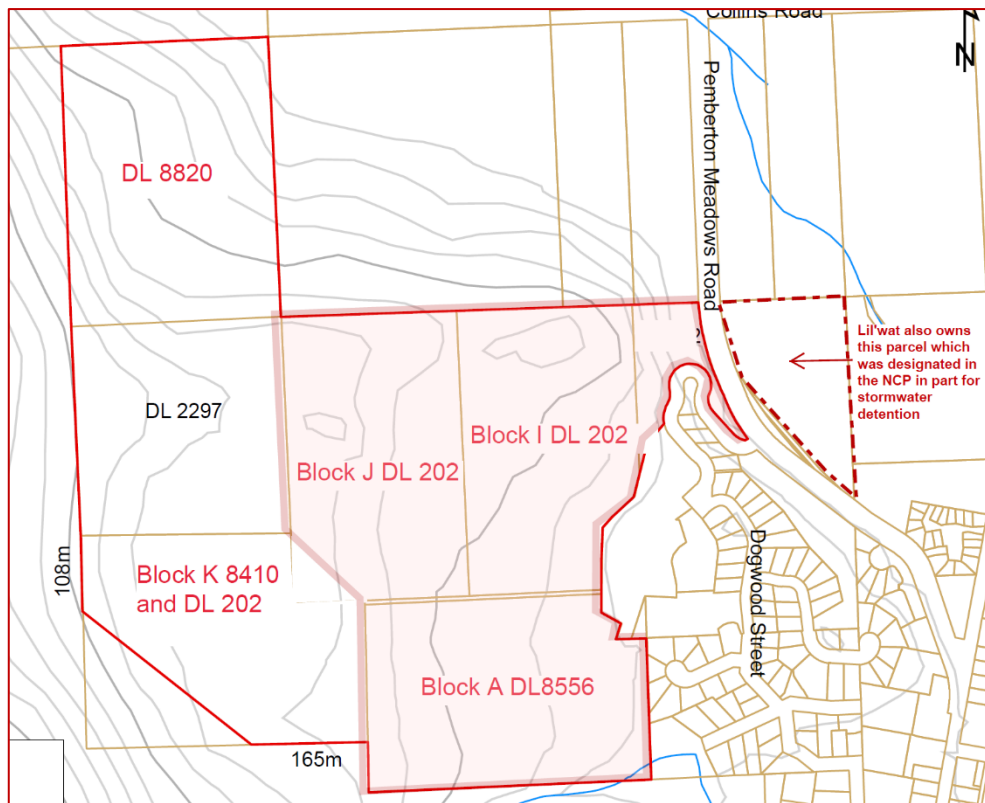


Figure 1 – Location Plan



Legal Parcels

Figure 2

AERIAL ANALYSIS

LEGEND

DECEMBER 2019

- Site Boundary
61.52 ha | 152.02 ac
- Legal Property Lines

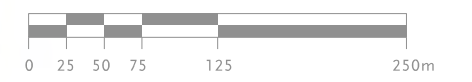
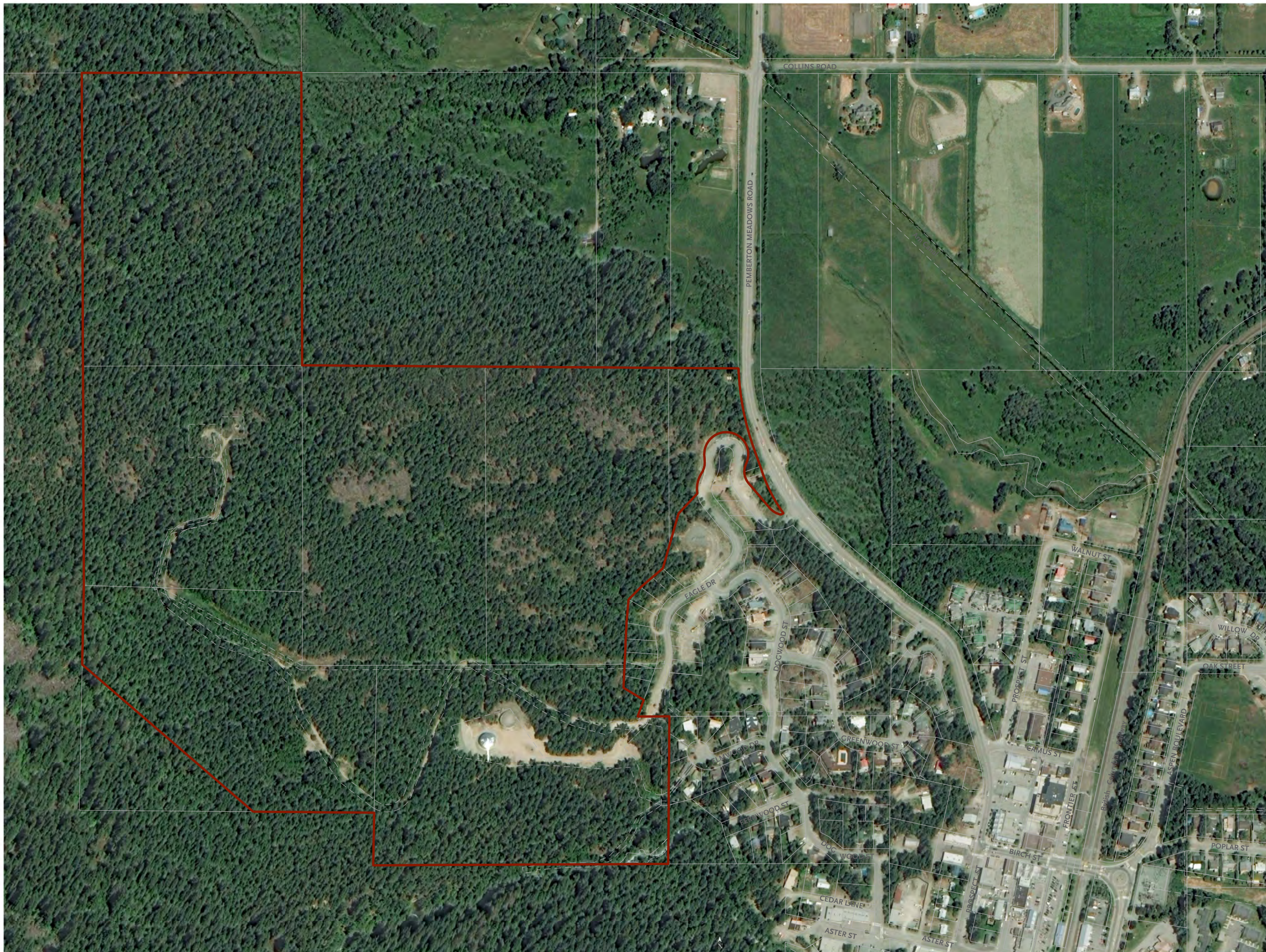












Figure 3

LANDFORM ANALYSIS

LEGEND DECEMBER 2019

-  Site Boundary
61.52 ha | 152.02 ac
-  Legal Property Lines
-  5m Contour

-  540m - 560m
-  520m - 540m
-  500m - 520m
-  480m - 500m
-  460m - 480m
-  440m - 460m
-  420m - 440m
-  400m - 420m
-  380m - 400m
-  360m - 380m
-  340m - 360m
-  320m - 340m
-  300m - 320m
-  280m - 300m
-  260m - 280m
-  240m - 260m
-  220m - 240m
-  200m - 220m

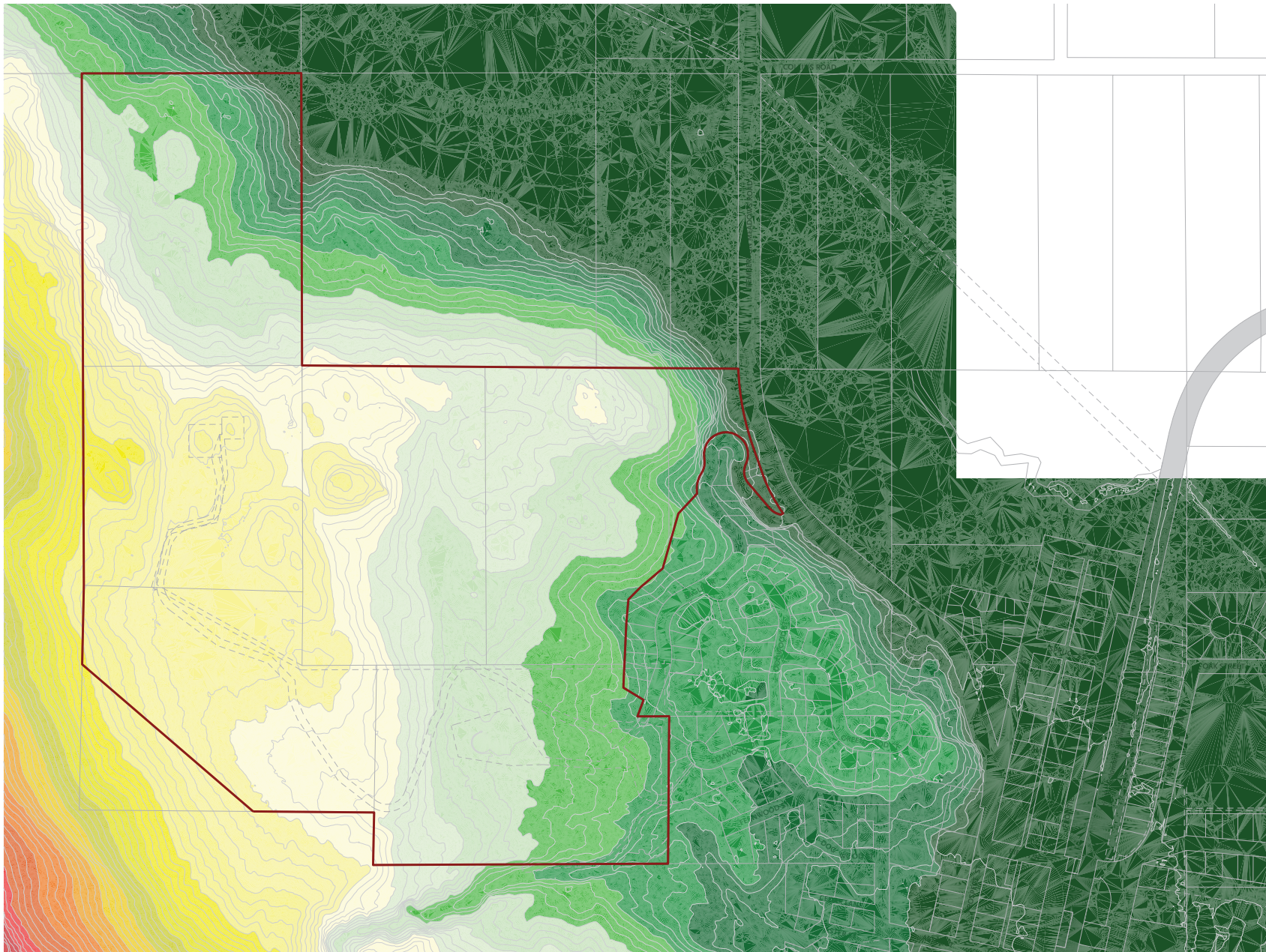














Figure 4

SLOPE ANALYSIS

LEGEND DECEMBER 2019

-  Site Boundary
61.52 ha | 152.02 ac
 -  Legal Property Lines
 -  5m Contour

 -  0 - 5% Slope
 -  5 - 10% Slope
 -  10 - 15% Slope
 -  15 - 20% Slope
 -  20 - 25% Slope
 -  25 - 30% Slope
 -  30 - 35% Slope
 -  35 - 40% Slope
 -  +40% Slope
- flat*
gentle
moderate
steep
extreme

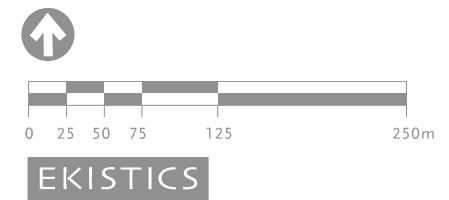
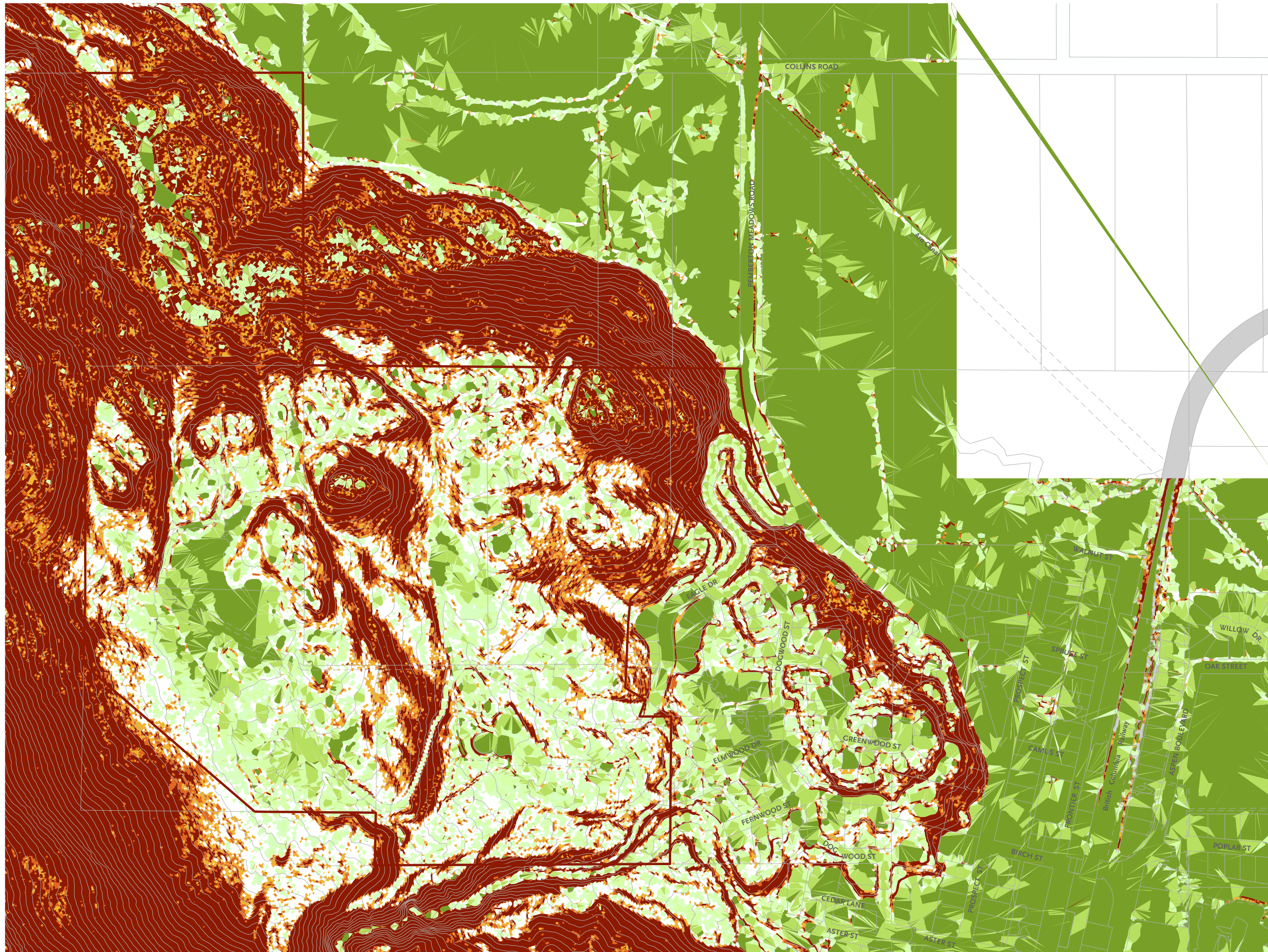


Figure 5

ASPECT ANALYSIS

LEGEND DECEMBER 2019

- Site Boundary
61.52 ha | 152.02 ac
- Legal Property Lines
- 5m Contour

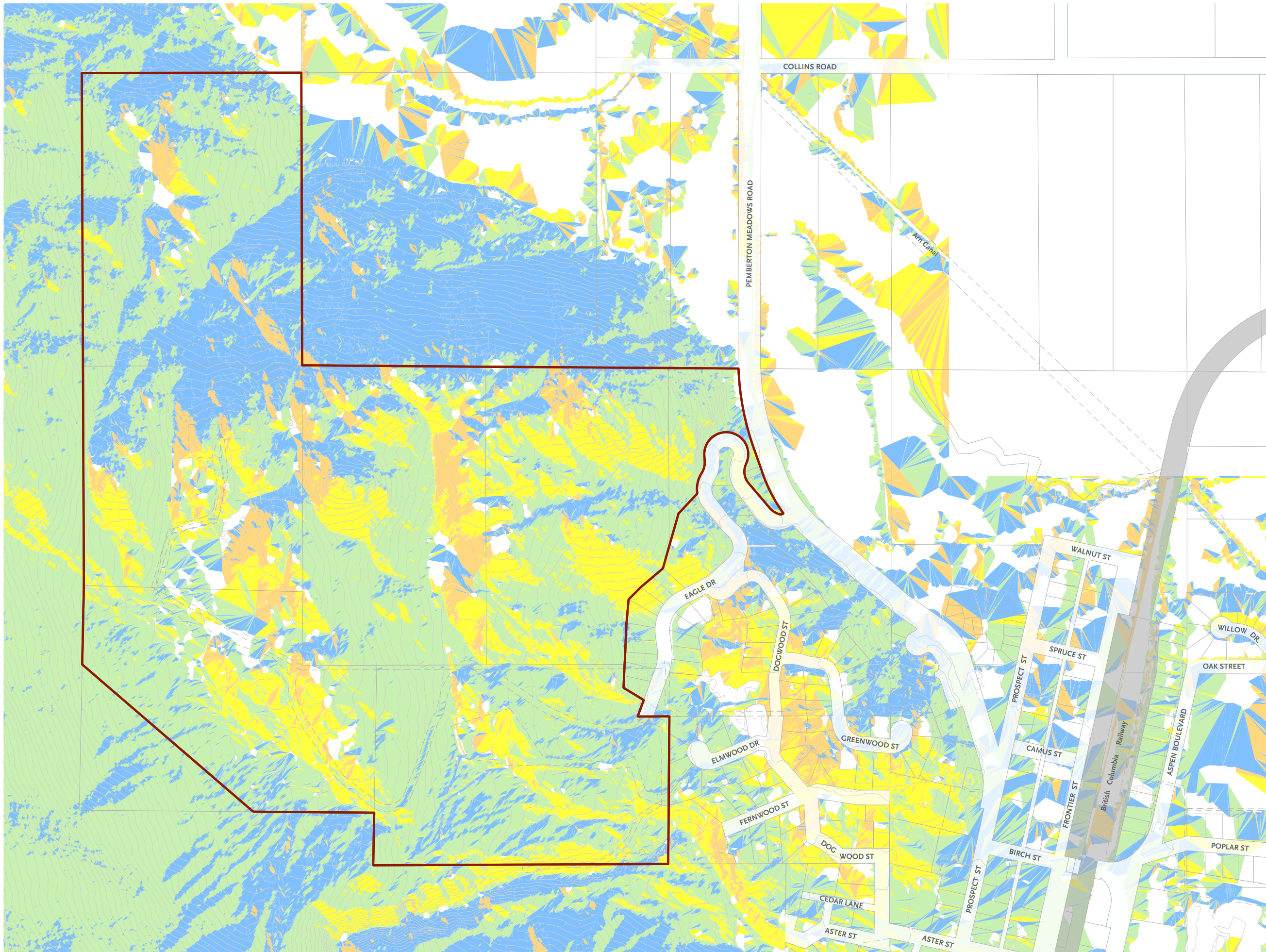
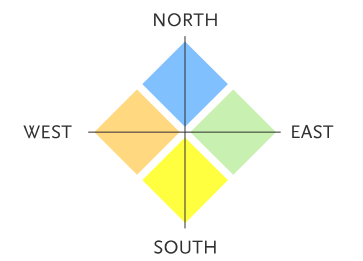
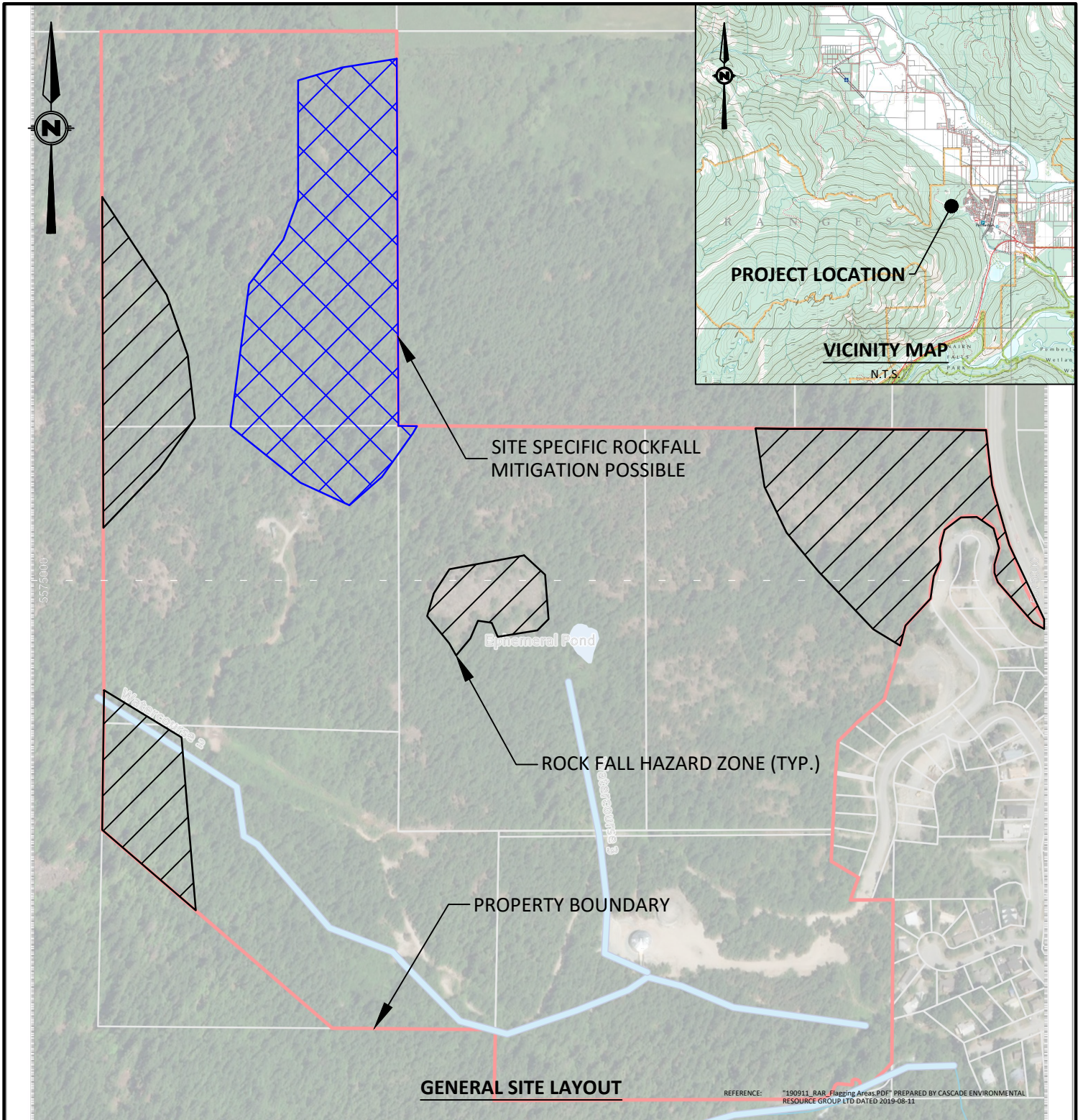


Figure 6



Unit 65, 1833 Coast Meridian Rd., Port Coquitlam, B.C. V3C 6G5
 t. +1 (778) 730-1747 | toll-free. +1 (833) 301-7575 | e. info@kontur.ca | www.kontur.ca

TITLE PRELIMINARY ROCKFALL HAZARD AREAS	DATE: 2019-10-23	PROJECT NO.: K-191204-00	
	SCALE: 1:5500	DWG NO.: FIGURE 1	
CLIENT BETHEL LAND CORPORATION	NO.	REVISIONS	DATE
	0	ISSUED FOR REVIEW	2019-10-23
PROJECT PROPOSED BENCHLANDS DEVELOPMENT PEMBERTON, B.C.	DRAFT: JL		DESIGN: -
			CHECK: EGS

December 5, 2019 11:13:09 AM

Figure 7

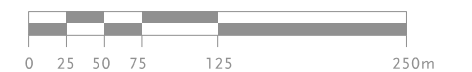
ARCHAEOLOGICAL
AREAS OF CONCERN

LEGEND FEBRUARY 2021

- Area of Study
49.59 ha | 122.54 ac
- Lil'wat Land in SLRD
11.93 ha | 29.48 ac
- Legal Property Lines
- Right-Of-Way
- BLOCK Property Legal Description
- Archaeological Areas of Concern



SCALE 1:5000



EKISTICS

SOIL CONTAMINATION
BY TYPE - SLR 2020

Figure 8

LEGEND SEPTEMBER 2020

- Area of Study
49.59 ha | 122.54 ac
- Lit'wat Land in SLRD
11.93 ha | 29.48 ac
- Legal Parcel Lines
- DL2297 Legal Parcel Number
- Legal Easements
- ALR Boundary
- Village of Pemberton Boundary
- NCP Boundary
- 5m Contour
- Proposed Collector Alignment
- E Existing Water Reservoirs
- Soil Contamination Extent - SLR 2020

SOIL CONTAMINATION EXTENTS BY TYPE - SLR 2020

- Lead Concentrations
Greater Than CSR RL Standards
- Copper Concentrations
Greater Than 2000 mg/kg
- Copper Concentrations
Greater Than 200 mg/kg
- Metals Concentrations
Greater Than Applicable CSR RL Standards

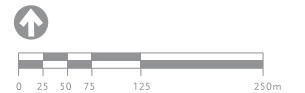
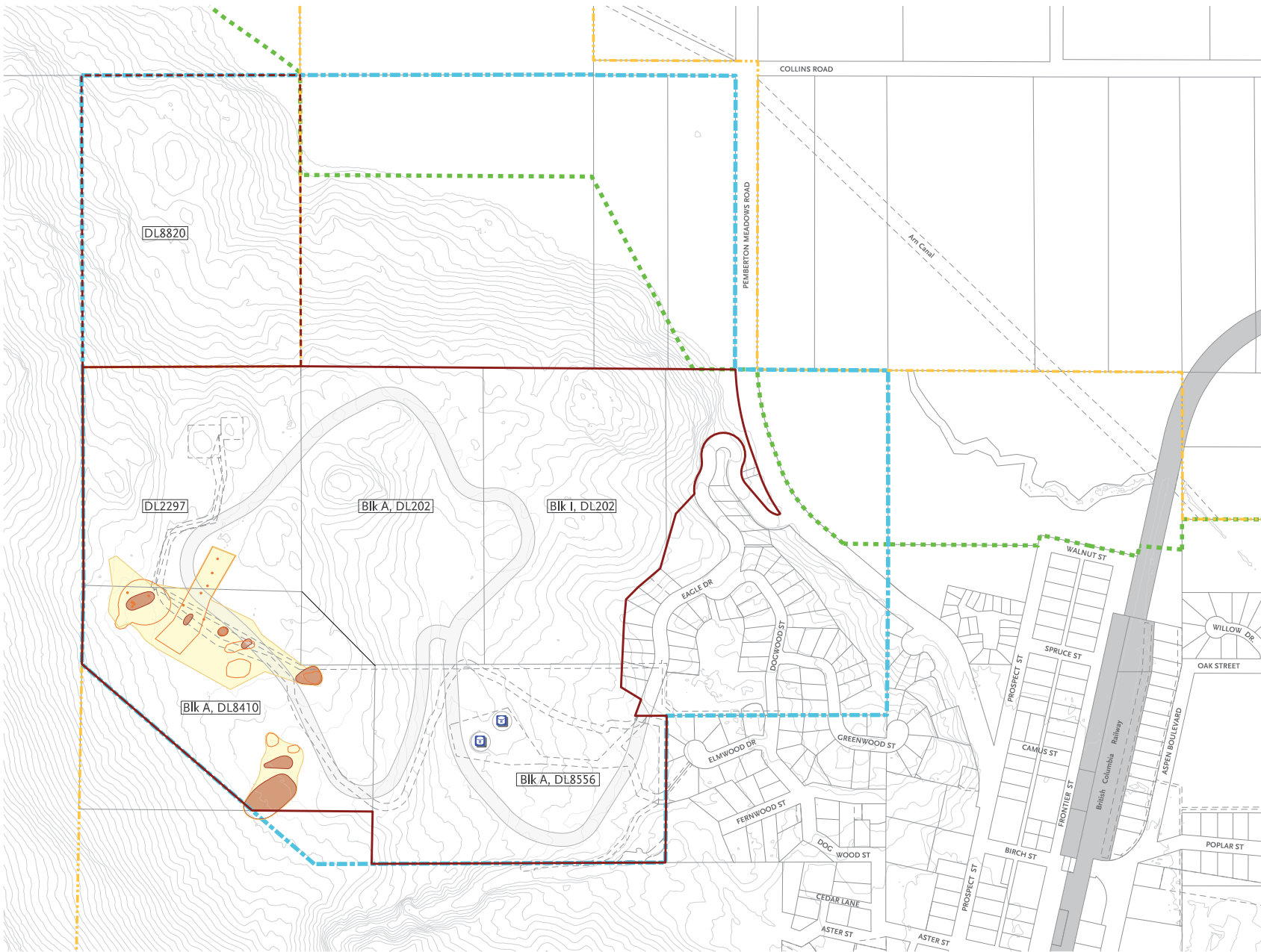























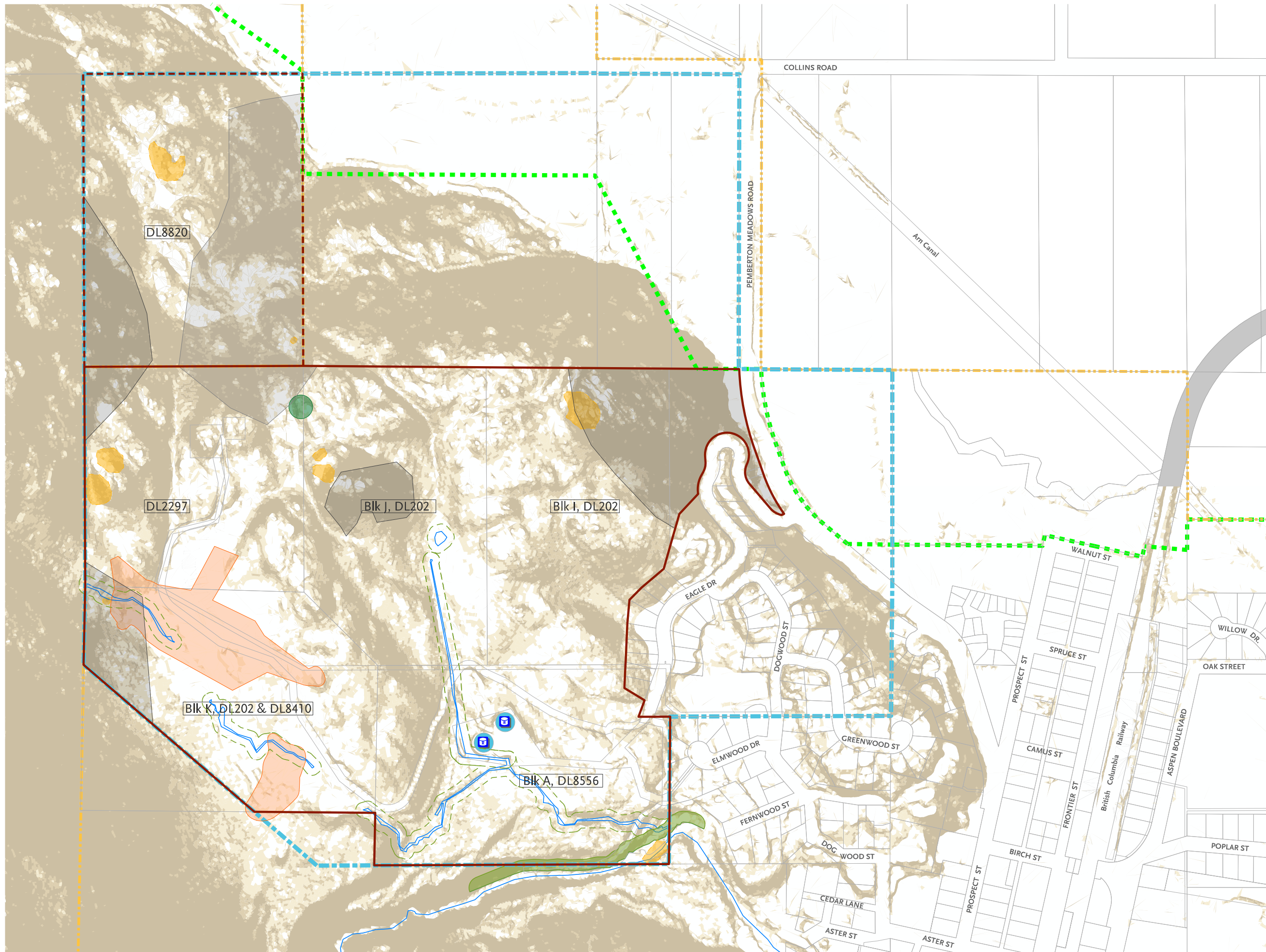
Figure 9

SITE CONSTRAINTS

LEGEND

MARCH 2021

-  Area of Study
49.59 ha | 122.54 ac
-  Lil'wat Land in SLRD
11.93 ha | 29.48 ac
-  Legal Property Lines
-  5m Contour
-  ALR Boundary
-  Village of Pemberton Boundary
-  NCP Boundary
-  Proposed Collector Alignment
-  Existing Water Reservoirs
-  20 - 30% Slope
-  30 - 40% Slope
-  +40% Slope
-  Old Growth Douglas Fir
-  Contaminated Sites
-  Archaeological Areas of Concern
-  Rockfall Hazard Zone
-  Rockfall Mitigation
-  Surveyed Watercourse
-  15m SPEA Setback
-  10m Recommended RAR Setback
-  Pemberton Creek



SCALE 1:5000

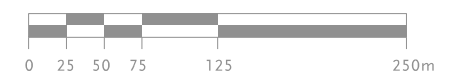










Figure 10
DEVELOPMENT
POTENTIAL PLAN

LEGEND NOVEMBER 2019

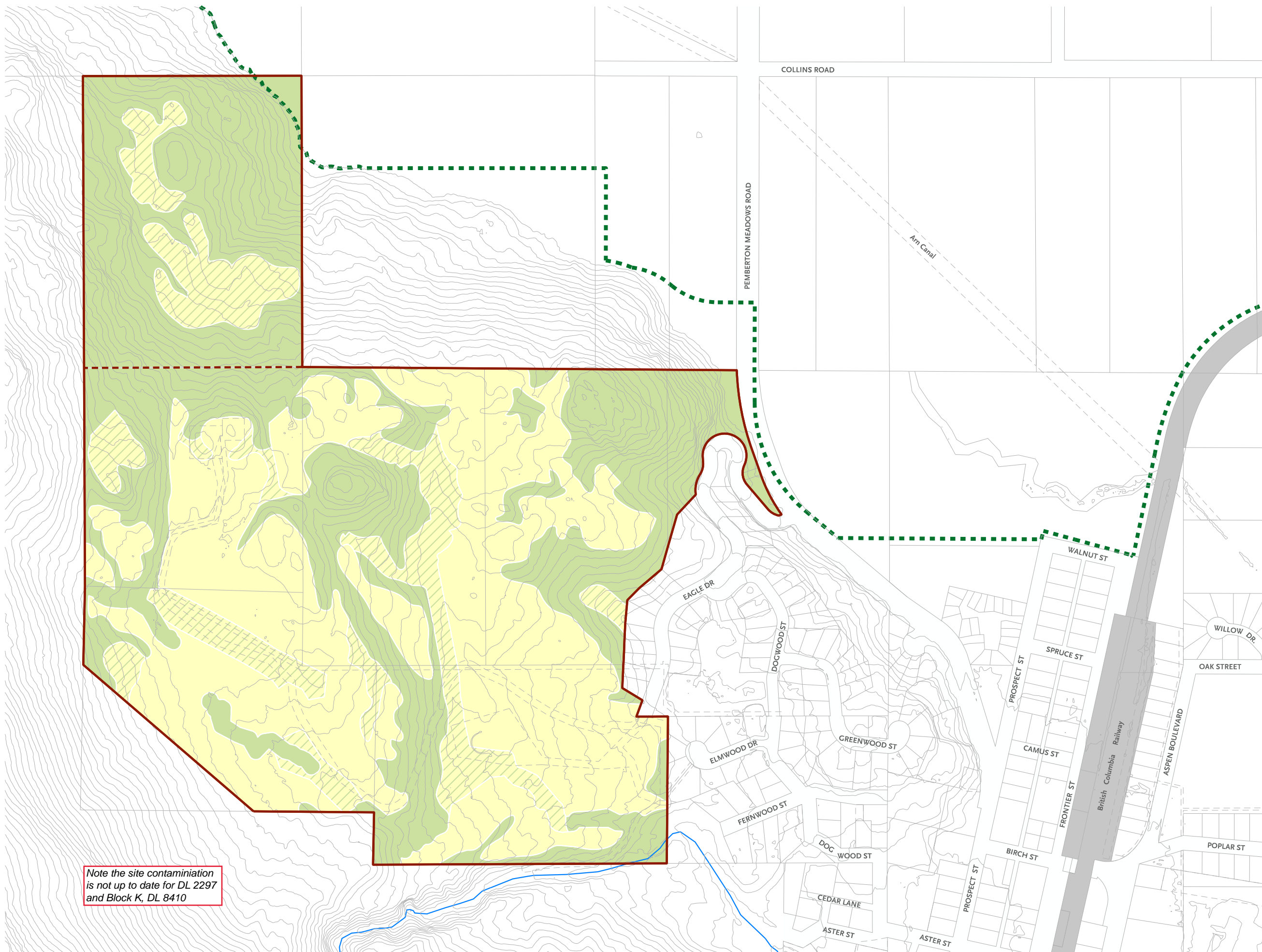
-  Site Boundary
61.52 ha | 152.02 ac
-  Legal Property Lines
-  5m Contour
-  ALR Boundary
-  Pemberton Creek

VILLAGE OF PEMBERTON LANDS

-  51% Development Areas
25.21 ha | 62.30 ac
-  12% Development Areas - Constrained
5.81 ha | 14.35 ac
-  37% Non Developable Areas
18.57 ha | 45.89 ac
- 100% 49.59 ha | 122.54 ac

SLRD LANDS

-  20% Development Areas - Constrained
2.42 ha | 5.98 ac
-  80% Non Developable Areas
9.51 ha | 23.50 ac
- 100% 11.93 ha | 29.48 ac



Note the site contamination
is not up to date for DL 2297
and Block K, DL 8410

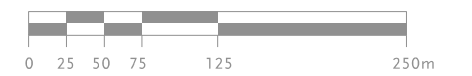








Figure 11

DEVELOPMENT YIELD
PLAN DRAFT V3.0






LEGEND JANUARY 2021

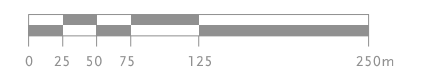
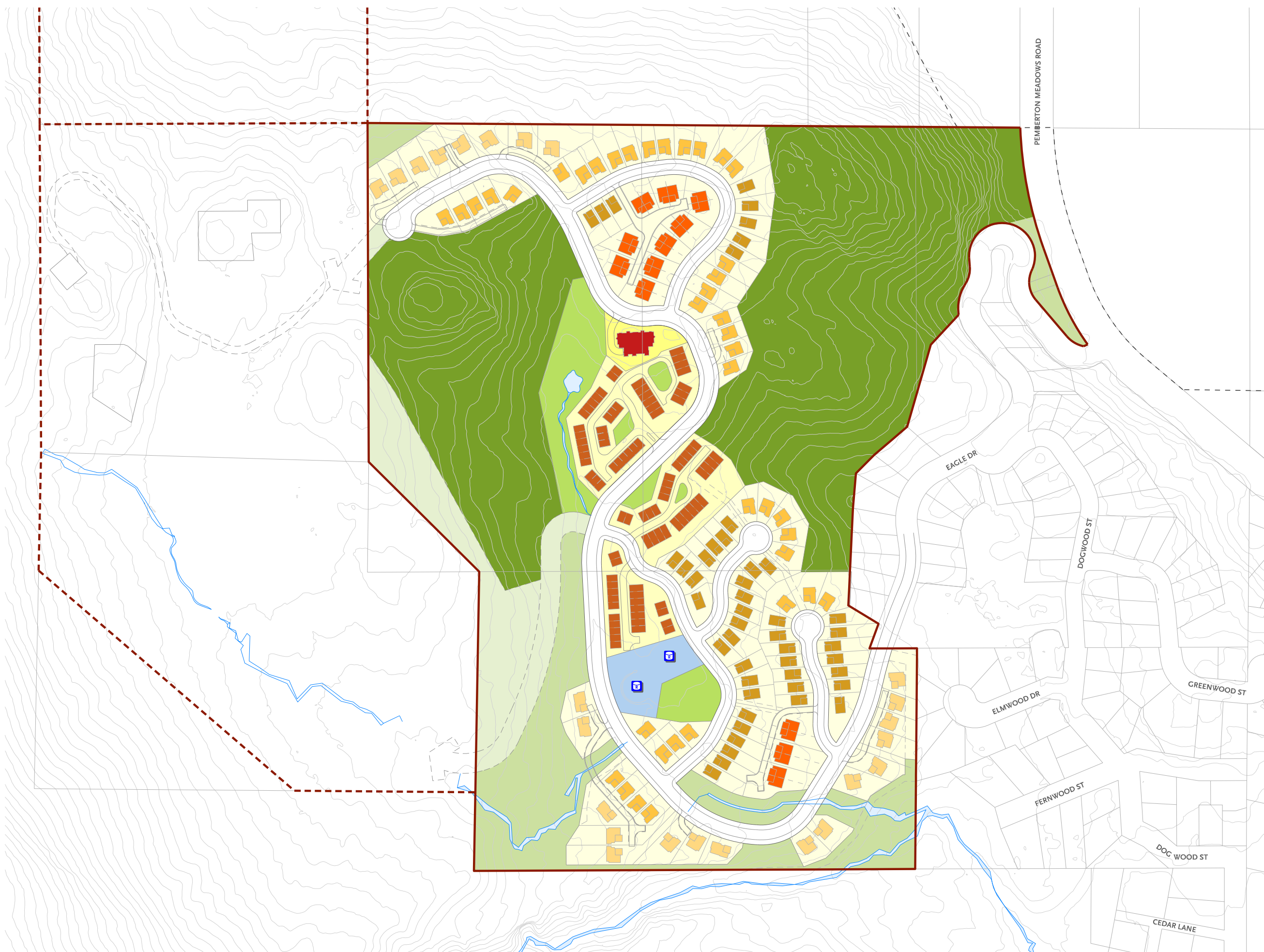
-  Site Boundary
31.23 ha | 77.17 ac
-  Legal Parcel Lines
-  5m Contour
-  ALR Boundary
-  Surveyed + Realigned Streams
-  Existing Water Reservoir

PROPOSED LAND USE - DRAFT V2.0

28%	Single Family Development Areas 8.63 ha 21.33 ac
6%	Strata Townhome Development Areas 2.03 ha 5.02 ac
1%	Apartment Development Areas 0.22 ha 0.54 ac
1%	Civic Infrastructure 0.37 ha 0.91 ac
3%	Neighbourhood Park 1.06 ha 2.62 ac
34%	Nature Park 10.75 ha 26.56 ac
10%	Natural Area 2.99 ha 7.39 ac
11%	Public Road ROW 3.34 ha 8.25 ac
6%	Development Reserve 1.84 ha 4.55 ac
100%	31.23 ha 77.17 ac

DRAFT YIELD

	Large Single Family 18m	24	9%
	Medium Single Family 15m	40	15%
	Small Single Family 12m	47	18%
	Duplex Single Family 11m	24	9%
	Townhome 6m	92	34%
	Apartment	40	15%
TOTAL		267	100%



Lot and Housing Typologies

Skenkenam | Pemberton, BC

December, 2019

Figure 12

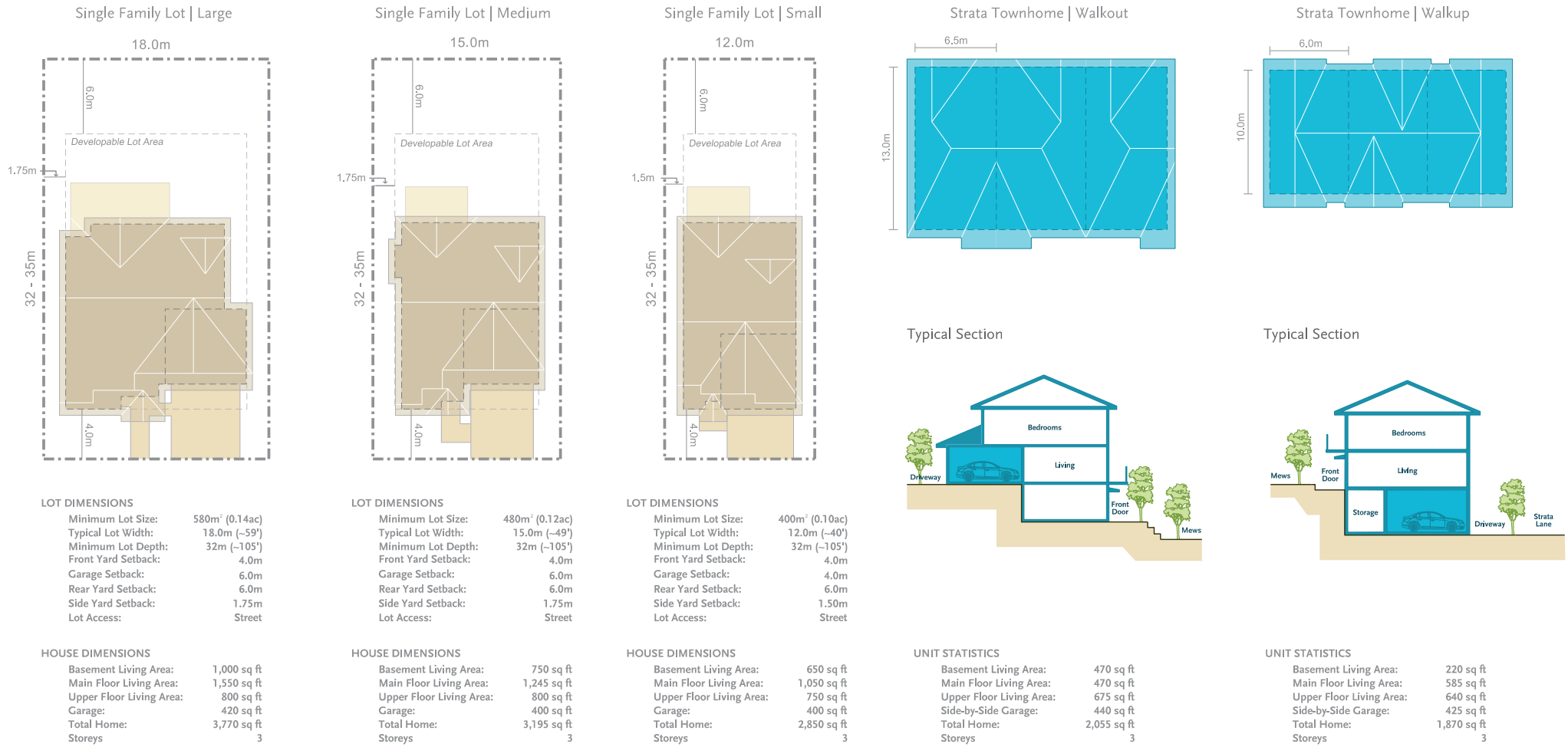










Figure 13

**DEVELOPMENT YIELD
PLAN DRAFT V3.0
RESERVOIR + AOC**







LEGEND JANUARY 2021

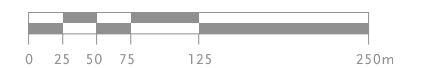
-  Site Boundary
31.23 ha | 77.17 ac
-  Legal Parcel Lines
-  5m Contour
-  ALR Boundary
-  Surveyed + Realigned Streams
-  Existing Water Reservoir
-  Archaeological AOC
-  Proposed Future Water Reservoir

PROPOSED LAND USE - DRAFT V2.0

28%	Single Family Development Areas 8.63 ha 21.33 ac
6%	Strata Townhome Development Areas 2.03 ha 5.02 ac
1%	Apartment Development Areas 0.22 ha 0.54 ac
1%	Civic Infrastructure 0.37 ha 0.91 ac
3%	Neighbourhood Park 1.06 ha 2.62 ac
34%	Nature Park 10.75 ha 26.56 ac
10%	Natural Area 2.99 ha 7.39 ac
11%	Public Road ROW 3.34 ha 8.25 ac
6%	Development Reserve 1.84 ha 4.55 ac
100%	31.23 ha 77.17 ac

DRAFT YIELD

	Large Single Family 18m	24	9%
	Medium Single Family 15m	40	15%
	Small Single Family 12m	47	18%
	Duplex Single Family 11m	24	9%
	Townhome 6m	92	34%
	Apartment	40	15%
TOTAL		267	100%

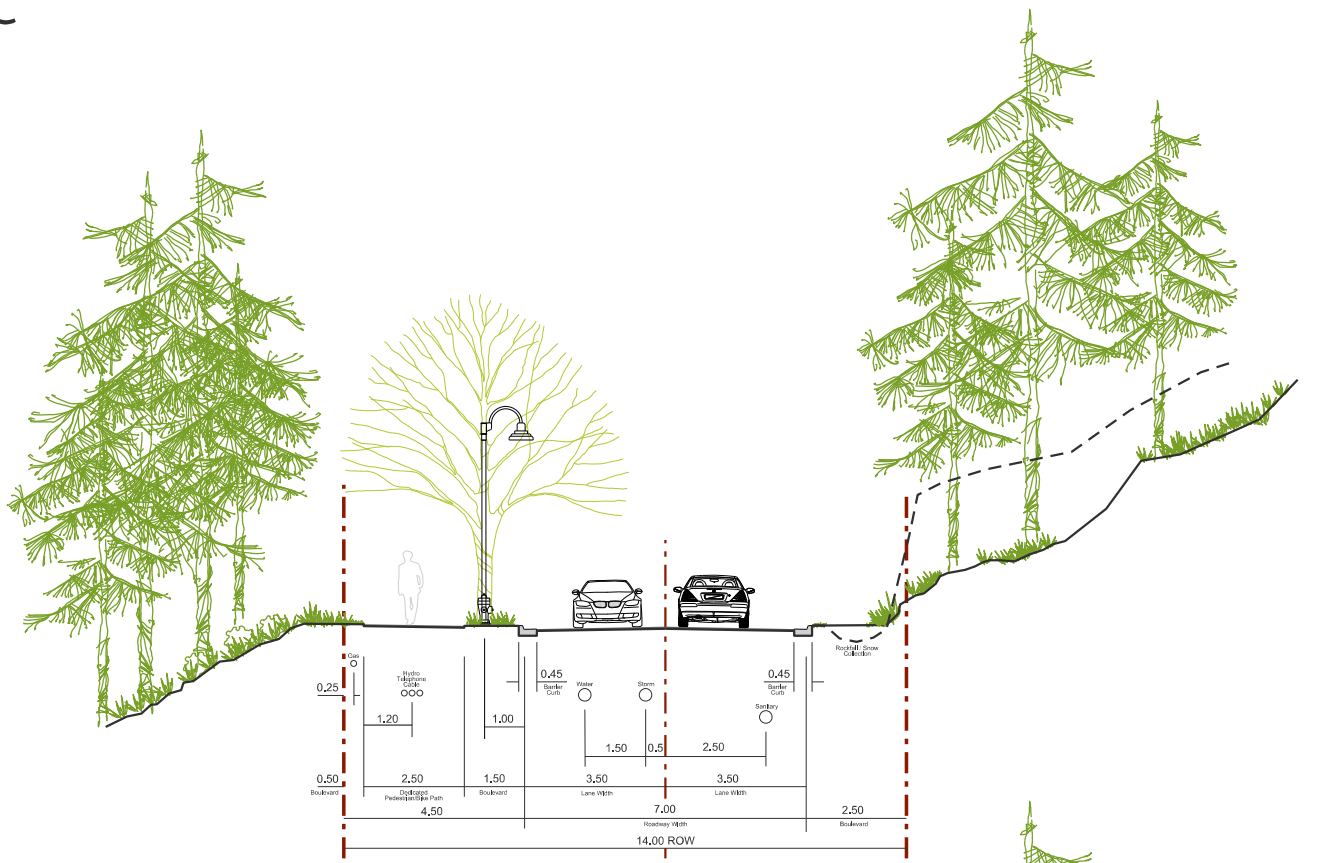


Benchlands | Pemberton BC

Proposed Collector Standard

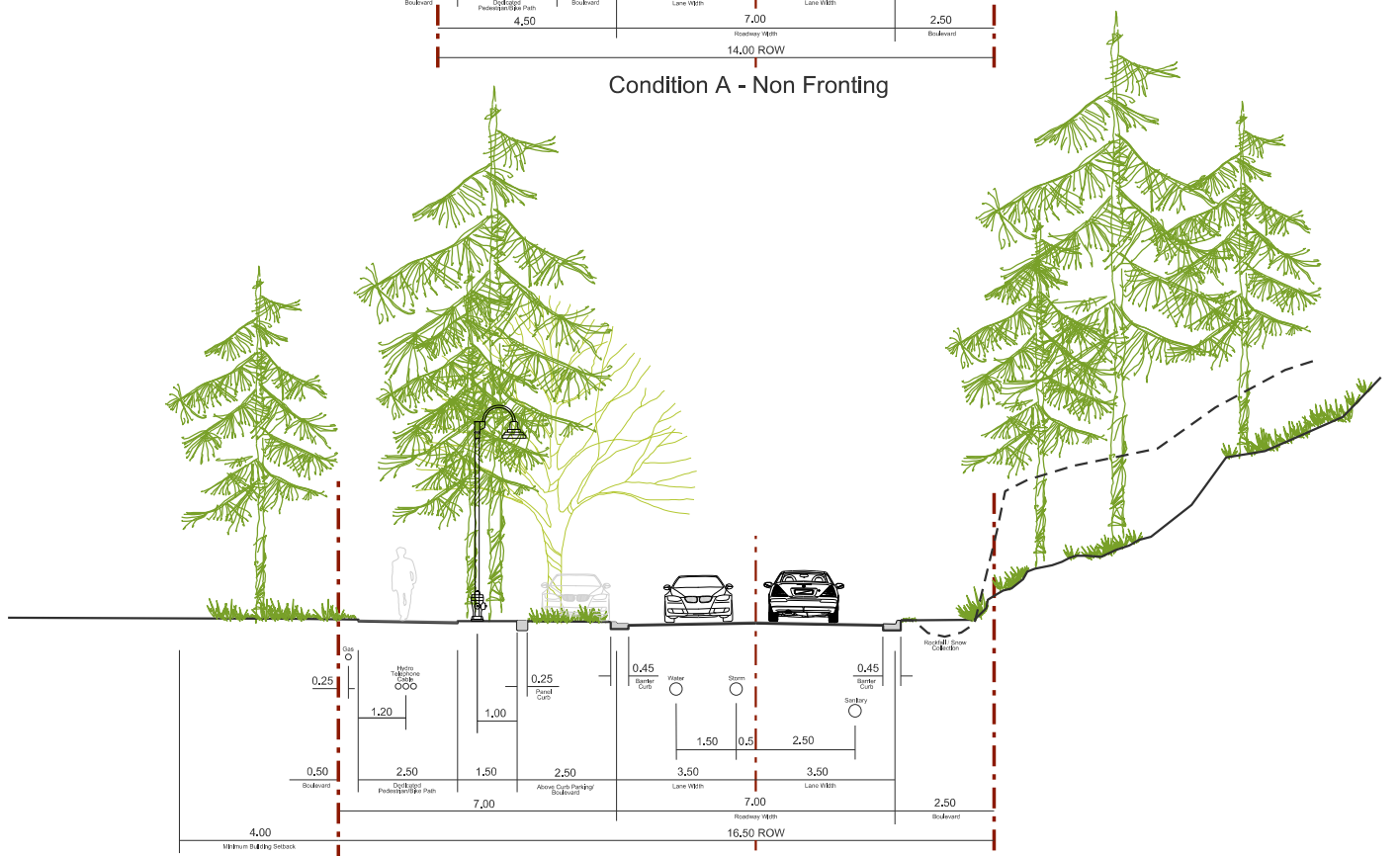
January 2020

DRAFT



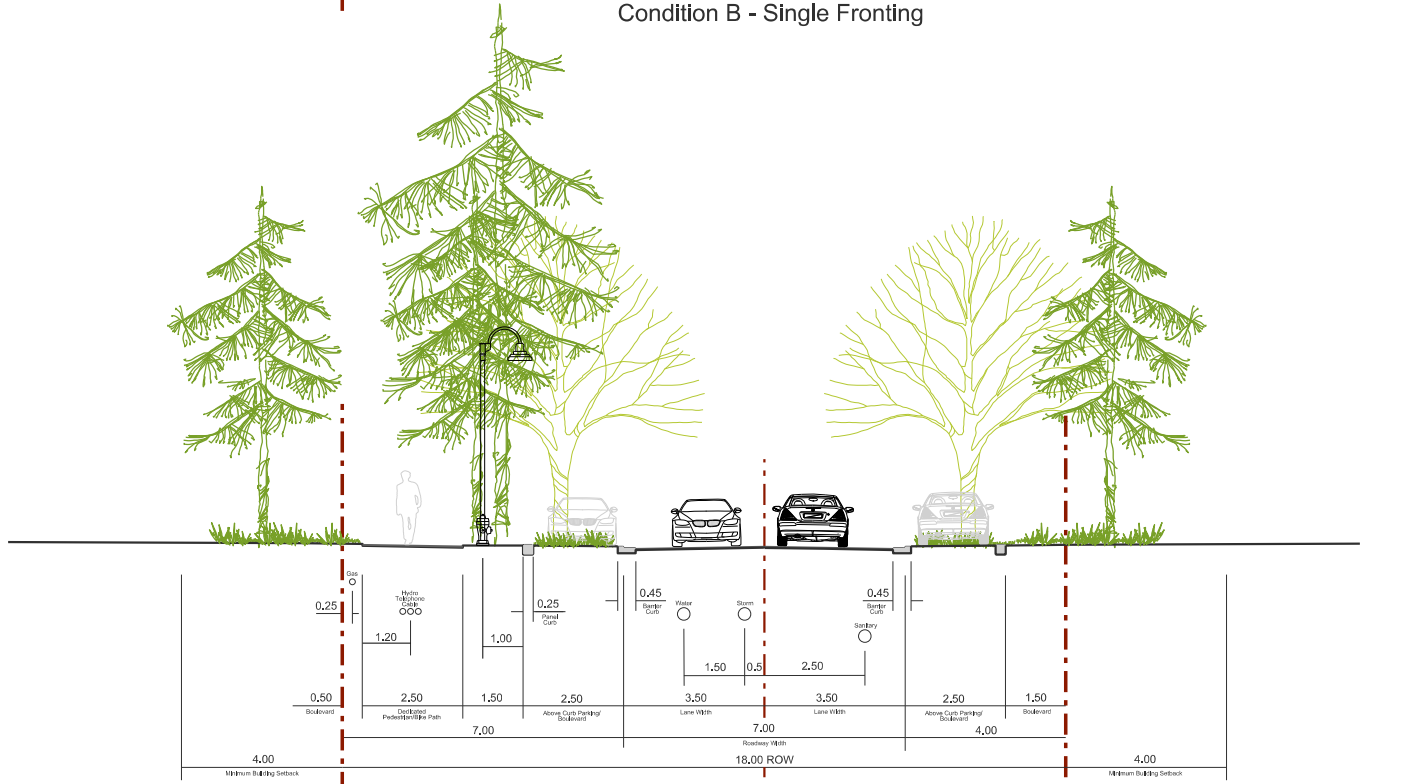
Condition A - Non Fronting

DRAFT



Condition B - Single Fronting

DRAFT



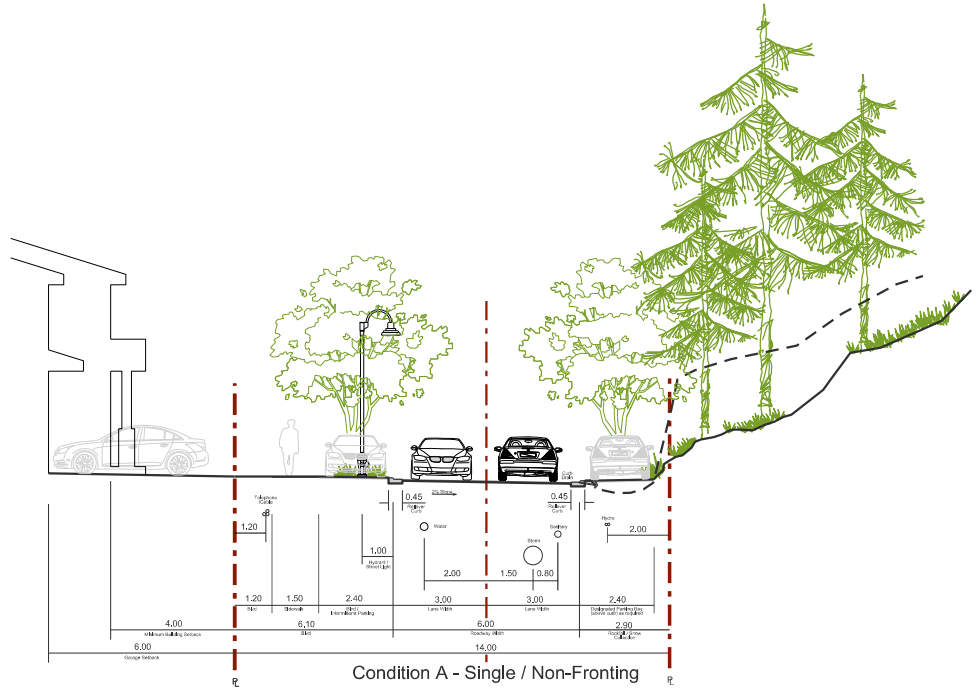
Condition C - Double Fronting

Benchlands | Pemberton BC

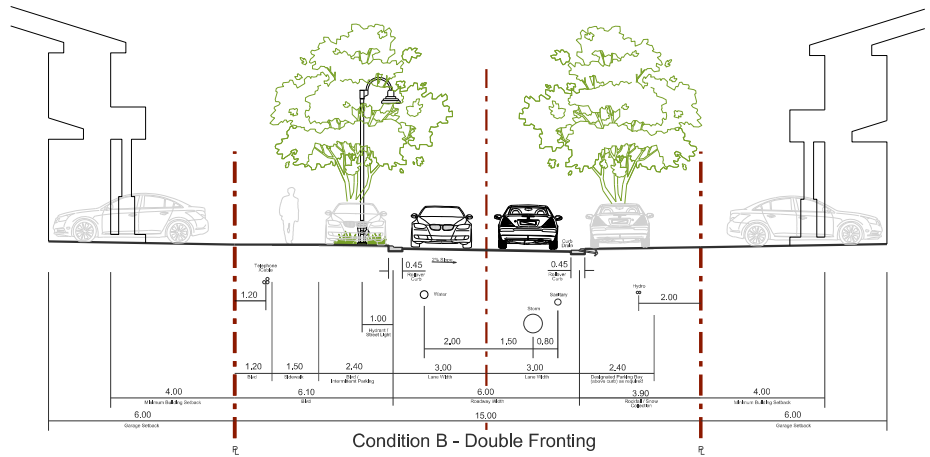
Proposed Local + Strata Standard

January 2020

DRAFT



DRAFT



DRAFT

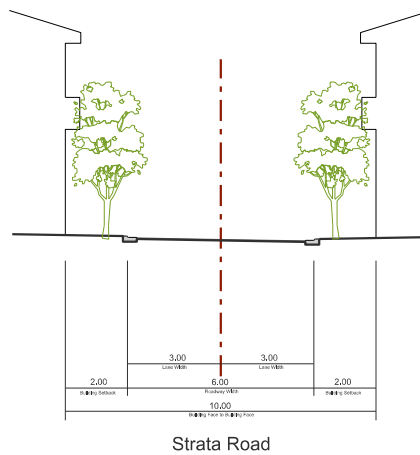











Figure 15

**DEVELOPMENT
PHASING PLAN
DRAFT V3.0**







LEGEND JANUARY 2021

-  Site Boundary
31.23 ha | 77.17 ac
-  Legal Property Lines
-  5m Contour
-  ALR Boundary
-  Surveyed + Realigned Streams
-  Phase Boundary
-  Phase Name
-  Phase 1
-  Phase 2

PROPOSED LAND USE - DRAFT V2.0

28%	Single Family Development Areas 8.63 ha 21.33 ac
6%	Strata Townhome Development Areas 2.03 ha 5.02 ac
1%	Apartment Development Areas 0.22 ha 0.54 ac
1%	Civic Infrastructure 0.37 ha 0.91 ac
3%	Neighbourhood Park 1.06 ha 2.62 ac
34%	Nature Park 10.75 ha 26.56 ac
10%	Natural Area 2.99 ha 7.39 ac
11%	Public Road ROW 3.34 ha 8.25 ac
6%	Development Reserve 1.84 ha 4.55 ac
100%	31.23 ha 77.17 ac

DRAFT YIELD

	Large Single Family 18m	24	9%
	Medium Single Family 15m	40	15%
	Small Single Family 12m	47	18%
	Duplex Single Family 11m	24	9%
	Townhome 6m	92	34%
	Apartment	40	15%
TOTAL		267	100%

