



Box 100 | 7400 Prospect Street
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DEVELOPMENT PROJECT APPLICATION FORM

Application Type:

- (OR)** OCP Bylaw Amendment &/or Zoning Bylaw Amendment
- (SO)** Subdivision
- (DP)** Development Permit
- (DVP)** Development Variance Permit
- (TUP)** Temporary use Permit
- Other** (Please Specify): _____

Site/Property Information

Civic Address (if applicable): 7451 & 7453 Frontier Street, Pemberton, BC

Legal Description: Lot 1 & 2 Block 3 District Lot 203 Lillooet District Plan 1624

PID: 011-506-571 & 011-506-580

Parcel Size: 1,619m²

Current land use: Residential

Existing Zone: R-1 Residential

Existing OCP land use designation: Residential

Applicable Development Permit Area Designations: Fire Protection Area & Flood Area

Proposal Information

Project Name: 7451 & 7453 Frontier Street

Project Description: Proposed to rezone the two lots to a Comprehensive Development Zone allowing for a mixed residential/commercial use building.
Proposed four stories maximum with level 1 commercial and 1.8 FAR

Proposed Zone: Comprehensive Development Zone

Detailed List of Variances required, if any: Maximum building height changed from 10.5m to 17m, Maximum FAR 1.8, Maximum lot coverage changed from 40% to 80%, Front, interior side and exterior side setbacks reduced to 0m, Parking stall amount per unit reduced from 1.75 for 2 bedrooms to 1.25, Allowance for combined visitor & commercial stalls with a reduced visitor rate from 0.25 per unit to 0.13	
Proposed Number of New Dwellings: 33	
New SFD Count: N/A	New Townhouse Count: N/A
New Apartment Count: 33	Other:
Proposed Number of New Lots: N/A	
Parking Stalls required per current Zoning Bylaw: 48	
Parking Stalls proposed: 41	
Proposed New Non-Residential floor space (square meters): 484m ² (CRU space)	
Application Fee as calculated by Applicant: [REDACTED]	
Owner and Agent Information	
Land Owner Name(s): Stuart Alan Sambell & Linda Jayne Sambell	Phone: [REDACTED]
Email: [REDACTED]	[REDACTED]
<i>Owner Signature</i> [REDACTED]	<i>Signature Date:</i> October 6, 2023
Owners Agent Name:	Phone:
Email:	Mailing Address:
<i>Agent Signature:</i>	<i>Signature Date:</i>

Pre-Application Meeting

It is strongly recommended that prior to submitting an application an applicant meet with Village of Pemberton Development Services Department to review application requirements. The intent of the pre-application will be to confirm specific submission requirements.

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 processed.