

April 10, 2025

To: Village of Pemberton

Attention: Mayor, Council, Building and Planning Department

Hello, I am a homeowner at [REDACTED] where I have lived since 2010 (my husband since 2007). The 10-acre parcel behind us is currently for sale. This property borders on Willow, Urdal and Alder drive. The Arn canal dissects the property. The houses on Willow Drive back onto the triangle of land on the south side of the Arn canal (as noted in yellow):



(Image taken from Village website – I marked the area in yellow).

We know that there is a potential buyer of the property as we have recently seen a surveyor and assessor in the woods behind us. I do not see any applications on the Village (VoP) website, but we have heard there is an application that has been received by the VoP, as confirmed by the CAO to my neighbour.

This area is a riparian zone, with wildlife trails. In my 15 years here, I have seen abundant wildlife here: deer, bear, coyote all use this corridor. There is at least one bear den, and mother bears use this area to teach their cubs to climb trees, and they return year after year. There are reptiles, bats, beaver, nesting herons, ducks, geese, swans and many other migratory and non-migratory birds that live near/visit the canal, as well as fish and frogs living in the canal.

The area behind us also floods at least once per year, when the Arn overflows. It has flooded right up to our property line on many occasions during time of heavy rain or snowmelt. This “sink” provides flood protection for our properties and those downstream. The deciduous cottonwoods bordering the canal provides some protection from wildfire, being hydrophilic.

While I understand the need for development, I hope that you will take these issues into consideration before any application is approved. If this area is to be filled in, the floodwater will be pushed downstream to the Glen and beyond. If the Arn is culverted, then the property developed, the wildlife will disappear.

I contacted the Planning department in 2023 when the For Sale signs first appeared with my concerns. Here is the response (with points of interest highlighted):

From: Nikki Segovia <nsegovia@pemberton.ca>

Sent: June 19, 2023 8:58 AM

To: Nancy Lee [REDACTED]

Cc: Scott McRae <smcrae@pemberton.ca>

Subject: RE: 7471 Urdal Road - questions

Hi Nancy,

I see that Scott's email was incorrectly spelled, so I have added his proper contact in here. Thank you for reaching out to us regarding 7471 Urdal Road.

*Realtors may choose to word a listing however they like as the Village has no regulation over their listings. Regardless of how this listing is worded, the property is **zoned R-1 Residential**, and only the things permitted in this zone would be allowable, unless a prospective buyer underwent a full re-zoning application at which time they would be subjected to numerous studies. **Further, if any tree removal or land clearing were to occur the applicant would also have to go through a minor development permit, as this land is in our Official Community Plan as DPA#3 – Development Permit Area for Enhancement of Agriculture.***

The R-1 Zone is attached here, and can be found as Part 11 of the [Zoning Bylaw](#) and the principal and accessory uses regulate what is currently permitted. I would imagine the land is being described as “developable” due to its size, but again any development would be subject to Development Permit Guidelines and Village bylaws.

*The Arn Canal features that pass through this property are registered on title as **Statutory Right of Way (SROW) with the Pemeberton Valley Dyking District named**. SROW's have their own legal requirements as to how far set-back any structure or work can occur from that statutory right of way. Furthermore an established Riparian Area exists on this property and **a full Environmental Assessment report from a Qualified Environmental Professional (QEP) would be required prior to development**. For more information on Riparian Area Protection Regulations please contact the Province of British Columbia or you can reference [RAPR guidelines](#).*

Lastly, the Village references several maps all of which are consolidated into our online GIS mapping system which is available

here: <https://experience.arcgis.com/experience/b6d340fe06ff4337bdf93c47d16034cc> You may toggle several different layers, but the base one will show the clear boundaries of all water features.

I hope this information helps to answer your questions. At this time the property is only for sale, and the prospective buyer may choose to leave it as so. Current development applications are always posted at <https://www.pemberton.ca/departments/development-services/current-development-applications> and if a development permit application were to occur, you would be likely be notified as your property is most likely within 300m of the subject lands.

Best regards,

Nikki Segovia (she/her)
Building and Planning Coordinator
 Village of Pemberton
 T. 604.894.6135 x 249 | F. 604.894.6136

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My understanding per the above is that there would need to be full environmental and flood risk assessments done before any tree-clearing and development of this property occurs; does this still stand? Does R-1 mean subdivision? Will we as owners bordering the property be kept aware of developments per the Village response from 2023?

If development of this property is being considered, the owners bordering the property should be notified well in advance so that we as a community can share our concerns. Ideally, our hope is that if this property is to be developed, the part of the property on the south side of the Arn Canal be exempted, in order to preserve the flood "sink" and wildlife habitat.

I would appreciate a response to this letter.

Regards,

Nancy Lee
 Homeowner,

[REDACTED]
 [REDACTED]
 [REDACTED]

C.C.: Pemberton Valley Dyking District