

To: Planning Department, Village of Pemberton
From: Tisdale Developments Ltd.

March 15, 2024

Re: Rationale for Development, Tisdale Developments Ltd.

Civic address: 6991 Highway 99, Pemberton, BC

PID: 028-270-304

Property size: 17.5 acres

Zoning being applied for: M2 Industrial

The subject property is located on the southern reaches of the Village of Pemberton. The proponent, Tisdale Developments Ltd., is rezoning to operate an outdoor storage centre for Recreation Vehicles and Sea-can containers for storage. Individual parking pads are rented. The site is well suited for this use, and it provides a much-needed service in the region. Many residents in residential zones complain about unsightly trailers, campers and boats occupying property and boulevards. At present 75% of the tenants at the storage yard have a Pemberton address.

The site is not serviced at present. Therefore, the use suits the property well as city services are not necessary for outdoor storage. All storage items must be contained or enclosed – no loose articles. No tents or portable shelters are allowed.

Storage of fuel, chemicals or hazardous materials is not allowed (beyond the residual amount in the tank of a parked motor vehicle). A spill kit is available on site for added safety. The property is fenced and gated and has a 24-hour watchperson.

There is a safe MOTI approved access driveway off Highway 99. Stormwater management has been planned and addressed by both the Chartwell Resource Group and Cordilleran Geoscience. Cordilleran also did a Geo-Tec study for natural hazard analysis and found the site to be safe. Both firms are well known in their fields in the Sea to Sky corridor. The Lil'wat Nation were consulted, and they carried out an archeological study on the property. Nothing of note was found. There is a forested 20 metre buffer along the highway frontage. A large number of additional trees have been planted in the buffer.

In closing, there is a high demand for the storage services offered by Tisdale.

Paul Turner
Owner