

## DEVELOPMENT-GENERAL INFORMATION

- Application:  OCP Bylaw Amendment &/or Zoning Bylaw Amendment (Form OR13)
- Development Permit (Form MDP13)
- Major or Minor Development Permit (Form Minor DP)
- Development Variance Permit (Form DVP13)
- Temporary Use Permit (Form MDP13)
- Subdivision, Bare Land Strata Approval & Strata Title Conversion (Form SUB13)
- Antenna System Siting Review (Form ANT 13)

**All Applications** Please include Application Requirements Form (Checklist)

### SITE

Civic Address: Extension of Eagle Drive, Benchlands Legal Description: PID: currently in Crown land registry Lot: \_\_\_\_\_  
 District Lot(DL): See list in submission Plan: \_\_\_\_\_

### OWNER(S)

Owner Name(s): Crown Land Opportunities, Ministry of Forest, Lands, Natural Resource Operations and Rural Development, Province of BC Home: \_\_\_\_\_  
 Work: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Email: \_\_\_\_\_

### OWNER(S) AGENT IF APPLICABLE

Agent's Name: Skénkenam Developments Work: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Email: \_\_\_\_\_

If applicable Please include Owner's Authorization

**X** Owners authorization is forthcoming  
 Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

**X**  
 Authorized Agent Signature \_\_\_\_\_ Date **March 18, 2021**

**COMMENTS:**  
 \_\_\_\_\_  
 \_\_\_\_\_

Application No		Fee: \$ <b>72,200</b>
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**VILLAGE OF PEMBERTON  
DEVELOPMENT APPLICATION REQUIREMENTS AND FORMS**

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# APPLICATION REQUIREMENTS FOR AN OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT AND/OR ZONING BYLAW AMENDMENT

## 1. Pre-Application Meeting

It is strongly recommended that prior to submitting an application to amend the Official Community Plan and/or the Zoning Bylaw, an applicant should meet with the Village of Pemberton's Development Services Department to review application requirements. The intent of the pre-application will be to confirm specific submission requirements for each proposal.

It is important to have the Village identify the information required for the application since any applications deemed incomplete by the Development Services Department will not be accepted and subsequently returned to the applicant.

## 2. Submission Checklist

- Complete Application Form (Form OR13)
- Application Fee (in accordance with Development Procedures Bylaw No. 725, 2013)
- Certificate of State of Title or of Indefeasible Title (dated no more than thirty (30) days prior to submission of the application must accompany the application as a proof of ownership)
- Copy of Charges on Title (i.e. covenants, rights of way, statutory building schemes, etc)
- Owners Agent Authorization (if applicable)
- Site Profile (as per [http://www.env.gov.bc.ca/epd/remediation/site\\_profiles/index.htm](http://www.env.gov.bc.ca/epd/remediation/site_profiles/index.htm) )

*\*The lands are currently within the Crown land registry. The legal descriptions are included in the application overview, but the lots will be registered in the Land Title Office for the purchase - with new legal descriptions issued. The Owners Authorization is forthcoming.*

## 3. Property Information

*\*\*The Site Profile has been included but is also awaiting the final legal descriptions from the Land Title registry*

Legal Description:

See notes\* above and application

PID#: pending

Civic Address: Extension of Eagle Drive

Property Size\*: 31.17

Current OCP Land Use Designation (Schedules A and B of the OCP Bylaw):

Benchlands Sub Area Plan Area

Proposed OCP Land Use Designation (Schedules A and B of the OCP Bylaw):

see submission

Existing Use/Development on the Property: see submission

Proposed Use/Development of the Property: see submission

Lands within Agricultural Land Reserve: No

## 4. Project Summary Information Checklist (provide in written format)

- Description of Proposed Development
- Rationale in Support of the Proposed Development
- Overview of the Proposed OCP and/or Zoning Bylaw Amendment(s)
- Consistency with OCP Policies and Maps
- Proposed OCP Policy Amendment(s)
- Proposed OCP Map Amendment(s)
- Proposed Zoning Regulation Amendment(s)
- Proposed Zoning Bylaw Map Amendment(s)

## 5. Supporting Plans and Illustrations Checklist

*(hard copies include full size plans and reductions\* as well as a digital copy)*

- Location Context Plan
  - Conceptual Site Plan *(indicating development footprints, approximate density, parks/playgrounds, preservation areas, access roads, trails, parking, transit stops, watercourses, agricultural lands, etc.)*
  - Site Development Statistics *(approximate area, unit count, building coverage, area, height, parking, loading, bike racks, etc.)*
  - Environmental Review *(refer to Schedule B of the OCP)*
  - Geotechnical and Slope Stability Study *(by a qualified professional)*
  - Viewscape Analysis
  - Archeological Overview *(by a qualified professional)*
  - Lot Grading Plan
  - Stormwater Management Plan
  - Traffic Impact Study
  - Photographs of the property
  - Existing Subdivision (Legal) Plan
  - Proposed Subdivision Plan **CONCEPT**
  - Existing and Proposed Slope Analysis
  - Aerial Photo Map
  - Additional Information *early consulta*
- 

## 6. Servicing Information

*(written text and hard copies of plans to include full size plans and reductions\* as well as a digital copy)*

- Location Plan for Road Access Points
- Description of Existing or Proposed Storm Drainage flows
- Description of Existing or Proposed Water Service Connections
- Description of Existing or Proposed Available Sewer Service Connections
- Description of Existing or Proposed Road Access
- Location Plan of Existing and Proposed Water and Sewer connections
- Information to be provided regarding development for the Village to perform an independent evaluation of the water and sanitary requirements in context of the existing systems:

**WILL BE PROVIDED ON REQUEST**

- AutoCAD based base plan illustrating the onsite collection/distribution system of each utility. Base plan must be referenced to legal cadastral.
- Sanitary catchment plan complete with calculations and expected pipe inverts.
- Water system plan complete with all expected fixtures (fire hydrants, air valves etc. if applicable) and load calculations. Fire Underwriters Survey fire flow calculation sheet under a Professional Engineer's seal.

- Proposed onsite and offsite works in AutoCAD format for each utility as supported above.
- Preliminary ground elevations within the development.

**APPLICATION FORM FOR AN AMENDMENT TO THE  
OFFICIAL COMMUNITY PLAN AND/OR ZONING BYLAWs (OR13)**

I/We hereby make application under the provisions of Part 26 of the *Local Government Act* and the Village's Development Procedure Bylaw No. 725, 2013 for:

- An Amendment to the Official Community Plan Bylaw and/or
- An Amendment to the Zoning Bylaw

to permit development on lands legally described as:

*Block A, DL 202*  
*Block A, DL 8556*  
*Block J, DL 202*

Lot: \_\_\_\_\_, Plan: \_\_\_\_\_, District Lot: \_\_\_\_\_, LLD.

**THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT**

*Pending*

\_\_\_\_\_

\_\_\_\_\_

Registered owner's signature

Date

Where the applicant is NOT the REGISTERED OWNER, the application must be signed by the REGISTERED OWNERS designated AGENT and proof thereof must be registered in the office of the Village of Pemberton.

**FOR OFFICE USE ONLY:**

Application/File No.: \_\_\_\_\_

Application Fee received \$ \_\_\_\_\_

Receipt No.: \_\_\_\_\_

Date received: \_\_\_\_\_

\_\_\_\_\_

Signature of Official

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OWNER(S)	
Owner Name(s): <u>Crown Land Opportunities, Ministry of Forest, Lands, Natural Resource Operations and Rural Development, Province of BC</u>	Home: _____
	Work: <u>[REDACTED]</u>
Mailing Address: <u>[REDACTED]</u>	Cell: _____
	Email: <u>[REDACTED]</u>

OWNER(S) AGENT IF APPLICABLE	
Agent's Name: <u>Skénkenam Developments</u>	Work: <u>[REDACTED]</u>
	Fax: _____
Mailing Address: <u>[REDACTED]</u>	Cell: _____
	Email: <u>[REDACTED]</u>

If applicable Please include Owner's Authorization

Owners authorization is forthcoming

Owner Signature	Date
<u>[REDACTED]</u>	
Authorized Agent Signature	Date
<u>[REDACTED]</u>	<u>March 18, 2021</u>

COMMENTS: [REDACTED]

Application No		Fee: \$ <b>72,200</b>
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