



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: 7374 East Pemberton Farm Road	Legal Description: PID:    028-961-102	Lot:    5
Pemberton, BC, V0N 2L0	District Lot(DL): 211	Plan: EPP21848

### OWNER(S)

Owner Name(s): 1309325 BC Ltd	Home: _____
	Work:    604-519-0003
Mailing Address: 251 - 255 Newport Drive	Cell:    604-722-0430
Port Moody, BC, V3H 5H1	Email:    sasha@dulex.ca

### OWNER(S) AGENT IF APPLICABLE

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

*If applicable*    Please include Owner's Authorization

**X**  
 Owner Signature    To Sign    Date    Month Day, 2021

**X**  
 Authorized Agent Signature    Date

### COMMENTS:

Application No	Fee: \$
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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**

- To do a)  Complete Application Form (*Form OR20*)
- To do b)  Application Fee (*in accordance with Development Procedures Bylaw No. 887, 2020*)
- c)  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*)
- n/a d)  Copy of Charges on Title (*i.e. covenants, rights of way, statutory building schemes, etc.*)
- n/a e)  Owners Agent Authorization (*if applicable*)
- f)  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 5 DISTRICT LOT 211 LILLOET DISTRICT PLAN EPP21848

PID#: 028-961-102

Civic Address: 7374 East Pemberton Farm Road, Pemberton, BC, V0N 2L0

Property Size\*: 32,854.35sm or 353,641.28sf or 8.12 Acres

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

Schedule A - n/a and Schedule B - n/a

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

Schedule A - a) Economic Development and b) Residential Housing

Schedule B - n/a

Existing Use/Development on the Property: RR1

Proposed Use/Development of the Property: CD

Lands within Agricultural Land Reserve: n/a

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

- a)  Description of Proposed Development
- b)  Rationale in Support of the Proposed Development
- c)  Overview of the Proposed OCP and/or Zoning Bylaw Amendment(s)
- d)  Consistency with OCP Policies and Maps
- n/a e)  Proposed OCP Policy Amendment(s)
- n/a f)  Proposed OCP Map Amendment(s)
- n/a g)  Proposed Zoning Regulation Amendment(s)
- n/a h)  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)*

- a)  Location Context Plan
- b)  Conceptual Site Plan *(indicating development footprints, approximate density, parks/playgrounds, preservation areas, access roads, trails, parking, transit stops, watercourses, agricultural lands, etc.)*
- c)  Site Development Statistics *(approximate area, unit count, building coverage, area, height, parking, loading, bike racks, etc.)*
- d)  Environmental Review *(refer to Schedule B of the OCP)*
- e)  Geotechnical and Slope Stability Study *(by a qualified professional)*
- To do IA f)  Viewscape Analysis
- g)  Archeological Overview *(by a qualified professional)*
- h)  Lot Grading Plan
- i)  Stormwater Management Plan **(Will provide context statement for pre-application)**
- j)  Traffic Impact Study **(Will provide summary statement for pre-application)**
- To do Dulex / IA k)  Photographs of the property
- l)  Existing Subdivision (Legal) Plan
- IA m)  Proposed Subdivision Plan
- IA n)  Existing and Proposed Slope Analysis
- IA o)  Aerial Photo Map
- n/a p)  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)*

- a)  Location Plan for Road Access Points
- b)  Description of Existing or Proposed Storm Drainage flows
- c)  Description of Existing or Proposed Water Service Connections
- d)  Description of Existing or Proposed Available Sewer Service Connections
- e)  Description of Existing or Proposed Road Access
- f)  Location Plan of Existing and Proposed Water and Sewer connections
- g)  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.

- 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 (OR20)**

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:

- 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: 5, Plan: EPP21848, District Lot: 211, LLD.

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

\_\_\_\_\_

Registered owner's signature

September 14, 2021

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