



Application Forms

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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: 7362 Pemberton Farm Road East Legal Description: PID: 030-164-532 Lot: Lot C
 District Lot(DL): 211 Plan: EPP 40824

OWNER(S)

Owner Name(s): Riverside (Pemberton) Nominee Ltd. Inc. No. BC1348508 Home: Contact: Grant Gillies
 Work: 604-614-4295
 Mailing Address: 1780 Scott Road, North Vancouver, BC, V7J 3J5 Cell: _____
 Email: ggillies@targetdevelopments.com

OWNER(S) AGENT IF APPLICABLE

Agent's Name: _____ Work: _____
 Fax: _____
 Mailing Address: _____ Cell: _____
 Email: _____

If applicable Please include Owner's Authorization

X

Owner Signature

Date July 6, 2022

X

Authorized Agent Signature

Date

COMMENTS:

Application No

Fee: \$

**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*)

3. Property Information

Legal Description:

Lot C, Plan EPP40824, District Lot 211, Lillooet District

PID#:

030-164-532

Civic Address:

7362 Pemberton Farm Road East

Property Size*:

2.43-ha

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

None (Hillside Special Planning Area / Regional Context Statement Area)

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

Single-Family Residential, Commercial

Existing Use/Development on the Property: none

Proposed Use/Development of the Property: Single-Family Residential, Commercial

Lands within Agricultural Land Reserve: none

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 [see Description/Rationale Statement](#)
- 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
- Existing and Proposed Slope Analysis
- Aerial Photo Map [see Description/Rationale Statement](#)
- 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)*

- [Engineering Design Design Brief, Webster Engineering Ltd.](#)
- [ISL Water/Sewer Modeling Reports](#)
- 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:
 - 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.

**All plans shall be prepared at metric scale and dimensions*

- 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)**

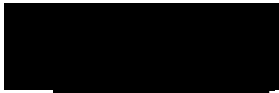
I/We hereby make application under the provisions of Part 26 of the *Local Government Act* and the Village's Development Procedure Bylaw No. 725, 2013 for:

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

to permit development on lands legally described as:

Lot: C , Plan: EPP40824 , District Lot: 211 , LLD.

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT



 July 6, 2022

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

**All plans shall be prepared at metric scale and dimensions*