



Box 100 | 7400 Prospect Street
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DEVELOPMENT-GENERAL INFORMATION

Application: OCP Bylaw Amendment &/or Zoning Bylaw Amendment **(Form OR20)**
 Major Development Permit **(Form DP20)**
 Minor Development Permit **(Form DPm20)**
 Development Variance Permit **(Form DVP20)**
 Temporary Use Permit **(Form TUP20)**
 Subdivision, Strata Approval/Strata Title Conversion, Lot Consolidation **(Form SUB20)**
 Antenna System Siting Review **(Form ANT20)**

All Applications Please include Application Requirements Form (Checklist)

SITE

Civic Address: Not assigned.	Legal Description: LOT 2 DISTRICT LOT 203 LILLOOET DISTRICT PLAN KAP56640
	PID: 023-384-018 Lot: 2
	District Lot(DL): 203 Plan: KAP56640

OWNER(S)

Owner Name(s): 567726 B.C. Ltd.	Home: _____
	Work: _____
Mailing Address: 3681 W 4th Ave, Vancouver, BC V6R 1P2	Cell: _____
	Email: _____

OWNER(S) AGENT IF APPLICABLE

Agent's Name: Chelsea Mueller of Station One Architects	Work: 604-793-9445
	Fax: _____
Mailing Address: 9355 Young Rd. Chilliwack, BC V2 P 4S3	Cell: _____
	Email: cmueller@soarchitects.ca

If applicable **Please include Owner's Authorization**

X Owner Signature	Date
X Authorized Agent Signature	Date <i>MARCH 18, 2022</i>

COMMENTS: For owner's authorization, please see Letter of Agency and Schedule C of the PSA attached.

Application No	Fee: \$ 35,350	(Total for OCP/Rez/DP)
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**APPLICATION REQUIREMENTS FOR A MAJOR DEVELOPMENT PERMIT
FORM AND CHARACTER OF DEVELOPMENT**

1. Pre-Application Meeting

It is strongly recommended that prior to submitting an application for a Major Development Permit, 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 DP20*)
- Application Fee (*in accordance with Development Procedures Bylaw No. 887, 2020*)
- 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 Disclosure Statement (as per <https://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/site-identification>)

3. Property Information

Legal Description:

LOT 2 DISTRICT LOT 203 LILLOOET DISTRICT PLAN KAP56640

PID#: 023-384-018

Civic Address: Not assigned.

Property Size*: 1,23 HA

Current OCP Land Use and Development Permit Area Designation (*Schedules B, C, K and L of the OCP Bylaw*):

Gateway Development

Current Zoning: C-2 Tourism, Commercial

Existing Use/Development on the Property: Vacant

Proposed Use/Development of the Property: Affordable housing, commercial, community services

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

- ✓ Description of Proposed Development
- ✓ Rationale in Support of the Proposed Development Permit
- ✓ Compliance with Development Permit Guidelines – Refer to Section 7.0 of the Official Community Plan addressing siting, building form, construction materials, streetscape improvements, landscaping, circulation and parking, snow management, CPTED and lighting.
- ✓ Compliance with OCP Policies, Maps and Development Permit Guidelines and Zoning Bylaw

5. Supporting Information and Plan Checklist

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

- ✓ Neighbourhood (Location) Context Plan
- ✓ Existing Conditions Site Plan
 - building footprints
 - vegetation and trees
 - watercourses
 - utility fixtures including street lighting
- ✓ Dimensioned Site Plan – The plans should include:
 - development footprints
 - public and private open spaces and/or parks
 - landscaping, tree preservation areas, fencing and/or planters
 - street access and driveways
 - trails and sidewalks
 - parking and loading areas with driveways
 - refuse and recycling enclosures
 - above ground utilities
 - visible antennae or towers
 - post boxes
 - street lighting
 - street furniture
 - public art
 - transit stops and shelters
 - fire access routes
 - snow storage areas
 - riparian setbacks
 - green design initiatives
 - historic buildings
 - fuel storage
 - Public access washrooms
- ✓ Architectural Plans – The plans should include:
 - building plans with unit layout
 - building elevations including overhangs
 - exterior lighting plan
 - signage plan
 - utility locations
 - snow shed areas
 - visible antennae or towers exposed roof equipment
 - accessory buildings including refuse/recycling enclosures
 - roof snow dump zones
 - green build initiatives
 - streetscape

- Architectural Finishing - Identify specific exterior finishes (*colours and material board*)
- Site Development Statistics - Identify the following for the proposed buildings:
 - Proposed use by location (*i.e. residential, commercial, etc.*)
 - gross floor area
 - floor space ratio
 - unit count
 - building coverage
 - accessory buildings and uses
 - building heights
- Lot Grading Plan
- Stormwater Management Plan
- Traffic Impact Study
- Geotechnical Study (*considering flood proofing, flood protection and soil stability*)
- Photographs of the property
- Existing Subdivision (Legal) Plan
- Site Alteration and Construction Management Plan – Indicate the character of the site during construction including any temporary buildings, trailers or storage containers.
- Green Site Planning, Design, Servicing and Building Initiatives
- Additional Information _____

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

APPLICATION FORM FOR A MAJOR DEVELOPMENT PERMIT (DP20)

I/We hereby make application under the provisions of Part 26 of the *Local Government Act* and the Village's Development Procedure Bylaw No. 887, 2020 for a Major Development for:

- Form and Character of Development
- Environmental Protection (Riparian Areas)
- Enhancement of Agriculture.

The lands subject of the application are legally described as:

Lot: 2, Plan: KAP56640, District Lot: 203, LLD.

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT

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