

VILLAGE OF PEMBERTON
Development Variance Permit # 119

File No.

Issued to: **Squamish Lillooet Regional District /
Village of Pemberton**

DVP#119

(Registered owners according to Land Title Office, hereinafter referred to as the Permittee)

Address: **1350 Aster Street
P.O. Box 219
Pemberton, British Columbia
V0N 2L0**
As to an undivided 28/100 interest

**9400 Prospect Street
P.O. Box 100
Pemberton, British Columbia
V0N 2L0**
As to an undivided 72/100 interest

- 1) This Development Variance Permit is issued subject to compliance with all Bylaws of the Village of Pemberton applicable thereto, except as specifically varied or supplemented by this permit.
- 2) This Development Variance Permit applies to and only to those lands within the Village of Pemberton described below:

Parcel Identifier: 030-124-549

Legal Description: Lot A, DL 203 & 7926, LLD, Plan EPP66105

Civic Address: 1350 Aster Street, Pemberton BC, V0N 2L0

as shown on the attached **Schedule 1**, attached hereto and forming part of this permit, referred to hereafter as the "Land".

- 3) Whereas the applicant has made application for a Major Development Permit to expand the parking lot in conjunction with an office addition, substantially in compliance to that attached hereto, and forming a part of this Permit as **Schedule 2**;

Then the following Sections of Village of Pemberton Zoning Bylaw No. 466, 2011 are hereby varied by excluding the following requirements:

Section 509 – Off-street Parking Design Criteria which states:

(a) Surface

All required off-street parking areas, except in cases where less than 3 spaces are required in a Residential or Agricultural zone, shall:

- (i) Be surfaced with a permanent hard surface of asphalt, concrete or interlocking paving stones or similar pavement so as to provide a surface that is durable and dust-free for the purpose intended;
- (ii) Have the individual parking spaces, maneuvering aisles, entrances and exits clearly marked by curbs, fences, or lines and signs.

In substantial compliance with the location, plans and drawings identified as **Schedules 1 and 2** attached hereto and forming part of this permit.

- 4) This Permit shall not have the effect of varying the use or density of the Land specified in Village of Pemberton Zoning Bylaw No. 466, 2001 or a flood plain specification under s. 524 of the *Local Government Act RS2015*.
- 5) This Permit prevails over the provisions of the Bylaw in the event of conflict.
- 6) Security Requirements: No
- 7) The Land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit shall form a part hereof.
- 8) This Permit is not a building permit.
- 9) Notice of this Permit shall be filed in the Land Title Office at New Westminster under s. 503 of the *Local Government Act RS2015*, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the Land affected by the Permit.

AUTHORIZED BY RESOLUTION PASSED BY THE VILLAGE COUNCIL THE

__ DAY OF ____, 2017.

Mike Richman, Mayor

Nikki Gilmore, Chief Administrative Officer

END OF DOCUMENT

DEVELOPMENT PERMIT DRAWING SET

ISSUED FOR DEVELOPMENT PERMIT - JULY 31, 2017

DRAWING LIST

ARCHITECTURAL:

- A0.0 COVER PAGE
- A1.1 SITE PLAN
- A1.2 SITE PLAN AT 1ST LEVEL
- A2.1 1ST FLOOR PLAN
- A2.2 2ND FLOOR PLAN
- A3.1 ELEVATIONS

SURVEY:

REFER TO SURVEY DRAWINGS

ZONING BYLAW REQUIREMENT:

SITE AREA: 2659.44 sq.m (28628.93 sf)

MAXIMUM DENSITY :

REQUIRED	PROVIDED
N/A	43.88 %

MAXIMUM HEIGHT:

REQUIRED	PROVIDED
10.5 m	7.19 m (NO CHANGE)

MINIMUM BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT	5 m	NO CHANGE
REAR	3 m	28.58 m (NEW EXPANSION)
EXTERIOR	3 m	3.67 m (NEW EXPANSION)
INTERIOR	3 m	12.31 m (NEW EXPANSION)
DIKE SETBACK	7.5 m	7.5 m (NO CHANGE)

MAXIMUM LOT COVERAGE:

REQUIRED	PROVIDED
50 %	30.16 %

OFF-STREET PARKING: (DIVISION 500)

PUBLIC USE (PER ZONING BYLAW 508 (4)) : 1 SPACE PER 37 sqm OF GROSS FLOOR AREA
TOTAL GROSS FLOOR AREA : 702.16 sqm (NOT INCLUDE THE AREA OF FIRE HALL)
702.16 sqm / 37 sqm = 19

REQUIRED	PROVIDED
19	26

PARKING STALL NUMBERS AND DIMENSIONS:

	REQUIRED	PROVIDED
STANDARD 3.05 m (W) x 6.1 m (L)	19	21
SMALL 2.5 m (W) x 5.3 m (L)	MAX. 15 %	3 (11.5%)
DISABLE 4 m (W) x 6.1 m (L)	2	2

AISLE DIMENSIONS:

	REQUIRED	PROVIDED
AISLE (2-WAY)	6.5 m	6.5 m

PROJECT DIRECTORY

CLIENT/OWNER	SQUAMISH-LILLOOET REGIONAL DISTRICT 1350 ASTER STREET PEMBERTON, B.C. V0N 2L0 CONTACT: GRAHAM HAYWOOD TEL: (604)-894-6371 x229 FAX: (604)-894-6526 E-MAIL: GHaywood@slrd.bc.ca
ARCHITECT	ABBARCH ARCHITECTURE INC. SUITE 500 - 505 BURRARD STREET VANCOUVER, BC V7X 1M4 CONTACT: DAVID O'SHEEHAN CONTACT: RICHARD LIN TEL: (604)-669-4041 FAX: (604)-683-5338 E-MAIL: DOSheehan@abbarch.com E-MAIL: RLin@abbarch.com
SRUVEY	HIGHMARK SURVEY AND ENGINEERING LTD. P.O. BOX 1490 WHISTLER, BC V0N 1B0 CONTACT: JOHNATHAN LUNN TEL: (604)-906-3733 E-MAIL: john@hmsse.ca

PROJECT INFORMATION

CIVIC ADDRESS:

1350 ASTER STREET, PEMBERTON, B.C., V0N 2L0

LEGAL DESCRIPTION:

LOT A, DL 7926 LILLOOET DISTRICT, UNREGISTERED PLAN EPP66105

ABBARCH PROJECT No. 2626

AUTHORITY HAVING JURISDICTION:

VILLAGE OF PEMBERTON

SITE ZONING:

VILLAGE OF PEMBERTON ZONING BYLAW NO. 466, 2001 (OFFICE CONSOLIDATION : AUGUST 20, 2014)
(P-1) PUBLIC

SITE DEVELOPMENT STATISTICS:

PROPOSED USE BY LOCATION:

OFFICE

GROSS FLOOR AREA:

EXISTING :
1ST FLOOR : 464.88 sq.m (5003.95 sf) - EXISTING FIRE HALL
2ND FLOOR : 496.76 sq.m (5347.13 sf) - EXISTING OFFICE
SUBTOTAL : 961.64 sq.m (10351.08 sf)

EXPANSION :
1ST FLOOR : 44.12 sq.m (474.88 sf) - NEW STORAGE
2ND FLOOR : 161.28 sq.m (1736 sf) - NEW OFFICE
SUBTOTAL : 205.40 sq.m (2210.88 sf)

TOTAL GROSS FLOOR AREA : 1167.04 sq.m (12561.96 sf)

FLOOR SPACE RATION:

0.44

BUILDING COVERAGE:

0.30

BUILDING HEIGHT:

7.19 m



SOUTH ELEVATION



CONTEXT PLAN



Dimensioned Site Plan



NOTE :

1. ALL LANDSCAPE (TREES AND SHRUBS) ARE EXISTING AND NOT PART OF THE DP APPLICATION.

2. ALL PAVING, PARKING, AND CURB ARE NOTIONAL ONLY.

3. BUILDING GRADING PLAN REFER TO A1.2 PROPOSED SITE PLAN AT 1ST LEVEL

LEGEND :

E.G. : EXISTING GRADE

F.G. : FINISHED GRADE

T.R. : TOP OF RETAINING WALL

1 SITE PLAN
SCALE : 3/32" = 1'-0"

THE DESIGN OF ALL SUSPENDED ARCHITECTURAL COMPONENTS INCLUDING BALCONIES, CEILING, EQUIPMENT, FIXING AND OTHER SUSPENDED ITEMS MUST BE CARRIED OUT BY PROFESSIONAL STRUCTURAL ENGINEERS REGISTERED TO PRACTICE IN THE PROVINCE OF BRITISH COLUMBIA AND EMPLOYED DIRECTLY BY THE RESPECTIVE CONTRACTOR AND SUB-CONTRACTOR. DESIGN SHALL TAKE INTO ACCOUNT ALL SEISMIC AND DESIGN LOAD REQUIREMENTS AS SET OUT IN THE BRITISH COLUMBIA BUILDING CODE, LATEST EDITION. THE PROFESSIONAL STRUCTURAL ENGINEER SHALL PREPARE, SIGN AND SEAL DRAWINGS AND CERTIFY THE COMPLETED INSTALLATION UTILISING SCHEDULES S-B AND S-C OF THE BRITISH COLUMBIA BUILDING CODE. THE DESIGNS ARE ALSO SUBJECT TO THE APPROVAL OF THE OWNER AND ARCHITECT WITH REGARD TO SUITABILITY OF APPEARANCE AND COMPATIBILITY WITH ADJACENT WORK.

SHEET NOTES

1	31 JUL 2017	ISSUED FOR DP
1	06 JUL 2017	ISSUED FOR CLIENT REVIEW
1	05 JUL 2017	ISSUED FOR CLIENT REVIEW
NO	DATE	ISSUE / ADDENDUM / REVISION

Squamish-Lillooet
REGIONAL DISTRICT

SQUAMISH-LILLOOET
REGIONAL DISTRICT
MUNICIPAL OFFICE

1350 ASTER ST.

PEMBERTON BC

ABBARCH
Engaging Design™

VANCOUVER, BC 604.669.4041
TORONTO, ON 416.340.8441

SEAL:

SHEET TITLE:
PROPOSED SITE PLAN

PROJECT NO:	2626
DRAWN BY:	RL & SB
CHECKED BY:	
DATE:	July 05 2017
SCALE:	3/32"=1'-0"
SHEET:	

N

A1.1 Pg. 25



SQUAMISH-LILLOOET
REGIONAL DISTRICT
MUNICIPAL OFFICE

1350 ASTER ST.

PEMBERTON




VANCOUVER, BC	604.669.4041
TORONTO, ON	416.340.8441

SEAL: _____

SHEET TITLE:

PROPOSED SITE PLAN
AT 1ST LEVEL

PROJECT NO:	2626	
DRAWN BY:	RL & SB	
CHECKED BY:		
DATE:	July 05 2017	
SCALE:	3/32"=1'-0"	
SHEET:		

A1.2 Pg. 2

Dimensioned Site Plan (2)



1 SITE PLAN AT 1ST LEVEL
SCALE : 3/32" = 1'-0"

From: JadeGroup [mailto:admin@thejadegroup.com]
Sent: Thursday, November 9, 2017 10:13 AM
To: Lisa Pedrini
Subject: zoning Bylaw No.466

To: The Mayor & Council Members

I am writing on behalf of Jade Investments Ltd., owners of 1359 and 1360 Aster Street, Pemberton, BC, which are both commercial properties.

Our properties are opposite and adjacent to the building where the application for relaxation of proper surface for their parking lot is made.

We oppose the proposed relaxation of the zoning Bylaw No. 466.

- a) We have adhered to the Rules + Regulations on our parking lots.
- b) Gravel surfaced create dust + gravel displacement to adjacent properties during summer months and cannot be snowplowed properly during winter months.

We suggest that S-L RD should adhere to Rules + Regulations and as a public institution, like all of us.

Ilse Morris

President-Jade Investments Ltd.



Box 219, 1350 Aster Street
 Pemberton, BC V0N 2L0
 P. 604-894-6371 TF. 800-298-7753
 F. 604-894-6526
 info@slrd.bc.ca www.slrd.bc.ca

BY EMAIL ONLY (to sfraser@pemberton.ca)

November 16, 2017

Mayor and Council
 Village of Pemberton
 PO Box 100
 Pemberton, BC V0N 2L0

Dear Mayor Richman and Councillors:

RE: Additional Considerations for the Development Variance Permit Application #119 - 1350 Aster Street

As you are aware, the Squamish-Lillooet Regional District (the "SLRD") has applied to vary the paving requirements, as set out in the Village of Pemberton's Zoning Bylaw No. 466, 2001 ("the "Zoning Bylaw"), in respect of the parking area behind the 1350 Aster Street property.

Following the Village of Pemberton (the "Village") Council meeting on November 7, 2017, I applied to appear as a delegation in respect of the SLRD's variance application. As the Village's current practice does not permit applicants to appear before Council as a delegation when they have a variance before Council for decision, Village staff suggested that I put my comments into a letter.

In support of the SLRD's variance application, we provide the following:

Dust Control

As discussed at the November 7, 2017 Council meeting, dust control is one of the reasons that paving is a requirement under the Zoning Bylaw.

Dust has not been a concern nor a nuisance on this site since the parking lot was expanded to its current gravel-surface in November 2015. Furthermore, the SLRD and its consultants do not expect that there will be any new dust issues if the parking lot is allowed to continue to be gravel-surfaced.

Erosion Control

As discussed at the November 7, 2017 Council meeting, erosion control is another of the reasons that paving is a requirement under the Zoning Bylaw.

The SLRD has addressed this issue by the following:

- The construction of an engineered retaining wall, which prevents erosion and sediment slide onto the adjacent property; and
- The implementation of an engineered storm water and grading plan, which specifies a level parking surface thereby minimizing erosion.

Additionally, due to this being a parking area used by staff members (and not by the public), driving speeds are kept low and vehicular skidding from quick starts and stops (a known contributor to erosion generally) will not occur.

Parking Demarcation

As discussed at the November 7, 2017 Council meeting, parking demarcation is another of the reasons that paving is a requirement under the Zoning Bylaw.

The SLRD has addressed this issue through its parking layout plan, particularly by the use of curb stops to ensure compliance with the maximum parking space allotment. Additionally, the parking lot is primarily intended for staff use, and is not for the public at large, so parking etiquette and control can be administered with much more certainty.

Village Water/Aquifer

The Village's consulting engineer does not have any concerns about potential impacts to the Village's water supply/aquifer if the parking lot remains as a gravel surface.

Paving within the Right of Way/Dike

Portions of the parking lot are located within a statutory right of way in favour of the Pemberton Valley Dyking District (the "PVDD"), and are within the 7.5 metre dike buffer from the toe of the dike (buffer is in accordance with the Dike Design and Construction Guide Best Management Practices for British Columbia). Permanent structures within this right of way area are not generally allowed, as the PVDD has to be able to bring heavy equipment and machinery on site for repairs, maintenance, and in emergencies, and this right of way area may need to be dug up if access to the underside of the dike for repairs is required, and permanent structures could impede access. Generally speaking, paving is considered to be a permanent structure.

If the variance is not granted, the SLRD will have to explore whether the Inspector of Dikes/PVDD is prepared to allow the paving to occur within the right of way area and if so, any conditions the PVDD may wish to apply to such approval. If the PVDD is not prepared to allow any paving (i.e. even with conditions), the area of the parking lot over which the right of way extends would have to remain gravel and the area of the parking lot outside of the right of way area would be paved.

Paving Costs

Varying the paving requirement would reduce the tax burden on taxpayers, contributing to a significant reduction in project costs, currently anticipated to be approximately \$50,000 (or 5% of the overall budget), although in light of the discussion above, the costs may be less if the

Inspector of Dikes/PVDD does not allow paving to occur within the statutory right of way area/diking buffer.

Also, preliminary discussions with Village staff have been undertaken to discuss whether paving is a mutual capital benefit that is subject to cost-sharing.

Thank you for the opportunity to provide this letter for Mayor and Council's information.

Regards,



Lynda Flynn
Chief Administrative Officer

/enclosure

cc: Nikki Gilmore, Village of Pemberton CAO (*by email only*)