

July 6, 2022

Village of Pemberton,
P.O. Box 100,
7400 Prospect Street,
Pemberton, B.C., V0N 2L0

Attention: Scott McRae, Manager of Development Services



Dear Scott:

**Reference: Application for OCP Bylaw and Zoning Bylaw Amendments
Parkside Development – 7362 Pemberton Farm Road East
Lot C, Plan EPP40824, DL 211, LLD**

On behalf of Rivertown (Pemberton) Nominee Ltd., Inc. No. BC1348508, please find attached an OCP/Zoning Bylaw Amendment Application for the proposed Parkside Development at 7362 Pemberton Farm Road East (Lot C, Plan EPP40824, DL 211, LLD) in Pemberton. These OCP/Zoning Bylaw Amendments are needed to accommodate the proposed development which consists of 34 single-family residential strata parcels and a fee simple commercial-use parcel.

The following is a list of the documents that are submitted in support of this Application:

- Cover Letter
- Application Forms
- Registered Legal Plan
- Conceptual Site Plan
- Commercial Site Layout Concept
- Description / Rationale Statement
- Photographs of the Property
- Webster Preliminary Engineering Design Brief
- Cascade Environmental Assessment
- Kontur Geotechnical Review
- Delcan Traffic Impact Study
- ISL Water/Sewer Modeling Reports
- Certificate of Title and Charges on Title
- Site Profile

The application fee is estimated to be \$8,200 based on the Fees and Charges Bylaw 905 (\$1,200 Application Fee, plus \$250 x 24 additional dwelling units in excess of the first 10 dwelling units, plus \$250 for 0 additional 100-sm of commercial floor area in excess of the first 1,000-sm, plus \$750 Public Notification Fee), We are not including the \$6,000 Water and Sanitary Servicing Model Analysis Deposit as this site was included when ISL undertook modeling of the Hillside development in 2012 (see attached ISL Modeling Reports). The Application Fee will be paid when the amount payable is confirmed.

If you have any questions on any of the above or require further information, please do not hesitate to contact me.

Yours truly,


Grant Gillies
Rivertown (Pemberton) Nominee Ltd.,

attachment: Application for OCP/Zoning Bylaw Amendments as detailed above

cc: Michael Oord, Cam McIvor, Nyal Wilcox