

## -BOARD OF VARIANCE-

**Agenda** for the Board of Variance Meeting of the Village of Pemberton to be held Wednesday, September 30, 2020 at 4:00 PM via ZOOM Webinar ID: 8473 4186 533

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	Page
<b>1. CALL TO ORDER</b>	
<b>2. MINUTES</b>	
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<b>3. 7355 Industrial Way – Lot 2, DL 210, Plan KAP74191</b>	5
Report to Board of Variance: To accommodate the proposal, the following variances from Zoning Bylaw No. 832, 2018 are requested:	
1. The projection of the balcony from 0.6 metres as required to 1.143 meters into the front yard setback, a relaxation of 0.542 metres;	
2. The total combined length of the projection from 40% as required to 53% of the length of the façade, a relaxation of 12.94%;	
3. The projection of “Roof 1” from 0.6 metres as required to 0.94 metres into the rear yard setback, a relaxation of 0.34 metres; and	
4. The projection of “Roof 2” from 0.6 metres as requires to 1.04 metres into the rear yard setback, a relaxation of 0.44 metres.	
<b>4. NEW BUSINESS</b>	
Board Member Term Expiry, December 2020	
<b>5. NEXT MEETING</b>	
<b>6. ADJOURNMENT</b>	

## BOARD OF VARIANCE MINUTES

**Minutes** for the Board of Variance Meeting of the Village of Pemberton held Wednesday, July 8, 2020 at 4:00 PM via ZOOM Webinar ID: 865 0137 9094

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<b>IN ATTENDANCE:</b>	Niki Vanerk, Chair Drew Meredith Alan LeBlanc
<b>STAFF IN ATTENDANCE:</b>	Joanna Rees, Planner Gwendolyn Kennedy, Building & Planning Clerk
<b>APPLICANT/PUBLIC:</b>	2 (Applicants)

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### 1. CALL TO ORDER

At 4:12 p.m. the meeting was called to order.

### 2. MINUTES

Moved/Seconded

**THAT** the minutes of the Board of Variance meeting held February 26, 2020 be approved as circulated.

**CARRIED**

### 3. 3005 TENQUILLE PLACE – LOT 14, DL 211, PLAN EPP88381

Variance Request: to vary the rear yard setback from seven-point-five (7.5) metres to five (5) metres to facilitate the siting of a detached dwelling.

Preliminary building drawings were provided to Staff by the applicant immediately prior to the meeting and circulated to Board members.

A notice regarding this application was mailed to all adjacent properties. The Village received no comments.

Joanna Rees, Planner, provided a summary of the application, noting that the subject lands received a development variance permit on May 8, 2018, reducing the front lot line setback from six (6) metres to five (5) metres and reducing the rear lot line setback from seven-point-five (7.5) metres to six (6) metres.

Lisa Ames, applicant and property owner, provided clarification regarding the proposed floor plan and the challenge of siting a house on the triangular lot. Ms. Ames noted that there is significant natural buffering between the rear of the lot and the road behind the property. The requested relaxation of the rear yard setback will not impact any adjoining properties.

## **RESOLUTION**

Moved/Seconded

**THAT** the Board of Variance approve the request to vary the rear yard setback on the lot located at 3005 Tenquille Place from seven-point-five (7.5) metres to five (5) metres to facilitate the siting of a detached dwelling.

**CARRIED**

### **4. 3007 TENQUILLE PLACE – LOT 13, DL 211, PLAN EPP88381**

Variance Request: to vary the front lot line setback from six (6) metres to five (5) metres and rear yard setback from seven-point-five (7.5) metres to five (5) metres to facilitate the siting of a detached dwelling.

Preliminary building drawings were provided to Staff on behalf of the applicant by Lisa Ames immediately prior to the meeting and circulated to Board members.

A notice regarding this application was mailed to all adjacent properties. The Village received no comments.

Joanna Rees, Planner, provided a summary of the application. The intent of the required minimum front lot line setback of 6 m is to ensure that there is adequate space for parking of motorized vehicles.

Paul Selina, applicant and property owner, provided additional information regarding the challenge of siting a single storey dwelling within the established front and rear lot line setbacks. Mr. Selina clarified that the proposed carport is within the building footprint shown on the site plan.

Discussion focused on whether the existing front lot line setback creates a hardship for the siting of a detached dwelling.

**RESOLUTION**

Moved/Seconded

**THAT** the Board of Variance not support the request to vary the front lot line setback from six (6) metres to five (5) metres on the lot located at 3007 Tenquille Place;

**AND THAT** the Board of Variance approve the request to vary the rear yard setback from seven-point-five (7.5) metres to five (5) metres on the lot located at 3007 Tenquille Place to facilitate the siting of a detached dwelling.

**CARRIED**

**4. NEXT MEETING**

The next meeting will be scheduled as required.

**5. ADJOURNMENT**

Moved/Seconded

**THAT** the Board of Variance meeting be adjourned.

**CARRIED**

At 4:38 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 July 8, 2020.

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Chair

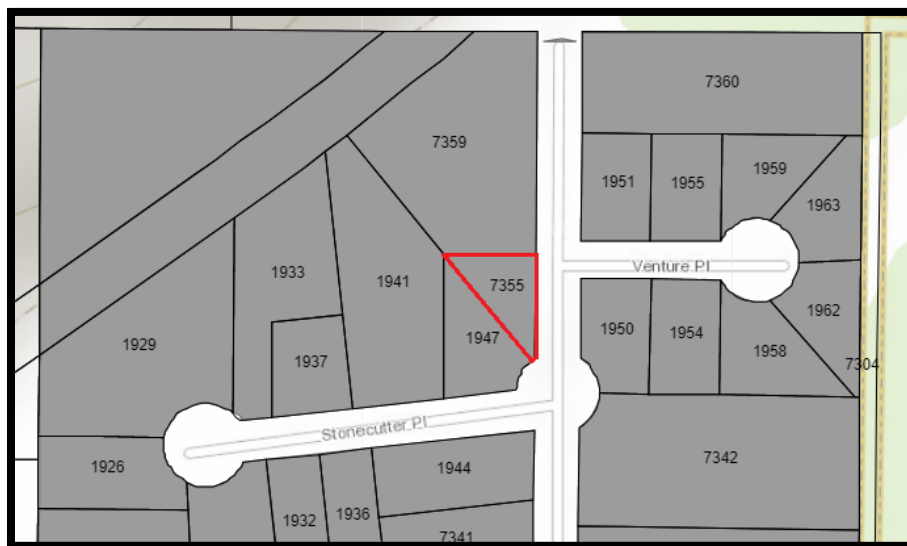
**Date:** September 30, 2020  
**From:** Joanna Rees, Planner  
**Subject:** 7355 Industrial Way– Projections into Setback Variance Request  
**Applicant:** Olivier Godbout, 1102822 BC Ltd.

**PURPOSE**

This report provides an overview for the Board of Variance of an application submitted by Olivier Godbout, representing 1102822 BC Ltd, owner of the property located at 7355 Industrial Way. The applicant is proposing an addition to the existing industrial building. The proposed addition would facilitate industrial uses on the first floor and two (2) accessory residential dwellings on the second floor. The application is attached as **Appendix A**. To accommodate the proposal, the following variances from Zoning Bylaw No. 832, 2018 are requested:

1. The projection of the balcony from 0.6 metres as required to 1.143 meters into the front yard setback, a relaxation of 0.542 metres;
2. The total combined length of the projection from 40% as required to 53% of the length of the façade, a relaxation of 12.94%;
3. The projection of “Roof 1” from 0.6 metres as required to 0.94 metres into the rear yard setback, a relaxation of 0.34 metres; and
4. The projection of “Roof 2” from 0.6 metres as required to 1.04 metres into the rear yard setback, a relaxation of 0.44 metres.

**SITE DESCRIPTION**



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



**Figure 2:** Photo submitted by the applicant showing the subject lands and existing building.

The subject lands legally described as Lot 2 District Lot 210 Lillooet District Plan KAP74191, are known municipally as 7355 Industrial Way. The location of the subject lands is shown above in Figure 1. The subject lands are irregularly shaped and 1261.86 square metres in area. An existing industrial building and accessory building is located on the site. The subject lands are designated Employment and Industrial in the Official Community Plan and are zoned Industrial Park (M-1) as per Village of Pemberton Zoning Bylaw No. 832, 2018. Adjacent lands are industrial.

#### **ZONING BYLAW NO. 832, 2018**

The proposed Industrial and Accessory Residential Dwelling Use is a permitted use in the Industrial Park (M-1) Zone. The Industrial Park (M-1) Building Regulations require a 7.5m minimum front setback and 3m minimum rear setback. Due to the proposed roof overhangs at the rear of the building and front balcony, the proposal does not meet the requirements of the minimum front and rear setback. Projections into the required setbacks are permitted in accordance to the following policies of Section 4.13:

##### **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;

The proposed projection of the the balcony into the front yard setback does not meet policies 4.13a i) and ii). The proposed projection of the roof overhangs into the rear yard setback does not meet policies 4.13a i).

**THE LOCAL GOVERNMENT ACT, R.S.B.C. 2015**

The following Section 542(1) of *the Local Government Act* is relevant to the decision making of the Board of Variance and the under this subsection is final:

**542** (1)On an application under section 540, the board of variance may order that a minor variance be permitted from the requirements of the applicable bylaw, or that the applicant be exempted from section 531 (1) [*alteration or addition while non-conforming use continued*], if the board of variance

- a) has heard the applicant and any person notified under section 541,
- b) finds that undue hardship would be caused to the applicant if the bylaw or section 531 (1) is complied with, and
- c) is of the opinion that the variance or exemption does not do any of the following:
  - i. result in inappropriate development of the site;
  - ii. adversely affect the natural environment;
  - iii. substantially affect the use and enjoyment of adjacent land;
  - iv. vary permitted uses and densities under the applicable bylaw;
  - v. defeat the intent of the bylaw;
  - vi. vary the application of an applicable bylaw in relation to residential rental tenure.

As per Section 542(3) of the Local Government Act, the default time frame is that construction must start within two years from the date of the order, this time frame can be altered longer or shorter by the Board of Variance in their decision.

### **COMMUNICATIONS**

A notice regarding this application has been mailed to all adjacent properties as per Section 541 of the *Local Government Act*. At the time of writing this report, the Village had received no comments from any of the neighbouring property owners.

### **DETAILED PLANS AND DRAWINGS**

If the Board of Variance chooses to approve this variance, their approval may refer specifically to the plans that have been included within this application. This will require the Board of Variance to reference the plans in any motion to approve the variance.

### **OPTIONS**

The Board of Variance in their consideration of the application for 7355 Industrial Way to vary:

- The projection of the balcony from 0.6 metres to 1.143 meters into the front yard setback, a relaxation of 0.542 metres;
- The total combined length of the projection from 40% to 53% of the length of the façade, a relaxation of 12.94%;
- The projection of “Roof 1” from 0.6 metres to 0.94 metres into the rear yard setback, a relaxation of 0.34 metres; and
- The projection of “Roof 2” from 0.6 metres to 1.04 metres into the rear yard setback, a relaxation of 0.44 metres

The Board of the Variance has the following options for each variance requested:

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

### **NOTICE OF DECISION**

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





RECEIVED

AUG 24 2020

Village of Pemberton

Appendix A

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: AUG 24 2020 VOP File Number:

APPLICANT INFORMATION:

Name: Olivier Godbout Postal Address:
Phone: Pemberton, BC, V0N 2L0
Fax:
Cel: Email:

REGISTERED OWNER INFORMATION:

Name: 1102822 BC LTD Postal Address:
Phone: Pemberton, BC, V0N 2L0
Fax:
Cel: Email:

PROPERTY INFORMATION:

Civic Address: 7355 Industrial Way, Pemberton, BC Legal Description: Commercial and residential building (mixed use)
Zoning Designation: Industrial Park
Section in Bylaw to be varied: Section 4.13

DESCRIPTION OF VARIANCE REQUESTED:

Front yard: The balcony of the proposed building projects 1.143 meters into the front yard set back (0.543 meters more than the bylaw allows); the balcony occupies 52.94% of the length of the facade (12.94% more than the bylaw allows)

Side yard: Roof 1 projects 0.933 metres into side yard setback (0.333 meters more than the bylaw allows)

Side yard: Roof 2 projects 1.04 metres into side yard setback (0.44 meters more than the bylaw allows)

APPLICATION CHECKLIST:

Certificate of Title [X] Yes [ ] No Site Plan [X] Yes [ ] No [ ] N/A
Application Fee [X] Yes [ ] No Property Within Agricultural Land Reserve [ ] Yes [X] No [ ] N/A
Authorization Form [ ] Yes [ ] No [X] N/A Property Subject to Riparian Area Regulations [ ] Yes [X] No [ ] N/A
Rationale for Variance [X] Yes [ ] No [ ] N/A Property Adjacent to Residential Properties [ ] Yes [X] No [ ] N/A

I, Olivier Godbout 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.: 560.00364.012 Prospero No.:
Related Files: Fee Submitted: \$ 250.00 Receipt No.: 29544

Village of Pemberton

Board of Variance Meeting

September 30, 2020

Aug 22<sup>nd</sup> 2020

Dear Board of Variance,

We are submitting an application, requesting relaxation of the maximum depth and length of the projection of the balcony and roof into the setbacks on our future building facades at 7355 Industrial Way. Both the frontage roof and balcony project 1.143m into the setback while the back-roofs project 0.933m and 1.04m into the setback, compared to the bylaw's 60cm allowance. The total combined length of the frontage roof and balcony is also 53% of the total of the façade, compared to the bylaw's 40% allowance.

As our business has developed, we need more space and we therefore need to add an extension to our existing building. We have made the drawings with due diligence in an attempt to follow the building code and bylaw while maintaining the integrity of the architecture of the current building. The building foundation is inside the setbacks (0.08m), and the balcony and roofs are not impeding on any movement nor blocking any views. We 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. The original building was built away from the setback (West side) and there is no way for us financially to extend the building or move the building closer to the setback. Let alone that this would be a lot of work and money for a less useful result.
2. As the shape of the land is triangular, another option would be to build our building in a triangular shape. This, however, wouldn't be viable, as it's hard to build a triangular building, it would lead to a lot of wasted space, and it would be a lot more pricey to build compared to building in a rectangle.
3. Reducing the overhang by cutting the roof would be another option, but then the building wouldn't be protected from snow and rain, resulting in higher maintenance costs in the long term.
4. The exterior balcony is provided for the mid and upper level of the new dwelling unit as required for emergency egress purposes (as per our building code consultant report). Narrowing down the balcony in width and depth would create a safety issue for the upper level as it serves as landing deck for the upper level in case of an emergency.

In summary, we hope the Board will grant a variance based on the above points. We 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 us know. Thank you for your consideration in this matter.

Kind Regards,

Emilie de Crombrughe



Olivier Godbout









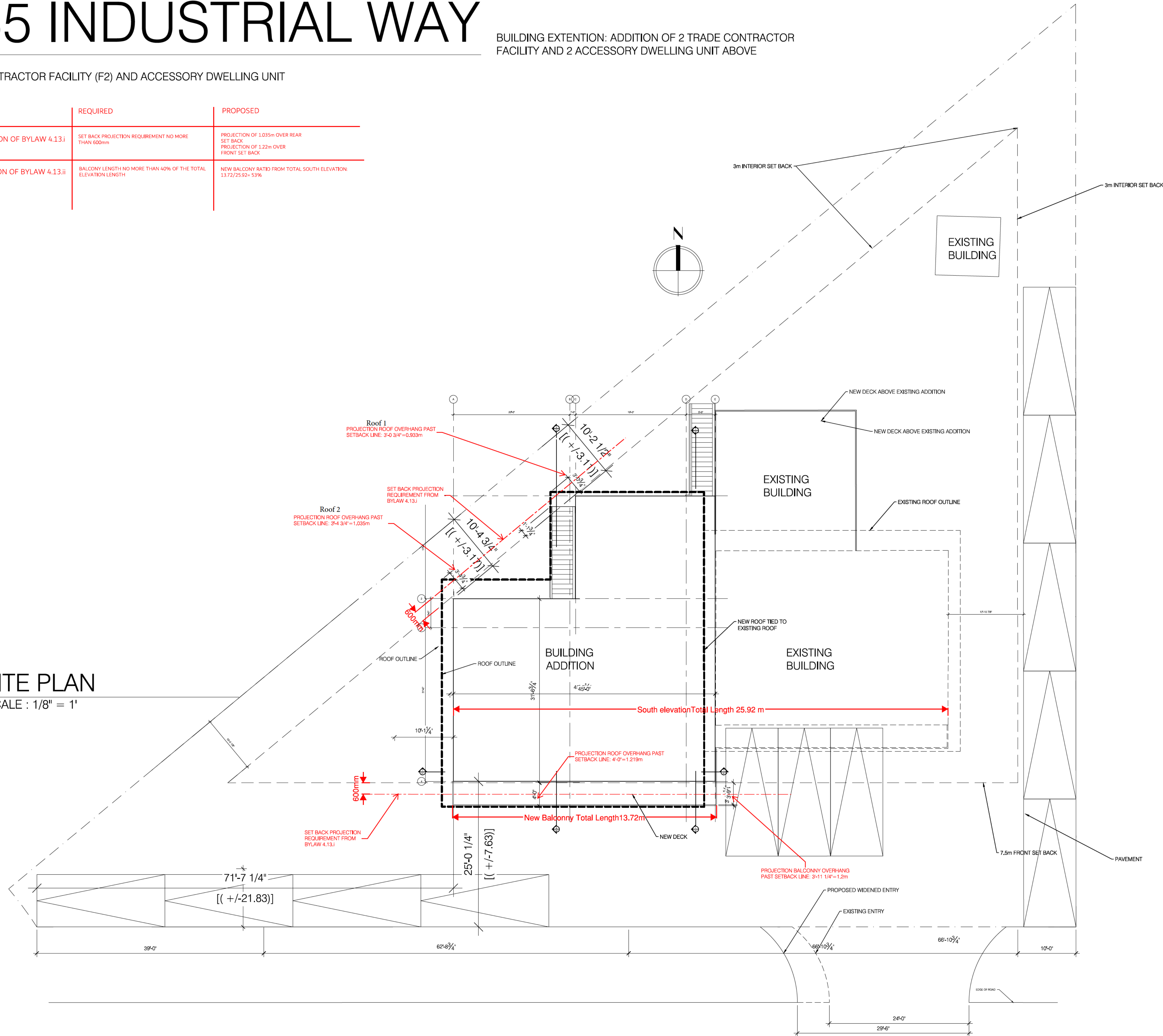
# 7355 INDUSTRIAL WAY

BUILDING EXTENTION: ADDITION OF 2 TRADE CONTRACTOR FACILITY AND 2 ACCESSORY DWELLING UNIT ABOVE

USE: TRADE CONTRACTOR FACILITY (F2) AND ACCESSORY DWELLING UNIT

REQUESTS	REQUIRED	PROPOSED
REQUEST 1: RELAXATION OF BYLAW 4.13.i	SET BACK PROJECTION REQUIREMENT NO MORE THAN 600mm	PROJECTION OF 1.035m OVER REAR SET BACK PROJECTION OF 1.22m OVER FRONT SET BACK
REQUEST 2: RELAXATION OF BYLAW 4.13.ii	BALCONY LENGTH NO MORE THAN 40% OF THE TOTAL ELEVATION LENGTH	NEW BALCONY RATIO FROM TOTAL SOUTH ELEVATION: 13.72/25.92= 53%

1 SITE PLAN  
A1.0 SCALE : 1/8" = 1'



Issue/Revision	Date
Issue for Building Permit	JUN 09, 2020
Issue for Variance application	Aug 25, 2020

Part 9 Building, Residential C Occupancy  
Designed under BCBC 2012

ADRIEN BENECH CONSTRUCTION DESIGN  
#4-2120 NORDIC DRIVE, Whistler, BC V0N 1B2  
604-698-9486  
whistleradrien@gmail.com

Project name:  
Olivier Godbout  
  
7355, Industrial Way,  
Pemberton, BC

Sheet Title:  
SUITE PLAN VIEW

Scale: indicated under drawing	Sheet #:
Drawn:	A1.0
Verified by: Adrien Benech	
Date: Aug 25, 2020	

Issue/Revision	Date
Issue for Building Permit	JUN 09, 2020

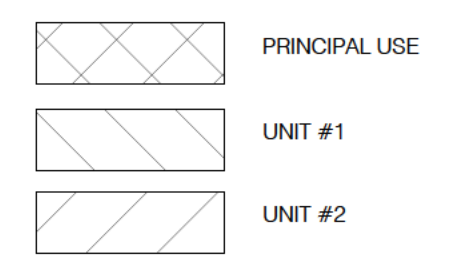
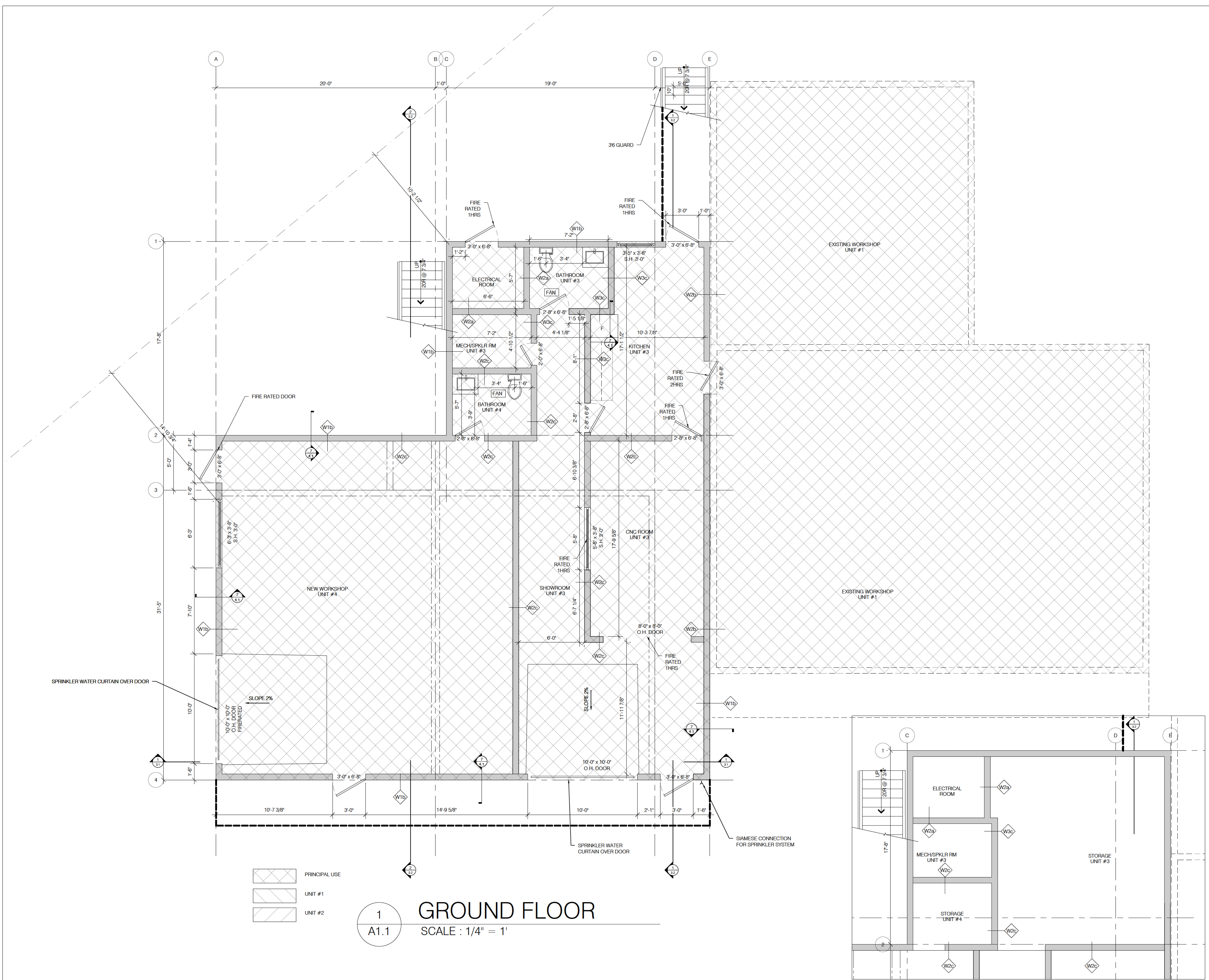
Part 9 Building, Residential C Occupancy  
Designed under BCBC 2012

ADRIEN BENECH CONSTRUCTION DESIGN  
#4-2120 NORDIC DRIVE, Whistler, BC V0N 1B2  
604-698-9486  
whistleradrien@gmail.com

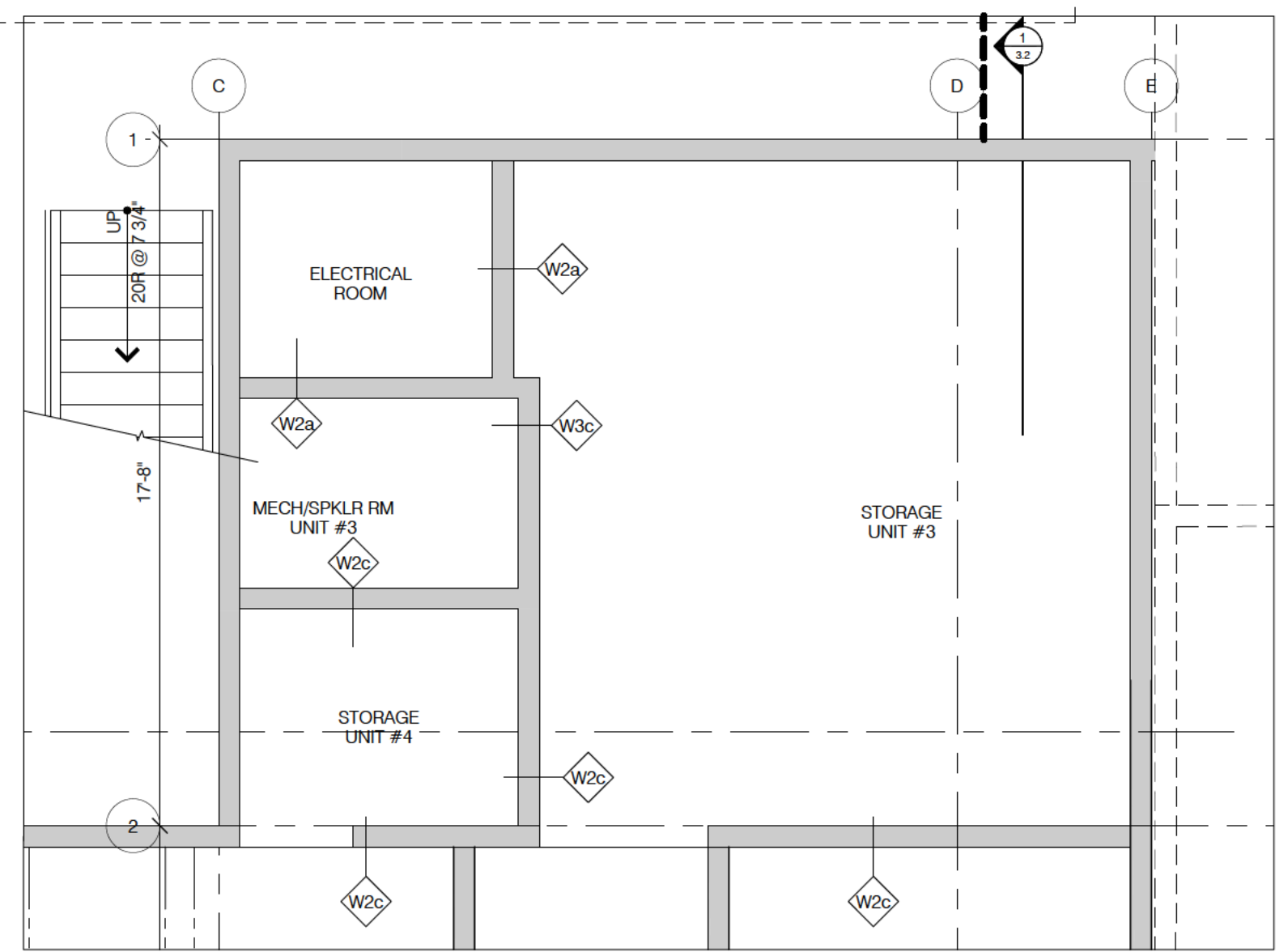
Project name:  
Olivier Godbout  
7355, Industrial Way, Pemberton, BC

Sheet Title:  
GROUND FLOOR

Scale: indicated under drawing	Sheet #:
Drawn:	<b>A1.1</b>
Verified by: Adrien Benech	
Date: JUN 09 2020	



**1**  
A1.1 **GROUND FLOOR**  
SCALE : 1/4" = 1'



**2**  
A1.1 **STORAGE @ GROUND FLOOR**  
SCALE : 1/4" = 1'

SYMBOL KEY:  
CD CO DETECTION DEVICE (120V HARD-WIRED)

Issue/Revision	Date
Issue for Building Permit	JUN 09, 2020

Part 9 Building, Residential C Occupancy  
Designed under BCBC 2012

ADRIEN BENECH CONSTRUCTION  
DESIGN  
#4-2120 NORDIC DRIVE, Whistler,  
BC V0N 1B2  
604-698-9486  
whistleradrien@gmail.com

Project name:  
Olivier Godbout  
  
7355, Industrial Way,  
Pemberton, BC

Sheet Title:  
SUITE MAIN FLOOR

Scale:  
indicated under drawing

Drawn:

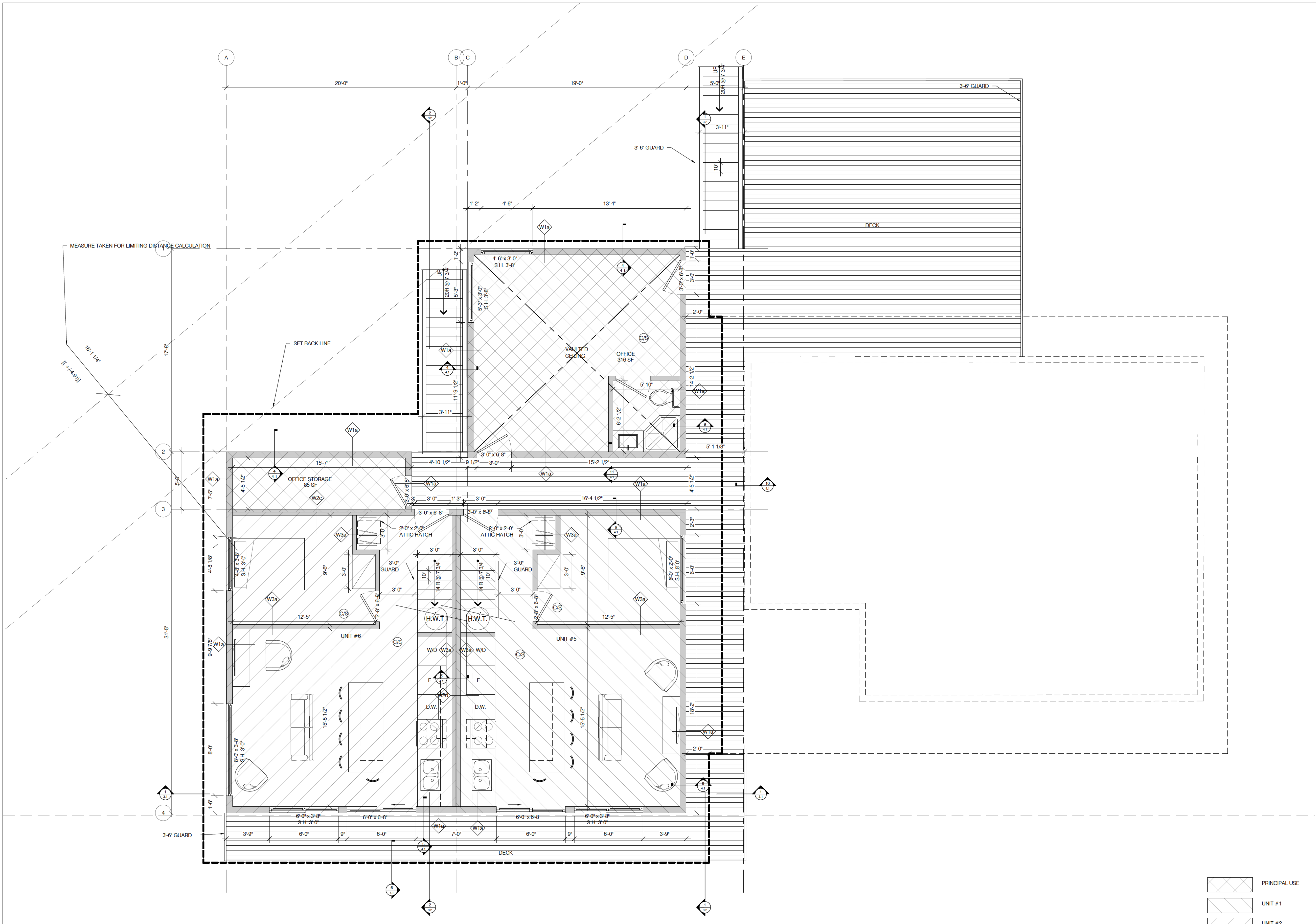
Verified by:  
Adrien Benech

Date:  
JUN 09 2020

Sheet #:

**A1.2**

Village of Pemberton  
Board of Variance Meeting  
September 30, 2020



	PRINCIPAL USE
	UNIT #1
	UNIT #2

**SYMBOL KEY:**

	CO DETECTION DEVICE (120V HARD-WIRED)
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**1** SUITE MAIN FLOOR  
A1.2 SCALE : 1/4" = 1'



Issue/Revision	Date
Issue for Building Permit	JUN 09, 2020

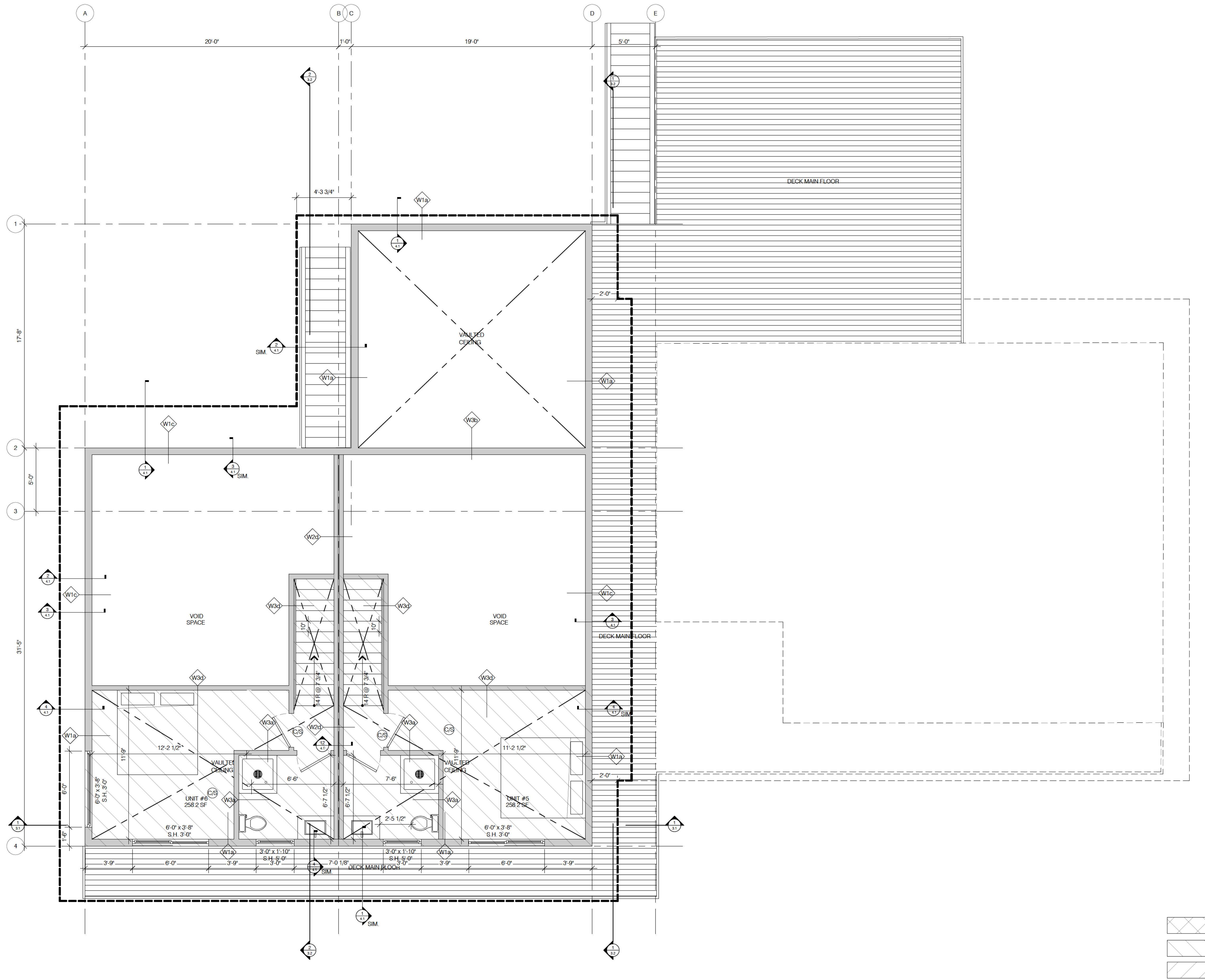
Part 9 Building, Residential C Occupancy  
Designed under BCBC 2012

ADRIEN BENECH CONSTRUCTION  
DESIGN  
#4-2120 NORDIC DRIVE, Whistler,  
BC V0N 1B2  
604-698-9486  
whistleradrien@gmail.com

Project name:  
Olivier Godbout  
  
7355, Industrial Way,  
Pemberton, BC

Sheet Title:  
SUITE UPPER FLOOR

Scale: indicated under drawing	Sheet #:
Drawn:	<b>A1.3</b>
Verified by: Adrien Benech	
Date: JUN 09 2020	
Village of Pemberton Board of Variance Meeting September 30, 2020 17	



**1**  
A1.3 SUITE UPPER FLOOR  
SCALE : 1/4" = 1'

SYMBOL KEY:  
CO DETECTION DEVICE (120V HARD-WIRED)

Issue/Revision	Date
----------------	------

Issue for Building Permit	JUN 09, 2020
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Part 9 Building, Residential C Occupancy  
Designed under BCBC 2018

**ADRIEN BENECH CONSTRUCTION DESIGN**  
#4-2120 NORDIC DRIVE, Whistler, BC V0N 1B2  
604-698-9486  
whistleradrien@gmail.com

Project name:  
**NEW ADDITION**  
7355 INDUSTRIAL WAY  
PEMBERTON, BC

Sheet Title:  
**FRONT AND SOUTH ELEVATION**

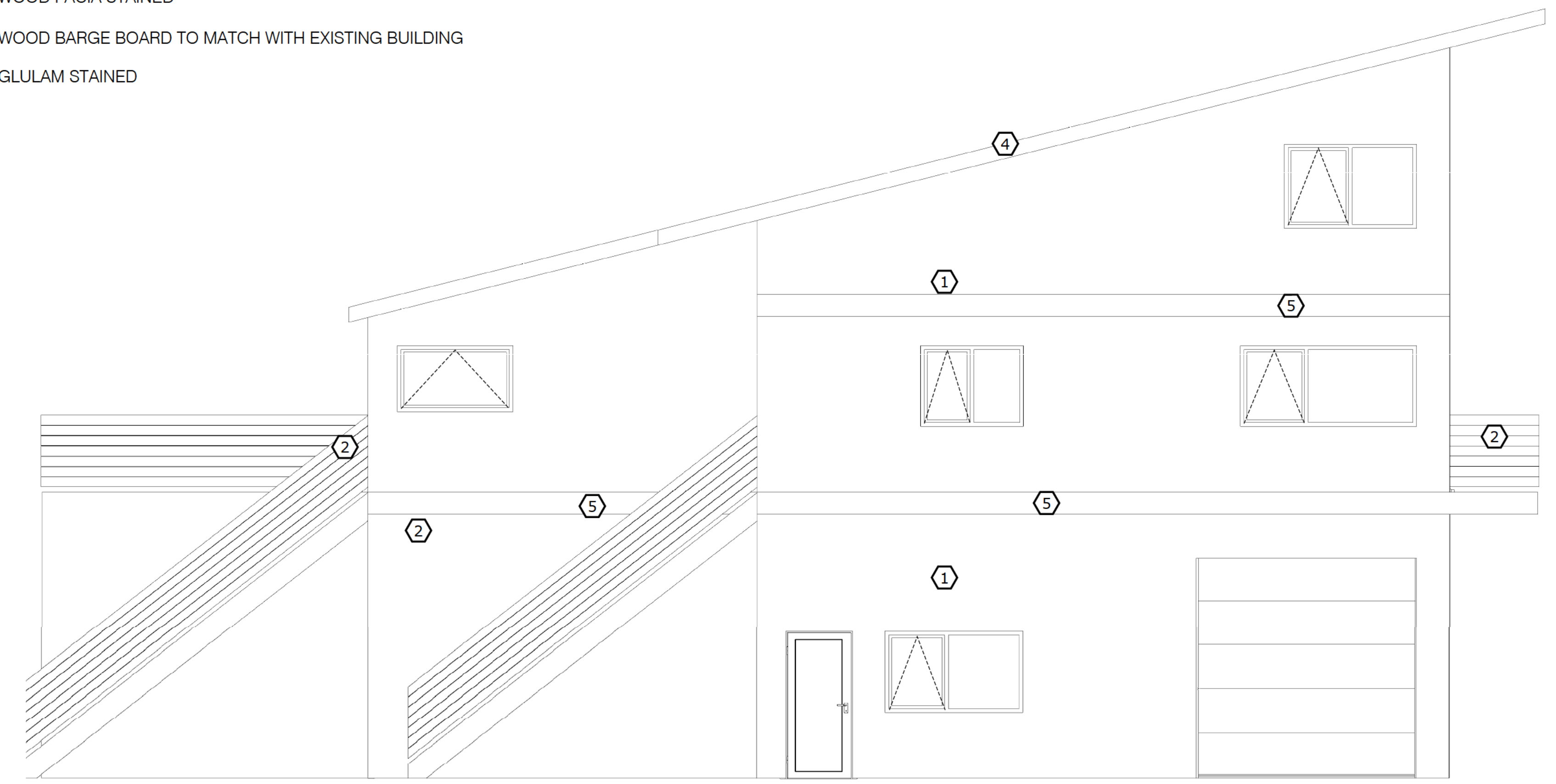
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Drawn: Adrien Benech	Village of Pemberton Board of Variance Meeting September 30, 2020 18
Verified by: Adrien Benech	
Date: JUN 09, 2020	



- ① METAL SIDING TO MATCH WITH EXISTING
- ② HORIZONTAL WOOD PLANK RAILING TO MATCH WITH EXISTING BUILDING
- ③ WOOD SOFFIT STAINED
- ④ WOOD FACIA STAINED
- ⑤ WOOD BARGE BOARD TO MATCH WITH EXISTING BUILDING
- ⑥ GLULAM STAINED

**1**  
A2.1 **FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

EXPOSITION	FRONT ELEVATION		SOUTH ELEVATION		
	RESIDENTIAL	WORKSHOP	RESIDENTIAL	WORKSHOP	OFFICE
EXPOSED BUILDING FACE (m <sup>2</sup> )	61.4	48.2	36.3	28.3	17
UNPROTECTED OPENINGS (m <sup>2</sup> )	16.76	3.7	6.1	2.1	1.46
% UNPROTECTED OPENINGS	27.3%	7.7%	17.6%	7.5%	8.6%
MAX % PERMITTED UNPROTECTED OPENINGS	62%	45.8%	48.6%	13%	9%
LIMITING DISTANCE (X) DISTANCE TO PROPERTY LINE (m) (9.10.15.2)	7.6	7.6	4.9 (SEE A1.2)	3	1.55
LIMITING DISTANCE SQUARED (9.10.15.4.1.2)	57.76	57.76	24	9	2.42



**2**  
A2.1 **SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

Issue/Revision	Date
Issue for Building Permit	JUN 09, 2020

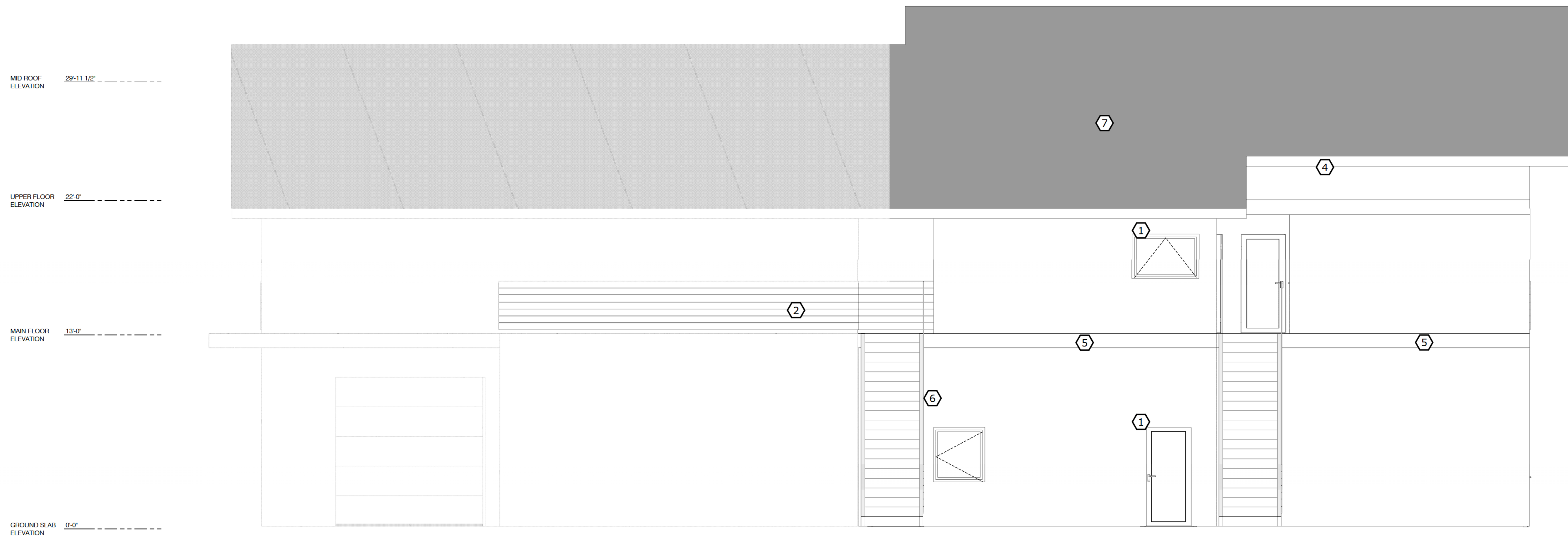
Part 9 Building, Residential C Occupancy  
Designed under BCBC 2018

**ADRIEN BENECH CONSTRUCTION DESIGN**  
#4-2120 NORDIC DRIVE, Whistler, BC V0N 1B2  
604-698-9486  
whistleradrien@gmail.com

Project name:  
**NEW ADDITION**  
7355 INDUSTRIAL WAY  
PEMBERTON, BC

Sheet Title:  
**BACK AND NORTH ELEVATION**

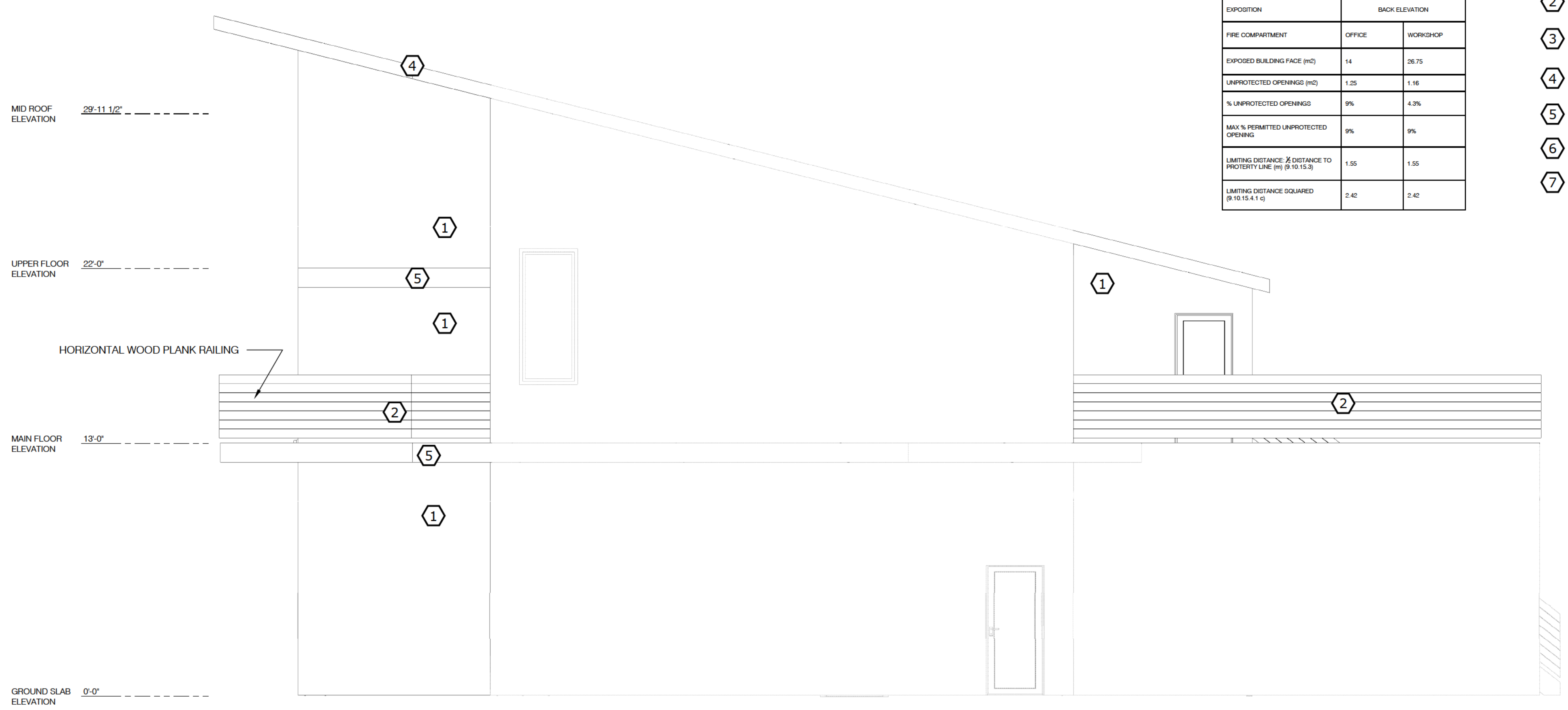
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Drawn: Adrien Benech	Village of Pemberton Board of Variance Meeting September 30, 2020 19
Verified by: Adrien Benech	
Date: JUN 09, 2020	



**1**  
A2.2 **BACK ELEVATION**  
SCALE: 1/4" = 1'-0"

EXPOSITION	BACK ELEVATION	
	OFFICE	WORKSHOP
EXPOSED BUILDING FACE (m <sup>2</sup> )	14	26.75
UNPROTECTED OPENINGS (m <sup>2</sup> )	1.25	1.16
% UNPROTECTED OPENINGS	9%	4.3%
MAX % PERMITTED UNPROTECTED OPENINGS	9%	9%
LIMITING DISTANCE X DISTANCE TO PROPERTY LINE (m) (S 10.15.3)	1.55	1.55
LIMITING DISTANCE SQUARED (S 10.15.4.1 g)	2.42	2.42

- ① METAL SIDING TO MATCH WITH EXISTING
- ② HORIZONTAL WOOD PLANK RAILING TO MATCH WITH EXISING BUILDING
- ③ WOOD SOFFIT STAINED
- ④ WOOD FACIA STAINED
- ⑤ WOOD BARGE BOARD TO MATCH WITH EXISTING BUILDING
- ⑥ GLULAM STAINED
- ⑦ STEEL ROOFING TO MATCH WITH EXISTING BUILDING



**2**  
A2.2 **NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR2253036

File Reference: 8933 Decrombrug

THOMAS DOCKING PROFESSIONAL LAW  
 CORPORATION  
 338A - 4370 LORIMER ROAD  
 WHISTLER BC V0N 1B4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://stc.ltsa.ca/stc> (access code 749248).

I certify this to be an accurate reproduction of title number **CA5848400** at 11:55 this 15th day of March, 2017.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Land Title District</b> Land Title Office	KAMLOOPS KAMLOOPS
<b>Title Number</b> From Title Number	CA5848400 CA1762418
<b>Application Received</b>	2017-03-01
<b>Application Entered</b>	2017-03-03
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	1102822 B.C. LTD., INC.NO. BC110282Z PO BOX 676 PEMBERTON. BC V0N2L0
<b>Taxation Authority</b>	NORTH SHORE - SQUAMISH VALLEY ASSESSMENT AREA VILLAGE OF PEMBERTON PEMBERTON VALLEY DYKING DISTRICT

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR2253036

**Description of Land**

Parcel Identifier: 025-764-586  
 Legal Description:  
 LOT 2 DISTRICT LOT 210 LILLOOET DISTRICT PLAN KAP74191

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: KV122775  
 Registration Date and Time: 2003-10-07 12:38  
 Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
 AS REPRESENTED BY THE MINISTER OF WATER, LAND AND  
 AIR PROTECTION  
 THE VILLAGE OF PEMBERTON  
 Remarks: INTER ALIA  
 MODIFIED BY LB273575

Nature: MORTGAGE  
 Registration Number: CA5848401  
 Registration Date and Time: 2017-03-01 14:51  
 Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CA5848402  
 Registration Date and Time: 2017-03-01 14:51  
 Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*