Website: www.rfbinnie.com</p>	
<p>B BINNIE</p>	
<p>NO. 1: 03/08/17 DATE: 03/08/17</p>	<p>NO. 2: 03/08/17 DATE: 03/08/17</p>

SCHEDULE "C"
PLAN OF COMMUNITY RESERVE



SCHEDULE "D"**PERMITTED ENCUMBRANCES**

Statutory Right of Way No. 232217 issued to Canadian Broadcasting Corporation over that portion of Block D District Lots 202, 2705 and 8680 Lillooet District on Plan C18487;

Lease No. 236876 for park purposes issued to the Village of Pemberton over Block D, District Lots 202, 2705 and 8680, Lillooet District; and

All subsisting exception and reservations of interests, rights, privileges and titles contained in any previous Crown grant of the Land.

All the interests, rights, privileges and titles contained in section 50 of the *Land Act* (British Columbia).

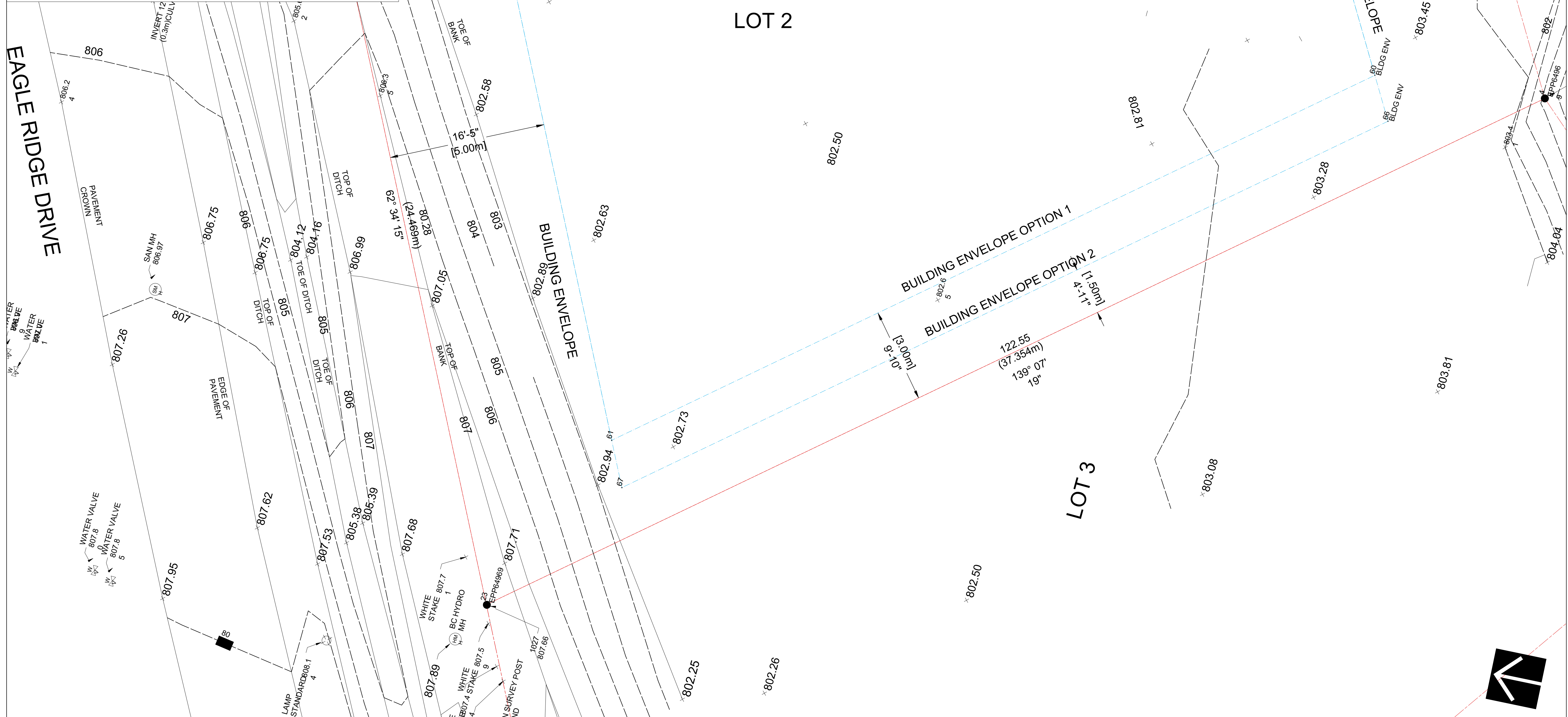
Any conditional or final water licence or substituted water licence issued or given under the *Water Act*, or any prior or subsequent enactment of the Province of British Columbia of like effect, and to the rights of the holder of it to enter on to the Land and to maintain, repair and operate any works permitted on the Land under the licence at the date of the Crown Grants.

All subsisting grants to or subsisting rights of any person made or acquired under the *Mineral Tenure Act*, *Coal Act* or *Petroleum and Natural Gas Act* or under any prior or subsequent enactment of the Province of British Columbia of like effect.

All notations and endorsements noted as "Legal Notations" on the title, if any, to the Land or any parcel from which the Land may be created.

END OF DOCUMENT

SITE STATISTICS		
CIVIC ADDRESS	Lot 2, The Benchlands	
LEGAL DESCRIPTION	LOT 2, DISTRICT LOT 202, LILLOOET DISTRICT, PLAN EPP64949	
ZONING	R-1	
SITE AREA:	7843.8 SQ FT	728.7 SQ M
PROPOSAL INFORMATION	ALLOWED/REQUIRED	PROPOSED
MAXIMUM LOT COVERAGE	40%	1951.6 SF) = 24.9%
MAX HEIGHT: FROM LOWEST AVERAGE NATURAL GRADE = 698' (212.75 M)	10.5 M (34.4')	7.3 M (23'11-3/8')
FRONT LOT LINE SETBACK	5.0 M	5.0 M
INTERIOR SIDE SETBACK (EAST)	1.5 M	1.5 M
INTERIOR SIDE SETBACK (WEST)	3.0 M	3.0 M
REAR LOT LINE SETBACK:	5.0 M	5.0 M
GROSS FLOOR AREAS	AREA (SQ FT)	AREA (SQ M)
MAIN HOUSE (LOWER)	1164.66	108.20
MAIN HOUSE (UPPER)	1118.37	103.90
TOTAL MAIN HOUSE	2283.03	212.10
SECONDARY SUITE	590.94	54.90
GARAGE	672.74	62.50



Part 9- Residential C Occupancy
BC Building Code 2018

FOR COMMENT		
No.	Date	Issue Notes
A.	20.02.01	GENERAL DESIGN REVISIONS



Allie Shiel
Landscape & Building Design

Design Firm

6226 Eagle Drive
Whistler, BC, VON 1B6
as@allieshielldesign.com 604 966-7758

1. This drawing is not to be scaled. Dimensions are approximate. Any discrepancies noted on this drawing must be reported to the consultant immediately.
2. By using this document the client agrees that the consultant's liability for services including negligence and omissions is strictly limited to the value of fees paid. The client agrees to indemnify and defend the consultant in the event of third party claims alleging negligence and or injury as a result of services rendered.

Project Title

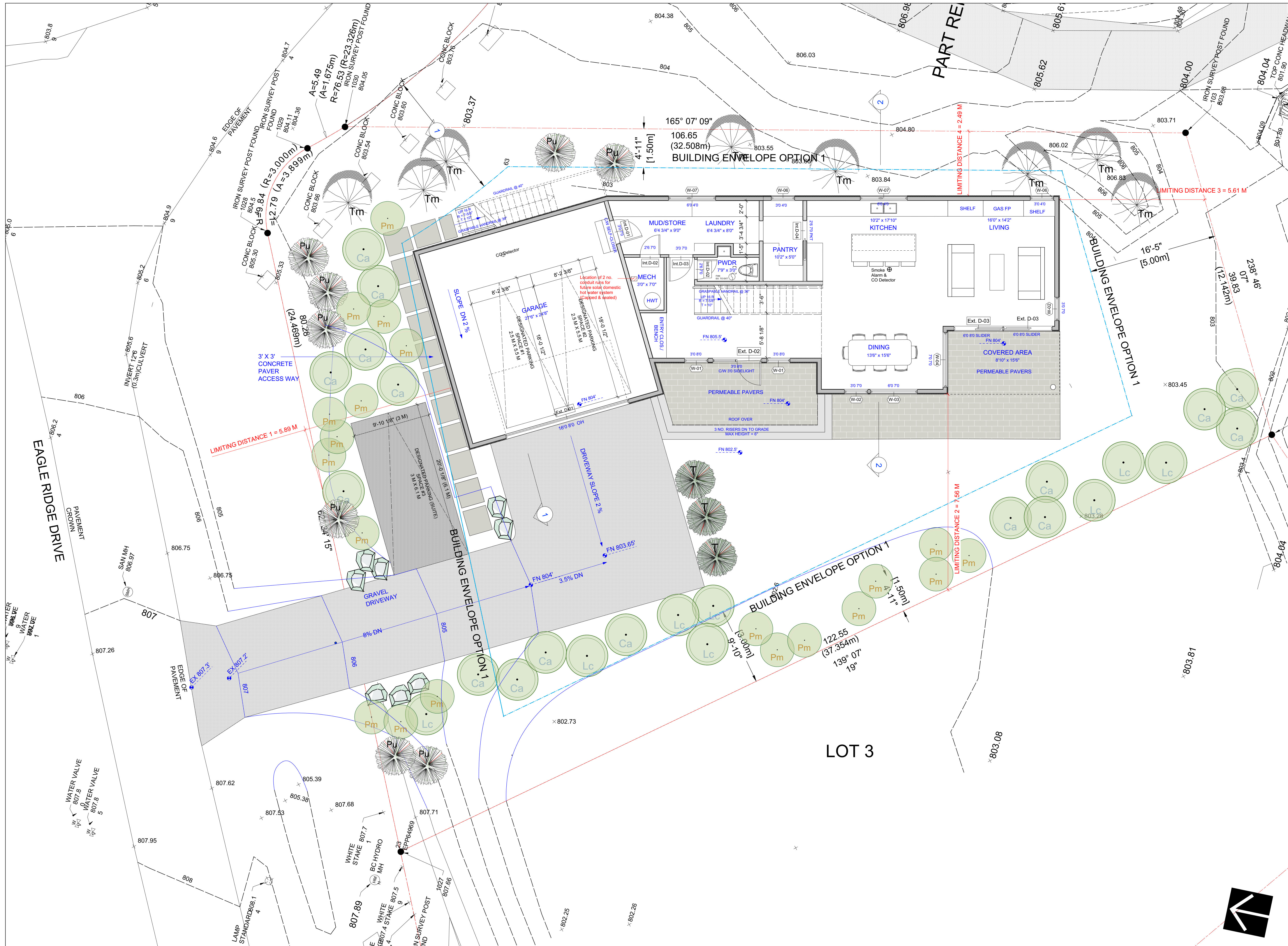
**LOT 2
THE BENCHLANDS
PEMBERTON, BC**

Sheet Title

EXISTING SITE

Date	DEC 2019	Project ID	2002
Drawn By	AS	Scale	1/4" = 1' @ ARCH D
		Sheet No.	A1.0

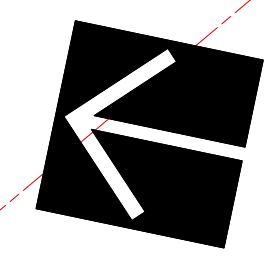
CAD File Name
2002-LOT2

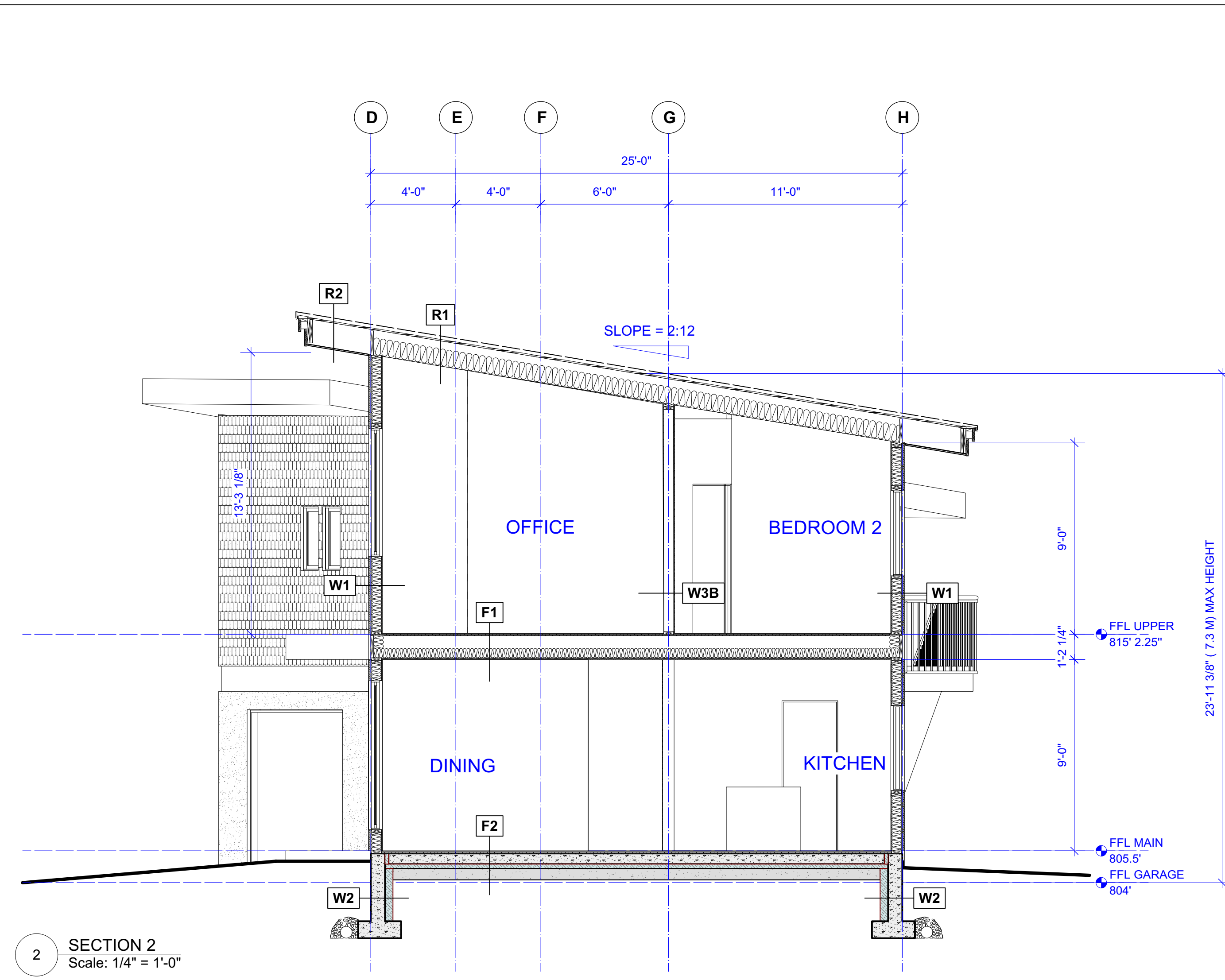
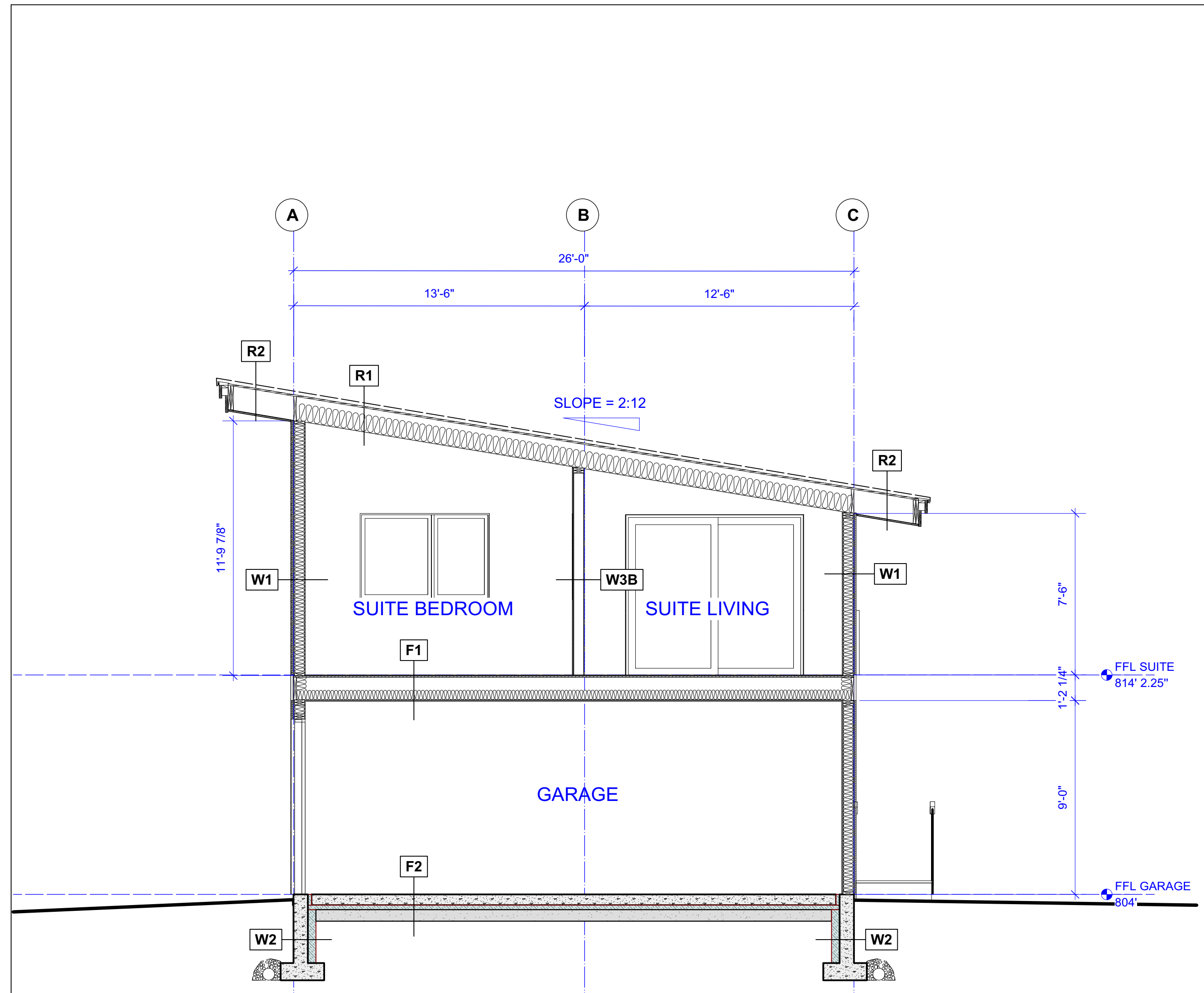


Part 9- Residential C Occupancy
BC Building Code 2018

FOR COMMENT		
No.	Date	Issue Notes
A.	20.02.01	GENERAL DESIGN REVISIONS

 Allie Shield Landscape & Building Design			
Design Firm 6226 Eagle Drive Whistler, BC, V0N 1B6 as@allieshielddesign.com 604 966-7758			
1. This drawing is not to be scaled. Dimensions are approximate. Any discrepancies noted on this drawing must be reported to the consultant immediately. 2. By using this document the client agrees that the consultant's liability for services including negligence and omissions is strictly limited to the value of fees paid. The client agrees to indemnify and defend the consultant in the event of third party claims alleging negligence and or injury as a result of services rendered.			
Project Title LOT 2 THE BENCHLANDS PEMBERTON, BC			
Sheet Title PROPOSED SITE			
Date	DEC 2019	Project ID	2002
Drawn By	AS	Scale	1/4" = 1'0" @ ARCH D
		Sheet No.	A1.1
CAD File Name		2002-LOT2	





1 [Drawing Title]
Scale: 1/4" = 1'-0"

2 SECTION 2
Scale: 1/4" = 1'-0"

Roof Assemblies

R1 Framed Cathedral Ceiling	RSI 4.67 REQ'D
Ext. Air Film	R-26.5
2 ply SBS modified bitumen Roofing membrane	-
5/8" Exterior grade T & G plywood sheathing	-
Joists at 400mm (336.7 mm depth x 0.0085 RSI/mm) RSI (f) = 0.76, % framing = 9% & 241 mm R31 Insulation, RSI (c) = 5.46, % cavity = 91	5.04
6 mil poly vapour barrier	-
1 layer 5/8" GWB	0.08
Int. air film	0.11
RSI Provided	5.23
	R-29.7
R3 Uninsulated Flat Roof over Exterior Space	UNINSULATED
Same as above but without Insulation/vapour barrier and with continuous Vented Wood Soffit	

Floor Assemblies

F1 Interior Floor w/ Sound Insulation	NOT REQ.
Sound Insulated	
Int. Air Film	
3/4" Floor Finish	
3/4" Plywood sheathing glued & screwed - See structural	
Sound absorptive insulation	
TJI Floor Joists (See Structural)	
resilient metal channels spaced 600 mm o.c.	
1 layer 5/8" type X GWB	

F2 Garage Floor - Insulated	RSI 2.32 REQ'D
Air Film	R-13.2
Concrete slab (See Structural)	0.16
3" of R-15 XPS rigid insulation	2.63
6 Mil poly vapour barrier	-
Min 6" free draining compacted crushed gravel (See Geotech)	-
Suitable bearing ground or structural fill	-
RSI Provided	2.836
	R-16.1

F2 Slab on Grade	RSI 2.32 REQ'D
Air Film	R-13.2
Floor Finish	0.16
Flooring underlay	0.02
Concrete slab with embedded tubing for underfloor heating (See Structural)	0.05
3" of R-15 XPS rigid insulation	2.63
6 Mil poly vapour barrier	-
Min 6" free draining compacted crushed gravel (See Geotech)	-
Suitable bearing ground or structural fill	-
RSI Provided	2.876
	R-16.3

F3 Typical Deck	NOT REQ'D
1-1/4" Decking	
Counter battens	
Waterproof membrane	
5/8" Exterior Grade T&G Plywood Sheathing	
TJI Floor joists to 2% fall (See Structural)	
1/2" continuously vented soffit	

Wall Assemblies

W1 Exterior Wall - 2 x 6 Wood Frame	RSI 3.08 REQ'D
Ext. Air Film	R-17.5
Hardi Board	0.03
Pressure treated 1/2"x 1 1/2" strapping rain screen or 1/2" exterior grade plywood strips	0.15
Building Wrap / Air barrier - Taped and Continuous	-
1/2" Ext grade plywood sheathing - vented top and bottom	0.109
Wood Stud (140mm x 0.0085 RSI/mm), RSI (f) = 1.19, % cavity = 23%	-
140 mm R24 Batt Insulation, RSI (c) = 4.23, % cavity = 77%	2.66
6 Mil poly vapour barrier	-
1/2" GWB or Water Resistant GWB at bathroom locations	0.08
Int air film	0.12
RSI Provided	3.175
	R-18.0

W2 Below Grade Exterior Foundation Wall	RSI 2.98 REQ'D
1/2" Drainage mat c/w term bar	R-16.9
Waterproof membrane	0.03
Concrete wall (See Structural)	0.08
4.5" Rigid insulation	3.17
RSI Provided	3.28
	R-18.6

W Typical 2x4 Interior Wall	
3A	
1/2" Gypsum Wall Board	
2x4 Wood studs @ 16" o.c.	
R14 Roxul Stone Wool Batt insulation in wall cavity at walls requiring sound proofing	
1/2" Gypsum Wall Board (moisture resistant in bathrooms)	

W Typical 2x6 Interior Wall	
3B	
Same as above but w/ 2"x6" wood studs	

W 2x4 Sheer Wall - See Structural	
4A	
1/2" Gypsum Wall Board on Plywood sheathing one or both sides (See Structural)	
2x6 Wood studs @ 16" o.c.	
1/2" Gypsum Wall Board (moisture resistant in bathrooms)	

W 2x6 Sheer Wall - See Structural	
4B	
Same as above but w/ 2"x6" wood studs	

Doors & Windows

*** ALL DOORS AND WINDOWS TO MEET OR EXCEED USI 1.60 (U-0.28)

Part 9- Residential C Occupancy
BC Building Code 2018

FOR COMMENT		
No.	Date	Issue Notes
A.	20.02.01	GENERAL DESIGN REVISIONS



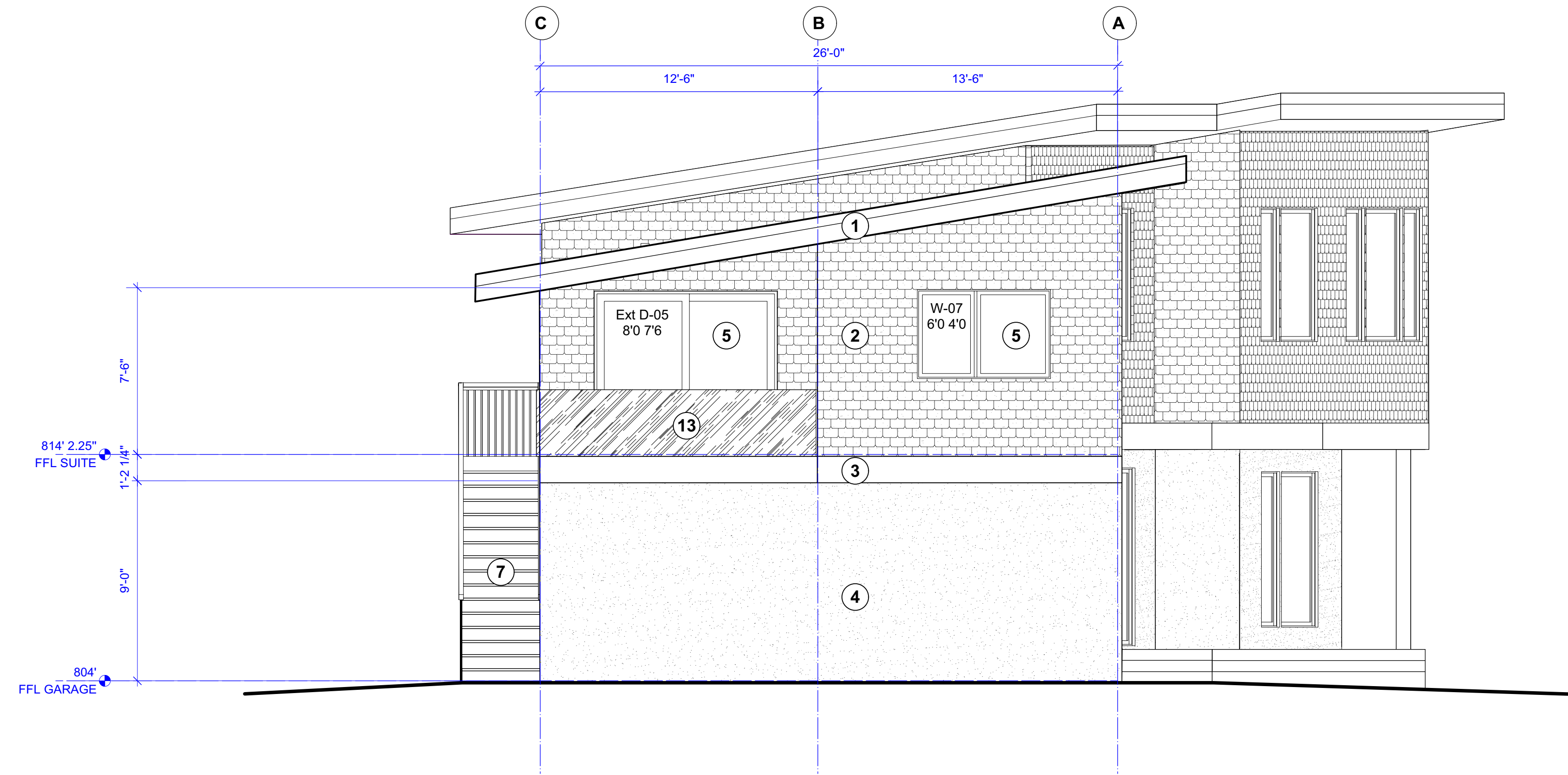
Design Firm
6226 Eagle Drive
Whistler, BC, V0N 1B6
as@allieshielldesign.com 604 966-7758

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Project Title
**LOT 2
THE BENCHLANDS
PEMBERTON, BC**

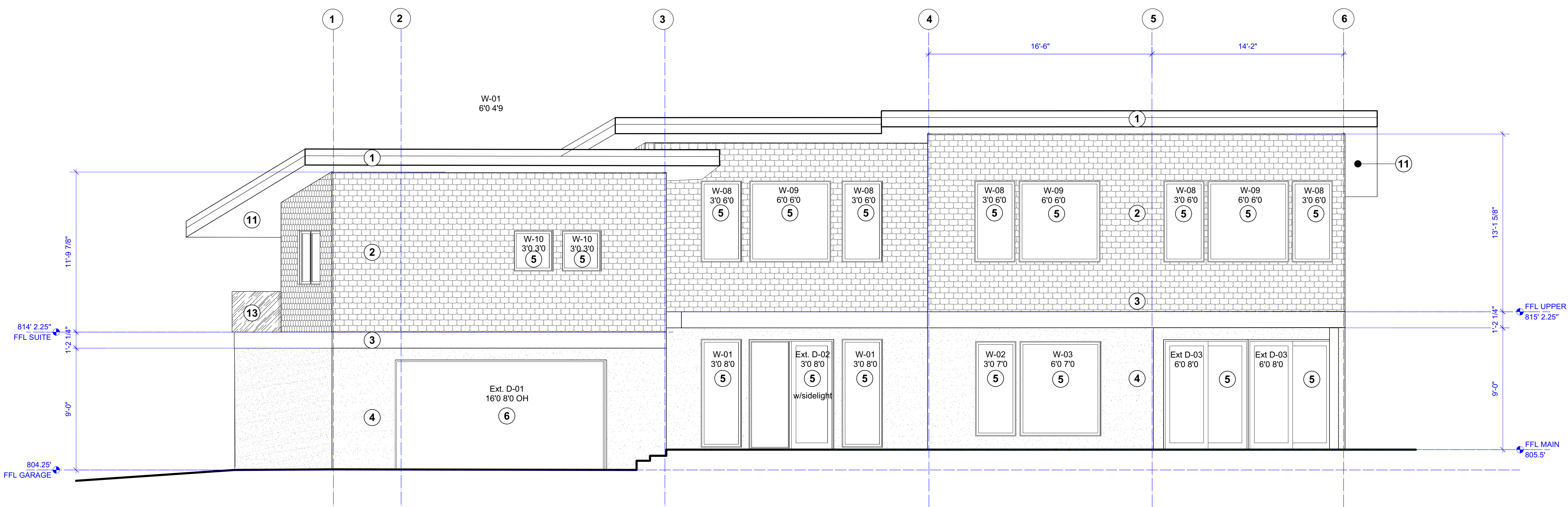
SECTIONS

Date	DEC 2019	Project ID	2002
Drawn By	AS	Scale	1/4" = 1'0 @ ARCH D
		Sheet No.	A3.0
CAD File Name	2002-LOT2		



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

- EXTERIOR FINISHES**
1. WOOD FASCIA (CHARCOAL)
 2. FIBER CEMENT SHINGLE (CHARCOAL)
 3. BELLY BOARD (CHARCOAL)
 4. FIBER CEMENT (LIGHT GREY)
 5. METAL CLAD WOOD WINDOW / SLIDING DOOR (CHARCOAL)
 6. METAL GARAGE DOOR (CHARCOAL)
 7. WOOD STAIR TO LANDSCAPE WITH CHARCOAL METAL GUARDRAIL @ 40" AND HANDRAIL @ 36"
 8. GLULAM POST
 9. GLULAM BEAMS
 10. GLULAM RAFTERS (STAINED TO MATCH WHITE WASH PINE)
 11. METAL SOFFIT (CHARCOAL)
 12. TORCH ON MEMBRANE ROOF
 13. GLASS BALUSTRADE @ 40"



2 REAR ELEVATION
Scale: 1/4" = 1'-0"

Part 9- Residential C Occupancy
BC Building Code 2018

FOR COMMENT		
No.	Date	Issue Notes
A.	20.02.01	GENERAL DESIGN REVISIONS


Allie Shiel
 Landscape & Building Design

Design Firm: 6226 Eagle Drive
 Whistler, BC, VON 1B6
 as@allieshielldesign.com 604 966-7758

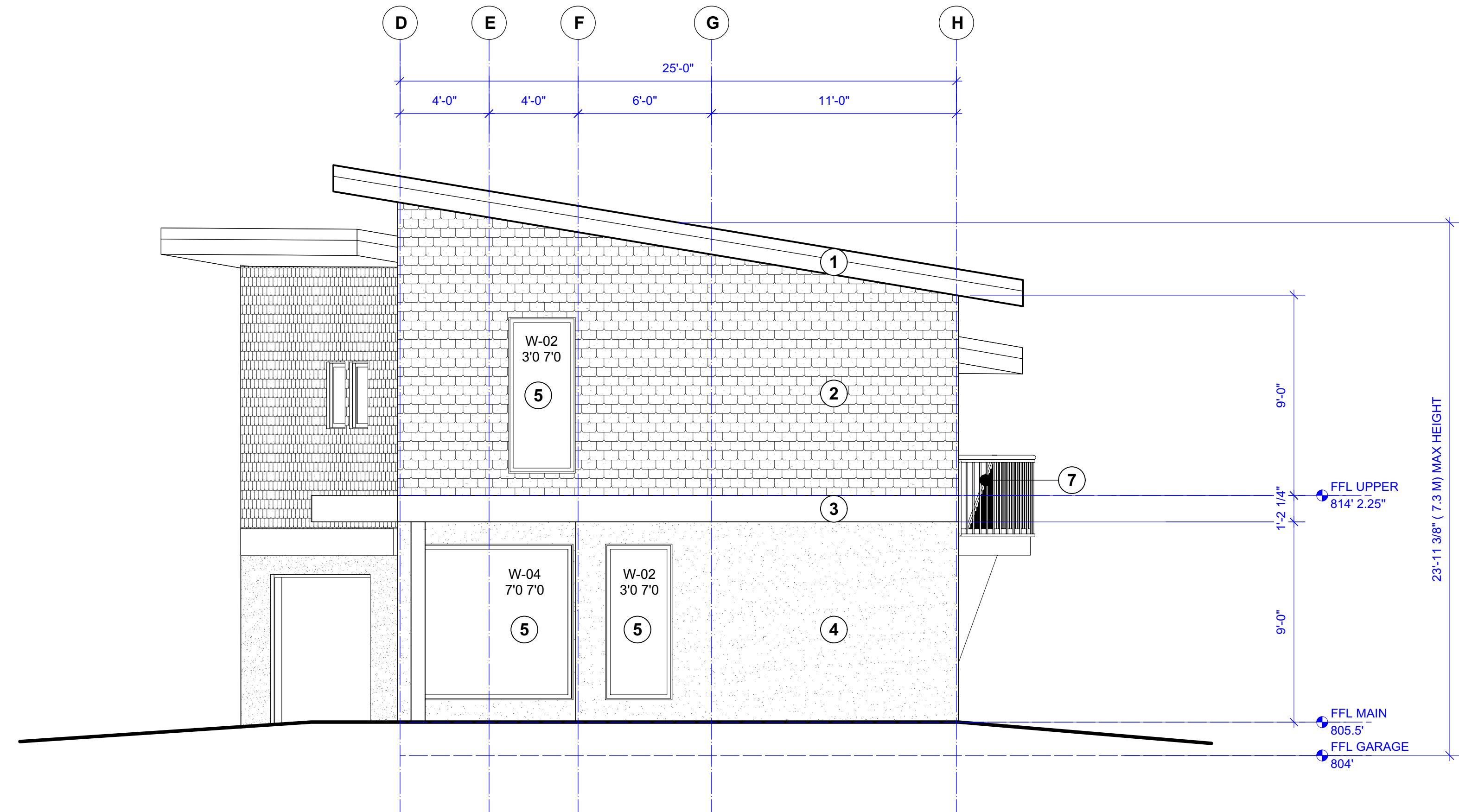
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Project Title: **LOT 2
THE BENCHLANDS
PEMBERTON, BC**

Sheet Title: **ELEVATIONS 1**

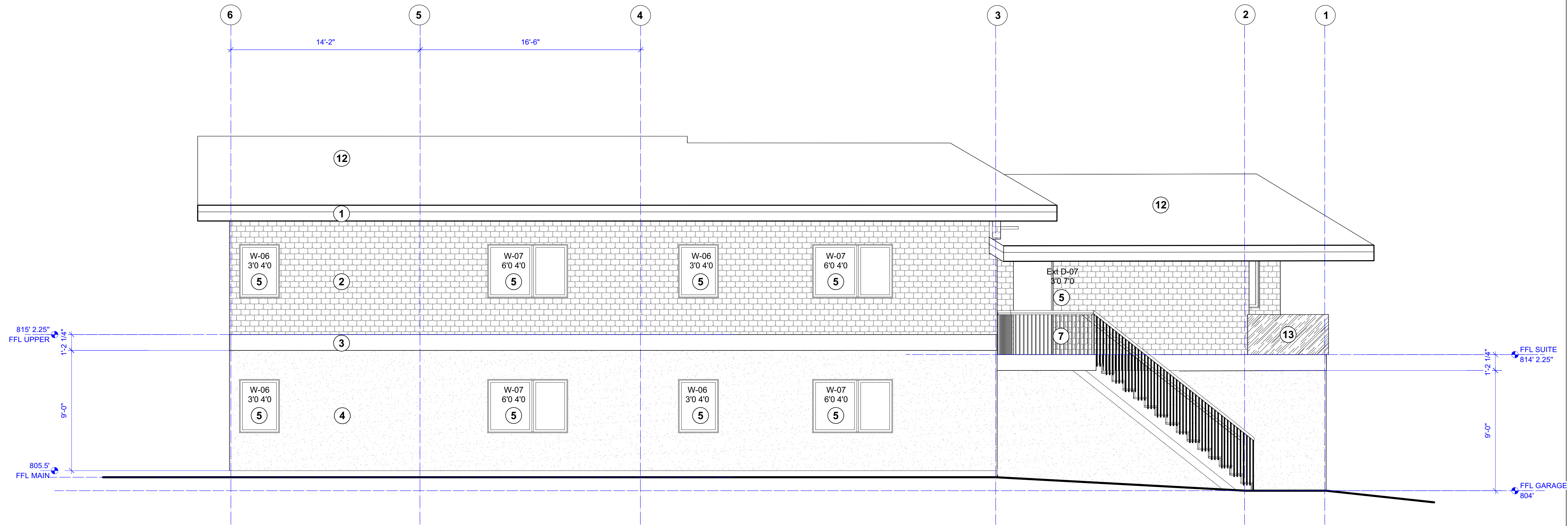
Date: DEC 2019	Project ID: 2002
Drawn By: AS	Scale: 1/4" = 1'0 @ ARCH D
Sheet No.	
A4.0	

CAD File Name: 2002-LOT2



- EXTERIOR FINISHES**
1. WOOD FASCIA (CHARCOAL)
 2. FIBER CEMENT SHINGLE (CHARCOAL)
 3. BELLY BOARD (CHARCOAL)
 4. FIBER CEMENT (LIGHT GREY)
 5. METAL CLAD WOOD WINDOW / SLIDING DOOR (CHARCOAL)
 6. METAL GARAGE DOOR (CHARCOAL)
 7. WOOD STAIR TO LANDSCAPE WITH CHARCOAL METAL GUARDRAIL @ 40" AND HANDRAIL @ 36"
 8. GLULAM POST
 9. GLULAM BEAMS
 10. GLULAM RAFTERS (STAINED TO MATCH WHITE WASH PINE)
 11. METAL SOFFIT (CHARCOAL)
 12. TORCH ON MEMBRANE ROOF
 13. GLASS BALUSTRADE @ 40"

1 REAR ELEVATION
Scale: 1/4" = 1'-0"

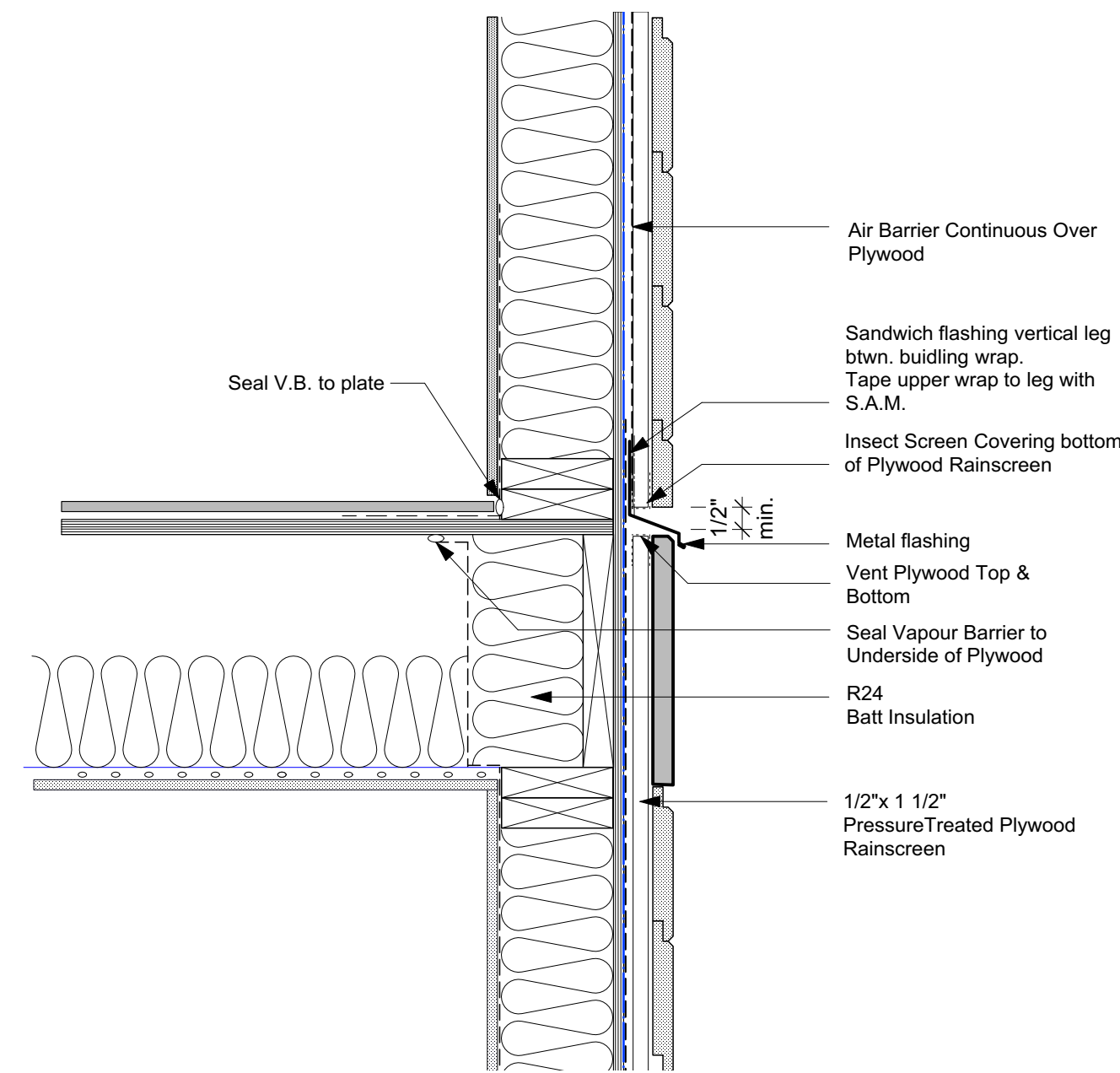


2 REAR ELEVATION
Scale: 1/4" = 1'-0"

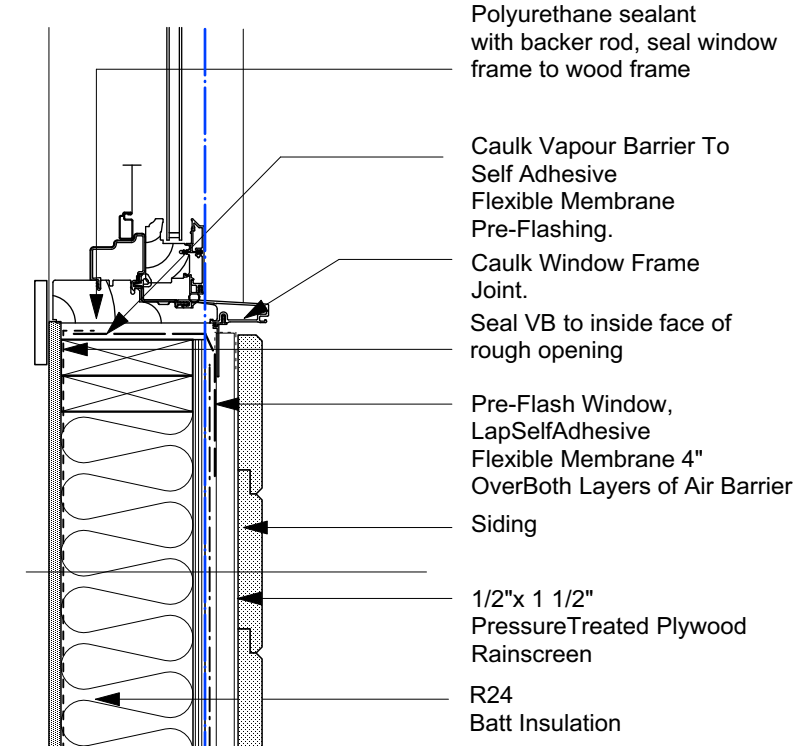
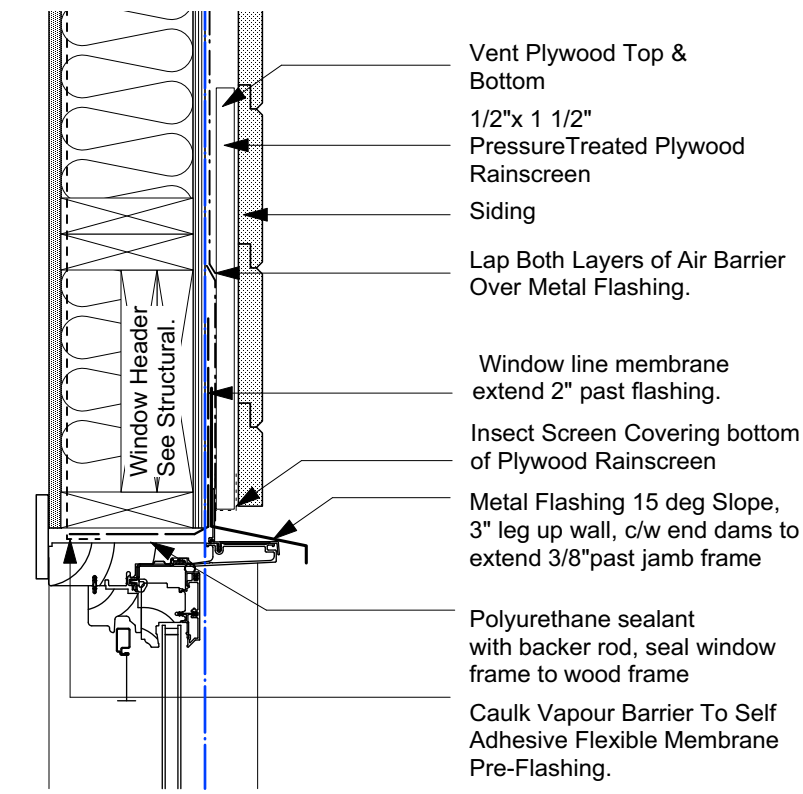
Part 9- Residential C Occupancy
BC Building Code 2018

FOR COMMENT		
No.	Date	Issue Notes
A.	20.02.01	GENERAL DESIGN REVISIONS

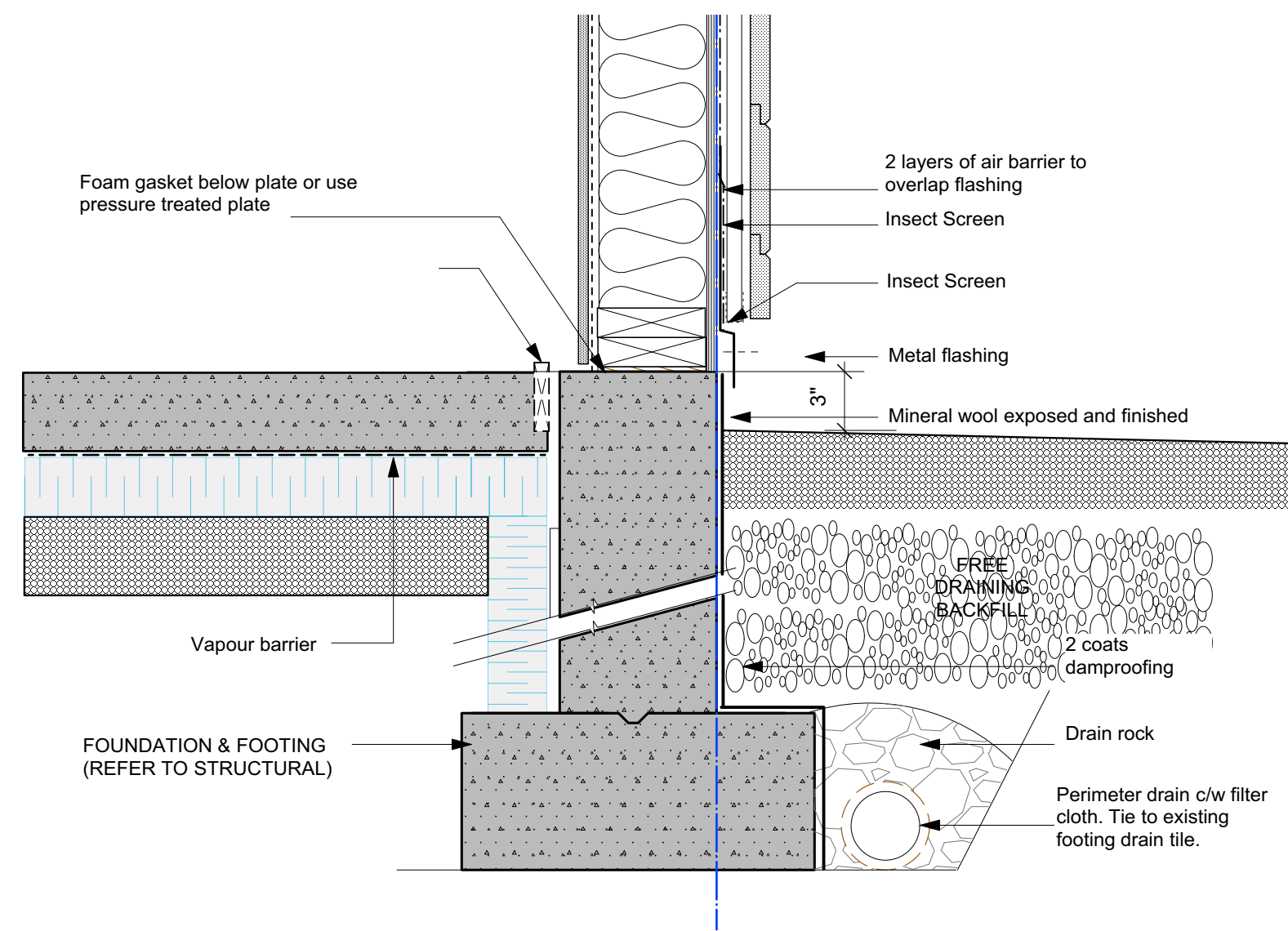
Design Firm 6226 Eagle Drive Whistler, BC, VON 1B6 as@allieshielddesign.com 604 966-7758			
1. This drawing is not to be scaled. Dimensions are approximate. Any discrepancies noted on this drawing must be reported to the consultant immediately. 2. By using this document the client agrees that the consultant's liability for services including negligence and omissions is strictly limited to the value of fees paid. The client agrees to indemnify and defend the consultant in the event of third party claims alleging negligence and or injury as a result of services rendered.			
Project Title LOT 2 THE BENCHLANDS PEMBERTON, BC			
ELEVATIONS 1			
Date	DEC 2019	Project ID	2002
Drawn By	AS	Scale	1/4" = 1'0 @ ARCH D
		Sheet No.	A4.0
CAD File Name		2002-LOT2	



1 DETAIL AT FLOOR INTERSECTION
Scale: 1 1/2" = 1'-0"



3 DETAIL AT WINDOW
Scale: 1 1/2" = 1'-0"



4 DETAIL AT FOUNDATION
Scale: 1 1/2" = 1'-0"

Part 9- Residential C Occupancy
BC Building Code 2018

FOR COMMENT		
No.	Date	Issue Notes
A.	20.02.01	GENERAL DESIGN REVISIONS



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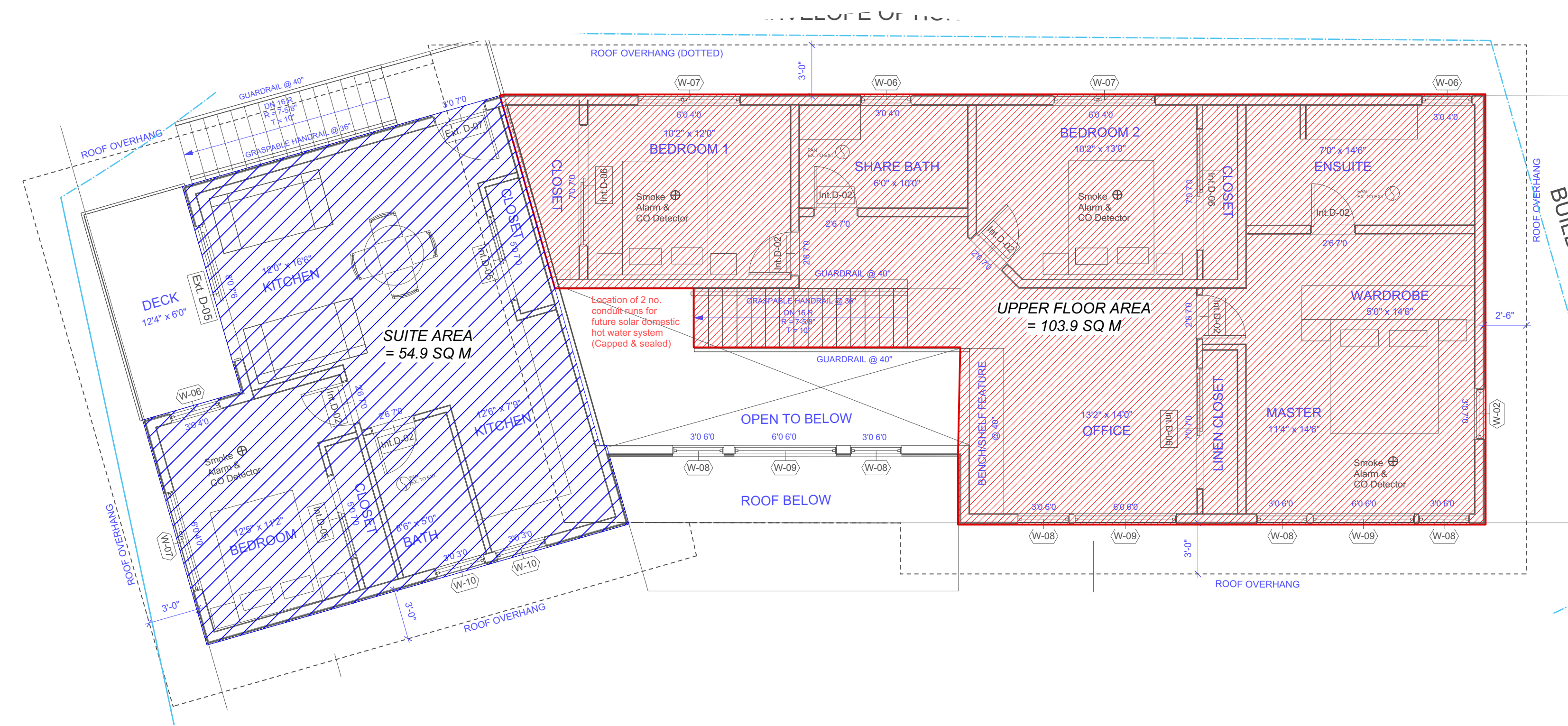
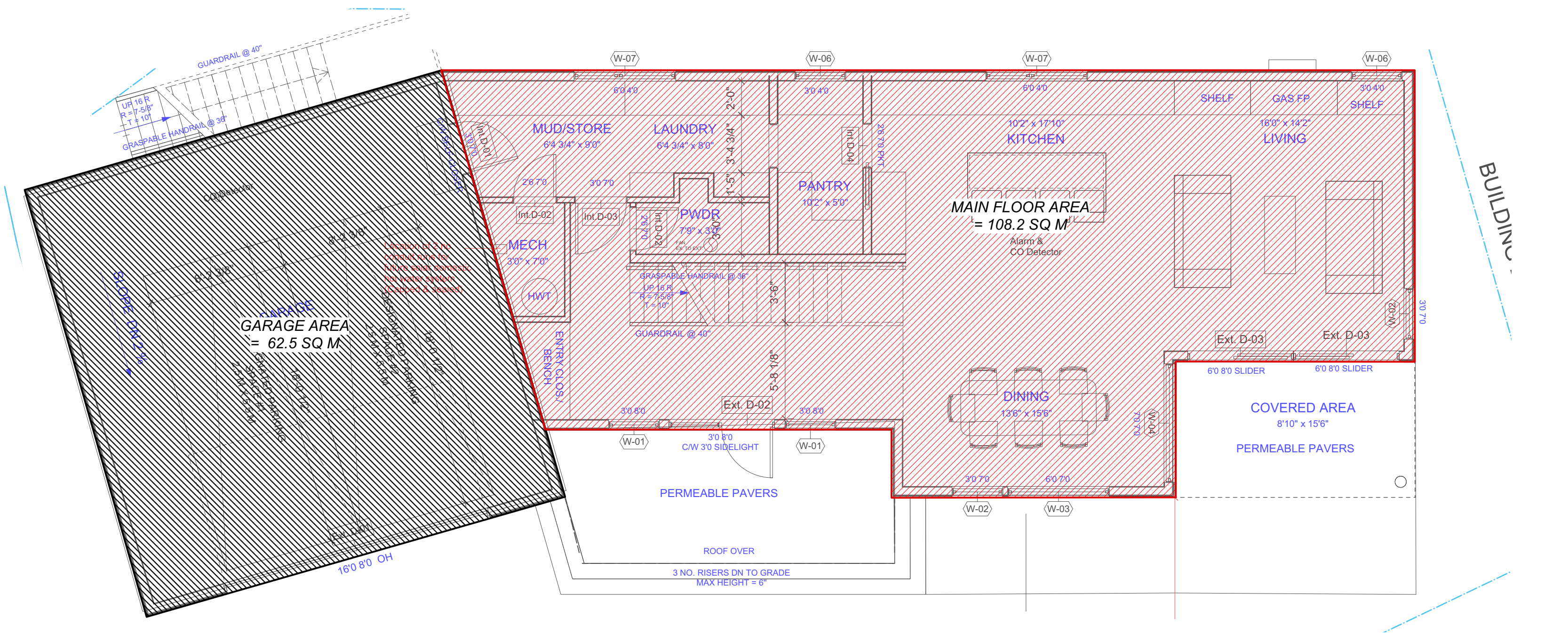
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Project Title
**LOT 2
THE BENCHLANDS
PEMBERTON, BC**

DETAILS	
Date	DEC 2019
Project ID	2002
Drawn By	AS
Scale	1/4" = 1'0 @ ARCH D
Sheet No.	A5.0
CAD File Name	2002-LOT2

GROSS FLOOR AREAS:

MAIN HOUSE (LOWER)	1164.7 sq ft	108.20 sqm
MAIN HOUSE (UPPER)	1118.4 sq ft	103.90 sqm
TOTAL HOUSE GFA	2283.0 sq ft	212.10 sqm
SECONDARY SUITE	590.9 sq ft	54.90 sqm
GARAGE	672.7 sq ft	62.50 sqm



Part 9- Residential C Occupancy
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FOR COMMENT		
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Project Title
**LOT 2
THE BENCHLANDS
PEMBERTON, BC**

Sheet Title
AREAS

Date	DEC 2019	Project ID	2002
Drawn By	AS	Scale	3/16" = 1' @ ARCH D
		Sheet No.	

CAD File Name
2002-LOT2

SK02