

Land Development

Application Form



REQUIRED BEFORE YOU SUBMIT YOUR APPLICATION FORM:

- Attend a Pre-Application Meeting to discuss your project with a Development Services representative; and
- Prepare all of the required documentation for your application as outlined in the *Land Development Document Checklist*, for submittal with your application form and fee.

OFFICE USE ONLY:

Folder No.: _____

Project No.: _____

APPLICATION TYPE (check all applicable boxes):

- | | |
|--|--|
| ☐ Official Community Plan Amendment | ☐ Subdivision under the Land Title Act |
| ☐ Zoning Amendment (Rezoning) | ☐ Subdivision under the Strata Title Act |
| | ☐ Bare Land Strata |
| ☐ Development Permit Form and Character | ☐ Strata Title Conversion or Phased Strata Plan |
| ☐ Development Permit AMENDMENT | |
| ☐ Development Variance Permit | ☐ Development Permit (Area 1) Ditch only |
| | ☐ Development Permit (Area 1) Environmental |
| | ☒ Development Permit (Area 2) Flood |
| | ☐ Flood Plain Site Specific Exemption |
| ☐ Temporary Use Permit | |
| ☐ Land Use Contract Amendment/Discharge | ☐ Housing Agreement/Amendment |

PROPERTY INFORMATION:

Civic Address: 37 BRACKEN PKY SQUAMISH

Legal Description (on Land Title Certificate) or PID: 006-042-287

Size of Property (m²): 735.7921

APPLICANT DETAILS:

Full Name: Gabriel Viel-Cote Business Name (if applicable): NewlinesADU / Newlines Contracting

Mailing Address & City: 22-41050 tantalus RD

Postal Code: V8B0M6

Phone: 604-849-4101

Email: abriel.viel.cote@newlinesadu.com

OWNER DETAILS: (Primary Owner only)

Full Name: Pete Heinrich & Kellie McIntosh Business Name (if applicable):

Mailing Address & City: 37 BRACKEN PKY

Postal Code: V0N 1H0

Phone: 604-848-4481

Email: mrwinslow@shaw.ca & petehh21@gmail.com

DEVELOPMENT APPROVAL INFORMATION See Official Community Plan (OCP) Part 4 Section 30, and District of Squamish Land Development Procedures Bylaw 2632, 2018, Section 4.0.

NATURAL HAZARDS: Land Development applications located within a natural hazard area require Hazard Assessments prepared by a Qualified Professional in accordance with Terms of Reference established by the District. Please indicate if the project is located in any of the following:

Identified flood or debris hazard areas on OCP Schedule D-1 or Schedule E:

☐ No ☒ Yes, *Refer to Hazard Policies and Requirements in the *Official Community Plan*, Part 3, Section 11 and established [Terms of Reference for Natural Hazard and/or Risk Assessments](#).

Areas designated as *Primary Floodways*, *Secondary Floodways* or *Debris Hazard Areas* as shown on OCP Schedule L*:

☐ No ☒ Yes, * Refer to the *Official Community Plan*, *Development Permit Area 2 Protection from Flood Hazard* Guidelines.

Identified Primary or Secondary Wildfire Hazard Area on OCP Schedule Q: ☐ No ☐ Yes, *Refer to the *Official Community Plan*, *Development Area 11 Protection from Wildfire Hazard* Guidelines and established Terms of Reference for Wildfire Hazard Assessments. [Terms of Reference for Wildfire Hazard Assessments](#)

Area subject to rockfall, land slip, or having steep slopes of equal to or greater than 25% per Schedule E:

☒ No ☐ Yes, *Refer to Hazard Policies in Part 3, Section 11 of the *Official Community Plan*

RAILWAY PROXIMITY: Is the subject property within 300 metres of a railway main line or within 1000 metres of a freight rail yard? ☒ No ☐ Yes *If yes, additional information to assess development may be required, to be confirmed by District Staff through the application review.

NATURAL ENVIRONMENT: Environmental Assessments prepared by a Qualified Environmental Professional may be required for rezoning, development and site alterations as well as subdivision proposals. [Refer to the District's Terms of Reference for Preliminary Site Surveys and Detailed Site Bio-inventories](#).

Are the subject lands identified as an *Environmental Review Area* on OCP Schedule K-1*: ☒ No ☐ Yes*

* Refer to the *Official Community Plan*, *Development Permit Area 1 Environmental Protection* Guidelines. Updated Terrestrial and Aquatic (watercourses, wetlands and marine shoreline) guidelines apply to environmentally sensitive review areas on OCP Schedule K-1, as well as ditches as shown on Schedule K-2. * Note that DPA1 applies to parcels of land either entirely or partially within a *Riparian Assessment Area* as defined by the OCP Bylaw, whether or not it is mapped on Schedules K-1 or K-2.

VIEW + SOLAR IMPACT: Are the subject lands located in Downtown Squamish (south of Bailey Street, north of Westminster Street) AND does the existing or proposed zoning permit a maximum building height of 9 metres or more? ☒ No ☐ Yes* * If so, additional information is required to assess impacts to surrounding views as well as solar and view impacts on adjacent properties and public spaces. *Refer to the Land Development Checklist as well as the District's Land Development Procedures Bylaw 2632, 2018 and confirm specific terms of reference for traffic impact assessment with District Staff.*

TRAFFIC / TRANSPORTATION IMPACT: Traffic Assessments prepared by a Qualified Professional may be required for rezoning and development proposals. *Refer to the District's Land Development Procedures Bylaw 2632, 2018 and confirm specific terms of reference for traffic impact assessment with District staff.*

SPECIFICATION		ACCESS, CONNECTIVITY & PROXIMITY
Road name(s) of proposed vehicle entry/exit point(s):		BRACKEN PKY
Proposed closest Hwy 99 connection (intersecting road):		Depot rd
Proposed connectivity to...	• local transit service:	
	• regional transit service :	
	• cycle/trail network:	
	• pedestrian infrastructure:	
Shortest distance to nearest...	• existing truck route:	
	• proposed commercial truck route(s):	
	• Natural area; known wildlife corridor(s):	

PROPOSAL DESCRIPTION: Clearly explain the proposed project including how it aligns with the Official Community Plan and, if applicable, how it complies with the Development Permit Area Guidelines. To confirm if your project lies within a Development Permit Area, refer to the *Official Community Plan, Part 5: Development Permit Areas* at www.squamish.ca/ocp.

Provide a description of the proposed development, land use or site alteration including:

- Description of the benefits to the community and impact on the land-use pattern and surrounding properties for any OCP, rezoning, subdivision, or strata title conversion (**OCP Amendment, Rezoning, Subdivision, and Strata Title Conversion Applications only**).
- Justification for any requested variance(s) (**Development Variance Permit Applications only**).
- Off-site information relevant to the neighbourhood context, adjacent uses, building locations, transportation access routes, parks and trails, boulevard trees, sidewalks, and overhead utilities.

NOTE: Please ensure that all information provided in your description is factual and accurate. Your description, or sections of it, will be posted for public viewing in the *Development & Project Showcase* on www.squamish.ca.

The proposed development is the replacement of the existing mobile home / single-family dwelling at 37 Bracken Parkway with a new approximately 972 sq. ft. Click Modular Davis single-family dwelling.

The land use will remain residential, with no proposed change in use or density. The existing dwelling, carport, and related accessory structures will be removed, and the new modular home will be placed on the lot in compliance with the required zoning setbacks.

The property is located within a mapped flood/debris hazard area. As a result, the new home will be constructed on an engineered elevated foundation system to meet the required Flood Construction Level and applicable geotechnical/flood hazard recommendations. The foundation concept includes screw piles, above-grade steel columns, bracing, and steel beams supporting the modular home.

The project also includes new exterior stairs, deck/landing areas, service connections, utility trenching, heat pump installation, and related site restoration. The driveway may also be repaired or replaced following construction.

The proposal maintains the existing residential character of the property and surrounding neighbourhood while replacing the existing older dwelling with a new code-compliant modular home designed to address flood construction requirements.

NOTE: If you require more space for your description, please attach additional pages to your application.

DEVELOPMENT SPECIFICATIONS: Provide all information relevant to the proposal. Information is available from various sources including www.squamish.ca, the *Official Community Plan*, the *Zoning Bylaw*, and Development Plans.

SPECIFICATION	EXISTING	PROPOSED
OCP Land Use Designation:	Residential Neighbourhood	Residential Neighbourhood
Development Permit Area (DPA)	DPA 2 – Protection from Flood Hazard	DPA 2 – Protection from Flood Hazard
Zoning (Bylaw 2500):	R-2	R-2
Number of Dwelling Units: 1 single-family dwelling	• Apartments: <u>0</u> • Townhomes: <u>0</u> • Strata Lots: <u>0</u> • Fee Simple Lots: <u>1</u>	• Apartments: <u>0</u> • Townhomes: <u>0</u> • Strata Lots: <u>0</u> • Fee Simple Lots: <u>1</u>
Commercial Space:	0 m ²	0 m ²
Lot Size(s):	735 m ²	735 m ²
Lot Width(s):	20.11	20.11
Number of Storeys:	1	1

SPECIFICATION	BYLAW REQUIREMENT	PROPOSED	VARIANCE (circle + or –)
Gross Floor Area:	N/A – single-family dwelling replacement	90.3 m ²	
Floor Area Ratio:	0.45	0.13	
Front Yard Setback:	7.62 m	7.62 m	+ / – 0 m
Rear Yard Setback:	7.62 m	7.62 m	+ / – 0 m
Side Yard Setback (interior):	2.13 m	2.13 m	+ / – 0 m
Side Yard Setback (exterior):	N/A m	N/A m	+ / – 0 m
Height from natural grade (refer to Site Plan):	14m m	14m m	+ / – 0 m
Existing Average Grade (provide calculations; refer to Site Plan):	11m	11m	0

SPECIFICATION	BYLAW REQUIREMENT	PROPOSED	VARIANCE
Number of Off-Street Parking Spaces (refer to <i>Zoning Bylaw, Section 40: Parking</i>): 2	• general: <u>2</u> • accessible: <u>0</u> • visitor: <u>0</u> • loading bay: <u>0</u>	• general: <u>2</u> • accessible: <u>0</u> • visitor: <u>0</u> • loading bay: <u>0</u>	• general: <u>0</u> • accessible: <u>0</u> • visitor: <u>0</u> • loading bay: <u>0</u>

SITE SERVICING:

SPECIFICATION	EXISTING	PROPOSED (OFFICE ONLY)
Water Service Connection Size:	Existing residential service, size to be confirmed	
Sanitary Service Connection Size:	Existing residential service, size to be confirmed	
Storm Sewer / Drainage Connection Required?	☒ No ☐ Yes – If Yes, check <u>one</u> of the following: ☐ Close System ☐ Open Ditch ☒ Other (describe): <u>Screw piles foundation</u>	

SITE ACCESS:Temporary construction access required? ☐ Yes ☒ No

Proposed road access and requirements – please describe: _____

ACCESSORY BUILDING (WHERE APPLICABLE):

SPECIFICATION	BYLAW REQUIREMENT	PROPOSED	VARIANCE (circle + or -)
Front Yard Setback:	m	m	+ / - m
Rear Yard Setback:	m	m	+ / - m
Side Yard Setback (interior):	m	m	+ / - m
Side Yard Setback (exterior):	m	m	+ / - m
Height from natural grade (refer to Site Plan):	m	m	+ / - m
Existing Average Grade (provide calculations; refer to Site Plan):			

PROFESSIONAL DETAILS: Please also indicate the coordinating professional that will be designated for this application.

- Architect/Designer** Full Name: Click Modular
 Business Ph: (604) 884-5122 Email: scott@clickmodular.com
- Landscape Architect** Full Name: _____
 Business Ph: _____ Email: _____
- Professional Engineer** Full Name: Benjamin Towsey
 Business Ph: (604) 283-5208 ext. 1 Email: btowsey@ikonengineers.com
- Environmental Professional** Full Name: Evan Sykes (Geotech)
 Business Ph: 778-730-1822 Email: esykes@kontur.ca

The information on this form is collected pursuant to the *District of Squamish Land Development Procedures Bylaw 2632, 2018* and is used to process your application. If you have any questions about the collection and use of this information, please contact the Information and Privacy Coordinator at the District of Squamish on 604.815.5006 or email privacy@squamish.ca.

I/we hereby represent and warrant to the District of Squamish, knowing that the District relies on this representation and warranty, that the property covered by this application has never, to the best of my/our knowledge having made due and diligent inquiry, been used for any purpose such that a site profile is required to be submitted under the *Waste Management Act (British Columbia)* and that the property is not contaminated or polluted in any way that would make it unlawful, unsafe, or unsuited for the purpose for which it is to be used, including within the meaning of the *Waste Management Act (British Columbia)*.

I/we acknowledge that I/we are required to attend a Pre-Application Meeting prior to submitting a Land Development Application. I/we have attached to this Application a signed *Land Development Document Checklist* with all required documents plus all required fees, and hereby agree to submit further information deemed necessary for processing this Application.

This project will be constructed in conjunction with the District's *Wildlife Attractant Bylaw 2053, 2009*, and in accordance with Bear Aware best practices.

Gabriel Viel-Cote

Full Name of Applicant (please print)

Kellie McIntosh

Full Name of Primary Owner (please print)

Pete Heinrich

Full Name of Secondary Owner (please print)

Gabriel Viel-Cote

Signature of Applicant

Pete Heinrich & Kellie McIntosh

Signature of Primary Owner

Pete Heinrich & Kellie McIntosh

Signature of Secondary Owner

Digitally signed by Gabriel Viel-Cote
DN: C=CA,
E=gabriel.viel.cote@newlinesadu.com,
O=NewlinesADU, CN=Gabriel Viel-Cote
Date: 2026.07.23 13:30:28-07'00'

Digitally signed by Pete Heinrich & Kellie McIntosh
DN: C=CA, E=mrwmslow@shaw.ca &
petehh21@gmail.com, CN=Pete Heinrich & Kellie
McIntosh
Date: 2026.07.23 11:18:23-07'00'

Digitally signed by Pete Heinrich & Kellie McIntosh
DN: C=CA, E=mrwmslow@shaw.ca & petehh21@gmail.com,
CN=Pete Heinrich & Kellie McIntosh
Date: 2026.07.23 11:18:51-07'00'

07-23-2026

Date

07-23-2026

Date

07-23-2026

Date

**IMPORTANT: APPLICATIONS ARE
NOT ACCEPTED UNLESS COMPLETE,
WITH THE REQUIRED FEE AND
DOCUMENTS.**

OFFICE USE ONLY:

Application Fee: \$ _____ Date Fee Received: DD / MM / YYYY

Receipt No.: _____ CP Representatives' Initial: _____