

DEVELOPMENT PERMIT APPLICATION

MIXED USE DEVELOPMENT
41655 GOVERNMENT ROAD,
SQUAMISH, BC



DRAWING LIST

COVER PAGE	A-0.1
DRAWING LIST & PROJECT SUMMARY	A-0.2
TOPOGRAPHIC SURVEY	A-0.3
LOCATION AND CONTEXT PLAN	A-0.4
BASE PLAN	A-0.5
SITE PLAN	A-1.0
SECOND FLOOR PLAN	A-2.0
THIRD FLOOR PLAN	A-2.1
FOURTH FLOOR PLAN	A-2.2
ROOF PLAN	A-2.3
RENDERINGS	A-3.0 TO A-3.4
ELEVATIONS	A-3.5, A-3.6
SECTIONS	A-4.0
UNIT PLANS	A-5.0 to A-5.3

PROJECT TEAM

ARCHITECT-	DAVID EATON ARCHITECT INC. 1690 West 2nd Avenue Vancouver, BC V6J 1H4 (604) 608-0161 david@eatonarchitect.ca
CIVIL-	BINNIE & ASSOCIATES LTD. 201-40147 Glenalder Place Squamish, BC V8B 0G2 (604)-892-8222 RDosSantos@binnie.com
LANDSCAPE -	PMG LANDSCAPE ARCHITECTS. Suite C100 - 1485 Still Creek Drive Burnaby, BC V5C 6G9 (604) 294-0011 pat@pmglandscape.com
SURVEYOR -	BUNBURY & ASSOCIATES LAND SURVEYING LTD. #207 -38026 2nd Avenue Squamish,BC V8B 0B1 mjones@bunbury-surveys.com
ENVIRONMENT -	CASCADE ENVIRONMENTAL RESOURCE GROUP Unit 203- 38026 2nd Avenue Squamish, BC V5C 6G9 (604) 815-0901 kmcnamara@cerg.ca

PROGRAM SUMMARY

PROJECT SUMMARY							
LOT INFO	ADDRESS		41655 GOVERNMENT ROAD, SQUAMISH, BRITISH COLUMBIA				
	LEGAL DESCRIPTION		LOT 6 NORTH EAST 1/4 OF SECTION 15 TOWNSHIP 50 PLAN 2991				
	SITE AREA		(Sq.ft.)	(Sq.m.)	(Acre)	(Ha)	
	GROSS AREA		12,784	1,188	0.29	0.119	
	DEDICATION		0	0	0.00	0.000	
ZONING	NET DEVELOPABLE AREA		12,784	1,188	0.29	0.119	
	UNDEVELOPABLE AREA		4,566	424	0.10	0.042	
	ZONING		CURRENT		PROPOSED		
			C1		C1		
	FAR (FOR RT1)		PERMITTED		PROPOSED		
ZONING	FAR				0.75		
	TOTAL BUILDABLE AREA (Sq.ft.)				9,633		
	SETBACKS		PERMITTED		PROPOSED		
	NORTH (ALONG NEIGHBOURING LO		-		1.52 m.		
	SOUTH (ALONG NEIGHBOURING LO		-		1.52 m.		
ZONING	EAST (ALONG GOVERNMENT ROAD		-		7.07 m		
	WEST (ALONG COTTONWOOD CREEK)		-		0.97 m		
	FROM 30 m. SPEA						
	BLDG HEIGHT		PERMITTED		PROPOSED		
	BUILDING		-		11.28 m.		
PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (NET)		(Sq.ft.)	(Sq.m.)	(%age)	REMARKS	
	PERMITTED						
	PROPOSED		4,900	455	38.33%		
	FAR CALCULATION						
	GROSS AREA (EXCLUDING CARPORT, INDOOR AMENITY)		TOTAL FLOOR AREA (Sq.ft.)		(Sq.m.)	NO. OF UNITS	
PROPOSED FLOOR AREA SUMMARY	MAIN FLOOR LEVEL (Stairs, Lobby)		511.35		47.51	511.35	
	SECOND FLOOR LEVEL		3382.04		314.20	3,382.04	
	THIRD FLOOR LEVEL		2909.05		270.26	2,909.05	
	FOURTH FLOOR LEVEL		2830.7		262.98	2,830.70	
						9,633.14	
OFF STREET PARKING	TOTAL FAR (NET)		0.75	894.95		9,633.14	
OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN						
			CARS			BICYCLES	
	COMMERCIAL	SUITES	PERMITTED	REQUIRED STALLS	PROVIDED STALLS	PERMITTED	REQUIRED SPACES
	TOURIST ACCOMODATION	2	1 CAR / SUITE	2	2	FOR 0-3 SUITES	0
	TOTAL				2		0
OFF STREET PARKING	RESIDENTIAL		PERMITTED	REQUIRED STALLS	PROVIDED STALLS	PERMITTED	REQUIRED SPACES
	1 BEDROOM + DEN	5	1.25 CAR / SUITE	6.25	6	2 CLASS 'A' SPACES/ SUITE	10
	VISITOR PARKING	5	0.25 CAR / SUITE	1.25	1	-	-
	TOTAL				7		10
COMMON AMENITY SPACES	AMENITY SPACES						
			TOTAL FLOOR AREA (Sq.m.)		(Sq.ft.)		
	INDOOR AMENITY SPACE (LEVEL-3)		33		350		
	OUTDOOR AMENITY SPACE (LEVEL-4)		32		347		



DAVID EATON
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2022-04-04

DP SUBMISSION

2021-05-21

PRELIMINARY SUBMISSION

2021-04-29

PRELIMINARY SUBMISSION

Date

Description

Issues / Revisions

Seal

Project Title

MIXED-USE DEVELOPMENT

Project Address

41655 GOVERNMENT ROAD,
SQUAMISH, BC

Drawn By
SS

Date
2022-04-04

Checked By
PV

Project ID
SQ02_2104

Sheet Title

DRAWING LIST &
PROJECT SUMMARY

Scale
As Noted

Sheet No.

A-0.2

BC LAND SURVEYOR'S SITE PLAN

ON LOT 6, NORTH EAST 1/4 OF SECTION 3,
TOWNSHIP 50, NWD, PLAN 2991.
41655 Government Road, Brackendale, District of Squamish, BC
(PID 013-256-718)

0 4 8 12
SCALE 1:200 METRIC

All distances horizontal ground-level
distances in metres and decimals
thereof, unless otherwise noted.

The intended plot size is 864mm in
width by 560mm in height (D size) when
plotted to scale.

Elevations are on CVD28 datum
and relate to GCM 340521.
Elevation used = 10.586m.

Denotes Existing
Ground Elevation

Dimensions of and offsets shown to
structures are measured to the
exterior of siding.

Lot Area = 1188 m² (12,788 sq ft)

Lot is Zoned C-1

Property line dimensions are derived
from Plan EPP3580.

This document was prepared for mortgage
and municipal/regional district purposes and
is for the exclusive use of our client,
1265193 BC Ltd.

This document shows the surveyed strutures
and features with respect to the boundaries
of the parcel described above. This document
shall not be used to define property lines or
property corners.

The signatory accepts no responsibility or
liability for any damages that may be
suffered by a third party as a result of
any decisions made, or actions taken
based on this document.

The subject property is affected by the following
non-financial charges and interests which may
affect positioning of structures on the property:

Right of Ways:
G67873

FB 2249 Pg 82-86

File A-0.1_Cover Sheet.dwg



BUNBURY & ASSOCIATES
LAND SURVEYING LTD.
SQUAMISH 604-892-3090
WHISTLER 604-932-3770
WWW.BUNBURY-SURVEYS.COM

Denotes Flag placed by Cascade
Environmental Resource Group (CERG)
DATED 18/6/15

Denotes Flag placed by Cascade
Environmental Resource Group (CERG)
DATED 25-03-2021

C Denotes Flag placed by Cascade
Environmental Resource Group (CERG)

SRW Denotes Statutory Right of Way
RP Denotes Reference Plan

SPEA Denotes Stream Protection
and Enhancement Area

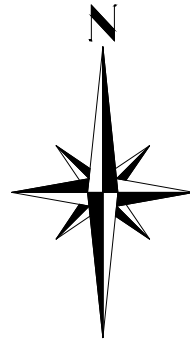
PP Denotes Power Pole
WV Denotes Water Valve
TR Denotes Transformer
SMH Denotes Sanitary Manhole
DMH Denotes Storm Manhole

Location of all underground services must be confirmed
with BCOneCall before commencing construction

Certified Correct this
27th day of April, 2021.
Martin R. Jones, BCLS #762

(Not valid unless originally signed and
sealed, or digital signature applied)

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Sheet Title

TOPOGRAPHIC
SURVEY

Scale

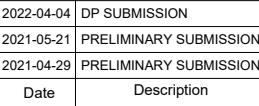
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A-0.3



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MIXED-USE DEVELOPMENT

41655 GOVERNMENT ROAD,
SQUAMISH, BC

33

2022-04-04

Project ID

CONTEXT PLAN

N.T.S.

A-0.4

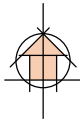




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Issues / Revisions

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Checked By PV	Project ID SQ02_2104

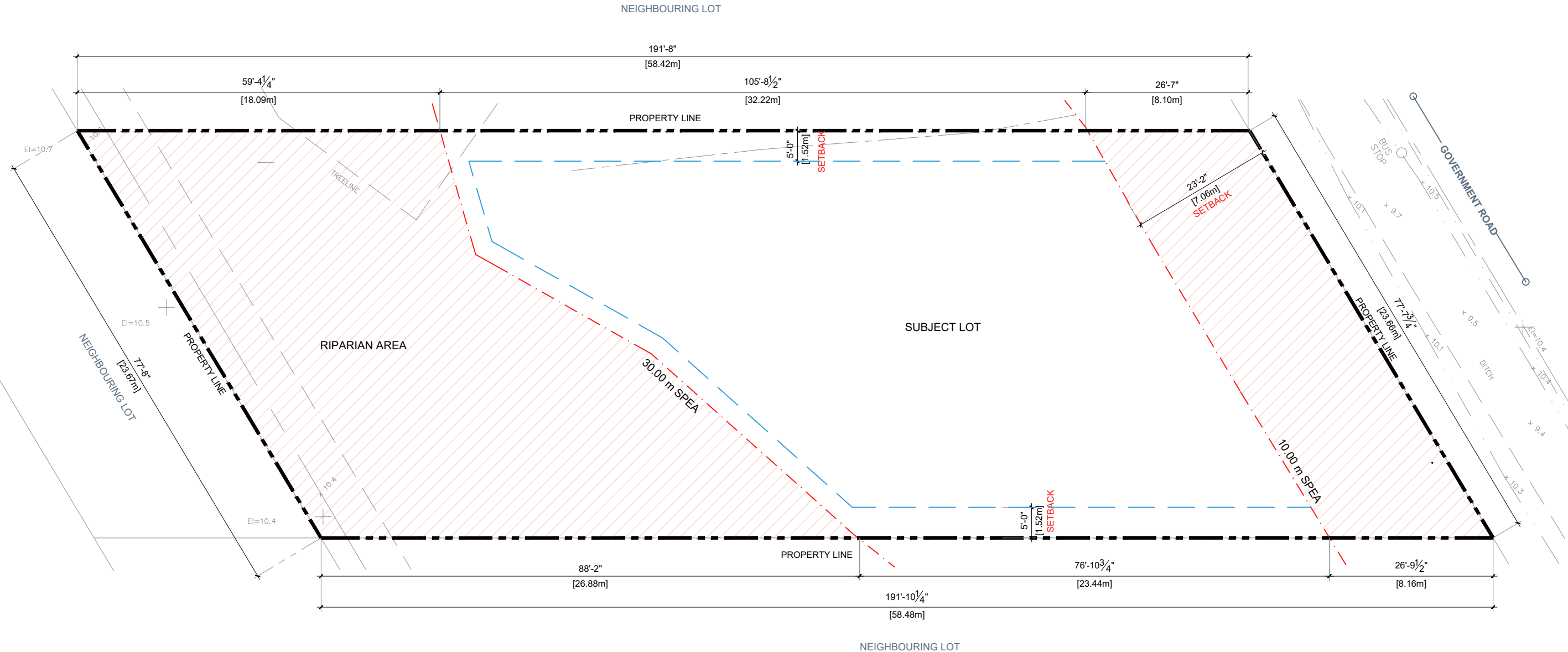
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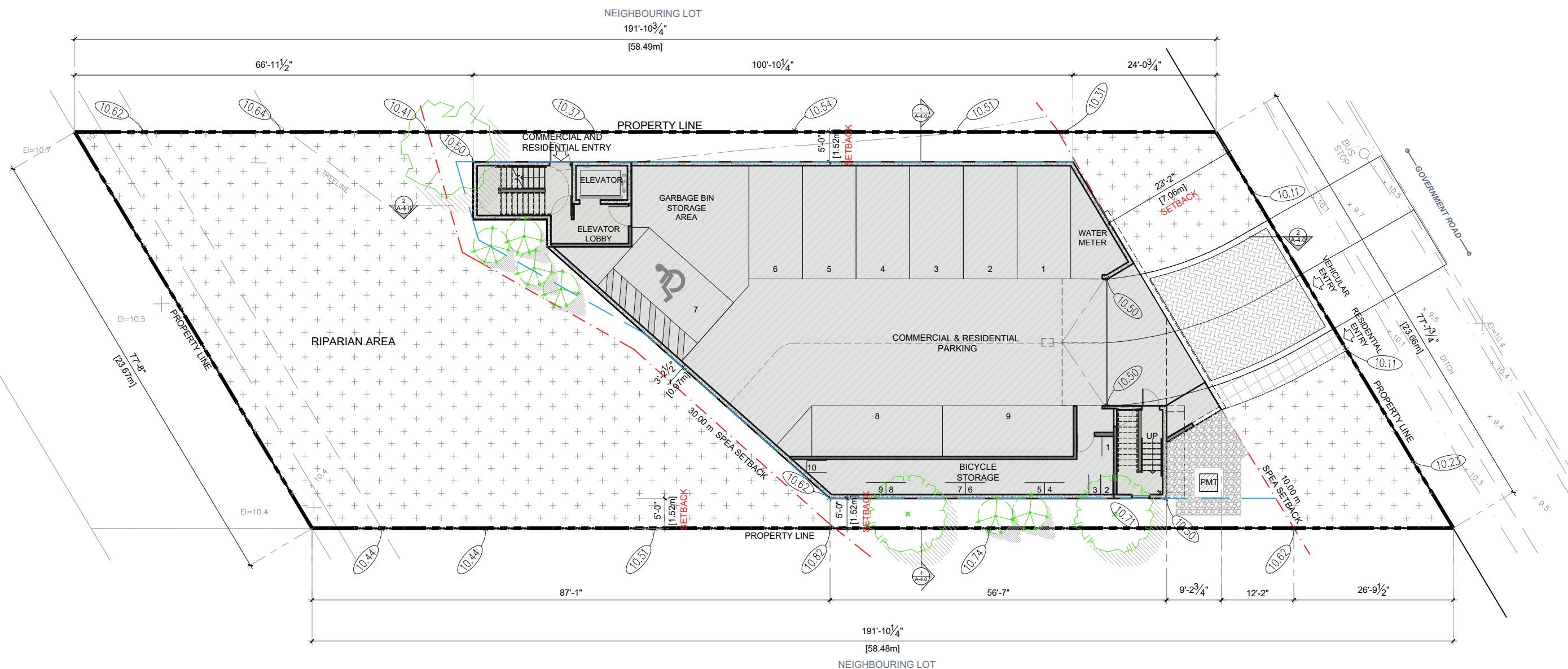
BASE PLAN

Scale
N.T.S.

Sheet No.

A-0.5





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2021-05-21	PRELIMINARY SUBMISSION
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Date	Description

Issues / Revisions	
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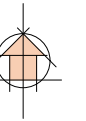
SITE PLAN

Scale
As Noted

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A-1.0

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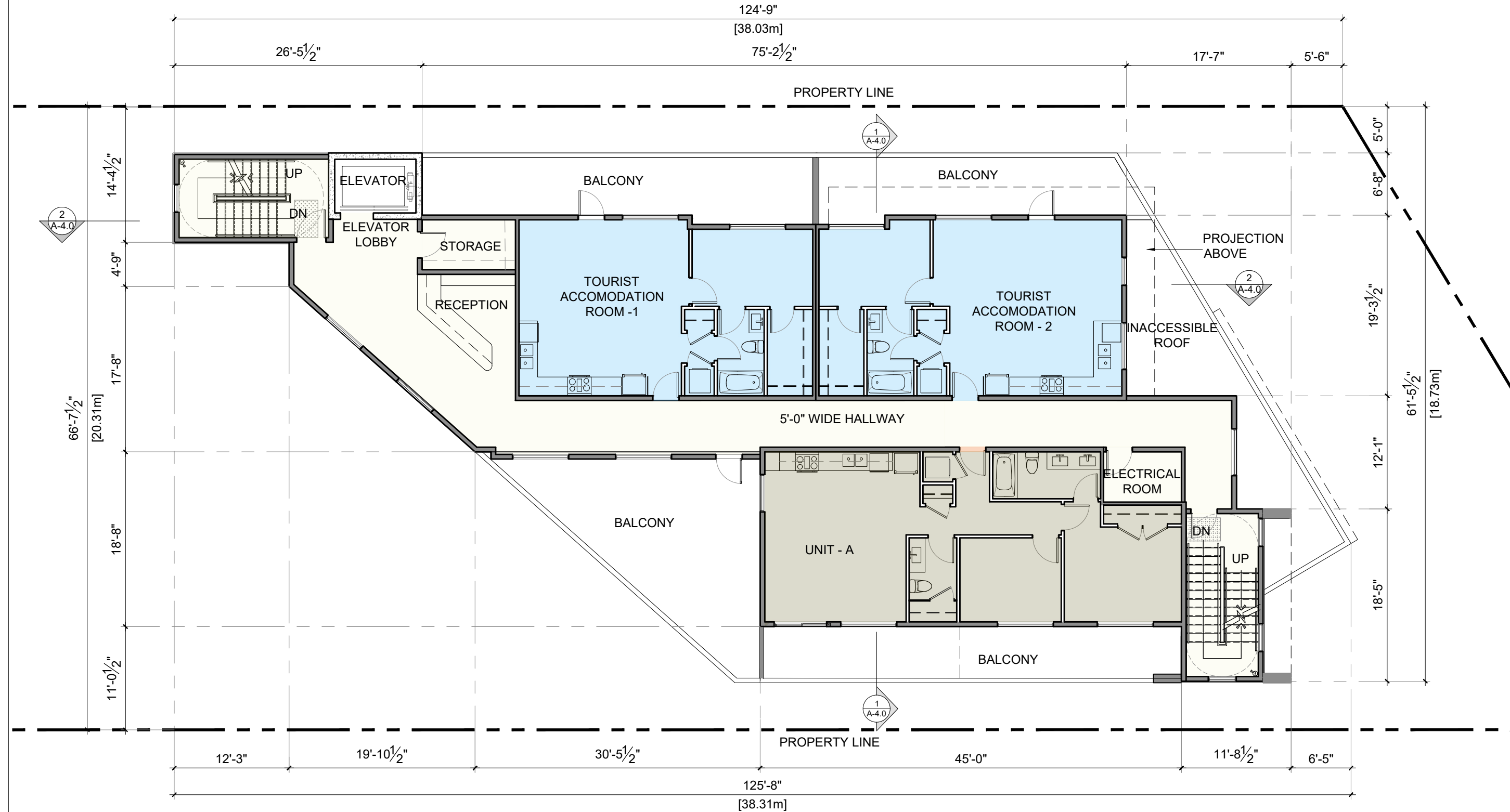
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Checked By PV	Project ID SQ02_2104

Sheet Title
**SECOND FLOOR
PLAN**

Scale
As Noted

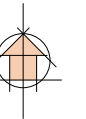
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A-2.0



1 SECOND FLOOR PLAN (LVL-2)
Scale: 3/32" = 1'-0"

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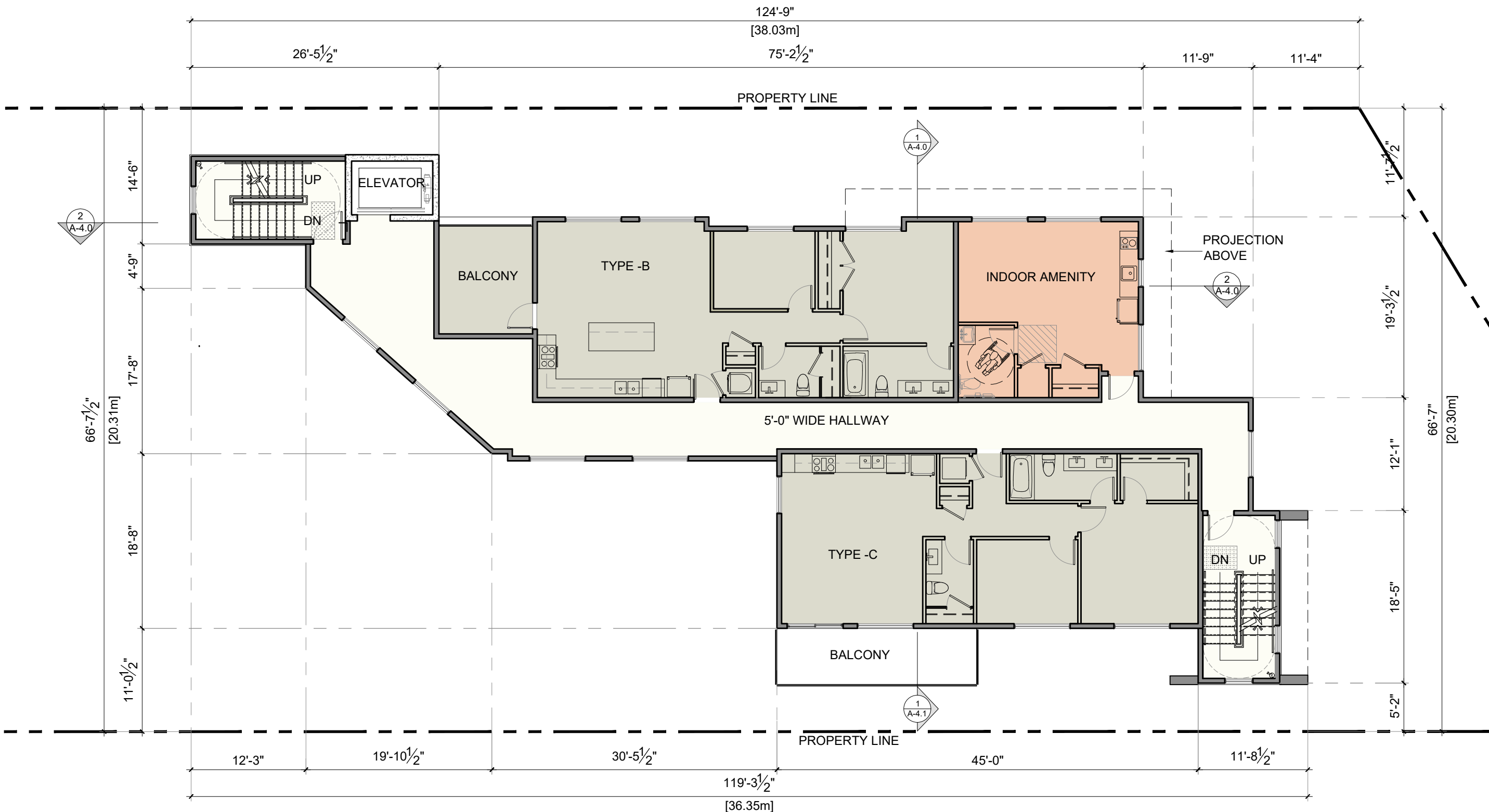
Drawn By SS	Date 2022-04-04
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Sheet Title
**THIRD FLOOR
PLAN**

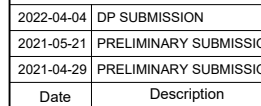
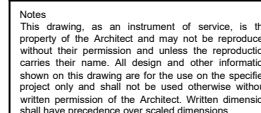
Scale
As Noted

Sheet No.

A-2.1



1 THIRD FLOOR PLAN (LVL-3)
Scale: 3/32" = 1'0"



Seal

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41655 GOVERNMENT ROAD,
SQUAMISH, BC

Drawn By 00	Date 2000-01-01
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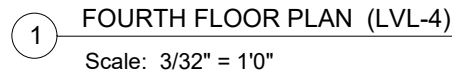
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FOURTH FLOOR

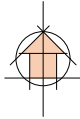
Scale	
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Sheet No.

A-2.2



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Issues / Revisions

Seal

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Drawn By SS	Date 2022-04-04
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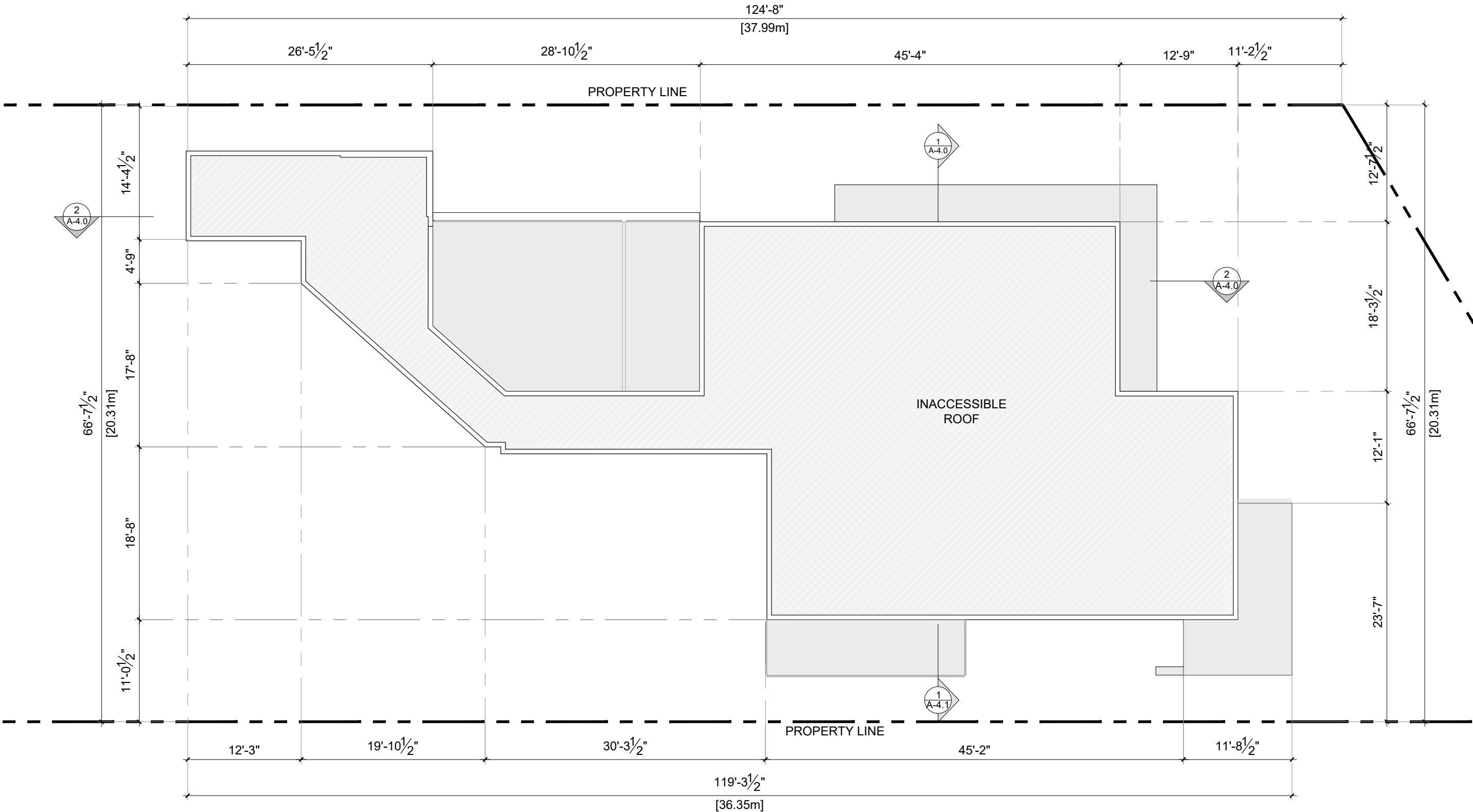
Sheet Title

ROOF PLAN

Scale
As Noted

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A-2.3



1 ROOF FLOOR PLAN
Scale: 3/32" = 1'0"





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Issues / Revisions

Seal

Project Title

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Project Address

41655 GOVERNMENT ROAD,
SQUAMISH, BC

Drawn By SS	Date 2022-04-04
Checked By PV	Project ID SQ02_2104

Sheet Title

RENDERINGS

Scale
As Noted

Sheet No.

1 VIEW ALONG GOVERNMENT ROAD
Scale: N.T.S.

A-3.0



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KEY PLAN ①

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Seal

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**41655 GOVERNMENT ROAD,
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Drawn By SS	Date 2022-04-04
Checked By PV	Project ID SQ02_2104

Sheet Title

RENDERINGS

Scale
As Noted

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A-3.1

① VIEW 2
Scale: N.T.S.



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Sheet Title

RENDERINGS

Scale
As Noted

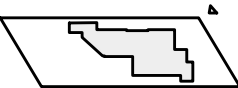
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A-3.2

① **VIEW @ NORTH-EAST CORNER**
Scale: N.T.S.



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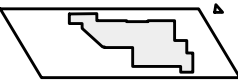
Sheet No.

A-3.3

① **VIEW 4**
Scale: N.T.S.



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RENDERINGS

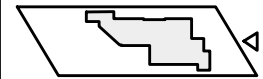
Scale
As Noted

Sheet No.

A-3.4

① **VIEW 5**
Scale: N.T.S.

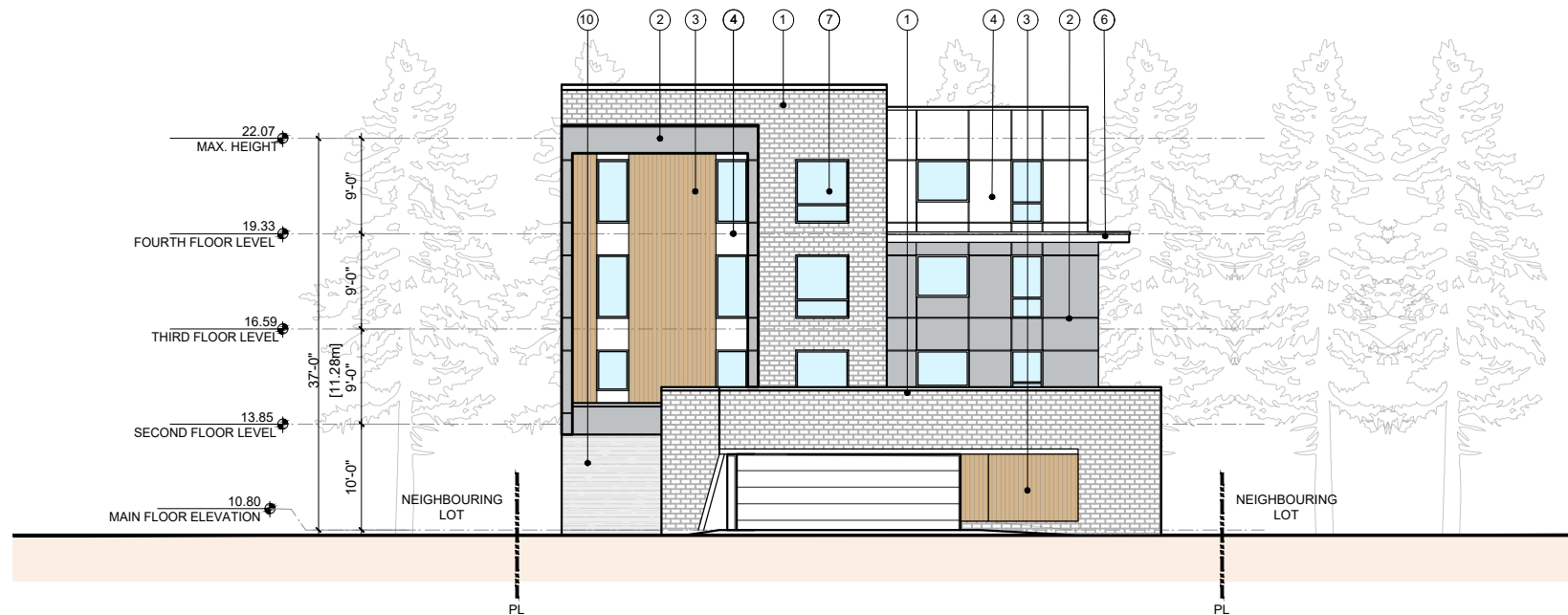
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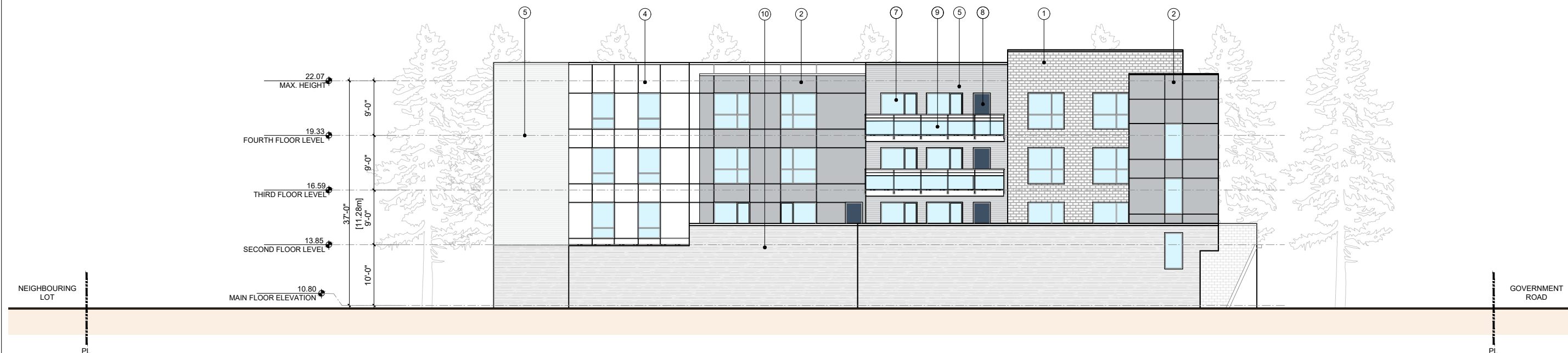
KEY PLAN ①

SCHEDULE OF FINISHES

1. MUTUAL MATERIALS -FACEBRICK
COLOR: COAL CREEK
2. SMOOTH FINISH HARDIE PANEL WITH REVEAL,
COLOR : SW 6254 LAZY GREY
3. LONGBOARD 2"X2" BEAM FINS/LOUVERS
COLOR:LIGHT NATIONAL WALNUT
4. SMOOTH FINISH HARDIE PANEL WITH REVEAL
COLOR:ARTIC WHITE
5. HARDIE LAP SIDING
COLOR : SW6255 MORNING FOG
6. 1"X12" FASCIA BOARD PAINTED TO MATCH
COLOR : PRIMARY WHITE
7. PAINTED VINYL WINDOWS COLOR TO MATCH.
SW 7674 PEPPERCORN
8. SOLID CORE WOOD DOORS.COLOR: SW 6162
ANCIENT MARBLE / SW 6165 CONNECTED GRAY.
9. POWDER COATED ALUMINIUM RAILING WITH
SAFETY GLASS, SW 7674 PEPPERCORN
10. ARCHITECTURAL CONCRETE FINISH



① EAST ELEVATION (ALONG GOVERNMENT ROAD)
Scale: N.T.S.



② SOUTH ELEVATION
Scale: N.T.S.

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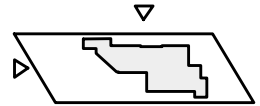
ELEVATIONS

Scale
As Noted

Sheet No.

A-3.5

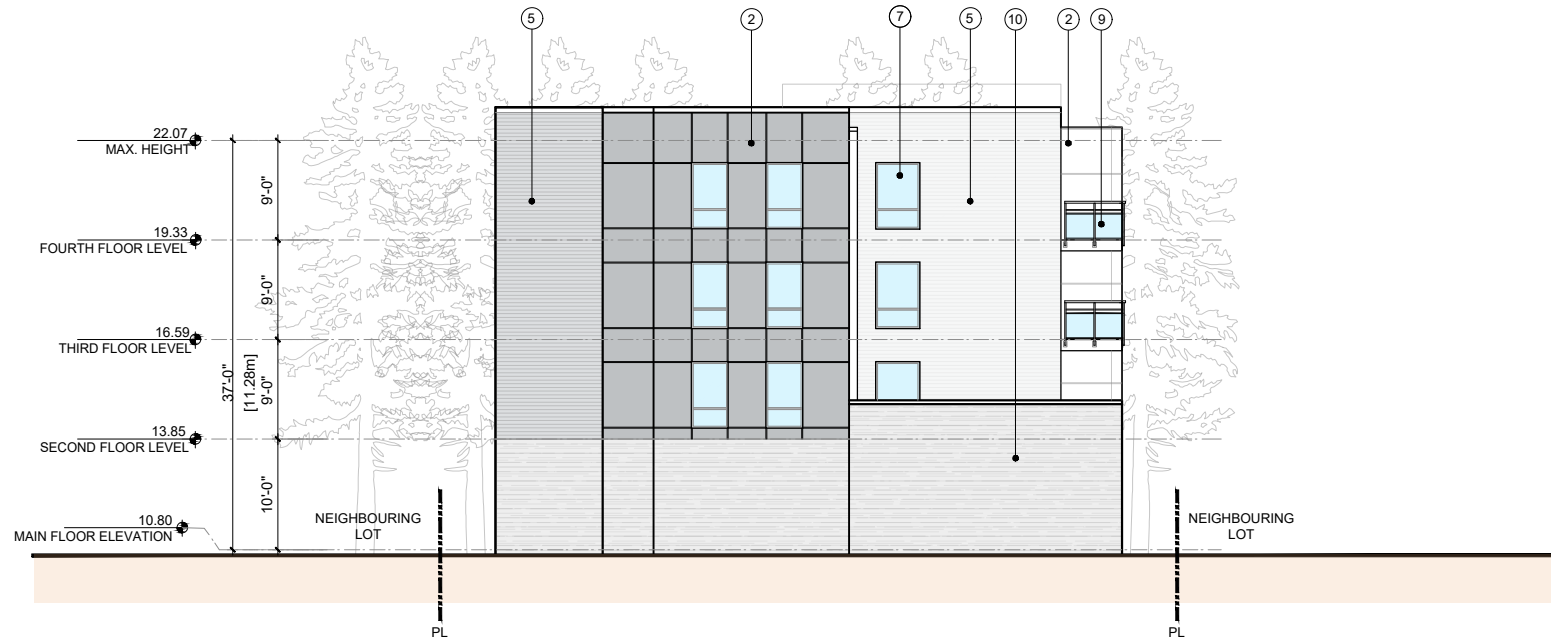
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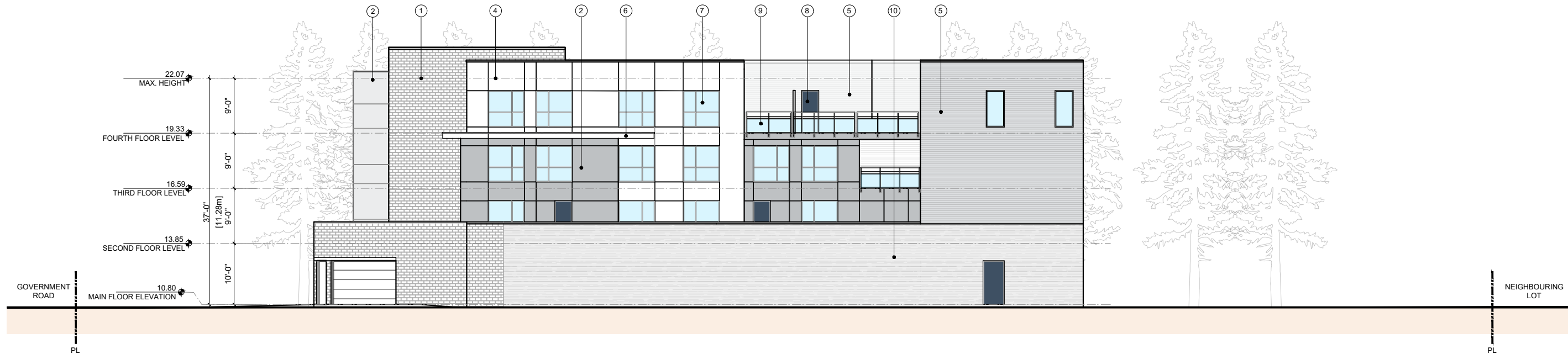
KEY PLAN ①

SCHEDULE OF FINISHES

1. MUTUAL MATERIALS -FACEBRICK
COLOR: COAL CREEK
2. SMOOTH FINISH HARDIE PANEL WITH REVEAL,
COLOR : SW 6254 LAZY GREY
3. LONGBOARD 2"X2" BEAM FINS/LOUVERS
COLOR:LIGHT NATIONAL WALNUT
4. SMOOTH FINISH HARDIE PANEL WITH REVEAL
COLOR:ARTIC WHITE
5. HARDIE LAP SIDING
COLOR : SW6255 MORNING FOG
6. 1"X12" FASCIA BOARD PAINTED TO MATCH
COLOR : PRIMARY WHITE
7. PAINTED VINYL WINDOWS COLOR TO MATCH.
SW 7674 PEPPERCORN
8. SOLID CORE WOOD DOORS.COLOR: SW 6162
ANCIENT MARBLE / SW 6165 CONNECTED GRAY.
9. POWDER COATED ALUMINIUM RAILING WITH
SAFETY GLASS, SW 7674 PEPPERCORN
10. ARCHITECTURAL CONCRETE FINISH



① WEST ELEVATION (ALONG COTTONWOOD CREEK)
Scale: N.T.S.



② NORTH ELEVATION
Scale: N.T.S.

2022-04-04	DP SUBMISSION
2021-05-21	PRELIMINARY SUBMISSION
2021-04-29	PRELIMINARY SUBMISSION
Date	Description

Issues / Revisions

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Project Title

MIXED-USE DEVELOPMENT

Project Address

41655 GOVERNMENT ROAD,
SQUAMISH, BC

Drawn By
SS

Date
2022-04-04

Checked By
PV

Project ID
SQ02_2104

Sheet Title

ELEVATIONS

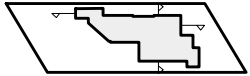
Scale

As Noted

Sheet No.

A-3.6

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KEY PLAN ①

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**41655 GOVERNMENT ROAD,
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Drawn By SS	Date 2022-04-04
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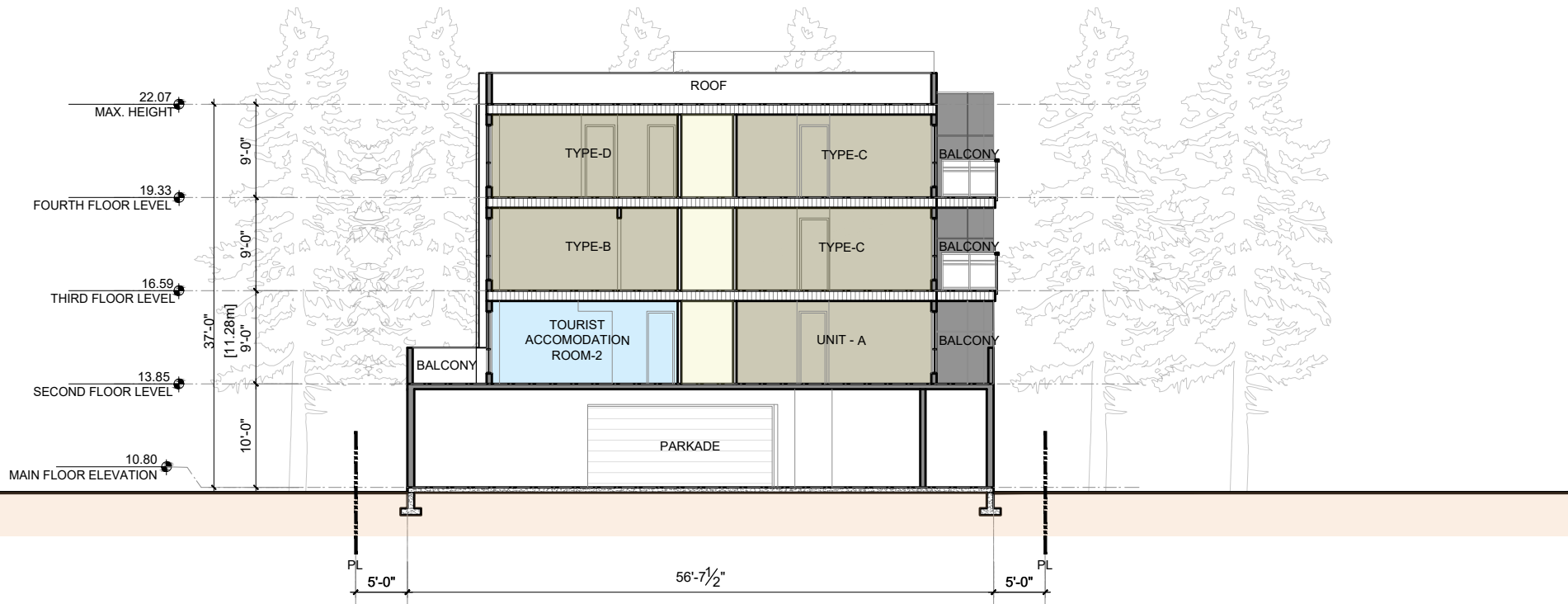
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SECTIONS

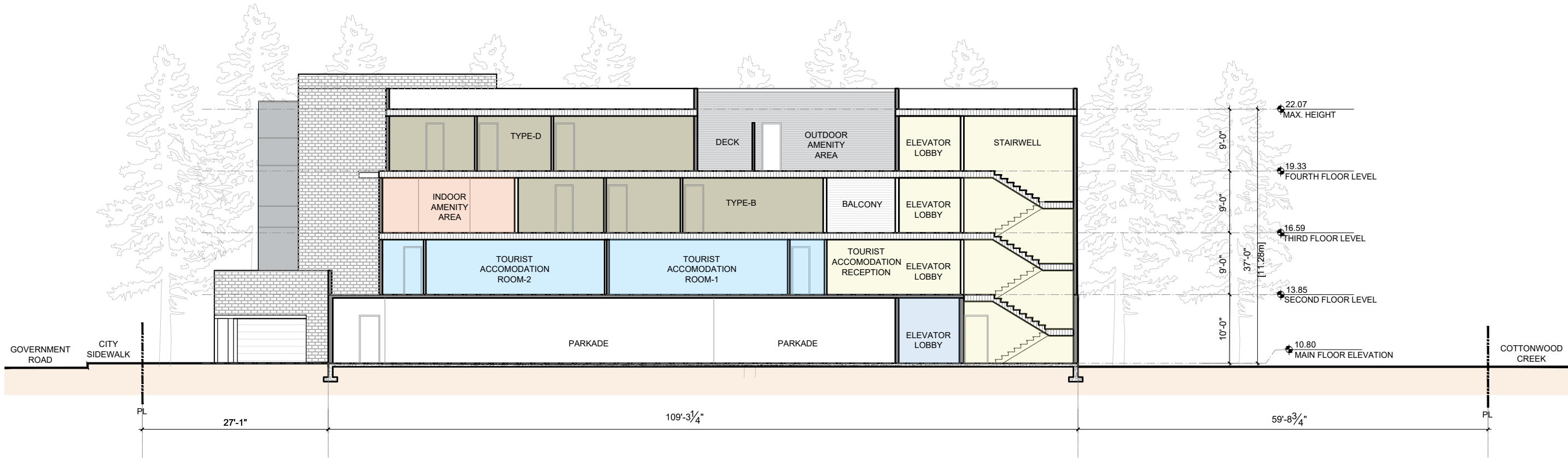
Scale
As Noted

Sheet No.

A-4.0

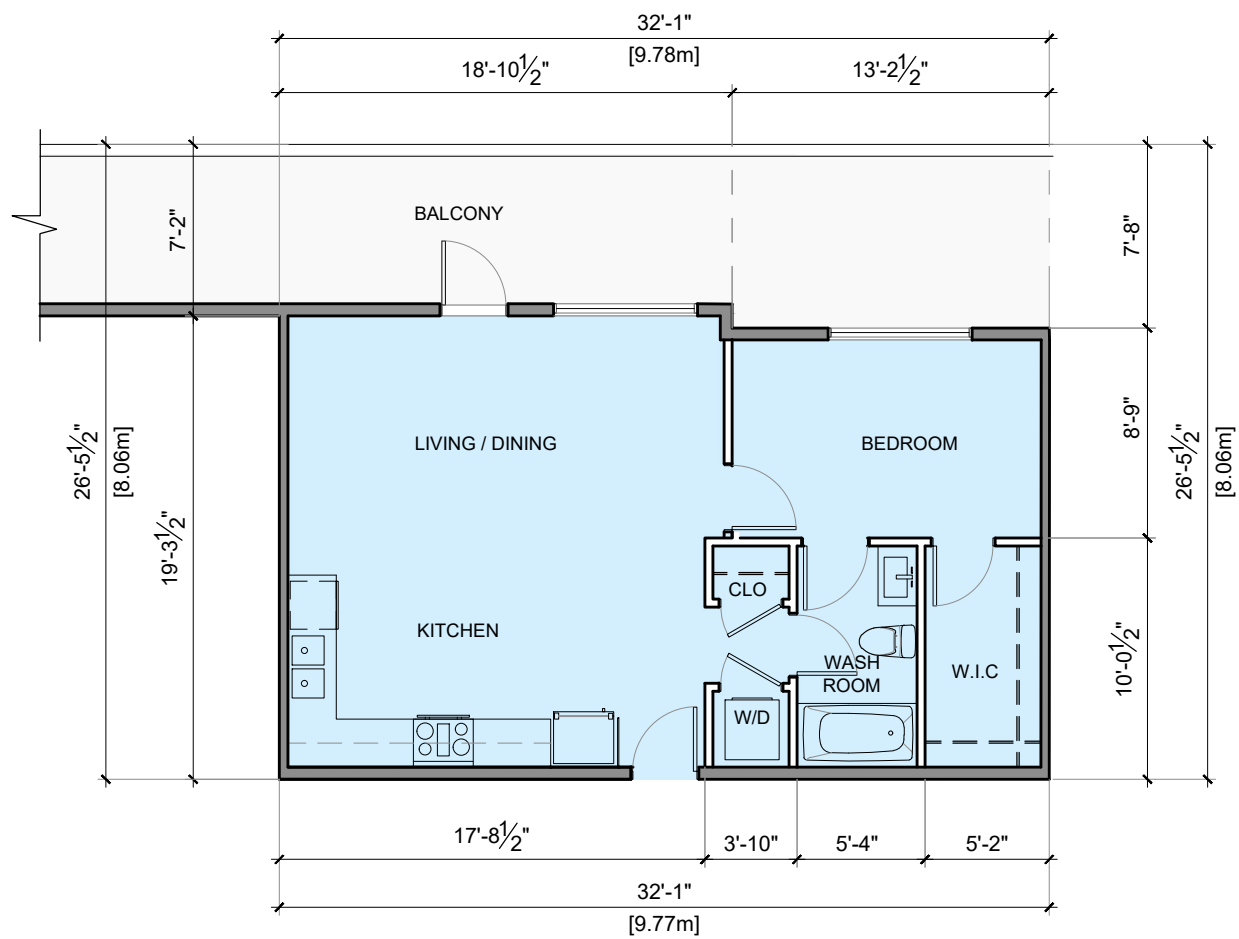


① SECTION 1-1
Scale: N.T.S.

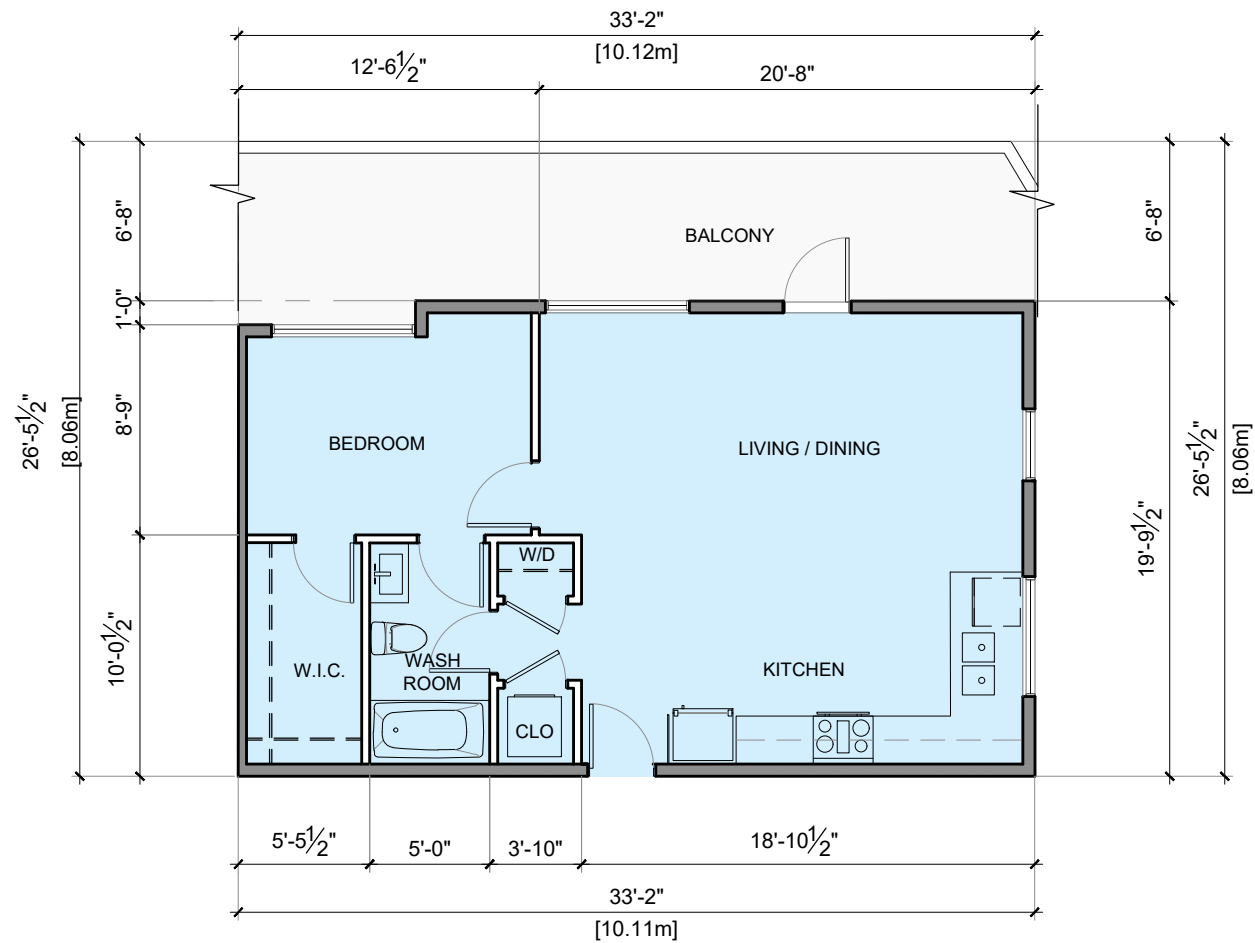


② SECTION 2-2
Scale: N.T.S.

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1 TOURIST ACCOMODATION UNIT - 1
Scale: 1/8" = 1'0"



2 TOURIST ACCOMODATION UNIT - 2
Scale: 1/8" = 1'0"

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Drawn By SS	Date 2022-04-04
Checked By PV	Project ID SQ02_2104

Sheet Title

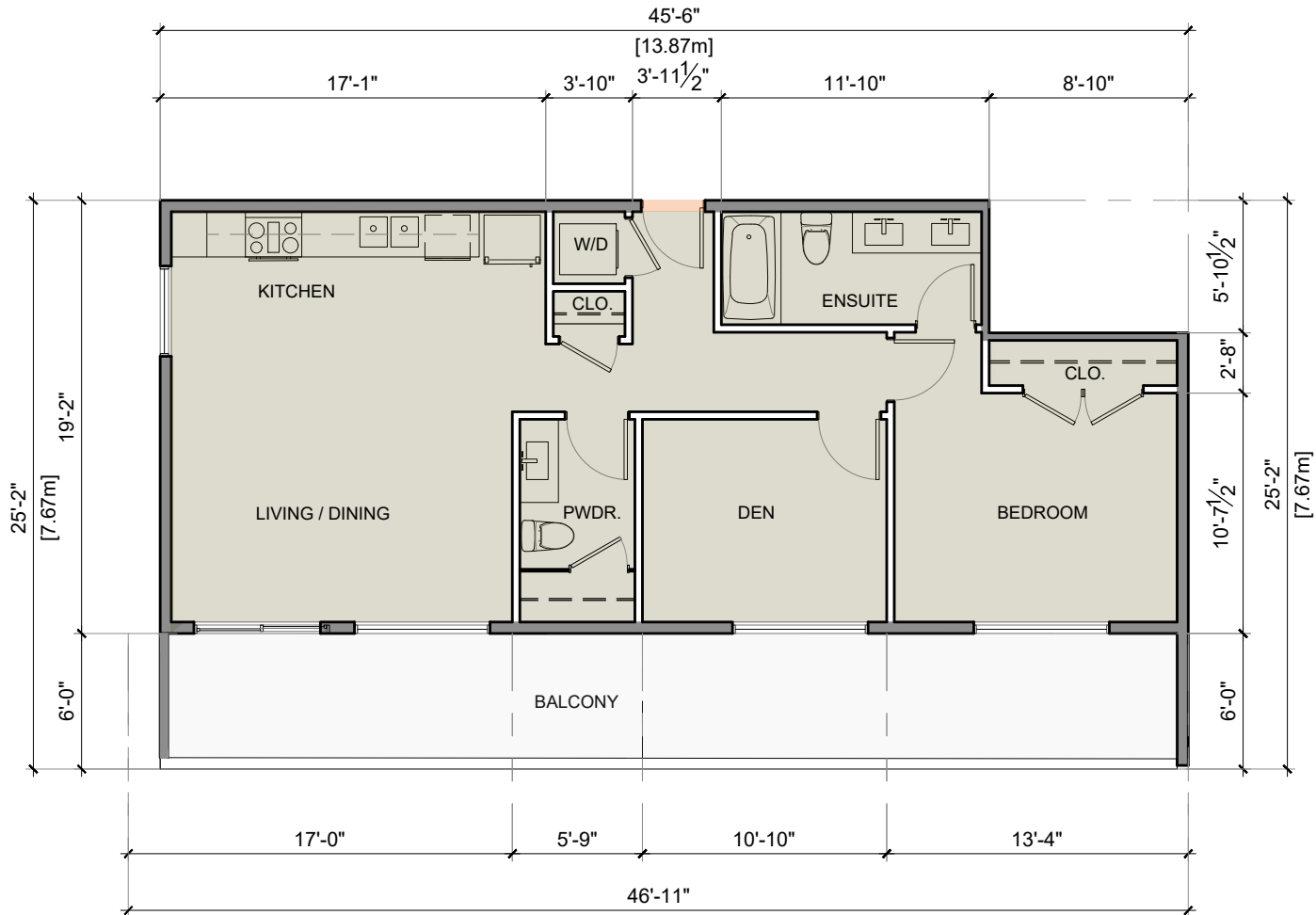
UNIT PLANS

Scale
As Noted

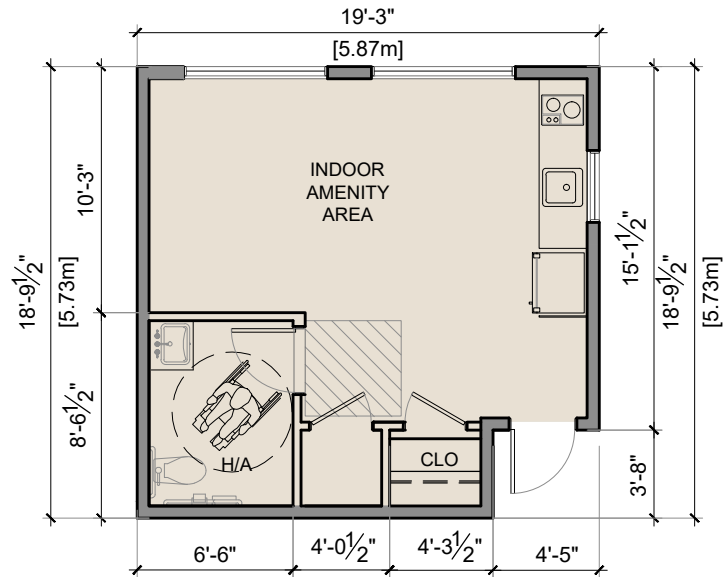
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A-5.0

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1 UNIT - A
Scale: 1/8" = 1'0"



2 INDOOR AMENITY
Scale: 1/8" = 1'0"

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Issues / Revisions

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Checked By PV	Project ID SQ02_2104

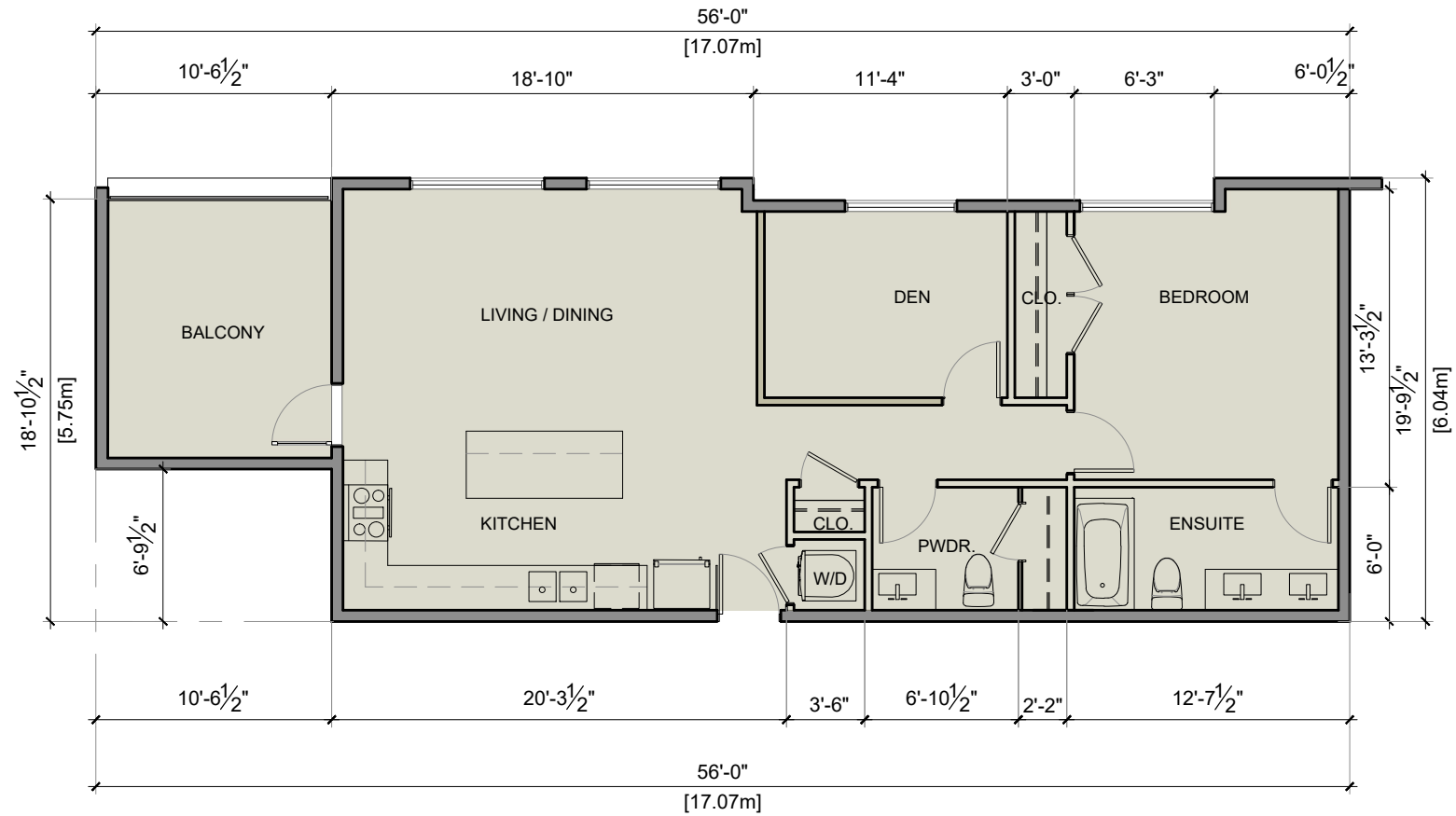
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UNIT PLANS

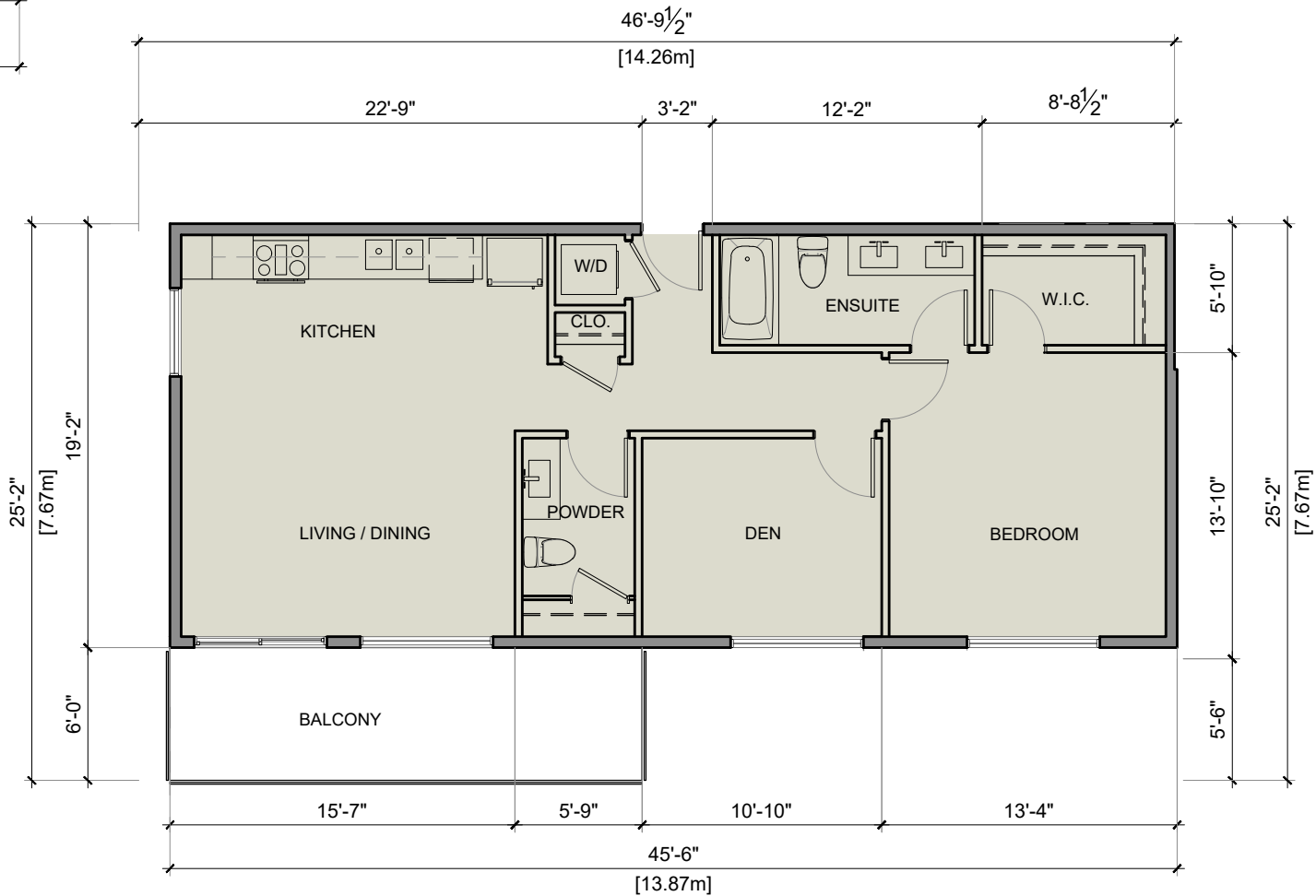
Scale
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Sheet No.

A-5.1



1 UNIT - B
Scale: 1/8" = 1'0"



2 UNIT - C
Scale: 1/8" = 1'0"



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Checked By PV	Project ID SQ02_2104

Sheet Title

UNIT PLANS

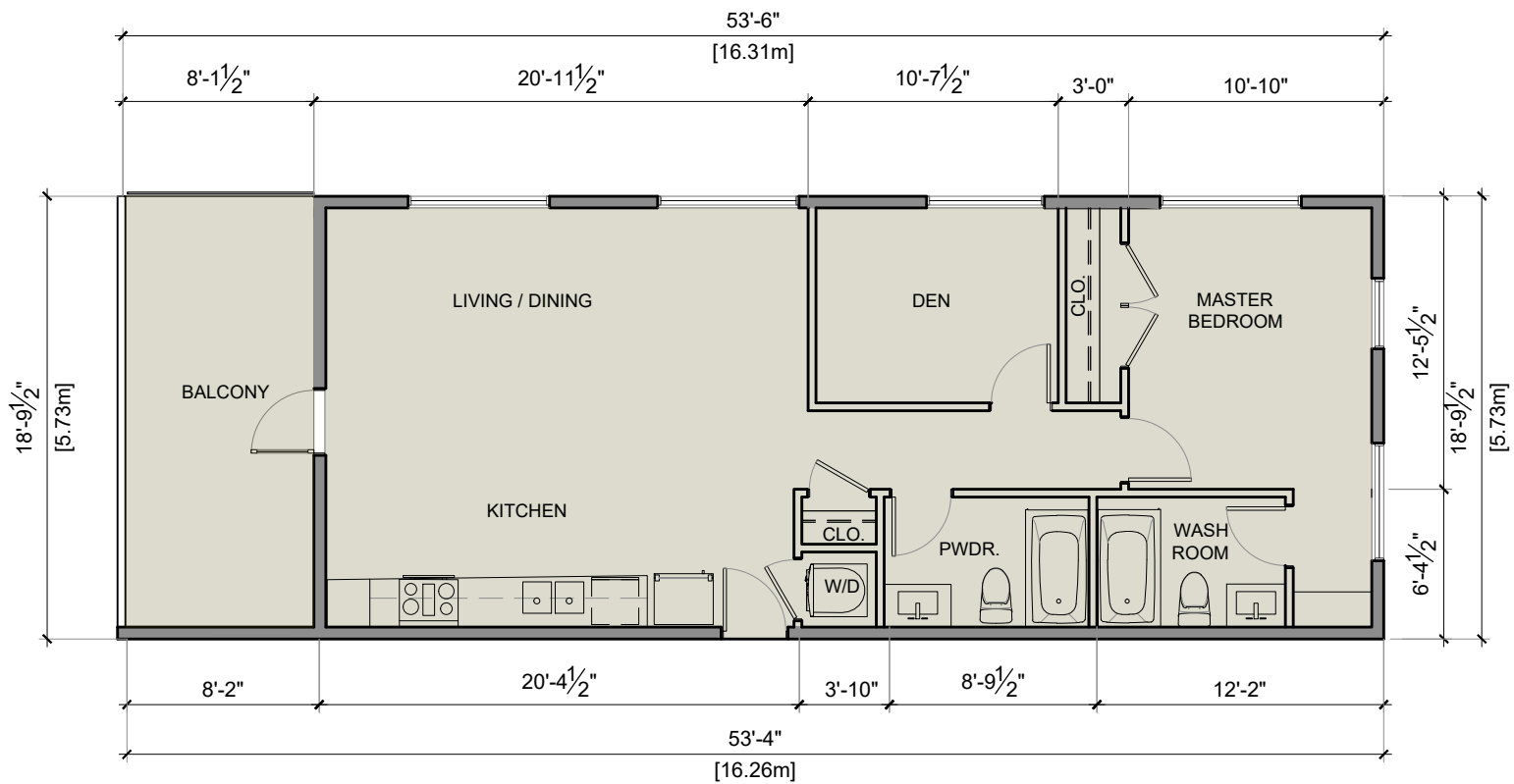
Scale
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Sheet No.

A-5.2



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1 UNIT - D
Scale: 1/8" = 1'0"

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Sheet Title

UNIT PLANS

Scale
As Noted

Sheet No.

A-5.3