



Box 100 | 7400 Prospect Street
 Pemberton BC V0N 2L0
 P: 604.894.6135 | F: 604.894.6136
 Email: admin@pemberton.ca
 Website: www.pemberton.ca

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@dullex.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

Pemberton

Issue - PRELIMINARY APPLICATION

Friday, February 17, 2023

Civic Address:
7374 East Pemberton Farm Road, Pemberton, BC

Architectural Drawing Issues

2018-04-13 Issue 1 - Preliminary Inquiry
2023-02-17 Issue 2 - Preliminary Application

Note: Drawings only to scale when printed on 24x36 sheets



Architectural Drawing Index

A-0.000 Cover			
A-0.000	COVER		
A-0.100	DATA SHEET		
A-0.301	CONTEXT - ZONING		
A-0.401	CONCEPT RENDERINGS		
A-1.000 Site			
A-1.101	SITE PLAN	1/32" =	1'-0"
A-2.000 Plans			
A-1.010	LEVEL P2 PLAN	1/32" =	1'-0"
A-1.020	LEVEL P1 PLAN	1/32" =	1'-0"
A-1.101	LEVEL 1 FLOOR PLAN	1/32" =	1'-0"
A-1.102	LEVEL 2 FLOOR PLAN	1/32" =	1'-0"
A-1.103	LEVEL 3 FLOOR PLAN	1/32" =	1'-0"
A-5.000 Sections			
A-5.100	SITE SECTION 1 & 2	1/16" =	1'-0"



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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

1309325 BC Ltd

[PROJECT]

Pemberton

7374 East Pemberton Farm Road
Pemberton, BC

[TITLE]

COVER

[PROJECT]

21558

[SCALE]

Not To Scale

[DATE]

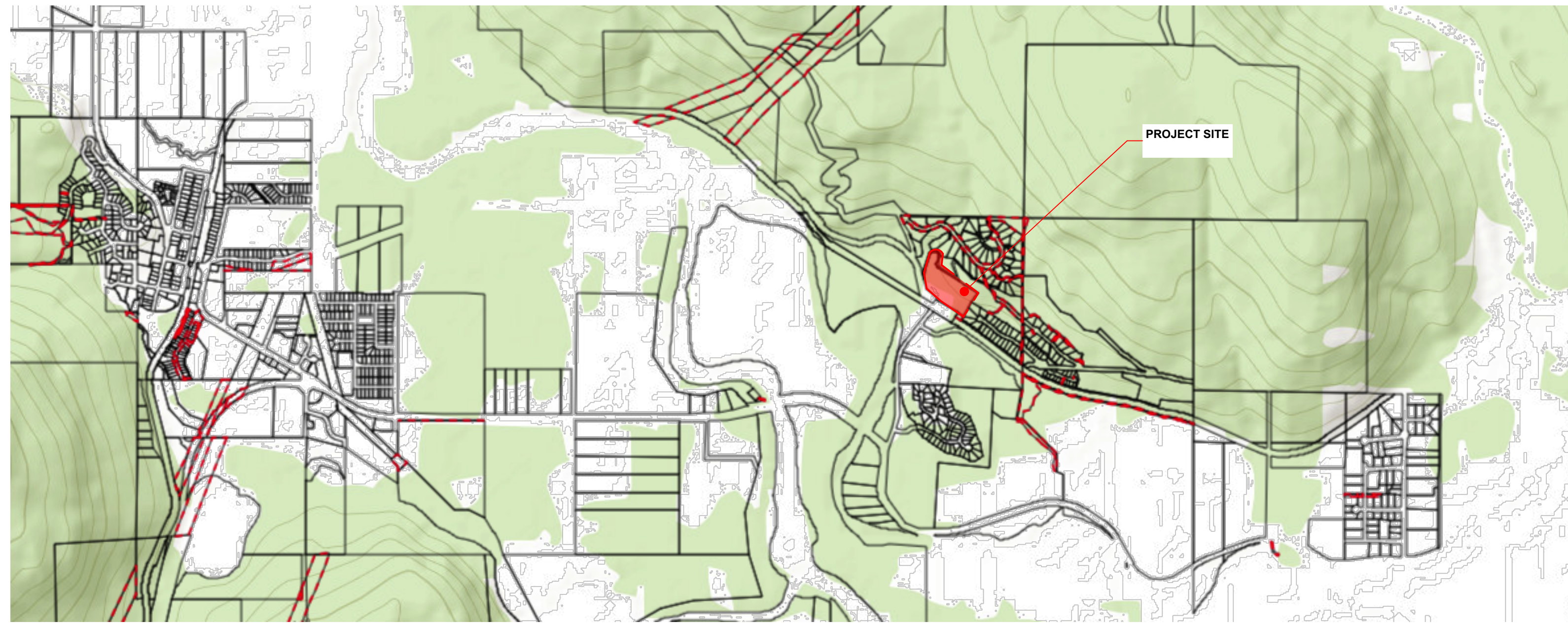
Friday, February 17, 2023

[ISSUE]

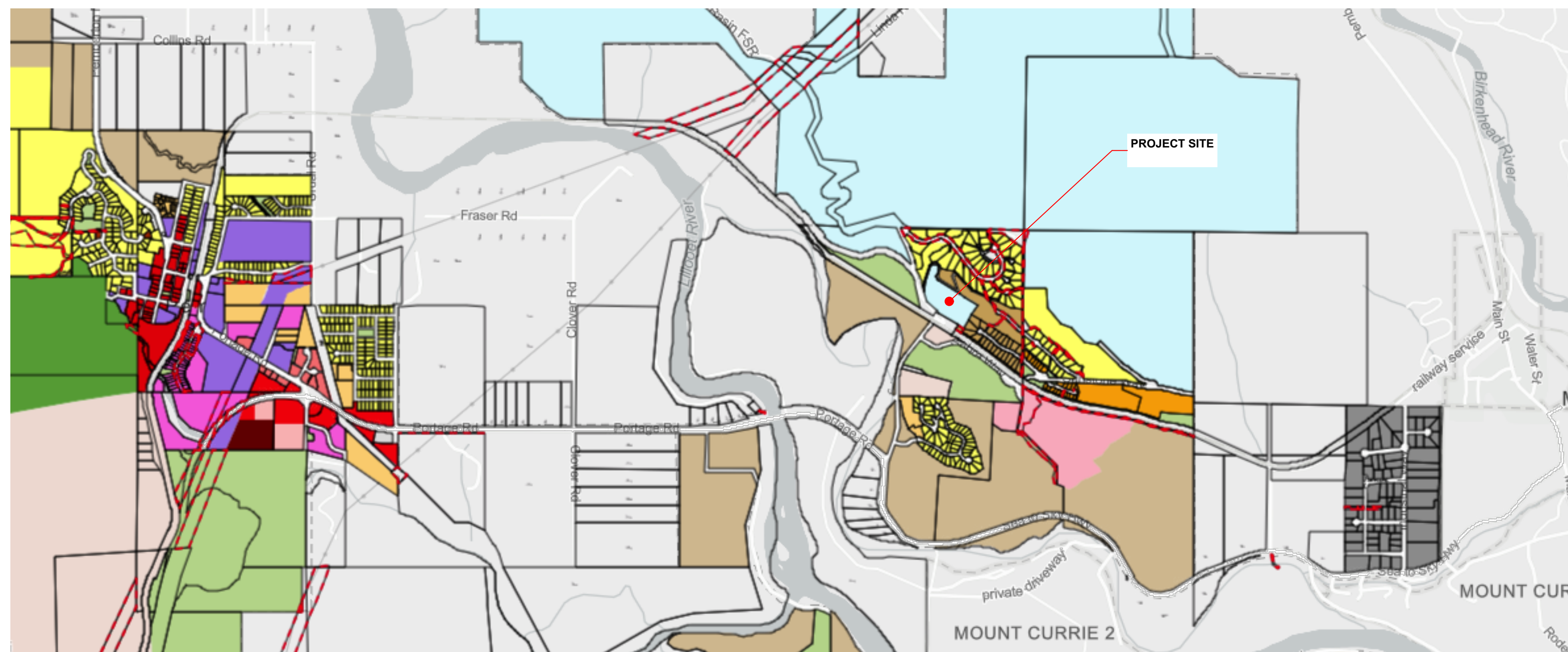
PRELIMINARY APPLICATION

[DRAWING]

A-0.000



VILLAGE OF PEMBERTON - LAND USE - TOPOGRAPHY



VILLAGE OF PEMBERTON - LAND USE - ZONING



VILLAGE OF PEMBERTON - LAND USE - AERIAL



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[ARCHITECT SEAL]

[CLIENT]

1309325 BC Ltd

[PROJECT]

Pemberton

7374 East Pemberton Farm Road
Pemberton, BC

[TITLE]

CONTEXT - ZONING

[PROJECT]

21558

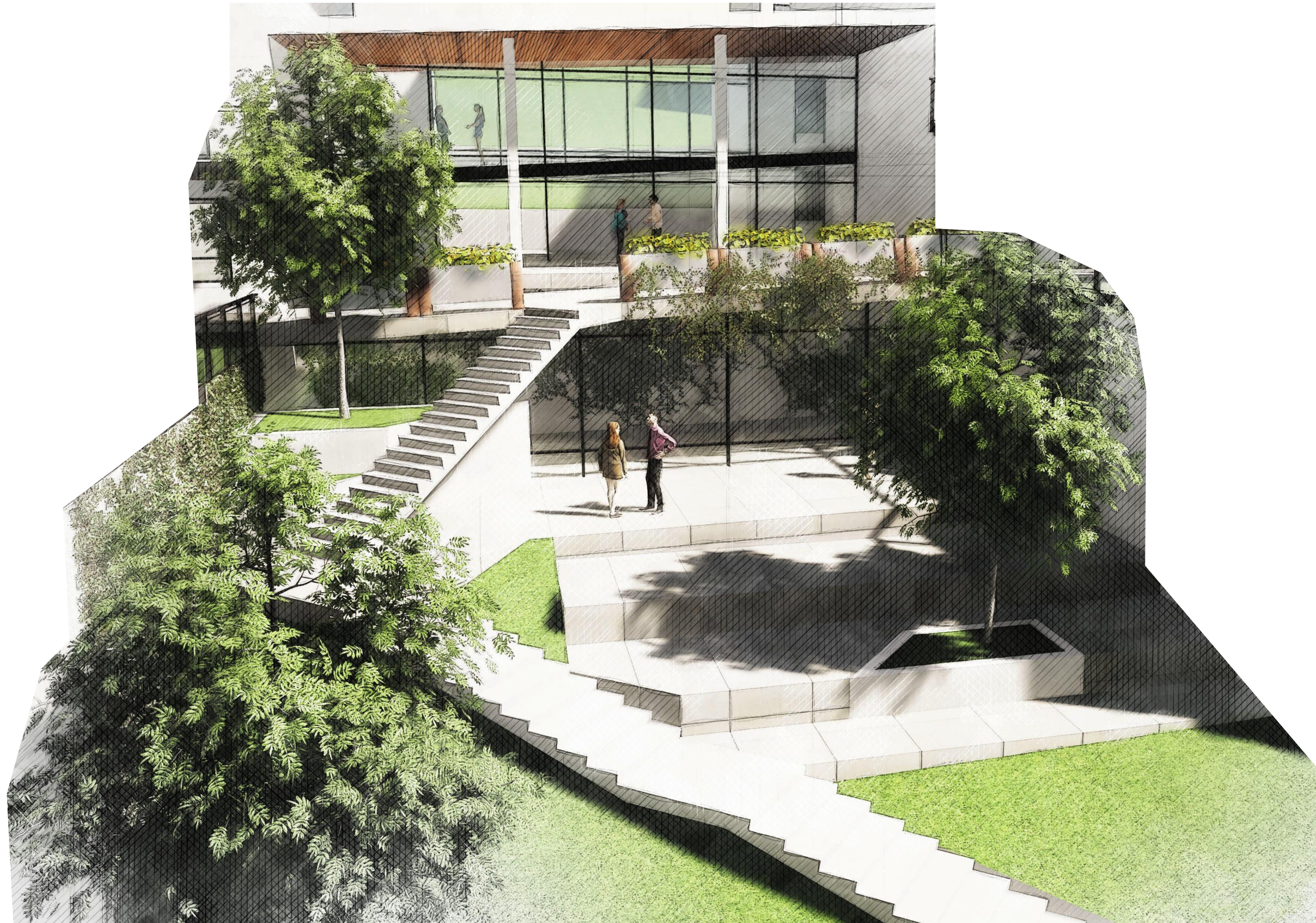
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Friday, February 17, 2023 [DATE]

PRELIMINARY APPLICATION [ISSUE]

[DRAWING]

A-0.301



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[CLIENT]

1309325 BC Ltd

[PROJECT]

Pemberton

7374 East Pemberton Farm Road
Pemberton, BC

[TITLE]

CONCEPT RENDERINGS

[PROJECT]

21558

[SCALE]

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[DATE]

Friday, February 17, 2023

[ISSUE]

PRELIMINARY APPLICATION

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A-0.401



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[CLIENT]

1309325 BC Ltd

[PROJECT]

Pemberton

7374 East Pemberton Farm Road
Pemberton, BC

[TITLE]

SITE PLAN

21558 [PROJECT]

1/32" = 1'-0" [SCALE]

Friday, February 17, 2023 [DATE]

PRELIMINARY APPLICATION [ISSUE]

[DRAWING]

A-1.101



1 SITE PLAN

SCALE: 1/32" = 1'-0"

HYDRO TEL AND FIBRE SERVICE - FINAL LOCATION FOR 120 TOWNHOUSE UNITS

000mm WM - FINAL LOCATION FOR 120 TOWNHOUSE UNITS

000mm SAN - FINAL LOCATION FOR 120 TOWNHOUSE UNITS

000mm STM - FINAL LOCATION FOR 120 TOWNHOUSE UNITS

CONSTRUCT 6m ACCESS ROAD TO SUBGRADE FOR INTERIM ACCESS TO 3 BLDGS. SHOW FINAL GRADE FOR ULTIMATE DEVELOPMENT FOR DETAILS

PARKING SPACE COUNT			
TYPE	LEVEL	AREA	STALL TYPE
(1) BUILDING 1-4 PARKING			
LEVEL P2	RESIDENTIAL	1	ACCESSIBLE
LEVEL P2	RESIDENTIAL	86	REGULAR
LEVEL P2	RESIDENTIAL	2	SMALL
LEVEL P2	VISITOR EXTERIOR	2	SMALL
LEVEL P2	VISITOR INTERIOR	1	ACCESSIBLE
LEVEL P2	VISITOR INTERIOR	19	REGULAR
LEVEL P1	RESIDENTIAL	2	ACCESSIBLE
LEVEL P1	RESIDENTIAL	101	REGULAR

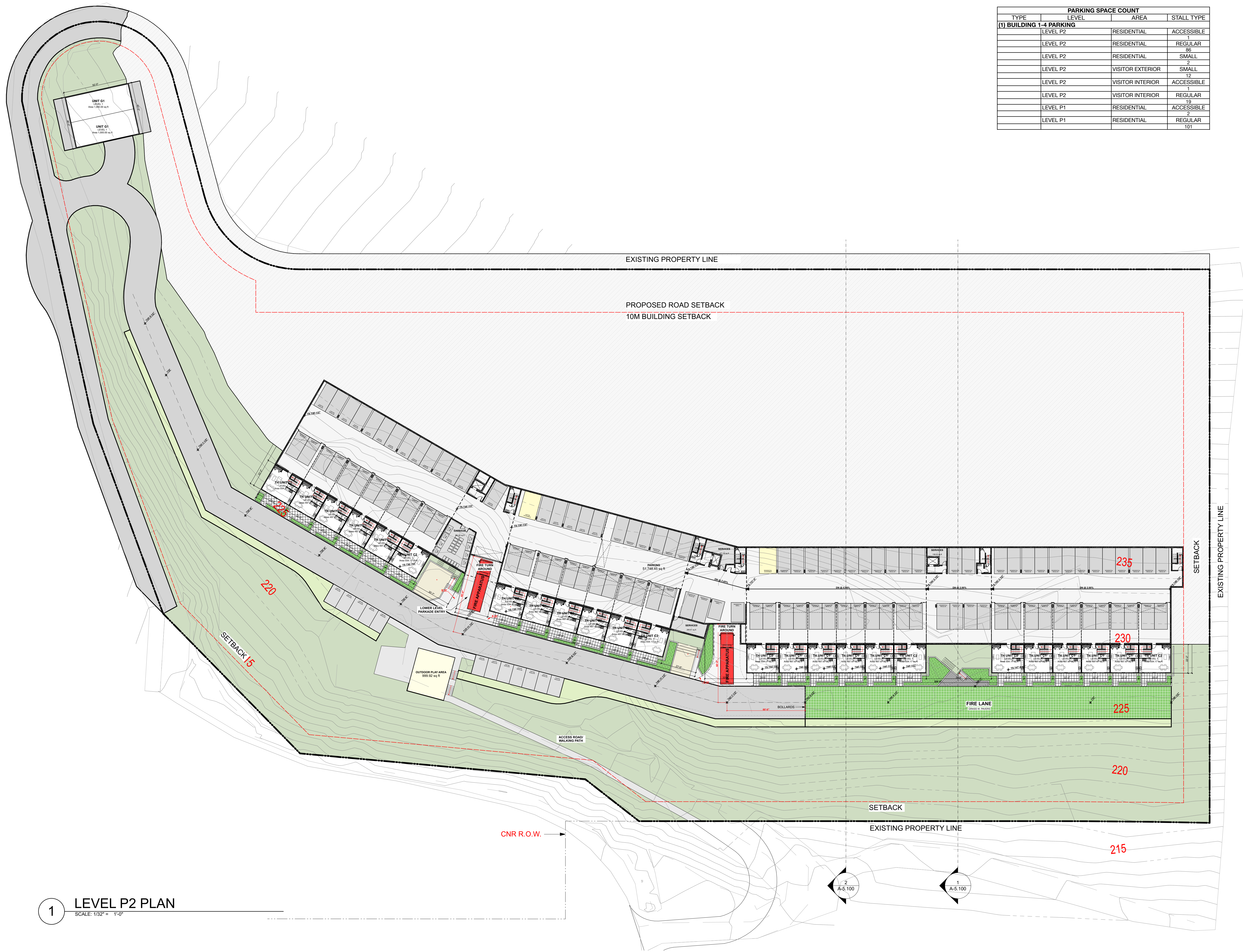


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1 LEVEL P2 PLAN
 SCALE: 1/32" = 1'-0"

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[ARCHITECT SEAL]

[CLIENT]

1309325 BC Ltd

[PROJECT]

Pemberton

7374 East Pemberton Farm Road
 Pemberton, BC

[TITLE]

LEVEL P2 PLAN

[PROJECT]

21558 [SCALE]

1/32" = 1'-0" [DATE]

Friday, February 17, 2023 [ISSUE]

PRELIMINARY APPLICATION [DRAWING]

A-1.010



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[PROJECT]

Pemberton

7374 East Pemberton Farm Road
Pemberton, BC

[TITLE]

LEVEL P1 PLAN

21558 [PROJECT]

1/32" = 1'-0" [SCALE]

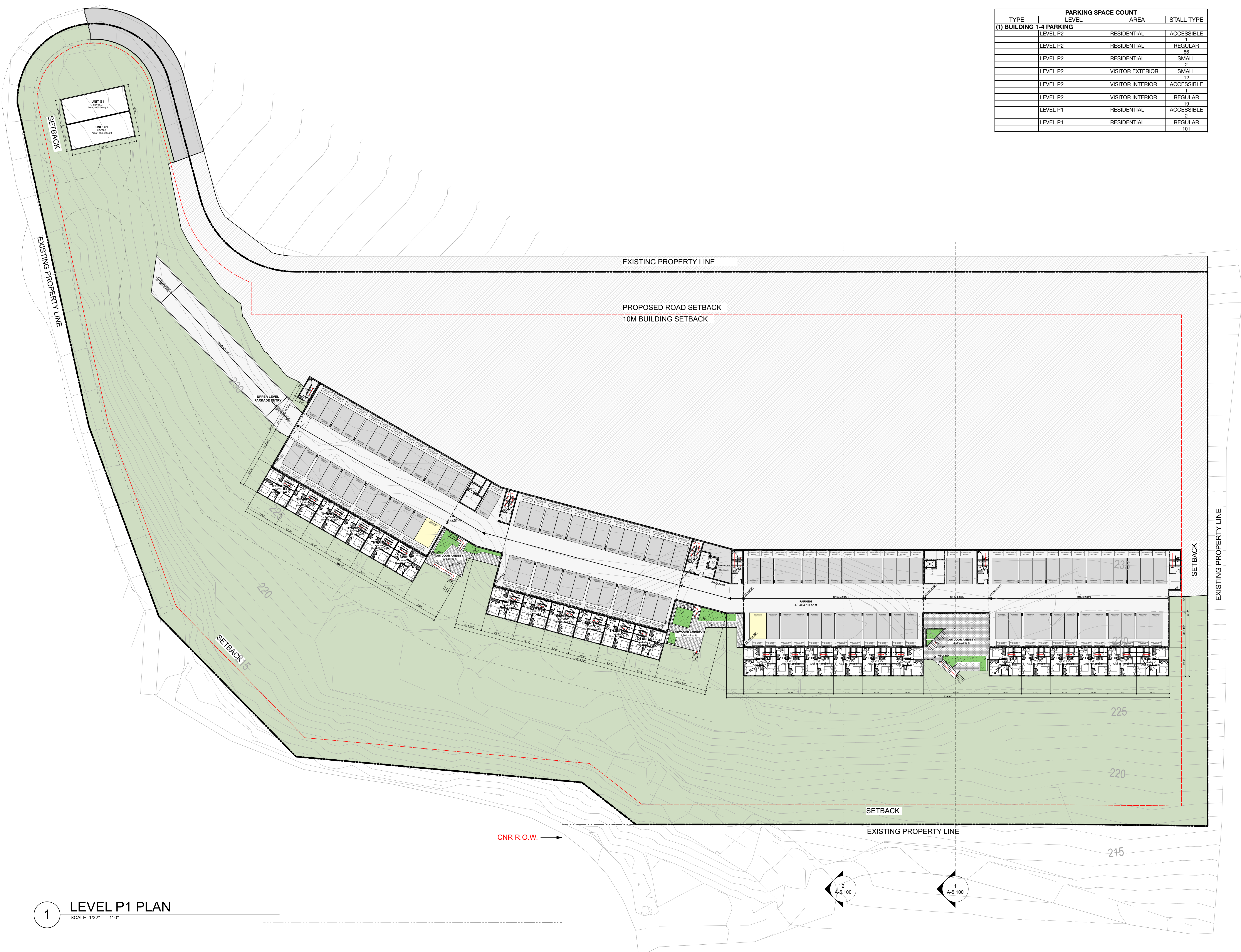
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PRELIMINARY APPLICATION [ISSUE]

[DRAWING]

A-1.020

PARKING SPACE COUNT			
TYPE	LEVEL	AREA	STALL TYPE
(1) BUILDING 1-4 PARKING			
	LEVEL P2	RESIDENTIAL	ACCESSIBLE
	LEVEL P2	RESIDENTIAL	REGULAR
	LEVEL P2	RESIDENTIAL	SMALL
	LEVEL P2	VISITOR EXTERIOR	SMALL
	LEVEL P2	VISITOR INTERIOR	ACCESSIBLE
	LEVEL P2	VISITOR INTERIOR	REGULAR
	LEVEL P1	RESIDENTIAL	ACCESSIBLE
	LEVEL P1	RESIDENTIAL	REGULAR
			101



1 LEVEL P1 PLAN
SCALE: 1/32" = 1'-0"



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1309325 BC Ltd

[PROJECT]

Pemberton

7374 East Pemberton Farm Road
Pemberton, BC

[TITLE]

LEVEL 1 FLOOR PLAN

21558

[PROJECT]

1/32" = 1'-0"

[SCALE]

Friday, February 17, 2023

[DATE]

PRELIMINARY APPLICATION

[ISSUE]

[DRAWING]

A-1.101

PARKING SPACE COUNT		
TYPE	LEVEL	STALL TYPE
(1) BUILDING 1-4 PARKING		
LEVEL P2	RESIDENTIAL	ACCESSIBLE
		1
LEVEL P2	RESIDENTIAL	REGULAR
		86
LEVEL P2	RESIDENTIAL	SMALL
		2
LEVEL P2	VISITOR EXTERIOR	SMALL
		12
LEVEL P2	VISITOR INTERIOR	ACCESSIBLE
		1
LEVEL P2	VISITOR INTERIOR	REGULAR
		19
LEVEL P1	RESIDENTIAL	ACCESSIBLE
		2
LEVEL P1	RESIDENTIAL	REGULAR
		101
(2) BUILDING 5-8 PARKING		
LEVEL 1	RESIDENTIAL	REGULAR
		16
LEVEL 1	RESIDENTIAL	SMALL
		16
LEVEL 1	VISITOR	REGULAR
		2
LEVEL 1	VISITOR	SMALL
		2
(3) BUILDING 9-13 PARKING		
LEVEL 1	VISITOR	SMALL
		2
LEVEL 2	RESIDENTIAL	REGULAR
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LEVEL 2	VISITOR	SMALL
		10
		312



1 LEVEL 1 PLAN
SCALE: 1/32" = 1'-0"

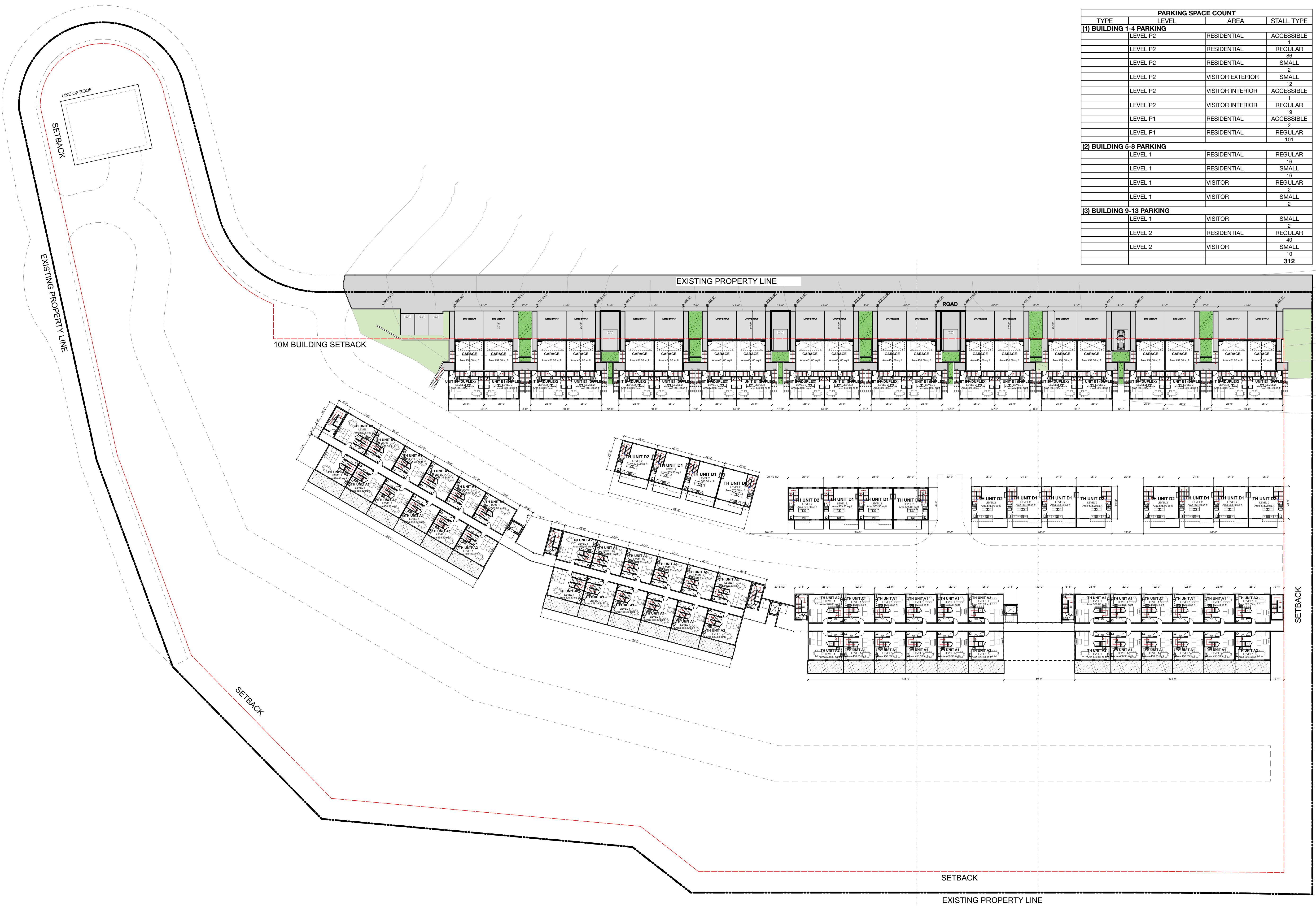


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PARKING SPACE COUNT		
TYPE	LEVEL	STALL TYPE
(1) BUILDING 1-4 PARKING		
LEVEL P2	RESIDENTIAL	ACCESSIBLE
		1
LEVEL P2	RESIDENTIAL	REGULAR
		86
LEVEL P2	RESIDENTIAL	SMALL
		2
LEVEL P2	VISITOR EXTERIOR	SMALL
		12
LEVEL P2	VISITOR INTERIOR	ACCESSIBLE
		1
LEVEL P2	VISITOR INTERIOR	REGULAR
		19
LEVEL P1	RESIDENTIAL	ACCESSIBLE
		2
LEVEL P1	RESIDENTIAL	REGULAR
		101
(2) BUILDING 5-8 PARKING		
LEVEL 1	RESIDENTIAL	REGULAR
		16
LEVEL 1	RESIDENTIAL	SMALL
		16
LEVEL 1	VISITOR	REGULAR
		2
LEVEL 1	VISITOR	SMALL
		2
(3) BUILDING 9-13 PARKING		
LEVEL 1	VISITOR	SMALL
		2
LEVEL 2	RESIDENTIAL	REGULAR
		40
LEVEL 2	VISITOR	SMALL
		10
		312



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

1309325 BC Ltd

[PROJECT]

Pemberton

7374 East Pemberton Farm Road
Pemberton, BC

[TITLE]

LEVEL 2 FLOOR PLAN

[PROJECT]

21558

[SCALE]

1/32" = 1'-0"

[DATE]

Friday, February 17, 2023

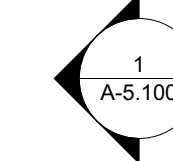
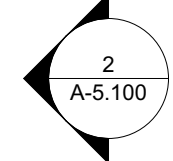
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PRELIMINARY APPLICATION

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A-1.102

1 LEVEL 2 PLAN
SCALE: 1/32" = 1'-0"





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[PROJECT]

Pemberton

7374 East Pemberton Farm Road
Pemberton, BC

[TITLE]

LEVEL 3 FLOOR PLAN

21558

[PROJECT]

1/32" = 1'-0"

[SCALE]

Friday, February 17, 2023

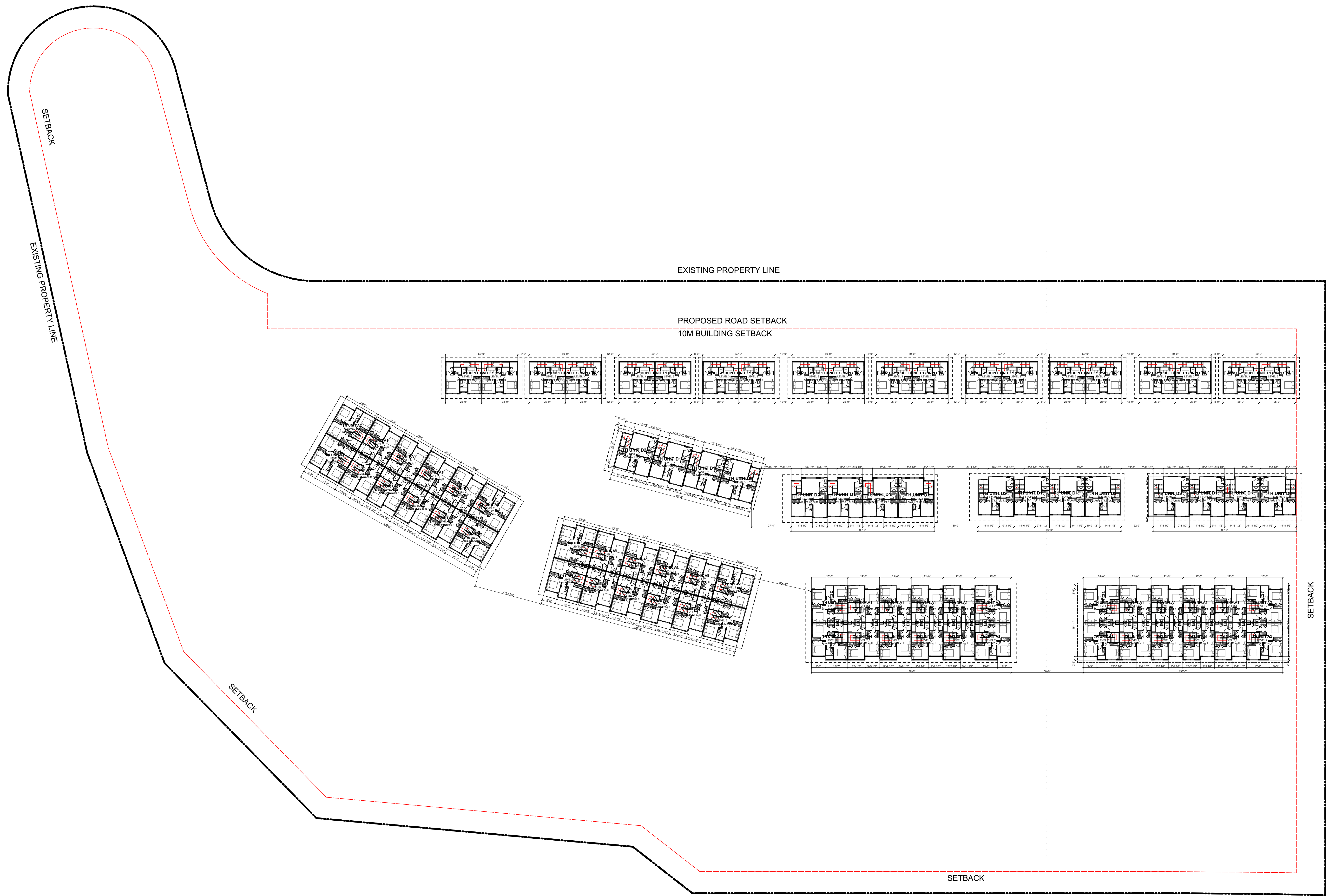
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PRELIMINARY APPLICATION

[ISSUE]

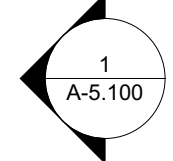
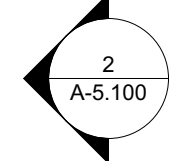
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A-1.103



1 LEVEL 3 PLAN

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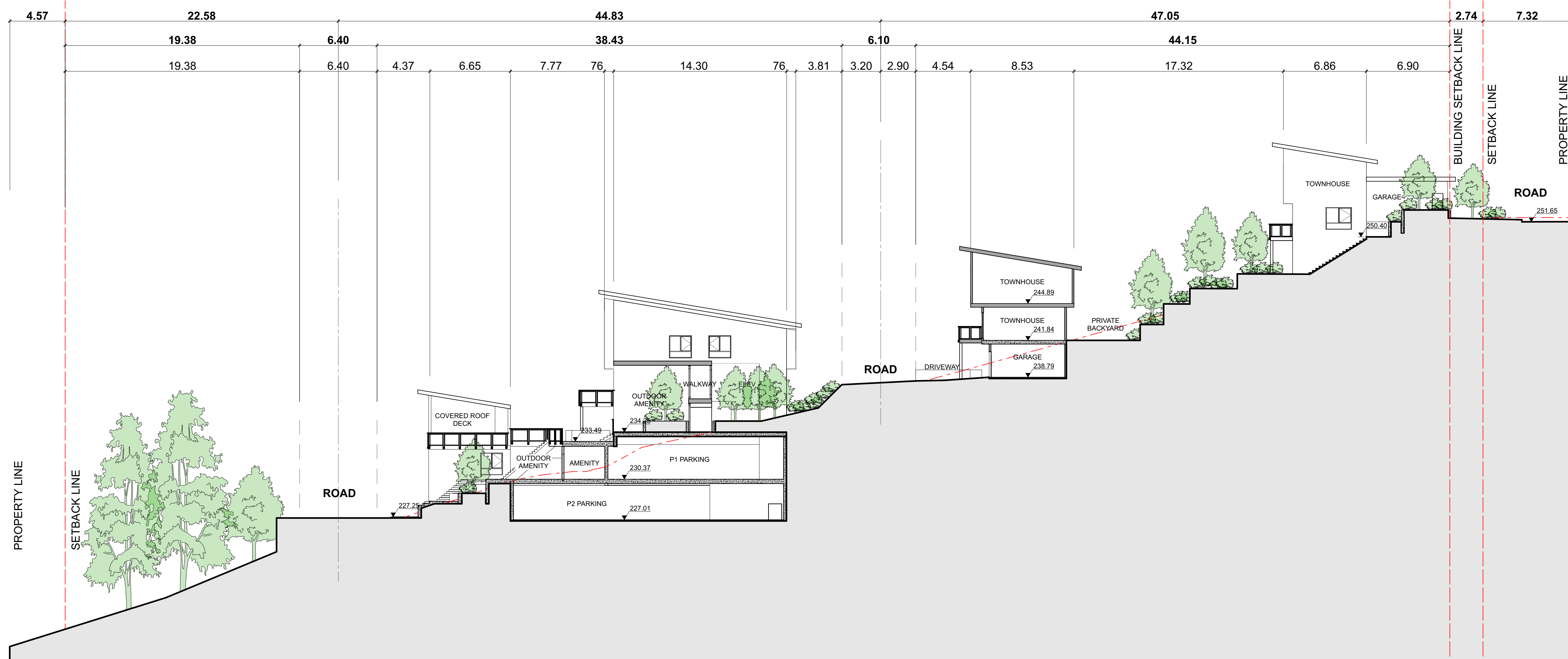


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1 SECTION 01
SCALE: 1/16" = 1'-0"



2 SECTION 02
SCALE: 1/16" = 1'-0"

[ARCHITECT SEAL]

[CLIENT]

1309325 BC Ltd

[PROJECT]

Pemberton

7374 East Pemberton Farm Road
Pemberton, BC

[TITLE]

SITE SECTION 1 & 2

21558 [PROJECT]

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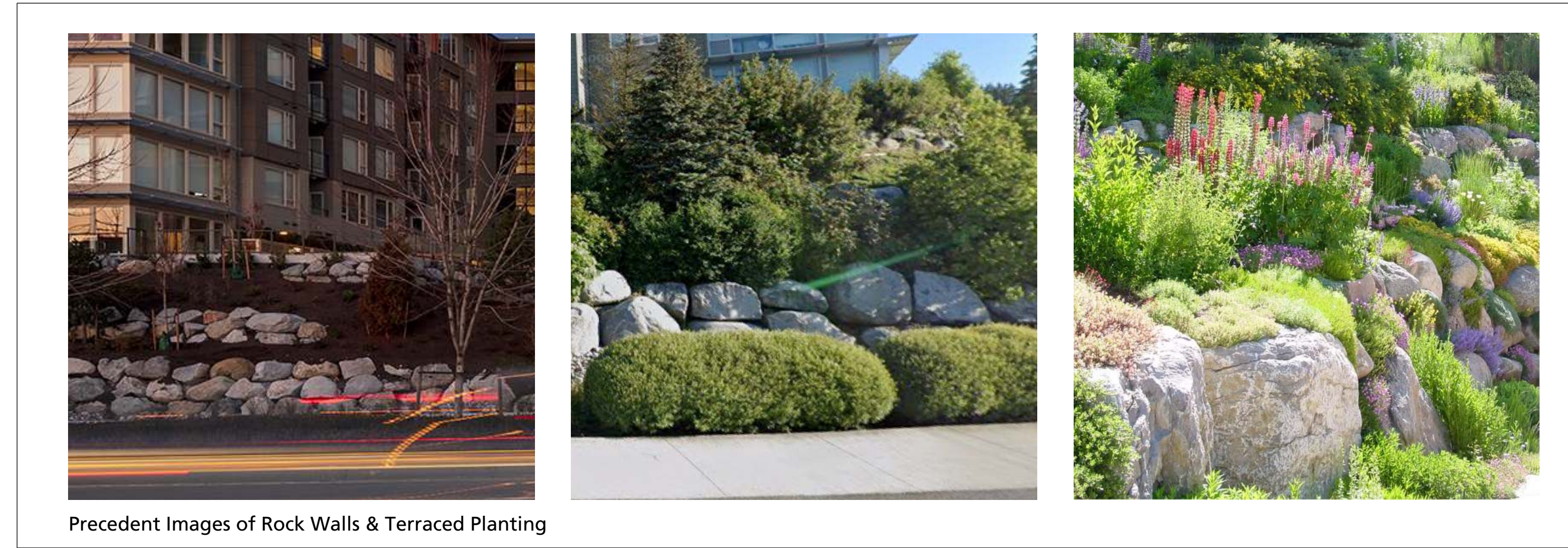
Friday, February 17, 2023 [DATE]

PRELIMINARY APPLICATION [ISSUE]

[DRAWING]

A-5.100

Issues No.	Description	Date



Precedent Images of Rock Walls & Terraced Planting



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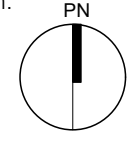
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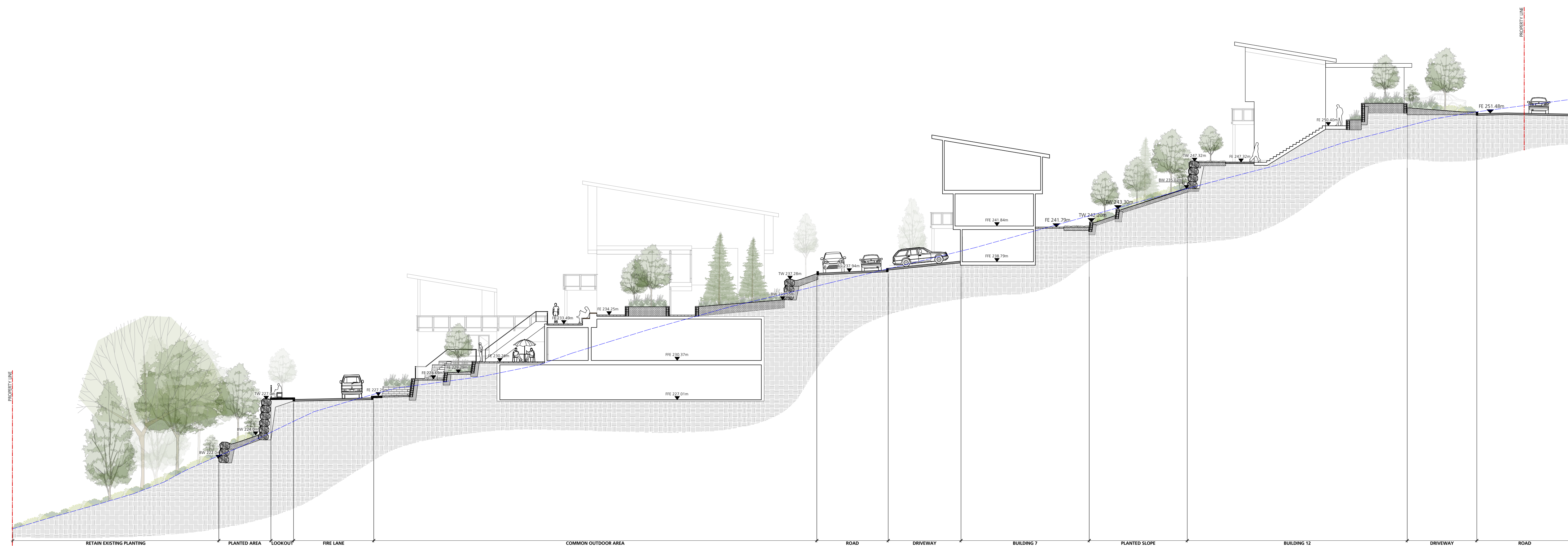
DULEX

Project Title: **Pemberton**
7374 East Pemberton Farm Road,
Pemberton, BC

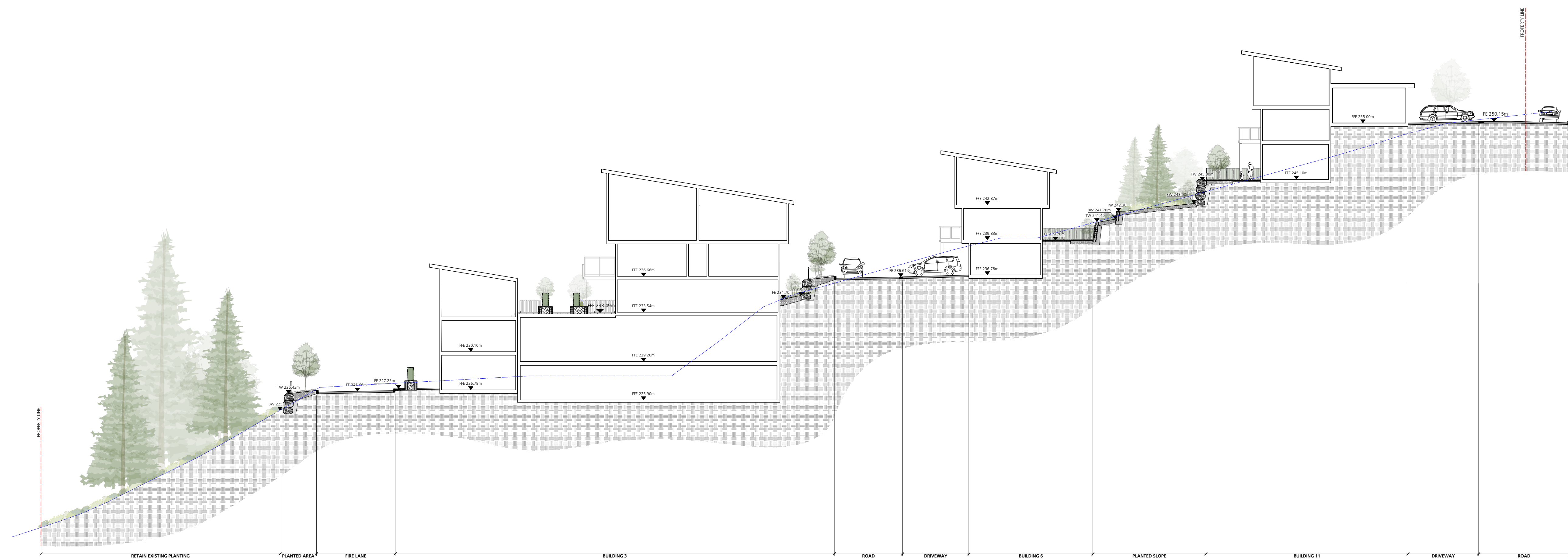
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Project North:	pn	Drawn By:	MH
		Checked By:	MP
Scale:	1:400	Job No.:	22-061
Sheet No.:			

Issues No.	Description	Date



1 SECTION 1
1:200



2 SECTION 2
1:200

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Project Title:

Pemberton
7374 East Pemberton Farm Road,
Pemberton, BC

Drawing Title:

Landscape Sections

Project North: Drawn By:

SC

Checked By:

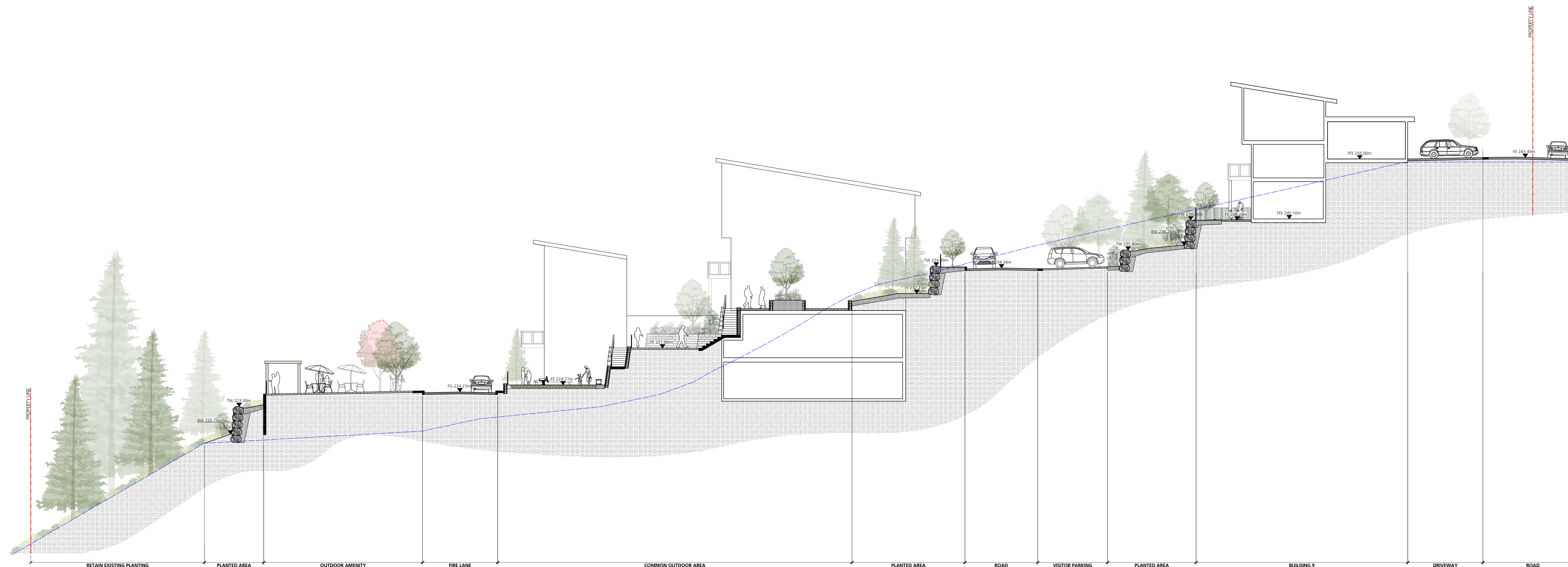
MP

Scale: Job No.:

1:200 22-061

Sheet No.:

Issues No.	Description	Date



3 SECTION 3
 1:200

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Client:



DULEX

Project Title:
Pemberton
 7374 East Pemberton Farm Road,
 Pemberton, BC

Drawing Title:
Landscape Sections

Project North:	Drawn By:	SC
	Checked By:	MP
Scale:	Job No.:	22-061
		1:200
Sheet No.:		

Project Summary Information

The Proposed Development is a Comprehensive Development CD which will consist of Multi Family Townhouses with garages, Stacked Townhouses on a Parkade with Residential Amenities and Neighborhood Commercial.

The Rational to support this Development is to re-designate the subject property from Special Planning Area, Hillside to Residential, Multifamily, Commercial.

We do not propose OCP Amendments but our consultants might seek Bylaw Amendments for parking counts or road grading, please see submission.

We propose to be consistent with OCP Policies and Maps

We do not propose any OCP Policy Amendments

We do not propose any OCP Map Amendments

We do not propose any Zoning Regulations Amendments

We do not propose any Zoning Bylaw Map Amendments



SCHEDULE 1 SITE DISCLOSURE STATEMENT

Has the site been used for any industrial or commercial purposes or activities described in [SCHEDULE 2](#) of the Contaminated Sites Regulation?

Yes No

Exemptions (See the Contaminated Sites Regulation, Division 3 of Part 2):

Does the application qualify for an exemption from submitting a site disclosure statement?

Yes No

If yes, indicate which exemption applies _____

I. CONTACT INFORMATION

A: SITE OWNER(s) or OPERATOR(s)			
LAST NAME		FIRST NAME(s)	
COMPANY (if applicable) 1309325 BC Ltd			
ADDRESS - STREET 7374 East Pemberton Farm Road		CITY Pemberton	
PROVINCE/STATE British Columbia	COUNTRY Canada		POSTAL CODE V0N 2L0
PHONE 604-722-0430		E-MAIL sasha@dulex.ca	

B: PERSON COMPLETING SITE DISCLOSURE STATEMENT (Leave blank if same as above)	
<input type="checkbox"/> Agent authorized to complete form on behalf of the owner or operator	
LAST NAME	FIRST NAME(s)
COMPANY (if applicable)	

C: PERSON TO CONTACT REGARDING THE SITE DISCLOSURE STATEMENT			
LAST NAME Rasovic		FIRST NAME(s) Sasha	
COMPANY (if applicable) 1309325 BC Ltd			
ADDRESS - STREET 251 - 255 Newport Drive		CITY Port Moody	
PROVINCE/STATE British Columbia	COUNTRY Canada		POSTAL CODE V3H 5H1
PHONE 604-722-0430		E-MAIL sasha@dulex.ca	

II. SITE INFORMATION

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude			Longitude		
DEGREES	MINUTES	SECONDS	DEGREES	MINUTES	SECONDS
50	19	17	122	45	26

Attach a map of appropriate scale showing the location and boundaries of the site.

For Legally Titled, Registered Property

SITE ADDRESS (or nearest street name/intersection if no address assigned) 7374 East Pemberton Farm Road	
CITY Pemberton	POSTAL CODE V0N 2L0

PID	Land Description	Add	Delete
028-961-102	LOT 5 DISTRICT LOT 211 LILLOOET DISTRICT PLAN EPP21848	+	-

For Untitled Crown Land

PIN numbers and associated Land Description (if applicable)

PIN	Land Description	Add	Delete
		+	-

And if available

Crown Land File Numbers	Add	Delete
	+	-

III. INDUSTRIAL OR COMMERCIAL PURPOSES OR ACTIVITIES

In the format of the example provided, which of the industrial or commercial purposes or activities have occurred or are occurring on this site.

EXAMPLE

Schedule 2 Reference	Description
E1	appliance, equipment or engine maintenance, repair, reconditioning, cleaning or salvage
F10	solvent manufacturing, bulk storage, shipping or handling

Schedule 2 Reference	Description	Add	Delete
	N/A	+	-

IV. ADDITIONAL INFORMATION

1. Provide a brief summary of the planned activity and proposed land use at the site.

Change zoning to Comprehensive Development CD

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed.

2010.01.25 Archaeological, 2021.06.25 Geotechnical, 2021.07.06 Topographic, 2021.09.29 Environmental, 2021.10.07 Architectural, 2021.10.12 Civil Prelim OCP Amendment Design Brief, 2021.10.12 Civil Prelim OCP Amendment Plans, 2021.10.12 Traffic and Parking Summary

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site. (Attach extra pages, if necessary):

N/A - Unknown

V. DECLARATIONS

Where a municipal approval is not required, please indicate the reason for submission directly to the registrar:

- Under Order Foreclosure CCAA Proceedings BIA Proceedings
 Decommissioning Ceasing Operations

By signing below, I confirm that the information in this form is complete and accurate to the best of my knowledge:

To Sign

Month Day, 2021

SIGNATURE

DATE SIGNED (YYYY-MM-DD)

APPROVING AUTHORITY CONTACT INFORMATION

NAME	AGENCY
ADDRESS	
PHONE	E-MAIL

Reason for submission (Please check one or more of the following):

- Building Permit Subdivision Zoning Development Permit

DATE RECEIVED (YYYY-MM-DD)

DATE SUBMITTED TO REGISTRAR (YYYY-MM-DD)

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR3305405

File Reference: 36,020-5

WILLIAM CADMAN LAW CORPORATION
205 - 2922 GLEN DRIVE
COQUITLAM BC V3B 2P5

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 737399).

I certify this to be an accurate reproduction of title number **CA9099454** at 08:48 this 24th day of June, 2021.



REGISTRAR OF LAND TITLES



Land Title District Land Title Office	KAMLOOPS KAMLOOPS
Title Number From Title Number	CA9099454 CA2723159
Application Received	2021-06-15
Application Entered	2021-06-17
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1309325 B.C. LTD., INC.NO. BC1309325 251-255 NEWPORT DRIVE PORT MOODY, BC V3H 5H1
Taxation Authority	North Shore - Squamish Valley Assessment Area Pemberton, Village of Pemberton Valley Dyking District

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR3305405

Description of Land

Parcel Identifier: 028-961-102
Legal Description:
LOT 5 DISTRICT LOT 211 LILLOOET DISTRICT PLAN EPP21848

Legal Notations

THIS TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND RESERVE ACT,
SEE AGRICULTURAL LAND RESERVE PLAN M11227

Charges, Liens and Interests

Nature: UNDERSURFACE RIGHTS
Registration Number: KD99112
Registration Date and Time: 1990-12-13 13:09
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
Remarks: INTER ALIA
SEE KD99111
SECTION 47, LAND ACT
PART FORMER BLOCK A DL211 LILLOOET
DISTRICT SHOWN ON PLAN B3576

Nature: MORTGAGE
Registration Number: KR61301
Registration Date and Time: 2001-07-06 13:35
Registered Owner: THE BANK OF NOVA SCOTIA
Remarks: EXTENDED BY CA2723161

Nature: MORTGAGE
Registration Number: CA2723161
Registration Date and Time: 2012-08-17 12:00
Registered Owner: THE BANK OF NOVA SCOTIA
Remarks: EXTENSION OF KR61301

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).