

FRASER VALLEY REGIONAL DISTRICT



ELECTORAL AREA SERVICES COMMITTEE

OPEN MEETING AGENDA

Thursday, October 11, 2018

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Pages

1. CALL TO ORDER

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

MOTION FOR CONSIDERATION

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of October 11, 2018 be approved;

AND THAT all delegations, reports, correspondence and other information set to the Agenda be received for information.

3. DELEGATIONS AND PRESENTATIONS

None

4. MINUTES/MATTERS ARISING

4.1 **Minutes of the Electoral Area Services Committee Meeting - September 5, 2018**

5 - 18

MOTION FOR CONSIDERATION

THAT the Minutes of the Electoral Area Services Committee Open Meeting of September 5, 2018 be adopted.

4.2 **Draft Cultus Lake Advisory Planning Commission - September 19, 2018**

19 - 21

FOR INFORMATION ONLY

5. CORPORATE ADMINISTRATION

No Items.

6. FINANCE

No Items.

7. ENGINEERING & UTILITIES

No Items.

8. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

8.1 Appointment of Building Official, Building Inspector and Bylaw Enforcement Officer 22 - 23

- Corporate report dated October 11, 2018 from Margaret-Ann Thornton, Director of Planning and Development

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board appoint Ian Crane and John Chase as “Building Official,” “Building Inspector” and “Bylaw Enforcement Officer” of the Fraser Valley Regional District effective immediately.

8.2 Application for Development Variance Permit 2018-29 to reduce the interior side lot line setback to permit the construction of an accessory structure (detached garage) at 35300 Riverside Drive, Area "F" 24 - 39

- Corporate report dated October 11, 2018 from Andrea Antifaeff, Planner I
- DVP Application
- Draft DVP 2018-29

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-29 for the property located at 35300 Riverside Drive, Electoral Area F, to reduce the interior side lot line setback from 1.5 metres (4.9 feet) to 0.6 metres (2 feet), clear to sky, to facilitate the construction of an accessory structure (detached garage), subject to consideration of any comments or concerns raised by the public.

8.3 Application for Development Variance Permit 2018-30 to vary the height regulation in the Hillside Residential (R-4) zone at 309 Munroe Avenue, Electoral Area "H" - Cultus Lake Park 40 - 60

- Corporate report dated October 11, 2018 from Andrea Antifaeff, Planner I
- DVP Application
- Draft DVP 2018-30

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District issue Development Variance Permit 2018-30 for the property located at 309 Munroe Avenue, Electoral Area H –

Cultus Lake Park, to vary the height regulation from maximum two (2) stories plus basement or crawlspace and roof to maximum two (2) stories plus basement, parking level garage and roof, to facilitate the construction of a single family dwelling, subject to consideration of any comments or concerns raised by the public.

8.4 Application for Development Variance Permit 2018-31 to vary the requirements of a proposed Accessory Family Residential Use for the property at 41360 Bovington Road, Electoral Area "G"

61 - 76

- Corporate report dated October 11, 2018 from Julie Mundy, Planning Technician
- DVP Application
- Draft DVP 2018-31

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board issue Development Permit 2018-31 to vary the definition of Accessory Residential Family Use to allow for a double-width manufactured home and to permit a broader range of immediate family members to occupy the Accessory Family Residential Use at 41360 Bovington Road, Electoral Area G, subject to consideration of comments from the public.

AND THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal instruments associated with this application.

8.5 Telus Communications Tower Proposal for 59600 Lougheed Hwy, Electoral Area "B"

77 - 86

- Corporate report dated October 11, 2018 from Julie Mundy, Planning Technician
- Telus Communications Referral

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board respond to the referral from Telus Communications for the installation of a new communications tower at 59600 Lougheed Highway, Electoral Area "B" with the following comments:

1. The scope of proposed public consultation is satisfactory to the Fraser Valley Regional District, provided consultation with Skawahlook First Nation is undertaken. Telus Communications will provide documentation confirming the consultation is complete.
2. Telus Communications will obtain non-farm use approval from the Agricultural Land Commission.
3. Telus Communications will obtain a building permit prior to construction.

4. Telus Communications will provide information to FVRD on the potential for other telecommunication companies to co-locate on the proposed tower.

9. ELECTORAL AREA EMERGENCY SERVICES

No Items.

10. ADDENDA ITEMS/LATE ITEMS

11. REPORTS BY STAFF

12. REPORTS BY ELECTORAL AREA DIRECTORS

13. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

14. ADJOURNMENT

MOTION FOR CONSIDERATION

THAT the Electoral Area Services Committee Open Meeting of October 11, 2018 be adjourned.

**FRASER VALLEY REGIONAL DISTRICT
ELECTORAL AREA SERVICES COMMITTEE
OPEN MEETING MINUTES**

Wednesday, September 5, 2018

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Bill Dickey, Electoral Area D, Chair
Director Terry Raymond, Electoral Area A
Director Dennis Adamson, Electoral Area B
Director Alec Niemi, Electoral Area C
Director Orion Engar, Electoral Area E
Director Ray Boucher, Electoral Area F
Director Al Stobbart, Electoral Area G

Regrets: Director Taryn Dixon, Electoral Area H

Staff Present: Paul Gipps, Chief Administrative Officer
Mike Veenbaas, Director of Financial Services
Tareq Islam, Manager of Engineering & Community Services
Margaret-Ann Thornton, Director of Planning & Development
Barclay Pitkethly, Director of Regional Programs
Suzanne Gresham, Director of Corporate Initiatives
Graham Daneluz, Deputy Director of Planning & Development
Barry Penner, EA Special Projects
Jennifer Kinneman, Manager of Corporate Affairs
Jaime Schween, Manager of Corporate Administration
Alison Stewart, Manager of Strategic Planning
Kristy Hodson, Manager of Financial Operations
Sterling Chan, Manager of Engineering & Infrastructure
Dawn Smith, Planner II
Louise Hinton, Bylaw Compliance and Enforcement Officer
Andrea Antifaeff, Planning Technician
Maggie Mazurkewich, Communications Assistant
Matthew Fang, Network Analyst I
Amanda Molloy, Executive Assistant to CAO and Board
Chris Lee, Executive Assistant (Recording Secretary)

Also Present: Sheila Ogilvie (*as per item 4.1*)
Justin Morgan (*as per item 4.1*)

Gary Fields, Gary Fields Architecture Interior Design Planning Inc.
(*as per item 4.2*)

Jamie Stirling, Stirling GeoScience (*as per item 4.2*)

Peter Wojcik, WFS Pharmagreen Inc. (*as per item 4.2*)

There were two members of the public present.

1. CALL TO ORDER

Chair Dickey called the meeting to order at 1:31 p.m.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By RAYMOND

Seconded By BOUCHER

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of September 5, 2018 be approved;

AND THAT all delegations, reports, correspondence and other information set to the Agenda be received for information.

CARRIED

3. SHOW CAUSE HEARING(S)

3.1 Section 57 Show Cause Hearing Deferral – 4164 Slesse Road, (PID: 009-301-780), Electoral Area "E"

3.2 Section 57 Show Cause Hearing Deferra1 - 48977 Riverbend Drive, (PID: 018-925-332), Electoral Area "E"

3.3 Section 57 Show Cause Hearing Deferra1 - 36162 Ridgeview Road (PID: 005-171-474), Electoral Area "F"

Paul Gipps, Chief Administrative Officer referred to items 3.1, 3.2 and 3.3, noting that at the Electoral Area Service Committee Meeting held on July 10, 2018, the Committee

deferred filing a Notice on Title on the following properties, in order to provide the property owners additional time to bring their properties into compliance:

- 3.1 4164 Slesse Road, (PID: 009-301-780), Electoral Area "E"
- 3.2 48977 Riverbend Drive, (PID: 018-925-332), Electoral Area "E"
- 3.3 36162 Ridgeview Road (PID: 005-171-474), Electoral Area "F"

Mr. Gipps reported that to date there have been no significant changes on the status of the properties and as such staff has no alternative but will be proceeding with the process of filing a Notice on Title for the above properties.

4. DELEGATIONS AND PRESENTATIONS

4.1 Sheila Ogilvie

Justin Morgan, legal counsel for Sheila Ogilvie gave a presentation, providing an overview of the developments with respect to Building Permits BP 012132 and BP 014348 for 14770 Sylvester Road, Electoral Area F.

It was proposed that Mr. Morgan meet with the Regional District's legal counsel to resolve any outstanding issues.

4.2 Gary Fields, Gary Fields Architecture (reference Item 4.2.1)

James Stirling (Stirling GeoScience, Peter Wojcik (WFS Pharmasave) and Gary Fields (Gary Fields Architecture Interior Design Planning Inc) jointly provided a presentation, giving an overview of the proposed development, flood hazard assessment and proposed flood control measures with respect to the proposed medical marijuana facility at 38482 Bell Road, Dewdney, Electoral Area "G".

Chair Dickey thanked the delegation for their presentation.

4.2.1 Site Specific Exemption for proposed medical marijuana facility at 38482 Bell Rd, Dewdney - Electoral Area "G"

Moved By STOBART
Seconded By ADAMSON

THAT the proposed Site Specific Exemption to permit construction outside the Dewdney Dyke at 38482 Bell Rd be approved for a medical marijuana facility, as outlined in the Stirling Geoscience and Northwest

Hydraulic Consultants geohazard reports dated May 15, 2018 and August 10, 2018;

SUBJECT TO the registration of a restrictive covenant with a priority charge on title of the property pertaining to the Site Specific Exemption at 38482 Bell Rd;

AND FURTHER THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to this matter.

CARRIED

In response to a question raised regarding the project, staff responded that they will ensure that covenants are registered on title and that during the building process the construction complies with all the elevation requirements.

5. MINUTES/MATTERS ARISING

5.1 Minutes of the Electoral Area Services Committee Meeting - July 10, 2018

Moved By BOUCHER
Seconded By STOBART

THAT the Minutes of the Electoral Area Services Committee Open Meeting of July 10, 2018 be adopted.

CARRIED

5.2 Draft Cultus Lake Advisory Planning Commission - August 15, 2018

The draft Cultus Lake Advisory Planning Commission minutes of August 15, 2018 was provided for information.

6. CORPORATE ADMINISTRATION

6.1 Regional District Fire Inspection of Public Used Facilities

Mr. Gipps reported that the Office of the Fire Commissioner has recently notified UBCM that they are considering a change in legislation that would require Regional Districts to initiate a Fire Inspection Service. He noted that currently all municipalities are mandated with the responsibility of establishing and

undertaking fire inspections of public used facilities. Mr. Gipps noted that staff has met with the Province regarding this issue and have advised them that we agree with the concept, but not the delivery mechanism.

Discussion ensued regarding the significant costs and challenges that would be placed on Electoral Areas should this directive come into effect.

7. FINANCE

7.1 Parcel Tax Establishment and Parcel Tax Roll Preparation Bylaws

Moved By ADAMSON

Seconded By RAYMOND

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the following bylaws:

The bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water System Capital Construction Service Parcel Tax Establishment Bylaw No. 1484, 2018.*

The bylaw cited as Fraser Valley Regional District Lake Errock Water System Capital Construction Service Parcel Tax Establishment Bylaw No. 1496, 2018.

The bylaw cited as Fraser Valley Regional District South Cultus Lake Sewage Treatment Service Parcel Tax Establishment Bylaw No. 1497, 2018.

The bylaw cited as *Fraser Valley Regional District Popkum Sewer Service Parcel Tax Establishment Bylaw No. 1498, 2018.*

The bylaw cited as *Fraser Valley Regional District Cultus Lake Park Collector Sewer System Service Parcel Tax Establishment Bylaw No. 1499, 2018.*

The bylaw cited as *Fraser Valley Regional District Parcel Tax Roll Preparation Bylaw No. 1485, 2018.*

CARRIED

7.2 Grant-In-Aid Request – Eagle Point Social Club, Electoral Area “C”

Moved By NIEMI

Seconded By STOBART

THAT the Fraser Valley Regional District Board approve a grant-in-aid to the Eagle Point Social Club in the amount of \$1,000 to be funded from the 2018

Electoral Area “C” grant-in-aid budget to help offset the costs associated with hosting a community Christmas celebration.

CARRIED

8. ENGINEERING & UTILITIES

No items.

9. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

- 9.1 Temporary Use Permit 2017-03 to permit the crushing of aggregate material (boulders). Boulders and rocks will be sourced from 10789 North Deroche Road and screened and crushed for no more than 15 days at 10699 North Deroche Road, Electoral Area "G"**

Moved By STOBART
Seconded By NIEMI

THAT the Fraser Valley Regional District Board issue Temporary Use Permit 2017-03 for the processing of aggregate material at 10699 North Deroche Road.

CARRIED

- 9.2 Application for Development Variance Permit 2017-23 regarding the size siting and dimensions of proposed new homes within the proposed bare land strata portion of the proposed redevelopment of the former Minter Garden site in Electoral Area "D"**

Moved By STOBART
Seconded By NIEMI

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2017-23 subject to comments or concerns raised by the public.

CARRIED

- 9.3 Application for Development Variance Permit 2018-26 to reduce the number of required on-site parking spaces at 126 First Avenue, Area H – Cultus Lake Park**

Moved By BOUCHER
Seconded By RAYMOND

THAT the Fraser Valley Regional District Board postpone the consideration of Development Variance Permit 2018-26 for the property located at 126 First Avenue, Electoral Area H – Cultus Lake Park until such time that the Cultus Lake Park Board adopts a policy to address on-site residential parking.

CARRIED

9.4 Application for Development Variance Permit 2018-27 to reduce the rear setback to permit the construction of a single family dwelling at 47002 Snowmist Place, Electoral Area "C"

Moved By NIEMI

Seconded By STOBART

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-27 for the property located at 47002 Snowmist Place, Electoral Area C, to reduce the rear lot line setback from 5.0 metres (16.4 feet) to 2.0 metres (6.6 feet), clear to sky, to facilitate the construction of a single family dwelling, subject to consideration of any comments or concerns raised by the public.

CARRIED

9.5 Application for Development Variance Permit 2018-28 to reduce the rear setback to permit the construction of an accessory structure (shed) at #129-14500 Morris Valley Road, Electoral Area "C"

Concern was raised regarding the conflict between strata corporation bylaws and FVRD Zoning bylaws. Staff noted that due to current staff and budget constraints, it was not feasible to conduct a study on this conflicting issue at this time and proposed that consideration of the application for Development Variance Permit 2018-28 be postponed until after budget discussions.

Moved By NIEMI

Seconded By ADAMSON

THAT the Fraser Valley Regional District Board postpone consideration of Development Variance Permit 2018-28 for the property located at #129-14500 Morris Valley Road, Electoral Area C, to reduce the rear lot line setback from 7.6 metres (24.9 feet) to 5.0 metres (16.4 feet), clear to sky, to facilitate the construction of an accessory structure (shed) to the February, 2019 Electoral Area Services Committee meeting.

CARRIED

9.6 Site Specific Exemption for single family dwelling at 51515 Chilliwack Lake Road, Electoral Area "E"

In response to a question raised regarding flood hazards, staff assured that the consultants are very familiar with Chilliwack River Valley and have been involved in past events and mitigation works. The applicant will also be required to have covenants registered.

Moved By ENGAR
Seconded By BOUCHER

THAT the proposed Site Specific Exemption to permit construction not less than 20 metres from the Chilliwack River at 51515 Chilliwack Lake Road be approved for a single family dwelling, as outlined in the Northwest Hydraulic Consultants geohazard reports dated August 6, 2018 and August 8, 2018;

SUBJECT TO the registration of a restrictive covenant with a priority charge on title of the property pertaining to the floodplain setback exemption at 51515 Chilliwack Lake Road;

AND FURTHER THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to this matter.

CARRIED

9.7 Site-Specific Floodplain Exemption Application 2018-01 for the construction of a 260 m2 garage at 9650 Deroche Landing Road, Electoral Area "G"

Moved By STOBART
Seconded By RAYMOND

THAT the Fraser Valley Regional District Board issue Site Specific Floodplain Exemption 2018-01 to permit the construction of a 260 m2 garage below the flood construction level at 8650 Deroche Landing Road, Area "G" subject to 'wet floodproofing' of the garage to the satisfaction of the Director of Planning and Development;

AND THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to Site-Specific Floodplain Exemption Application 2018-01.

CARRIED

9.8 FVRD Zoning Amendment Bylaw No. 1488, 2018 and FVRD Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 - 38447 Bell Road, Electoral Area 'G' to facilitate a 2.0 ha (5 acre) truck parking and storage yard.

Moved By STOBART
Seconded By ENGAR

THAT the Fraser Valley Regional District Board consider giving first reading to *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018 to facilitate the development of a commercial storage facility at 38447 Bell Road, Electoral Area G.*

THAT *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to the proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* to the Director of Electoral Area G, or his Alternate in his absence;

THAT the Director of Electoral Area G, or his Alternate in his absence, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018*;

THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* in accordance with the Local Government Act;

THAT in the absence of the Director of Electoral Area G, or his Alternate in his absence at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* the Fraser Valley Regional District Chair is

delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

THAT in accordance with Section 475 of the Local Government Act and FVRD policy First Nations Engagement on FVRD Land Use by-laws and other matters with statutory requirement to engage, a notice and referral of *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* be sent to potentially affected First Nations via the Stò:lō Connect referral system where possible;

THAT in accordance with Section 475 of the Local Government Act, the Fraser Valley Regional District Board adopt the Official Community Plan consultation strategy as outlined in the corporate report dated September 5, 2018 for *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018*. The consultation strategy includes a notice and referral to the Stò:lō Connect referral system, the *Ministry of Transportation and Infrastructure, the Inch Creek Fish Hatchery, School District 75 (Mission)*;

AND THAT the Fraser Valley Regional District Board consider that *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* is consistent with the FVRD financial plan and FVRD waste management plan;

AND FURTHER THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* and any associated applications.

CARRIED

9.9 Special Event Permit (2018-02), Valley Vertkiller - Sumas Inter-Regional Park, Electoral Area "G"

Moved By STOBART
Seconded By RAYMOND

THAT the Fraser Valley Regional District Board approve the Class 1 Special Event Licence No. 2018-02 for the 2nd Annual Valley Vertkiller Trail Race to be held on October 20, 2018, subject to the receipt of all required documentation necessary to complete the application;

AND THAT the Fraser Valley Regional District Board waive the requirement for a security fee;

AND FURTHER THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal instruments associated with the Special Event Licence No. 2018-02.

CARRIED

9.10 Special Event Permit – Around the Lake Trail Race, Electoral Area “H”

Moved By BOUCHER
Seconded By ENGAR

THAT the Fraser Valley Regional District Board approve the Class 1 Special Event Licence No. 2017-01 for the 16th Annual Around the Lake Trail Race to be held on October 13, 2018, subject to the receipt of all required documentation necessary to complete the application;

AND THAT the Fraser Valley Regional District Board waive the requirement for a security fee;

AND FURTHER THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal instruments associated with the Special Event Licence No. 2018-03.

CARRIED

9.11 Application for a Temporary Use Permit at 57951 Laidlaw Road, Electoral Area “B” for pipeline construction storage

Director Adamson reported that the proponent held a public information meeting at the Hope Recreation Centre.

Moved By ADAMSON
Seconded By NIEMI

THAT the Fraser Valley Regional District Board issue Temporary Use Permit 2018-01 for pipe storage and related temporary infrastructure at 57951 Laidlaw Road, Electoral Area B subject to a \$75,000 security, and consideration of any comments and concerns raised as a result of neighbour notification;

AND THAT the mail out notice be expanded from 150 metre radius to the entire Laidlaw community for the area south of the Hope municipal boundary to Laidlaw Road.

CARRIED

10. ELECTORAL AREA EMERGENCY SERVICES

No Items.

11. OTHER MATTERS

11.1 FVRD Regional Transit Expansion - Feasibility Study for Service between Mission and District of Kent

The corporate report dated September 5, 2018 from the Planning on the feasibility study undertaken by BC Transit for service between Mission and District of Kent was provided for information. Staff was thanked for the work done on this much needed initiative for people on the north side.

12. ADDENDA ITEMS/LATE ITEMS

12.1 Crown Land Tenure Application, Referral Response – Bridal Falls Gondola, Electoral Area “D” and “E”

Moved By ADAMSON

Seconded By RAYMOND

THAT the Fraser Valley Regional District Board respond to the referral by the Province of British Columbia regarding the Bridal Falls Gondola Corporation - Crown Land Temporary Licence (two years) for 4202 hectares to investigate an adventure tourism destination including a gondola, summit commercial uses, and backcountry trail network in the Mount Cheam area, with the following comments:

1. Provincial Temporary Licence uses for study and investigative purposes does not require Fraser Valley Regional District (FVRD) land use approvals provided no construction or significant land alteration occurs;
2. FVRD zoning and Official Community Plan amendment approvals are required should the project proceed to development stage.
3. The applicant should maintain ongoing communication with the FVRD and stakeholders through the investigative phase.

It was noted that with such a large project and the significant number visitors it is expected to draw, staff should also take into consideration the responsibility of ground maintenance.

13. ITEMS FOR INFORMATION AND CORRESPONDENCE

- 13.1** The letter dated August 22, 2018 from Regional District North Okanagan regarding 'Support for UBCM Resolution - Business Licensing' was provided for information.

Mr. Gipps reported that we have been approached by the Province to participate in a pilot regulation to allow FVRD to regulate Electoral Area businesses through a licensing program.

14. REPORTS BY STAFF

Mr. Gipps noted that a Special Vote will be conducted to have the Board consider giving three readings to the *FVRD Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1491* and *FVRD Popkum Sewer Service Area Amendment Bylaw No. 1493, 2018*. The bylaws will subsequently be forwarded to the September Board for adoption. The bylaws have to be submitted by October 1, 2018 to BC Assessment in order to meet the timeline for tax assessment for 2019.

15. REPORTS BY ELECTORAL AREA DIRECTORS

Director Niemi reported on complaints regarding Airbnb in his area and also on his attendance at the Hemlock Valley Homeowners Association AGM.

Director Adamson reported on the opening of the Tashme Museum in Sunshine Valley on September 7. He noted that Lookieloo will cease internet operations and that there is a petition to bring Telus services into the area.

Director Stobbart thanked staff for assisting with the recent Hatzic Lake closure issue and also getting the word out quickly on the swimming ban.

Director Raymond reported that the fire department in Boston Bar responded quickly to a few bush fires and also the FVRD has its first female fire chief, Crystal Pruim in Boston Bar. He also reported on his attendance at several events including the BC Chinese Apology in Lytton, Yale-Chinese Apology, First Nations Forestry Council, International Inter-Tribal Trade and Investment Organization and the Spuzzum First Nation Fish Ceremony. He also reported that the Cops for Cancer event will take place on September 16.

Director Boucher reported on his attendance at the Ratepayers Association meeting and that he received questions regarding grow-ops and licensing in Electoral Area "F".

Director Engar reported that Chilliwack River Valley had several intense fires and commended the Chilliwack River Valley Fire Department who did a fantastic job. He also noted that the home sprinkler on the roof initiative was very well received by the community.

Director Dickey reported that Area D community is growing fast and a lot of new homes are being built. He also reported community interest in the Bridal Falls Gondola project.

16. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

None

17. ADJOURNMENT

Moved By ENGAR
Seconded By NIEMI

THAT the Electoral Area Services Committee Open Meeting of September 5, 2018 be adjourned.

CARRIED

The Electoral Area Services Committee Open Meeting adjourned at 3:06 p.m.

MINUTES CERTIFIED CORRECT:

.....
Director Bill Dickey, Chair

CULTUS LAKE ADVISORY PLANNING COMMISSION

OPEN MEETING MINUTES

Wednesday, September 19, 2018

12 noon

Meeting Room 224, 45950 Cheam Avenue, Chilliwack, BC

Present:

Vice Chair Darcy Bauer
Commissioner Larry Payeur
Commissioner Rose Turcasso
Bonny Bryant, Director of Parks Operations

Regrets:

Chair David Renwick
Commissioner Joe Lamb

Staff Present:

Margaret Thornton, Director of Planning and Development
Andrea Antifaeff, Planner I
Kristin Webb, Planning Assistant

Also Present:

Jesse Rayner (JCR Design), with respect to Item 4.1

1. CALL TO ORDER by Vice Chair Bauer

Vice Chair Bauer called the meeting to order at 11:59 p.m.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

TURCASSO/PAYEUR

THAT the Agenda, Addenda and Late Items for the Cultus Lake Planning Advisory Commission Open Meeting of September 19, 2018 be approved;

AND THAT all delegations, reports, correspondence and other information set to the Agenda be received for information.

CARRIED

3. MINUTES/MATTERS ARISING

TURCASSO/PAYEUR

THAT the Minutes of the Cultus Lake Planning Advisory Commission Open Meeting of August 15, 2018 be adopted.

CARRIED

4. NEW BUSINESS

4.1 Application for Development Variance Permit 2018-30 to vary the definition of height - 309 Munroe Avenue, Cultus Lake

Discussion ensued surrounding the height of the proposed dwelling compared to neighbouring lots, as well as clarification that it was only the definition of height that was to be varied and not the maximum allowable height of 8.5 metres from the zoning bylaw.

PAYEUR/TURCASSO

THAT Development Variance Permit application 2018-30 to vary the definition of height with respect to 309 Munroe Avenue, Cultus Lake, BC be approved.

CARRIED

5. OTHER MATTERS

None

6. ADJOURNMENT

PAYEUR/TURCASSO

THAT the Cultus Lake Planning Advisory Commission Open Meeting of September 19, 2018 be adjourned.

CARRIED

The Cultus Lake Planning Advisory Commission Open Meeting adjourned at 12:05 p.m.

MINUTES CERTIFIED CORRECT:

.....
Darcy Bauer, Vice Chair

To: Electoral Area Services Committee

Date: 2018-10-11

From: Margaret-Ann Thornton, Director of Planning & Development

File No: 0110-01

Subject: Appointment of Building Official, Building Inspector and Bylaw Enforcement Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board appoint Ian Crane and John Chase as “Building Official,” “Building Inspector” and “Bylaw Enforcement Officer” of the Fraser Valley Regional District effective immediately.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The terms “Building Official,” “Building Inspector” and “Bylaw Enforcement Officer” are used somewhat interchangeably in context of various regulatory bylaws of the FVRD, e.g. Building Bylaw, Ticket Information Utilization Bylaw, and the Bylaw Offence Notice Enforcement Bylaw. These designations must be made by appointment of the Fraser Valley Regional District Board.

DISCUSSION

It is recommended that the following staff members be appointed and designated by the Board as “Building Official,” “Building Inspector” and Bylaw Enforcement Officer”:

- Ian Crane, Building Inspector (relief)
- John Chase, Building Inspector (relief)

This appointment is in keeping with the duties, roles and responsibilities of the position and will round out the balance of the other staff appointments that have been made previously by the Board.

COST

There are no direct costs associated with this report.

COMMENTS BY:

Mike Veenbaas, Director of Financial Services

No further financial comment.

Paul Gipps, Chief Administrative Officer

Reviewed and supported

To: Electoral Area Services Committee

Date: 2018-10-11

From: Andrea Antifaeff, Planner I

File No: 3090-20-2018-29

Subject: Application for Development Variance Permit 2018-29 to reduce the interior side lot line setback to permit the construction of an accessory structure (detached garage) at 35300 Riverside Drive, Area F

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-29 for the property located at 35300 Riverside Drive, Electoral Area F, to reduce the interior side lot line setback from 1.5 metres (4.9 feet) to 0.6 metres (2 feet), clear to sky, to facilitate the construction of an accessory structure (detached garage), subject to consideration of any comments or concerns raised by the public.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The owners of the property have made an application for a Development Variance Permit (DVP) in order to reduce the interior side lot line setback for an accessory structure (detached garage) as outlined in *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992*.

| PROPERTY DETAILS | | | |
|------------------|---------------------------|-----------------|-----------|
| Electoral Area | F | | |
| Address | 35300 Riverside Drive | | |
| PID | 009-242-333 | | |
| Folio | 775.02189.010 | | |
| Lot Size | 8652 ft ² | | |
| Owner | Gordon Gould | Agent | n/a |
| Current Zoning | Rural 1 (R-1) | Proposed Zoning | No change |
| Current OCP | Suburban Residential (SR) | Proposed OCP | No change |
| Current Use | Residential | Proposed Use | No change |

| | |
|----------------------------------|---------------|
| Development Permit Areas | DPA 2-F (RAR) |
| Agricultural Land Reserve | No |

ADJACENT ZONING & LAND USES

| | | |
|--------------|---|---|
| North | ^ | Rural 1(R-1) / Residential |
| East | > | Floodplain Agriculture (A-2) / Farm |
| West | < | Rural 1 (R-1) / Residential |
| South | v | Floodplain Agriculture (A-2)/ Hatzic Slough |

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The owners of the property have made an application to construct an accessory structure (detached garage) at 35300 Riverside Road. The lot currently has a single family dwelling located on it. The property is constrained to the south by the Hatzic Slough (a Development Permit for RAR has been issued) and to the east by Farms Road. Locating the accessory structure (detached garage) with the 1.5 metre setback from the interior lot line would situate the detached garage less than 1.5 metres from the existing dwelling. The reduced interior setback will allow for a greater separation between the proposed detached garage and the existing dwelling.

The owner is aware that BC Building Code regulations will be required to be met for spatial separation – construction of exposed building face due to the proposed accessory structures (detached garage) proximity to the interior lot line.

Variance Requested – DVP 2018-31

Application Rationale

The applicant advises that the reasons in support of the variance are: 1. to maximize the distance between the house and the proposed accessory structure (detached garage); and, 2. to provide a clear entrance into the front of the accessory structure (detached garage).

Interior Side Setback Variance

The owners are seeking a 0.9 metre (3 foot) relaxation to the required interior side lot line setback, reducing the setback requirement from 1.5 metres (4.9 feet) to 0.6 metres (2 feet), clear to sky.

Neighbourhood Notification and Input

All property owners within 30 metres of the property will be notified by the FVRD of the development variance permit application and be given the opportunity to provide written comments or attend the Board meeting to state their comments. FVRD staff encourage the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail-out notification. To date not letters of support or objection have been received.

COST

The application fee of \$350.00 has been paid by the applicant.

CONCLUSION

The property owners have applied for a DVP to reduce the interior side setback for an accessory structure (detached garage). Staff recommend that the FVRD Board issue the permit. The variance is not anticipated to negatively affect any properties.

OPTIONS

Option 1 – Issue (Staff Recommendation)

Staff recommend that the FVRD Board issue Development Variance Permit 2018-29 for the property located at 35300 Riverside Drive, Electoral Area F to reduce the interior side lot line setback from 1.5 metres (4.92 feet) to 0.6 metres (2 feet), clear to sky, to facilitate the construction of an accessory structure (detached garage), subject to consideration of any comments or concerns raised by the public.

Option 2 – Refuse

If the Board wishes to refuse the application, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2018-29 for the property located at 35300 Riverside Drive, Electoral Area F.

Option 3 – Refer to Staff

If the Board wishes to refer the application back to staff to address outstanding issues, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refer the application for Development Variance Permit 2018-29 for the property located at 35300 Riverside Drive, Electoral Area F to FVRD staff.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development: Reviewed and supported.

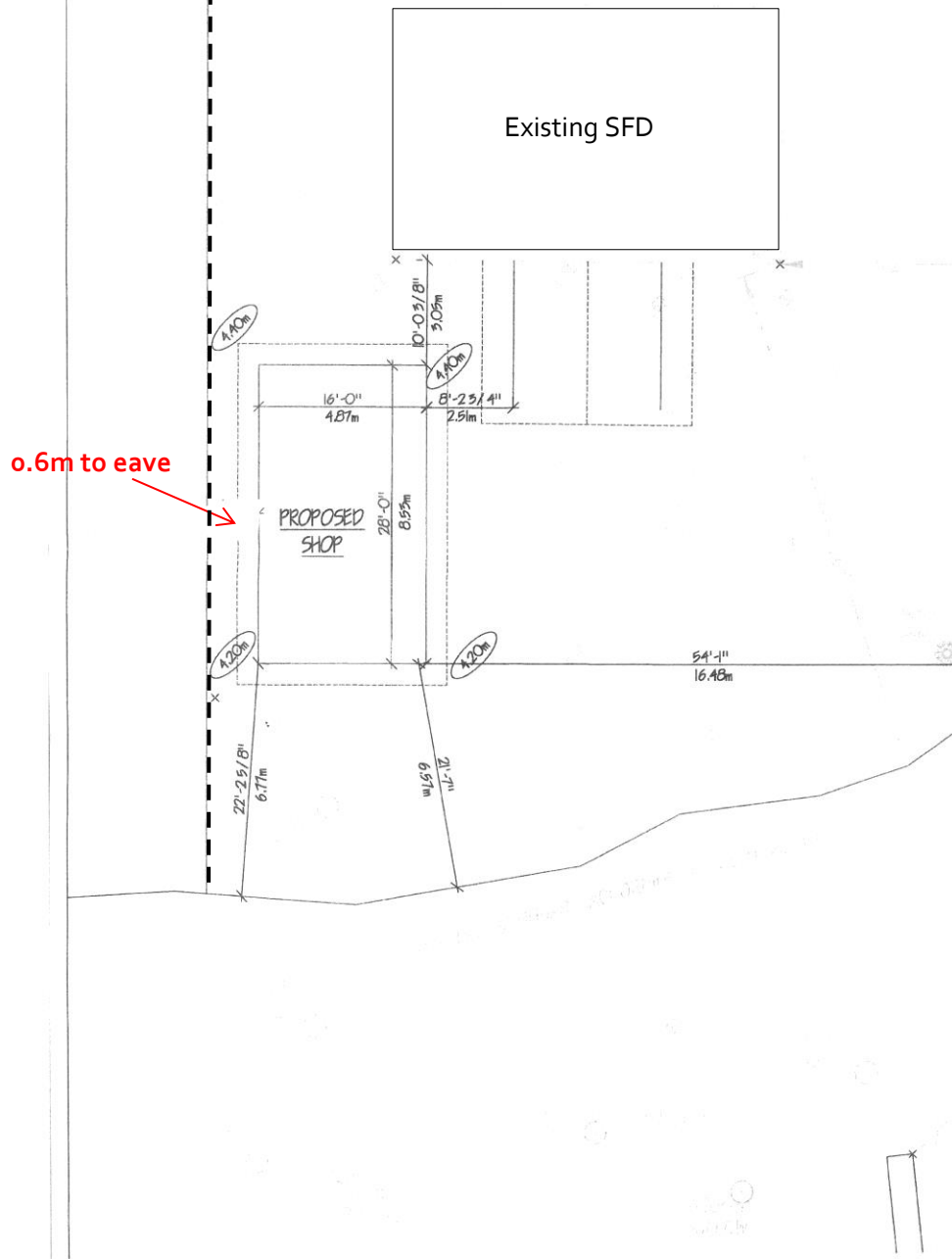
Margaret Thornton, Director of Planning & Development: Reviewed and supported.

Mike Veenbaas, Director of Financial Services No further financial comment.

Paul Gipps, Chief Administrative Officer Reviewed and supported

Site Plan

PLAN 23219





SCHEDULE A-4

Permit Application

I / We hereby apply under Part 14 of the *Local Government Act* for a;

☒ Development Variance Permit

☐ Temporary Use Permit

☒ Development Permit

An Application Fee in the amount of \$ _____ as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 35300 Riverside Rd PID _____

Legal Description Lot ☒ Block _____ Section _____ Township _____ Range _____ Plan _____

The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.

Owner's
Declaration

| | | |
|--|---------------------------------------|---------------------------|
| Name of Owner (print) <u>Gordon Gould</u> | Signature of Owner <u>A. Gould</u> | Date <u>09/04/2018</u> |
| Name of Owner (print) | Signature of Owner | Date |

Owner's
Contact
Information

| | | |
|--------------------------------------|------|-------------------------------|
| Address <u>35300 Riverside Rd</u> | | City <u>MISSION</u> |
| Email | | Postal Code <u>V2V 4G1</u> |
| Phone | Cell | Fax |

| | | |
|--------------------|------------------------------|--|
| Office Use Only | Date <u>SEPT. 4/18</u> | File No. <u>3060-20 2018-14 & 3090-20 2018-29</u> |
| | Received By <u>KW</u> | Folio No. <u>775.02189.010</u> |
| | Receipt No. <u>6825/5</u> | Fees Paid: \$ <u>600.00 (DP \$ 500)</u> |

Agent

I hereby give permission to _____ to act as my/our agent in all matters relating to this application.

Only complete this section if the applicant is NOT the owner.

| | |
|--------------------|------|
| Signature of Owner | Date |
| Signature of Owner | Date |

Agent's contact information and declaration

| | | |
|---------------|------|-------------|
| Name of Agent | | Company |
| Address | | City |
| Email | | Postal Code |
| Phone | Cell | Fax |

I declare that the information submitted in support of this application is true and correct in all respects.

| | |
|--------------------|------|
| Signature of Agent | Date |
|--------------------|------|

Development Details

Property Size 9538.42 sq ft Present Zoning R-1

Existing Use _____

Proposed Development Building a shop

Proposed Variation / Supplement To reduce the west property line set back to 1 meter from 1.5 meters.

Variance requested amended see attached email.

(use separate sheet if necessary)

Reasons in Support of Application To maximise distance between house and shop. Also to make clear entrance into the front of the ~~the~~ shop beside the house.

**Riparian
Areas
Regulation**

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes
☒

no
☐

RAR supplied.

30 metres of the high water mark of any water body

yes
☐

no
☒

a ravine or within 30 metres of the top of a ravine bank

"Water body" includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

**Contaminated
Sites Profile**

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" for properties that are or were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

yes
☐

no
☒

the property has been used for commercial or industrial purposes.

If you responded 'yes,' you may be required to submit a Site Profile. Please contact FVRD Planning or the Ministry of Environment for further information.

**Archaeological
Resources**

Are there archaeological sites or resources on the subject property?

yes
☐

no
☒

I don't know
☐

If you responded 'yes' or 'I don't know' you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.

Required Information

When providing Application Forms to the applicant, Regional District staff shall indicate which of the following attachments are required for this application. **Additional information may also be required at a later date.**

| | Required | Received | Details |
|--|----------|----------|---|
| Location Map | | | Showing the parcel (s) to which this application pertains and uses on adjacent parcels |
| Site Plan At a scale of: 1: _____ | | | Reduced sets of metric plans |
| | | | North arrow and scale |
| | | | Dimensions of property lines, rights-of-ways, easements |
| | | | Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements |
| | | | Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements |
| | | | Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property |
| | | | Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes |
| | | | Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading |
| | | | Natural & finished grades of site, at buildings & retaining walls |
| | | | Location of existing & proposed access, pathways |
| | | | Above ground services, equipment and exterior lighting details |
| | | | Location & dimensions of free-standing signs |
| | | | Storm water management infrastructure and impermeable surfaces |
| | | | Other: |
| Floor Plans | | | Uses of spaces & building dimensions |
| | | | Other: |
| Landscape Plan Same scale as site plan | | | Location, quantity, size & species of existing & proposed plants, trees & turf |
| | | | Contour information (_____ metre contour intervals) |
| | | | Major topographical features (water course, rocks, etc.) |
| | | | All screening, paving, retaining walls & other details |
| | | | Traffic circulation (pedestrian, automobile, etc.) |
| | | | Other: |
| Reports | | | Geotechnical Report |
| | | | Environmental Assessment |
| | | | Archaeological Assessment |
| | | | Other: |

The personal information on this form is being collected in accordance with Section 26 of the *Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165* and the *Local Government Act, RSBC 2015 Ch. 1*. It will only be collected, used and disclosed for the purpose of administering matters with respect to planning, land use management and related services delivered, or proposed to be delivered, by the FVRD. Questions about the use of personal information and the protection of privacy may be directed to the FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel: 1-800-528-0061 FOI@fvrd.ca.

From:
To: [Andrea Antifaeff](#)
Subject: Re: Applications
Date: September-24-18 2:29:24 PM

Good afternoon.

I would like to have the distance from the eve to the property line reduced to .6 of a meter. If we can move forward with this measurement it would be greatly appreciated. Thank you for your time.



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

Permit No. Development Variance Permit 2018-29 **Folio No.** 775.02189.010

Issued to: Gordon Gould

Address: 35300 Riverside Road, Electoral Area "F"

Applicant: Gordon Gould

Site Address: 35300 Riverside Road, Electoral Area "F"

The lands affected by and subject to this permit are shown on Schedule "A", Location Map, attached hereto, which forms an integral part of this permit, and are legally described as:

LOT 4 SECTION 2 TOWNSHIP 18 NEW WESTMINSTER DISTRICT PLAN 23219
009-242-333

LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Site Plan

AUTHORITY TO ISSUE

1. This Development Variance Permit is issued under Part 14 – Division 9 of the *Local Government Act*.

BYLAWS SUPPLEMENTED OR VARIED

Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992 is **varied** as follows:

Section 412 (3) by reducing the interior-side lot line setback from 1.5 metres to 0.6 metres, clear to sky for the construction of an accessory structure (detached garage).

SPECIAL TERMS AND CONDITIONS

1. No variances other than those specifically set out in this permit are implied or to be construed.
2. If the holder of this permit does not commence the construction with respect to which the Permit was issued within two (2) years after the date of the permit, this permit shall lapse.
3. Development of the site shall be undertaken in accordance with the Site Plan attached hereto as Schedule "B".
4. All new construction shall be generally in compliance with Building Permit No. 014454.

GENERAL TERMS AND CONDITIONS

1. This Development Variance Permit is issued Pursuant to Part 14 – Division 9 of the *Local Government Act*.
 2. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524 of the *Local Government Act*.
 3. Nothing in this permit shall in any way relieve the developer's obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
 4. Nothing in this permit shall in any way relieve the developers obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Public Health Act*, the *Fire Services Act*, the *Safety Standards Act*, and any other provincial statutes.
-

SECURITY DEPOSIT

As a condition of the issuance of this Permit, and pursuant to Section 502 of the *Local Government Act*, the Regional Board is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit

Should the holder of this permit:

- a. fail to complete the works required to satisfy the landscaping conditions contained herein,
- b. contravene a condition of the permit in such a way as to create an unsafe condition,

The Regional Board may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the holder of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.

Security Posted: (a) an irrevocable letter of credit in the amount of: \$ <N/A>.
 (b) the deposit of the following specified security: \$ <N/A>.

Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number 2018-29. The notice shall take the form of Appendix I attached hereto.

AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE <DAY> DAY OF <MONTH>, <YEAR>

Chief Administrative Officer / Deputy

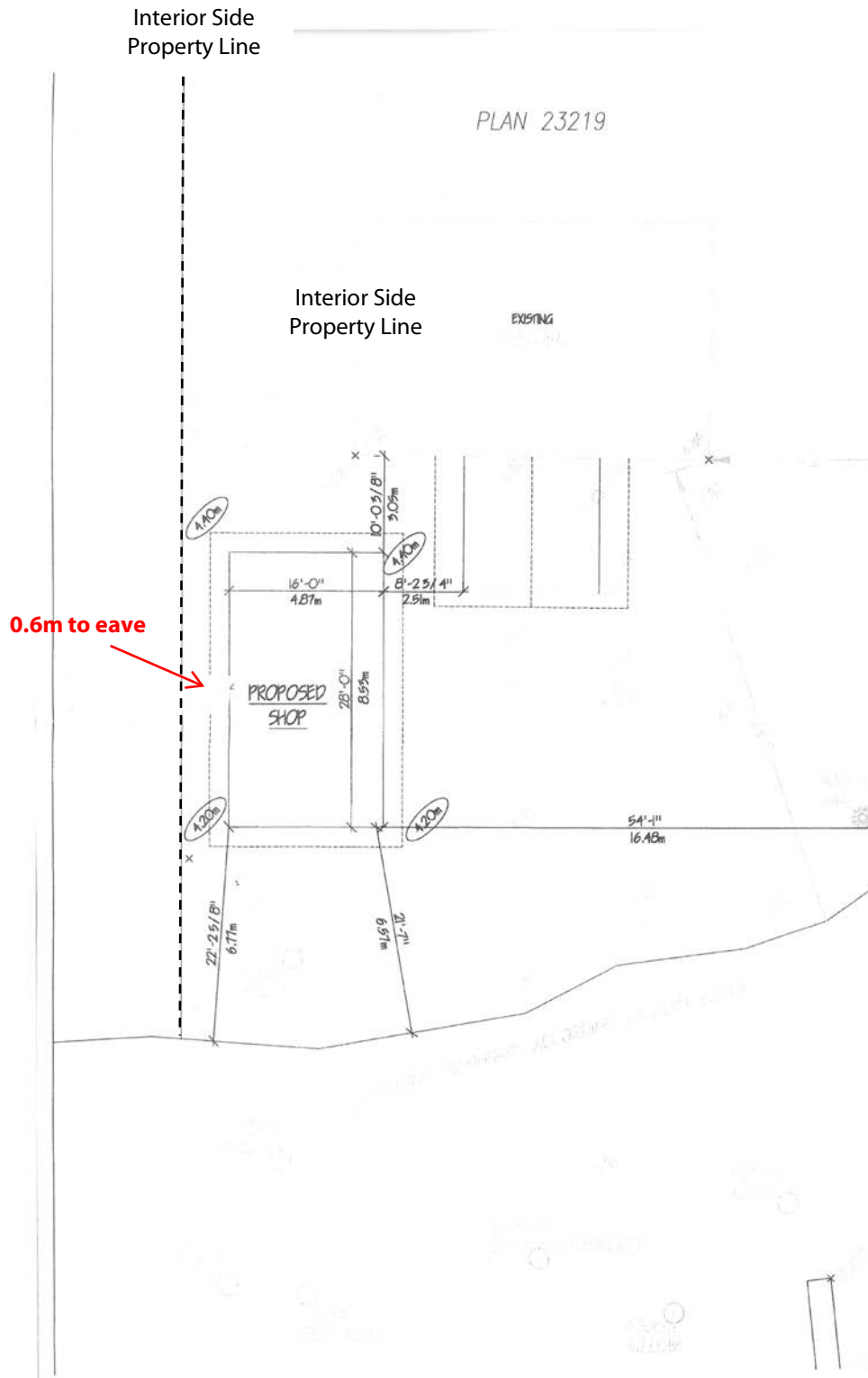
THIS IS NOT A BUILDING PERMIT

DRAFT

DEVELOPMENT VARIANCE PERMIT 2018-29
SCHEDULE "A"
Location Map



DEVELOPMENT VARIANCE PERMIT 2018-29
SCHEDULE "B"
Site Plan



To: Electoral Area Services Committee

Date: 2018-10-11

From: Andrea Antifaeff, Planner I

File No: 3090-20-2018-30

Subject: Application for Development Variance Permit 2018-30 to vary the height regulation in the Hillside Residential (R-4) zone at 309 Munroe Avenue, Area H – Cultus Lake Park

RECOMMENDATION

THAT the Fraser Valley Regional District issue Development Variance Permit 2018-30 for the property located at 309 Munroe Avenue, Electoral Area H – Cultus Lake Park, to vary the height regulation from maximum two (2) stories plus basement or crawlspace and roof to maximum two (2) stories plus basement, parking level garage and roof, to facilitate the construction of a single family dwelling, subject to consideration of any comments or concerns raised by the public.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The lease holders of the property intend to demolish the existing residence and construct a new residence. In anticipation of preparing construction drawings the lease holders have made an application for a Development Variance Permit (DVP) in order to vary the height regulation in the Hillside Residential (R-4) zone as outlined in *Cultus Lake Park Zoning Bylaw No. 1375, 2016*.

| PROPERTY DETAILS | | | |
|-----------------------|----------------------------|------------------------|---------------------------|
| Electoral Area | H – Cultus Lake Park Board | | |
| Address | 309 Munroe Avenue | | |
| PID | n/a | | |
| Folio | 733.07000.309 | | |
| Lot Size | 2,400 ft ² | | |
| Owner | Scott & Donna Macey | Agent | Jesse Rayner (JCR Design) |
| Current Zoning | Hillside Residential (R-4) | Proposed Zoning | No Change |
| Current OCP | Plan Cultus - Residential | Proposed OCP | No Change |

| | | | |
|----------------------------------|--------------------------------------|---------------------|-----------|
| Current Use | Residential (Single Family Dwelling) | Proposed Use | No Change |
| Development Permit Areas | N/A | | |
| Agricultural Land Reserve | No | | |

ADJACENT ZONING & LAND USES

| | | |
|--------------|---|---|
| North | ^ | Hillside Residential (R-4) / Residential |
| East | > | Hillside Residential (R-4) / Residential |
| West | < | Conservation Area (P-2) / Cultus Lake Park Board Land |
| South | v | Hillside Residential (R-4) / Residential |

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The Cultus Lake Park Advisory Planning Commission (APC) met on September 19, 2018 and recommended that the Fraser Valley Regional District Board issue Development Variance Permit 2018-30 for the property located at 309 Munroe Avenue, Electoral Area H – Cultus Lake Park.

The Cultus Lake Park APC was in support the issuance of the DVP for the following reasons:

- The parking level garage provides for three (3) on-site parking spaces which is more than the two (2) on-site parking spaces required in the Zoning Bylaw;
- The conceptual drawings shows the height of the house being less than the required 8.5 metres; and,
- The conceptual drawings show a house design similar to the new single family dwellings in the area.

The FVRD anticipates a review of the Zoning Bylaw after one year in practice to review any amendments that may be required to the Bylaw. At the time of the review an amendment to the Hillside Residential zone (R-4) on Munroe Avenue and Lakeshore Drive could be made to allow for the stories regulation to include a parking level garage (similar to this Development Variance Permit).

Variance Requested DVP 2018-30

Application Rationale

The applicant advises that the reasons for the variance are: 1. the severity of the property's terrain; and, 2. a garage is requested to give the engineer more flexibility with the concrete foundation to stabilize the terrain.

Height Regulation Variance

The owners are seeking a variance to the height regulation in the Hillside Residential (R-4) zone. The variance is to vary the height regulation from two (2) stories plus basement or crawlspace and roof to two (2) stories plus basement, parking level garage and roof.

Neighbourhood Notification and Input

All property lease holders within 30 metres of the property were notified by the FVRD of the development variance permit application and were given the opportunity to provide written comments or attend the Cultus Lake Advisory Planning Commission meeting to state their comments. FVRD staff encouraged the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail-out notification. The FVRD received one (1) letter of opposition prior to the Cultus Lake Park Advisory Planning Commission meeting. This submission is included as part of the Cultus Lake Park APC meeting minutes, please see Appendix B.

COST

The application fee of \$350.00 has been paid by the applicant.

CONCLUSION

The property owners have applied for a DVP to vary the height regulation in the Hillside Residential (R-4) zone. Staff recommend that the FVRD Board issue the permit. The variance is not anticipated to negatively affect the surrounding properties, and meets the maximum height requirement of the Zoning Bylaw, and is consistent with other new construction.

Option 1 – Issue (Cultus Lake APC and Staff Recommendation)

Staff recommend that the FVRD Board issue Development Variance Permit 2018-30 for the property located at 309 Munroe Avenue, Electoral Area H – Cultus Lake Park to vary the height regulation from maximum two (2) stories plus basement or crawlspace and roof to maximum two (2) stories plus basement and parking level garage and roof, to facilitate the construction of a single family dwelling, subject to consideration of any comments or concerns raised by the public.

Option 2 – Refuse

If the Board wishes to refuse the application, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2018-30 for the property located at 309 Munroe Avenue, Electoral Area H – Cultus Lake Park.

Option 3 – Refer to Staff

If the Board wishes to refer the application back to staff to address outstanding issues, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refer the application for Development Variance Permit 2018-30 for the property located at 309 Munroe Avenue, Electoral Area H – Cultus Lake Park to FVRD staff.

COMMENTS BY:

| | |
|--|-------------------------|
| Graham Daneluz, Deputy Director of Planning & Development | Reviewed and supported. |
|--|-------------------------|

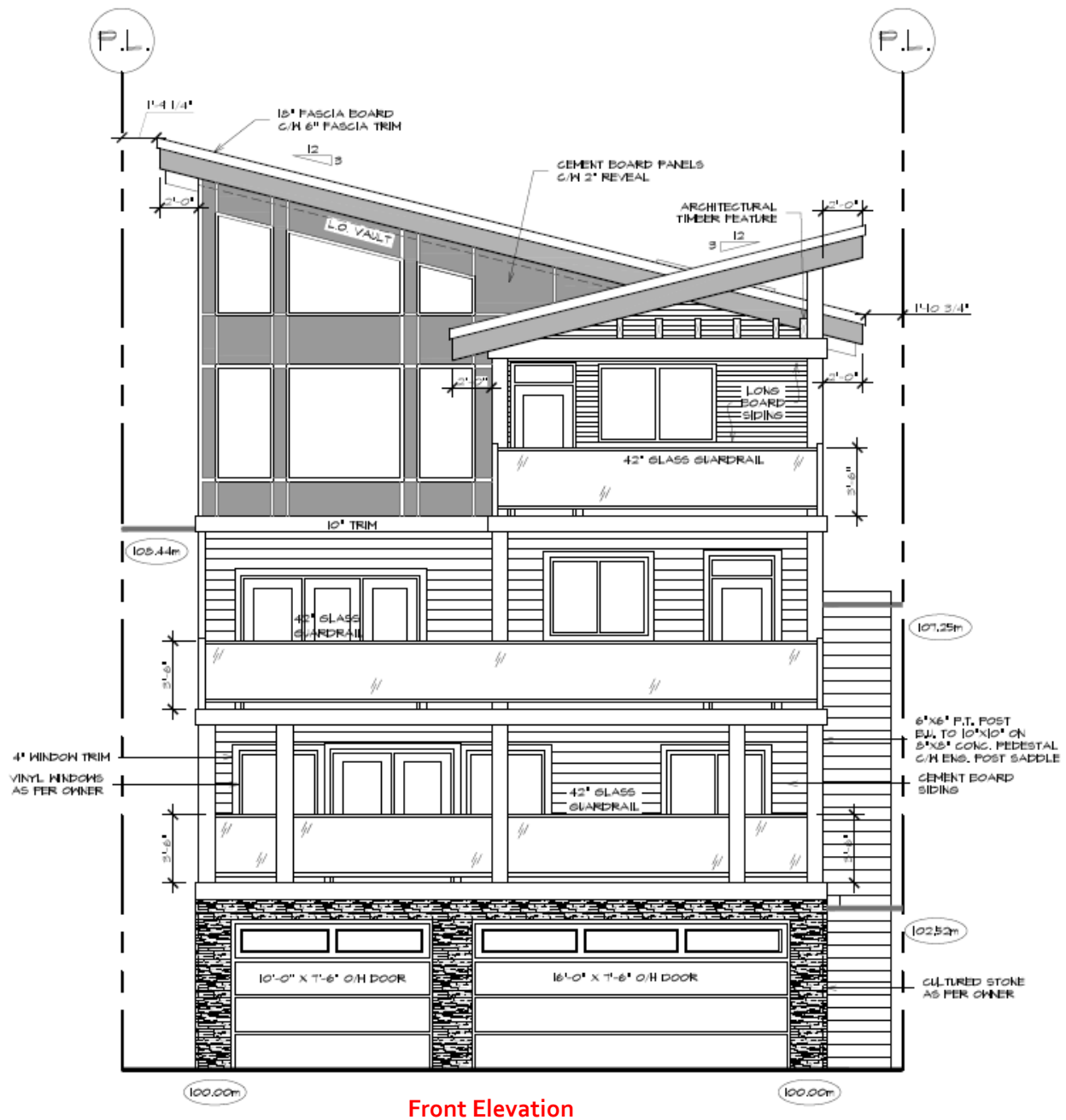
| | |
|--|-------------------------|
| Margaret Thornton, Director of Planning & Development | Reviewed and supported. |
|--|-------------------------|

| | |
|--|-------------------------------|
| Mike Veenbaas, Director of Financial Services | No further financial comment. |
|--|-------------------------------|

| | |
|---|-------------------------|
| Paul Gipps, Chief Administrative Officer | Reviewed and supported. |
|---|-------------------------|

Appendix A

Conceptual Elevation Drawings



Appendix B



CULTUS LAKE ADVISORY PLANNING COMMISSION OPEN MEETING MINUTES

Wednesday, September 19, 2018

12 noon

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Present:

Vice Chair Darcy Bauer
Commissioner Larry Payeur
Commissioner Rose Turcasso
Bonny Bryant, Director of Parks Operations

Regrets:

Chair David Renwick
Commissioner Joe Lamb

Staff Present:

Margaret Thornton, Director of Planning and Development
Andrea Antifaeff, Planner I
Kristin Webb, Planning Assistant

Also Present:

Jesse Rayner (JCR Design), with respect to Item 4.1

1. CALL TO ORDER by Vice Chair Bauer

Vice Chair Bauer called the meeting to order at 11:59 p.m.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

TURCASSO/PAYEUR

THAT the Agenda, Addenda and Late Items for the Cultus Lake Planning Advisory Commission Open Meeting of September 19, 2018 be approved;

AND THAT all delegations, reports, correspondence and other information set to the Agenda be received for information.

CARRIED

3. MINUTES/MATTERS ARISING

TURCASSO/PAYEUR

THAT the Minutes of the Cultus Lake Planning Advisory Commission Open Meeting of August 15, 2018 be adopted.

CARRIED

4. NEW BUSINESS

4.1 Application for Development Variance Permit 2018-30 to vary the definition of height - 309 Munroe Avenue, Cultus Lake

Discussion ensued surrounding the height of the proposed dwelling compared to neighbouring lots, as well as clarification that it was only the definition of height that was to be varied and not the maximum allowable height of 8.5 metres from the zoning bylaw.

PAYEUR/TURCASSO

THAT Development Variance Permit application 2018-30 to vary the definition of height with respect to 309 Munroe Avenue, Cultus Lake, BC be approved.

CARRIED

5. OTHER MATTERS

None

6. ADJOURNMENT

PAYEUR/TURCASSO

THAT the Cultus Lake Planning Advisory Commission Open Meeting of September 19, 2018 be adjourned.

CARRIED

The Cultus Lake Planning Advisory Commission Open Meeting adjourned at 12:05 p.m.

MINUTES CERTIFIED CORRECT:

.....
Darcy Bauer, Vice Chair

From: [Planning Info](#)
To: [Andrea Antifaeff](#)
Subject: FW: DVP 2018-30
Date: September-18-18 11:14:38 AM

From: Caroline Brandson
Sent: Monday, September 17, 2018 8:00 PM
To: Planning Info
Subject: DVP 2018-30

Hi

We own a home directly beside 309 Munroe at Cultus Lake, and would like to remain anonymous if possible.

We would prefer the new home that is being developed on 309 Munroe conform to the current height and size of neighbourhood and that it not be allowed to exceed the height currently being applied for in the variance application.

We would like to see a home developed next door that fits the neighbourhood in terms of size, street appeal and for the betterment of the community. We also hope it doesn't interfere with views.

Thanks for your considerations.

We can be contacted at this email or at the below phone number, if required.

Caroline & Todd Richardson
308 Munroe, Cultus Lake BC.

SCHEDULE A-4

Permit Application

I / We hereby apply under Part 14 of the Local Government Act for a;

☒ Development Variance Permit

☐ Temporary Use Permit

☐ Development Permit

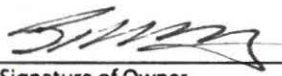
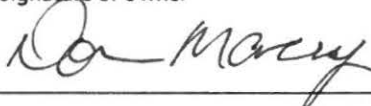
An Application Fee in the amount of \$ _____ as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address **309 Munroe Ave, Cultus Lake** PID _____

Legal Description Lot **309W** Block _____ Section _____ Township _____ Range _____ Plan _____

The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.

Owner's
Declaration

| | | |
|---|--|-----------------------------|
| Name of Owner (print) SCOTT MACEY | Signature of Owner  | Date AUG 28, 2018 |
| Name of Owner (print) DONNA MACEY | Signature of Owner  | Date AUG 28, 2018 |

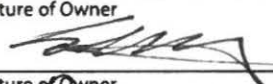
Owner's
Contact
Information

| | | |
|------------------------------------|--|-------------------------------|
| Address 6350 EDSON DRIVE | | City CHILLIWACK |
| | | Postal Code V2R 4C1 |
| Phone | | Fax |

| | | |
|------------------------|------------------------------|------------------------------------|
| Office Use Only | Date SEPT. 6, 2018 | File No. 3090-20 2018-30 |
| | Received By | Folio No. 733.07000.309 |
| | Receipt No. 6843/1 | Fees Paid: \$ 350.00 |

Agent JCR Design Ltd. I hereby give permission to JCR Design Ltd. to act as my/our agent in all matters relating to this application.

Only complete this section if the applicant is NOT the owner.

| | |
|---|----------------------|
| Signature of Owner  | Date AUG 28, 2018 |
| Signature of Owner Don Macay | Date AUG 28, 2018 |

Agent's contact information and declaration

| | | |
|--------------------------------------|------|----------------------------|
| Name of Agent Jesse Rayner | | Company JCR Design Ltd. |
| Address 203 - 45425 Luckakuck Way | | City Chilliwack |
| Email | | Postal Code V2R 2T7 |
| Phone | Cell | Fax |

I declare that the information submitted in support of this application is true and correct in all respects.

| | |
|---|-----------------------|
| Signature of Agent  | Date Aug. 13, 2018 |
|---|-----------------------|

Development Details

Property Size 2400 sqft Present Zoning R-4
Existing Use Single family dwelling - 2 storey home with basement
Proposed Development 2 storey home with basement and garage

Proposed Variation / Supplement Garage

Very definition of height from 2 story + Basement to 2 story + Basement + Parking level Garage.

(use separate sheet if necessary)

Reasons in Support of Application Due to the severity of the terrain, a garage is requested to give the engineer more flexibility with the concrete foundation to stabilize the terrain.

Page 2 of 4

**Riparian
Areas
Regulation**

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes ☐ no ☒

30 metres of the high water mark of any water body

yes ☐ no ☒

a ravine or within 30 metres of the top of a ravine bank

"Water body" includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

**Contaminated
Sites Profile**

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" for properties that are or were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

yes ☐ no ☒

the property has been used for commercial or industrial purposes.

If you responded 'yes,' you may be required to submit a Site Profile. Please contact FVRD Planning or the Ministry of Environment for further information.

**Archaeological
Resources**

Are there archaeological sites or resources on the subject property?

yes ☐ no ☒ I don't know ☐

If you responded 'yes' or 'I don't know' you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.

Required Information

When providing Application Forms to the applicant, Regional District staff shall indicate which of the following attachments are required for this application. **Additional information may also be required at a later date.**

| | Required | Received | Details |
|--|----------|----------|---|
| Location Map | | | Showing the parcel (s) to which this application pertains and uses on adjacent parcels |
| Site Plan At a scale of: 1: _____ | | | Reduced sets of metric plans |
| | | | North arrow and scale |
| | | | Dimensions of property lines, rights-of-ways, easements |
| | | | Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements |
| | | | Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements |
| | | | Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property |
| | | | Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes |
| | | | Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading |
| | | | Natural & finished grades of site, at buildings & retaining walls |
| | | | Location of existing & proposed access, pathways |
| | | | Above ground services, equipment and exterior lighting details |
| | | | Location & dimensions of free-standing signs |
| | | | Storm water management infrastructure and impermeable surfaces |
| | | | Other: |
| Floor Plans | | | Uses of spaces & building dimensions |
| | | | Other: |
| Landscape Plan Same scale as site plan | | | Location, quantity, size & species of existing & proposed plants, trees & turf |
| | | | Contour information (_____ metre contour intervals) |
| | | | Major topographical features (water course, rocks, etc.) |
| | | | All screening, paving, retaining walls & other details |
| | | | Traffic circulation (pedestrian, automobile, etc.) |
| | | | Other: |
| Reports | | | Geotechnical Report |
| | | | Environmental Assessment |
| | | | Archaeological Assessment |
| | | | Other: |

The personal information on this form is being collected in accordance with Section 26 of the *Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165* and the *Local Government Act, RSBC 2015 Ch. 1*. It will only be collected, used and disclosed for the purpose of administering matters with respect to planning, land use management and related services delivered, or proposed to be delivered, by the FVRD. Questions about the use of personal information and the protection of privacy may be directed to the FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel: 1-800-528-0061 FOI@fvr.ca.



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

Permit No. Development Variance Permit 2018-30

Folio No. 733.07000.309

Issued to: Scott and Donna Macey

Address:

Applicant: Jesse Rayner(JCR Design)

Site Address: 309 Munroe Avenue, Electoral Area "H" – Cultus Lake Park

The lands affected by and subject to this permit are shown on Schedule "A", Location Map, attached hereto, which forms an integral part of this permit, and are legally described as:

309 Munroe Avenue
Cultus Lake Park
Folio 733.07000.309

LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Elevation Drawings

AUTHORITY TO ISSUE

1. This Development Variance Permit is issued under Part 14 – Division 9 of the *Local Government Act*.

BYLAWS SUPPLEMENTED OR VARIED

Cultus Lake Park Zoning Bylaw No. 1375, 2016 is **varied** as follows:

Section 5.4.3.3 the height regulation requirement is varied from 8.5m (28ft) Maximum two (2) Stories plus Basement or Crawlspace and roof to 8.5m (28ft) Maximum two (2) Stories plus Basement, parking level garage and roof, to permit the construction of a single family dwelling.

SPECIAL TERMS AND CONDITIONS

1. No variances other than those specifically set out in this permit are implied or to be construed.
2. If the holder of this permit does not commence the construction with respect to which the Permit was issued within two (2) years after the date of the permit, this permit shall lapse.
3. Development of the site shall be undertaken in accordance with the Elevation Drawings attached hereto as Schedule "B".

GENERAL TERMS AND CONDITIONS

1. This Development Variance Permit is issued Pursuant to Part 14 – Division 9 of the *Local Government Act*.
 2. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524 of the *Local Government Act*.
 3. Nothing in this permit shall in any way relieve the developer's obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
 4. Nothing in this permit shall in any way relieve the developers obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Public Health Act*, the *Fire Services Act*, the *Safety Standards Act*, and any other provincial statutes.
-

SECURITY DEPOSIT

As a condition of the issuance of this Permit, and pursuant to Section 502 of the *Local Government Act*, the Regional Board is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit

Should the holder of this permit:

- a. fail to complete the works required to satisfy the landscaping conditions contained herein,
- b. contravene a condition of the permit in such a way as to create an unsafe condition,

The Regional Board may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the holder of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.

Security Posted: (a) an irrevocable letter of credit in the amount of: \$ <N/A>.

 (b) the deposit of the following specified security: \$ <N/A>.

Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number 2018-30. The notice shall take the form of Appendix I attached hereto.

AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE <DAY> DAY OF <MONTH>, 2018

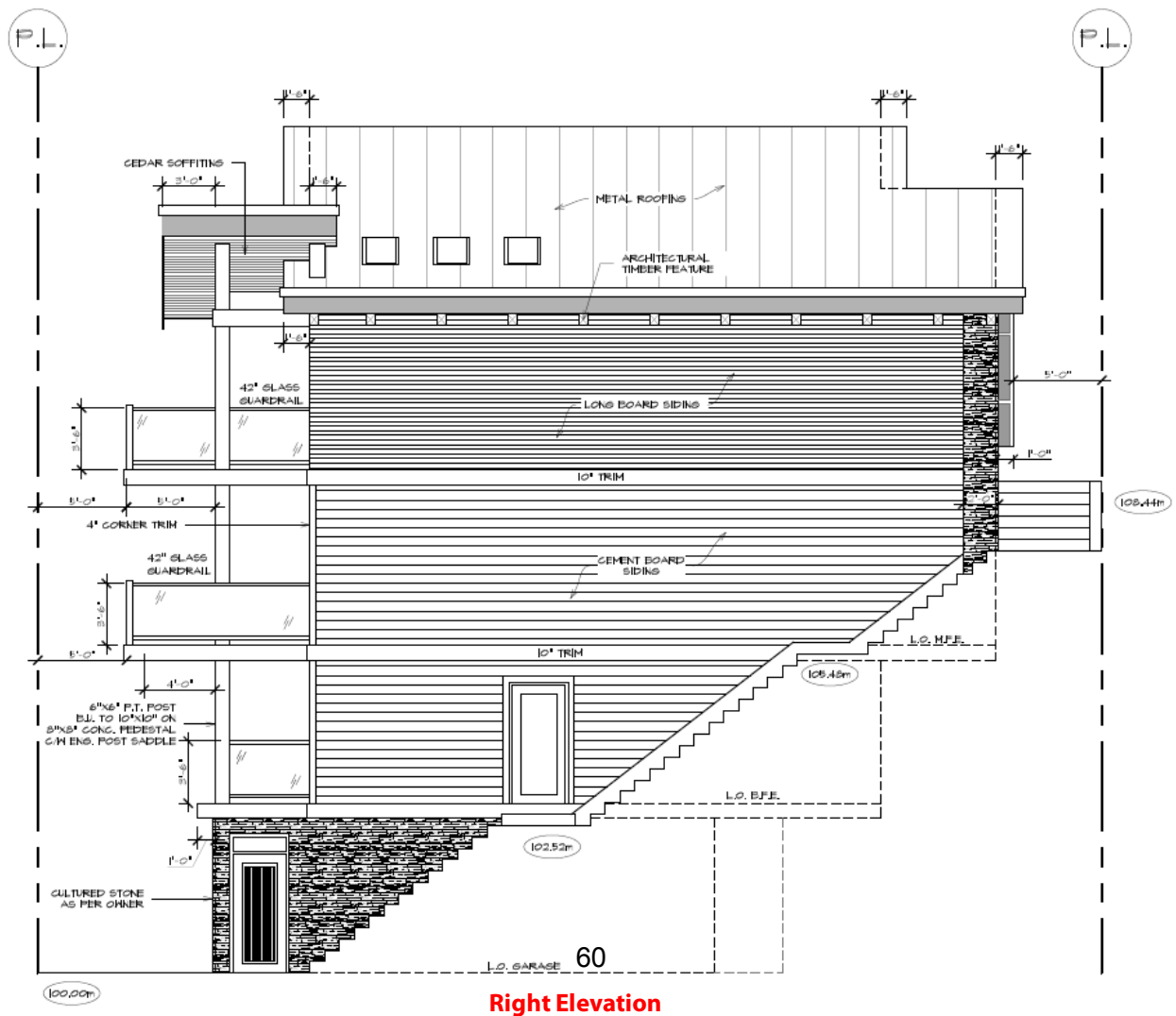
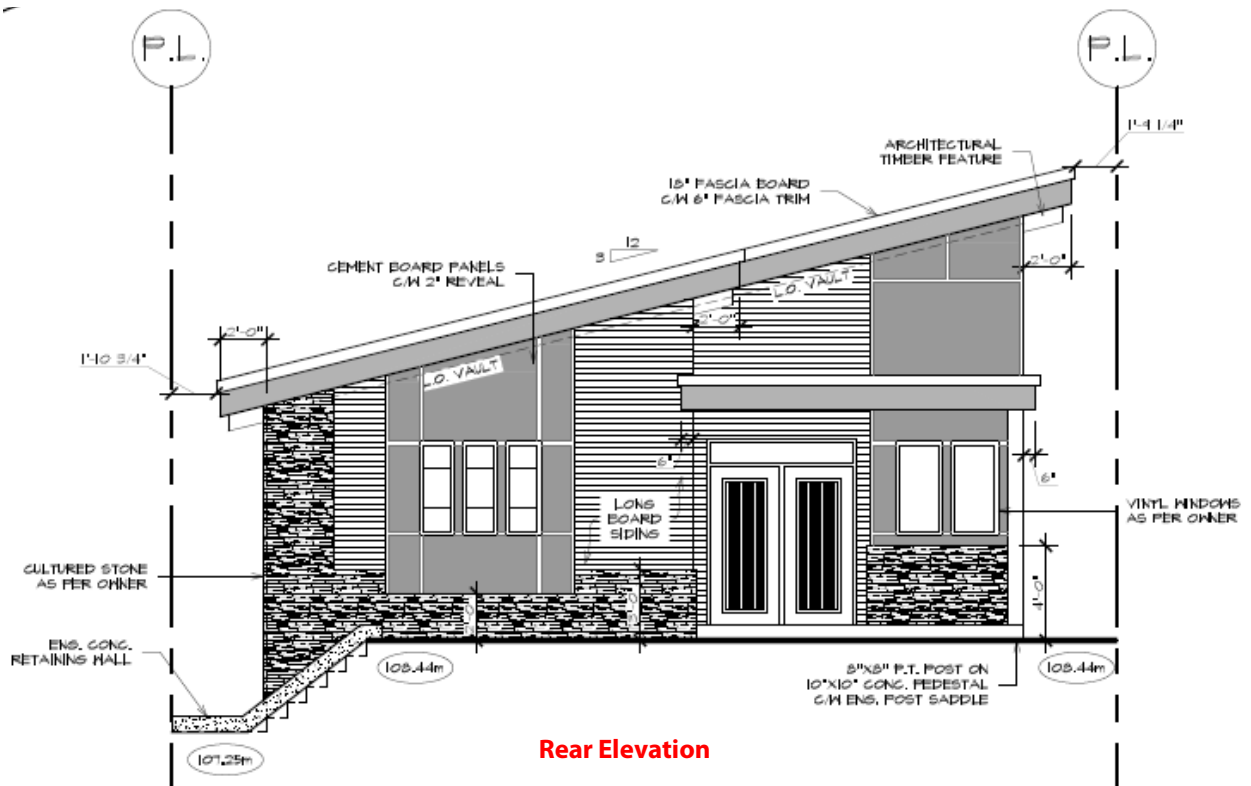
Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

DRAFT

DEVELOPMENT VARIANCE PERMIT 2018-30
SCHEDULE "A"
Location Map





To: Electoral Area Services Committee
 From: Julie Mundy, Planning Technician

Date: 2018-10-11
 File No: 3090-20 2018-31

Subject: Application for Development Variance Permit DVP 2018-31 to vary the requirements of a proposed Accessory Family Residential Use for the property at 41360 Bovington Road, Electoral Area G

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Permit 2018-31 to vary the definition of Accessory Residential Family Use to allow for a double-width manufactured home and to permit a broader range of immediate family members to occupy the Accessory Family Residential Use at 41360 Bovington Road, Electoral Area G, subject to consideration of comments from the public.

AND THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal instruments associated with this application.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services
 Support Healthy & Sustainable Community

BACKGROUND

The property owners have made an application for a Development Variance Permit (DVP) to vary the definition of Accessory Family Residential Use as outline in *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992*.

| Current Definition | Proposed Definition |
|--|---|
| ACCESSORY FAMILY RESIDENTIAL USE means the use of a single-width manufactured home as a dwelling unit for the accommodation of the father, mother, father-in-law, mother-in-law or grandparent of an owner of the parcel | ACCESSORY FAMILY RESIDENTIAL USE means the use of a single-width <u>or double-width</u> manufactured home as a dwelling unit for the accommodation of any <u>relative of an owner of the parcel including: daughter, son</u> , father, mother, father-in-law, mother in law, grandparent or <u>grandchild</u> . |

| PROPERTY DETAILS | | | |
|---------------------------|------------------------------|----------------------|------------------|
| Electoral Area | | G | |
| Address | | 41360 Bovington Road | |
| PID | | 006-231-055 | |
| Folio | | 775.03512.000 | |
| Lot Size | | 9.57 acres | |
| Owner | Wunderlich, John & Janice | Agent | Aaron Wunderlich |
| Current Zoning | Floodplain Agriculture (A-2) | Proposed Zoning | No change |
| Current OCP | Agriculture (AG) | Proposed OCP | No change |
| Current Use | Residential | Proposed Use | Residential |
| Development Permit Areas | | DPA 2-G | |
| Other Hazards | | Floodplain | |
| Agricultural Land Reserve | | Yes | |

| ADJACENT ZONING & LAND USES | | |
|-----------------------------|---|--|
| North | ^ | Floodplain Agriculture (A-2) / Residential |
| East | > | Floodplain Agriculture (A-2) / Residential |
| West | < | Floodplain Agriculture (A-2) / Residential |
| South | v | Floodplain Agriculture (A-2) / Residential |

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The property owners have applied for a Development Variance Permit to alter the definition of an Accessory Residential Family Use to facilitate the placement of a mobile home which will provide a residence for their son and grandchildren. The requested variance will alter the Accessory Residential Family Use:

- 1) to allow for a double-width manufactured home, and
- 2) to permit a broader range of immediate family members to occupy the Accessory Family Residential Use.

The applicant advises the reasons in support of the variance are to allow the owner's son and grandchildren to live close by, and to provide a space of sufficient size to allow the grandchildren to play. The intent is for the owner of the property to reside in an existing single family dwelling and the owner's child and grandchild to reside in the proposed mobile home.

The subject property is located at 41360 Bovington Road and is 9.57 acres in size. The property is zoned Floodplain Agriculture (A-2) under the *Dewdney-Alouette Regional District Land Use and Subdivision*

Regulation Bylaw No. 559-1992. Accessory Family Residential Use is permitted within the A-2 zone provided the owner of the parcel resides on the land, the parcel does not contain more than one dwelling unit, and the parcel is not less than 0.5 hectares (1.2 acres). The proposed use meets the requirements outlined in Zoning Bylaw 559. A building permit application of the mobile home has not yet been submitted.

Agricultural Land Reserve (ALR)

The subject property is within Zone 1 of the ALR. The *Agricultural Land Reserve Use, Subdivision and Procedures Regulation* allows for an additional dwelling of a manufactured home to be placed on ALR parcels provided the manufactured home has a maximum width of 9 metres (to accommodate a double-width mobile home), and is for an immediate family member. The definition of an immediate family member includes children, and grandchildren. The proposed mobile home meets all ALR Regulation requirements.

Zoning Bylaw Review

A comprehensive review of all zoning bylaws in the Electoral Areas is currently underway. This review includes analysis of the Accessory Family Residential Use. Zoning bylaws are a mechanism to regulate land use, and not the type of user. Thus, FVRD staff are analyzing the terms and conditions of the Accessory Family Residential Use to determine if revised zoning bylaw provisions, including type of user, are warranted.

FVRD Requirements

The Accessory Family Residential Use is intended for the accommodation of family members residing on the same parcel as the owner of the property in a mobile home that is easily removed once the dwelling unit is no longer necessary. Accordingly, in order to permit an Accessory Family Residential Dwelling, Section 405(8) Zoning Bylaw 559 requires the following:

- that a covenant is registered on title ensuring that the dwelling is removed within 90 days when it no longer meets the terms and conditions of the bylaw,
- a security bond is provided to the Fraser Valley Regional District until the mobile home is removed,
- a sworn Statutory Declaration, duly notarized, which states the proposed accessory family residence will be occupied only by those occupants specified in the Statutory Declaration, and
- the accessory family residential use must be a manufactured home not placed on a permanent foundation but rather supported by blocking placed on a concrete slab.

The subject property is within the Fraser River Floodplain and is required to have a Flood Construction Level of 10.5 metres above the Geodetic Survey of Canada. The elevation of the property is not currently known.

Neighbourhood Notification and Input

All property owners within 30 metres of the property will be notified by the FVRD of the development variance permit application and be given the opportunity to provide written comments or attend the Board meeting to state their comments. FVRD staff encourage the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail-out notification. To date no letters of support or opposition have been submitted.

COST

The application fee of \$350.00 has been paid by the applicant.

CONCLUSION

Staff recommend the Fraser Valley Regional District Board issue Development Variance Permit 2018-31 subject to any comments or concerns raised by the public, and subject to the review of elevation information.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development: Reviewed and supported

Margaret Thornton, Director of Planning & Development: Reviewed and supported

Mike Veenbaas, Director of Financial Services: No further financial comment.

Paul Gipps, Chief Administrative Officer: Reviewed and supported

SCHEDULE A-4

Permit Application

I / We hereby apply under Part 14 of the *Local Government Act* for a;

☒ Development Variance Permit

☐ Temporary Use Permit

☐ Development Permit

An Application Fee in the amount of \$ _____ as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic

Address

41360 BOVINGTON ROAD

PID

006-231-055

Legal
Description

Lot 9 Block E1/2 Section 30 Township 23 Range _____ Plan NWP 2560

The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.

Owner's
Declaration

| | | |
|-----------------------|---------------------|---------------|
| Name of Owner (print) | Signature of Owner | Date |
| Janice Wunderlich | Janice M Wunderlich | Sept 16, 2018 |
| Name of Owner (print) | Signature of Owner | Date |
| John Wunderlich | John Wunderlich | Sept 17 / 18 |

Owner's
Contact
Information

| | | | |
|---------|--------------------|-------------|---------|
| Address | 41360 BOVINGTON RD | City | DERBY |
| Email | [REDACTED] | Postal Code | V0M 1G0 |
| Phone | 604 [REDACTED] | Fax | |

| | | | | |
|-----------------|-------------|--------------|---------------|-----------------|
| Office Use Only | Date | 17 SEPT 2018 | File No. | 3090-20 2018-31 |
| | Received By | KW | Folio No. | 775.03512.000 |
| | Receipt No. | 6901/2 | Fees Paid: \$ | 350.00 |

Agent

I hereby give permission to _____ to act as my/our agent in all matters relating to this application.

Only complete this section if the applicant is NOT the owner.

| | |
|--------------------|------|
| Signature of Owner | Date |
| Signature of Owner | Date |

Agent's contact information and declaration

| | | |
|---------------|------|-------------|
| Name of Agent | | Company |
| Address | | City |
| Email | | Postal Code |
| Phone | Cell | Fax |

I declare that the information submitted in support of this application is true and correct in all respects.

| | |
|--------------------|------|
| Signature of Agent | Date |
|--------------------|------|

Development Details

Property Size 1 acre Present Zoning _____

Existing Use field

Proposed Development _____

Proposed Variation / Supplement variance single wide to double wide

(use separate sheet if necessary)

Reasons in Support of Application Want son (Aaron) to live close by.

Aaron has a family

-he would like to have a double wide for kid to play-

Page 2 of 4

Provincial Requirements

(This is not an exhaustive list; other provincial regulations will apply)

Riparian Areas Regulation

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes ☐ no ☒

30 metres of the high water mark of any water body

yes ☐ no ☒

a ravine or within 30 metres of the top of a ravine bank

"Water body" includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

Contaminated Sites Profile

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" for properties that are or were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

yes ☐ no ☒

the property has been used for commercial or industrial purposes.

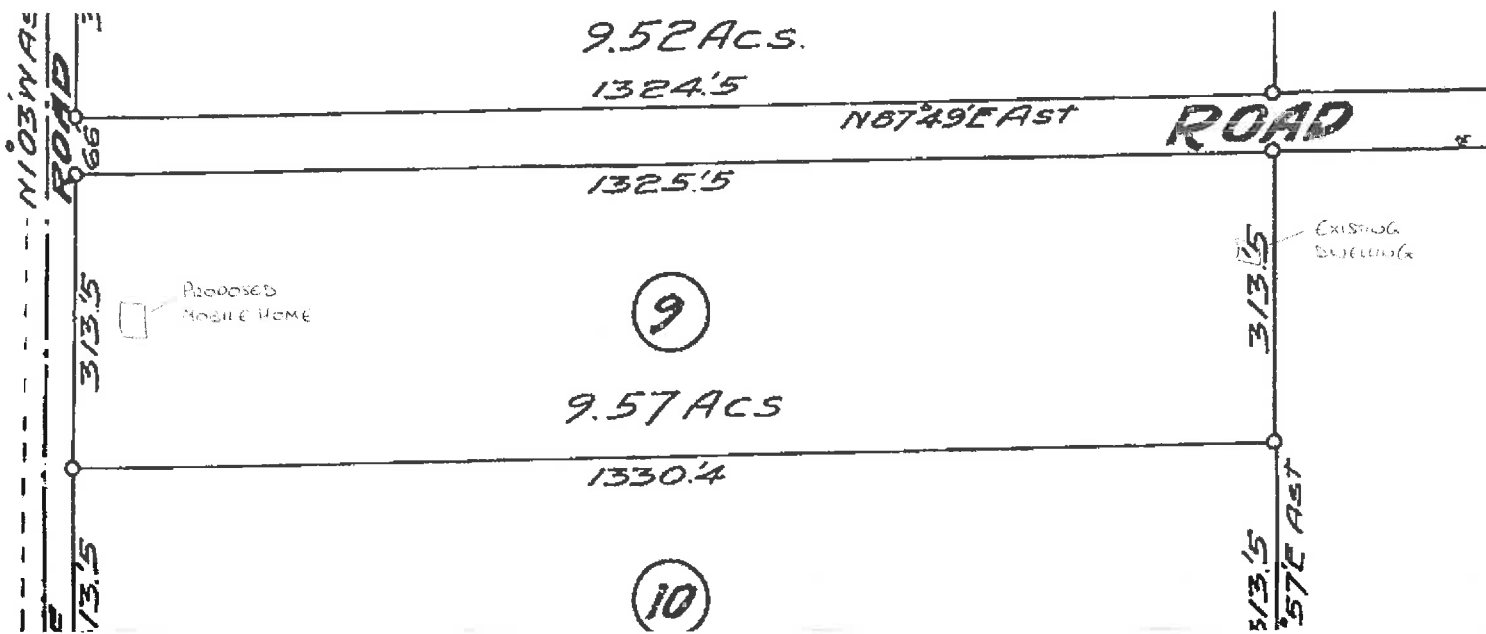
If you responded 'yes,' you may be required to submit a Site Profile. Please contact FVRD Planning or the Ministry of Environment for further information.

Archaeological Resources

Are there archaeological sites or resources on the subject property?

yes ☐ no ☒ I don't know ☐

If you responded 'yes' or 'I don't know' you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.



2560

Reference 27/89-17224

PLAN

OF THE SUBDIVISION OF

ALL THAT PORTION OF
THE FRACTIONAL E 1/2 OF SECTION 30

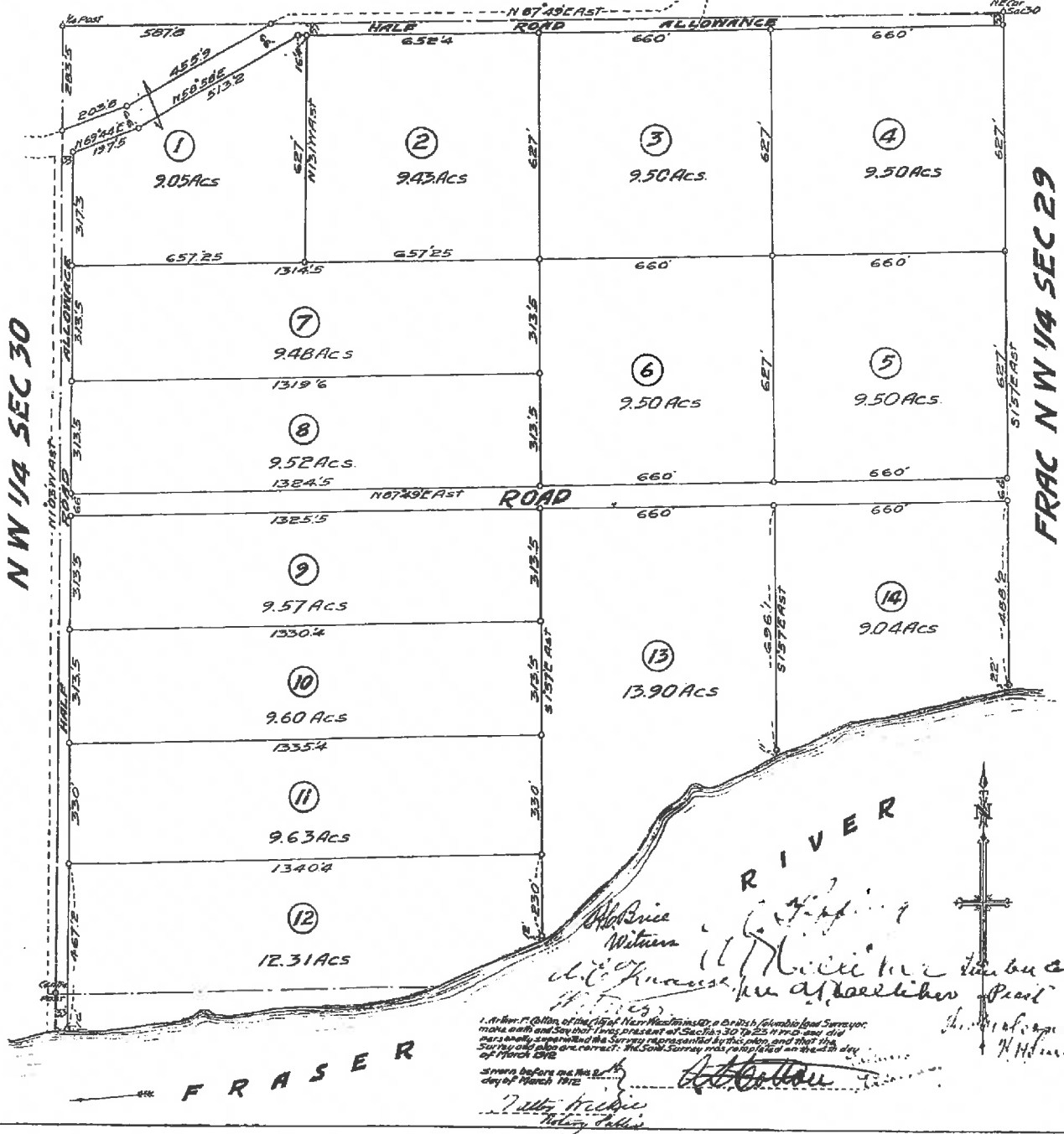
LYING NORTH OF THE FRASER RIVER

TOWNSHIP 23

NEW WESTMINSTER DISTRICT

SE 1/4 SEC 31

Deposited in the
Land Registry Office
at New Westminster B.C.
October 24th 1912
C. K. Keith
Agent





FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

Permit No. Development Variance Permit 2018-31 **Folio No.** 775.03512.000

Issued to: John and Janice Wunderlich

Address: 41360 Bovington Road

Applicant: John and Janice Wunderlich

Site Address: 41360 Bovington Road

The lands affected by and subject to this permit are shown on Schedule "A", Location Map, attached hereto, which forms an integral part of this permit, and are legally described as:

LOT 9, SECTION 30, TOWNSHIP 23, NEW WESTMINSTER DISTRICT, PLAN NWP2560 PART E 1/2.
PID: 006-231-055

LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Site Plan

Schedule "C": Maximum Road Setbacks

AUTHORITY TO ISSUE

1. This Development Variance Permit is issued under Part 14 – Division 9 of the *Local Government Act*.
-

BYLAWS SUPPLEMENTED OR VARIED

"Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992" is **varied** as follows:

Part 200 – Definitions

ACCESSORY FAMILY RESIDENTIAL USE means the use of a single or double-width manufactured home as a dwelling unit for the accommodation of any relative of an owner of the parcel including: daughter, son, father, mother, father-in-law, mother in law, grandparent or grandchild.

SPECIAL TERMS AND CONDITIONS

1. No variances other than those specifically set out in this permit are implied or to be construed.

2. If the holder of this permit does not commence the construction with respect to which the Permit was issued within two (2) years after the date of the permit, this permit shall lapse.
3. Development of the site shall be undertaken in accordance with the Site Plan attached hereto as Schedule "B" and the maximum road setbacks set out in BC Ministry of Agriculture's *Guide for Bylaw Development in Farming Areas* for the Siting and Size of Residential Uses in the ALR, attached hereto as Schedule "C".
4. The mobile home to be located on the lands shall not be sited on a permanent foundation or a permanent foundation with a basement excavation.

GENERAL TERMS AND CONDITIONS

1. This Development Variance Permit is issued Pursuant to Part 14 – Division 9 of the *Local Government Act*.
2. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524 of the *Local Government Act*.
3. Nothing in this permit shall in any way relieve the developer's obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
4. Nothing in this permit shall in any way relieve the developers obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Public Health Act*, the *Fire Services Act*, the *Safety Standards Act*, and any other provincial statutes.

SECURITY DEPOSIT

As a condition of the issuance of this Permit, and pursuant to Section 502 of the *Local Government Act*, the Regional Board is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit

Should the holder of this permit:

- a. fail to complete the works required to satisfy the landscaping conditions contained herein,
- b. contravene a condition of the permit in such a way as to create an unsafe condition,

The Regional Board may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the holder of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.

Security Posted: (a) an irrevocable letter of credit in the amount of: \$ <N/A>.
 (b) the deposit of the following specified security: \$ 1000.00.

Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number 2018-31. The notice shall take the form of Appendix I attached hereto.

AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE <DAY> DAY OF <MONTH>, <YEAR>

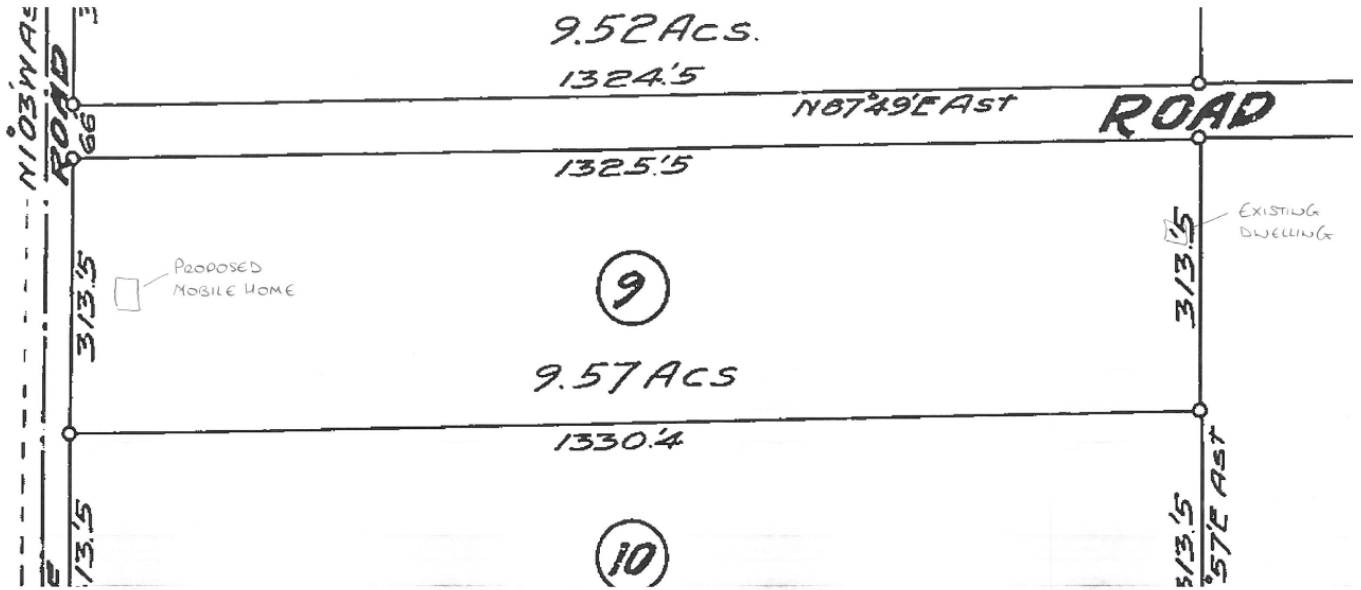
Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

DEVELOPMENT VARIANCE PERMIT 2018-31
SCHEDULE "A"
Location Map



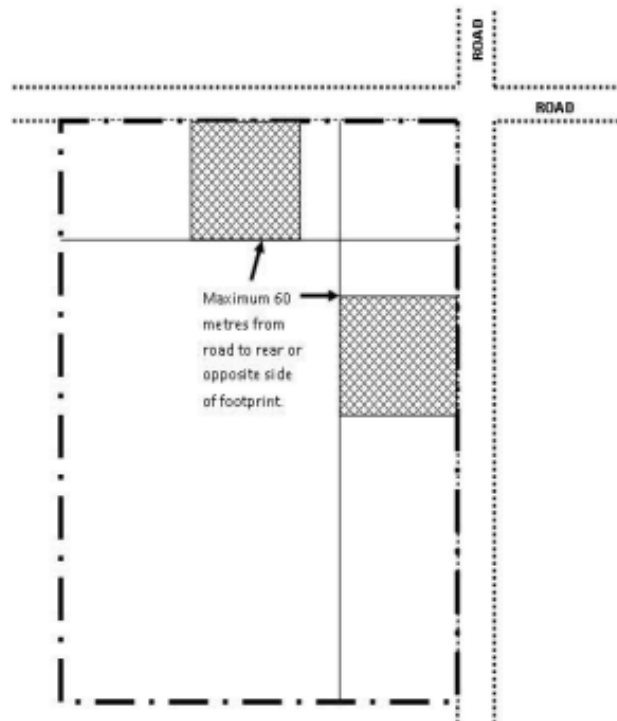
DEVELOPMENT VARIANCE PERMIT 2018-31
SCHEDULE "B"
Site Plan



DEVELOPMENT VARIANCE PERMIT 2018-31 SCHEDULE "C"

Maximum Road Setbacks from the BC Ministry of Agriculture's *Guide for Bylaw Development in Farming Areas* for the Siting and Size of Residential Uses in the ALR

1. The maximum setback from the *front lot line* to the rear or opposite side of the *farm residential footprint* is 60 metres, and
2. The maximum setback from the *front lot line* to the rear of the *principal farm residence* or *additional farm residence* is 50 metres to allow for a 10 metre deep back yard.
3. Lots narrower than 33 metres are exempted from the 60 metre maximum setback (for the *farm residential footprint*) from the *front lot line*, however, the footprint must fill the front of the lot to a maximum of 2000 m² (refer to Figure 2). There is no exemption for the 50 metre maximum setback for the *residence*.
4. Lots greater than 60 hectares⁴ are exempted from the maximum road setbacks for the *residence* and the *farm residential footprint*.



To: Electoral Area Services Committee
From: Julie Mundy, Planning Technician

Date: 2018-10-11
File No: 6935-50 2018-05

Subject: Telus Communications Tower Proposal for 59600 Lougheed Hwy, Electoral Area "B"

RECOMMENDATION

THAT the Fraser Valley Regional District Board respond to the referral from Telus Communications for the installation of a new communications tower at 59600 Lougheed Highway, Electoral Area "B" with the following comments:

1. The scope of proposed public consultation is satisfactory to the Fraser Valley Regional District, provided consultation with Skawahlook First Nation is undertaken. Telus Communications will provide documentation confirming the consultation is complete.
2. Telus Communications will obtain non-farm use approval from the Agricultural Land Commission.
3. Telus Communications will obtain a building permit prior to construction.
4. Telus Communications will provide information to FVRD on the potential for other telecommunication companies to co-locate on the proposed tower.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community
Foster a Strong & Diverse Economy
Provide Responsive & Effective Public Services

BACKGROUND

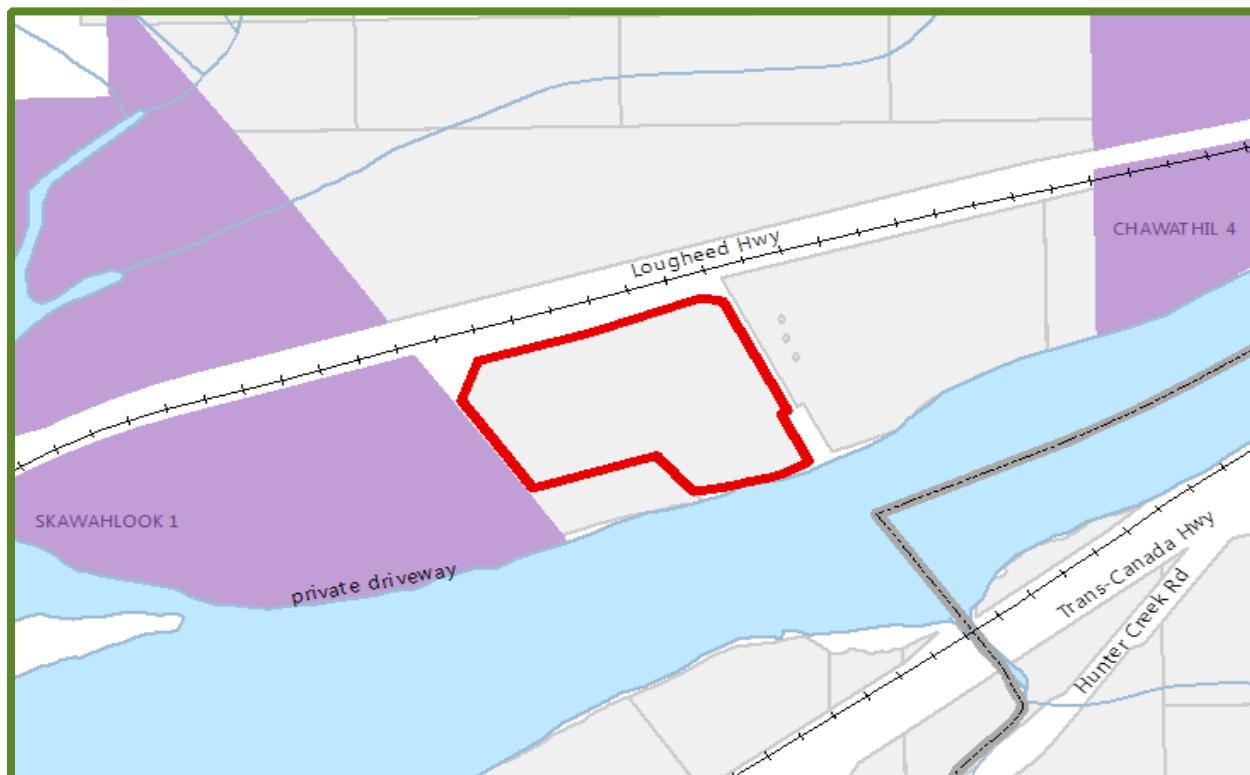
Proposal Description

Telus Communications (Telus) is proposing to construct a 45 metre tall telecommunications tower, at 59600 Lougheed Hwy. The tower will have a 20 by 20 metre fenced area containing an accessory equipment shelter. The purpose of the tower is to improve network service in the Ruby Creek area.

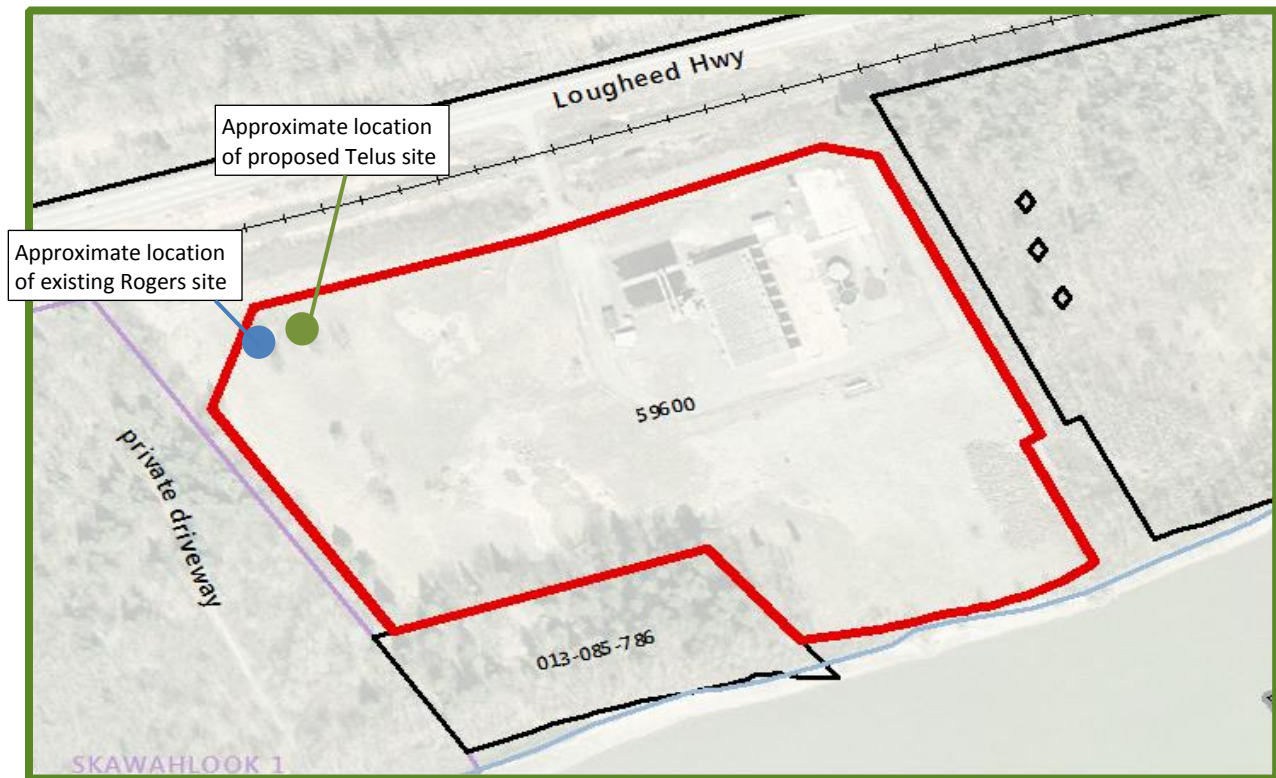
| PROPERTY DETAILS | | | |
|---------------------------|-------------------------|-----------------|-----------------------------|
| Electoral Area | B | | |
| Address | 59600 Lougheed Hwy. | | |
| PID | 002-120-020 | | |
| Folio | 732.00201.100 | | |
| Lot Size | 30.86 acres | | |
| Owner | JMBH Holdings Ltd. | Agent | Telus Communication Inc. |
| Current Zoning | Industrial (I-1) | Proposed Zoning | No change |
| Current OCP | Outside OCP | Proposed OCP | - |
| Current Use | Agricultural/Industrial | Proposed Use | Telecommunications Facility |
| Development Permit Areas | n/a | | |
| Agricultural Land Reserve | Yes | | |

| ADJACENT ZONING & LAND USES | | |
|-----------------------------|---|---|
| North | ^ | Rural 4 (R-4) / CPR Railway Line |
| East | > | Industrial (I-1) / Rural 4 (R-4) |
| West | < | Rural 4 (R-4) / First Nation - Skawahlook |
| South | v | Rural 4 (R-4) / Fraser River |

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Innovation, Science and Economic Development Canada (Federal government), formerly Industry Canada, requires Telus to consult with local governments and to obtain a response to the proposal.

Proposal

Telus has identified 59600 Lougheed Highway as the potential location for the installation of a 45 metre tower. The site currently contains a commercial mushroom composting facility and an existing Rogers Telecommunications tower. The proposed tower will be sited in the northwest corner of the property next to the existing Rogers tower (see property map). Telus investigated using the Rogers tower and concluded there was no available capacity to add an antenna at an adequate height to enhance service in the area. The proposed tower design does not include capacity for other companies to co-locate in the future. In anticipation of future telecommunication needs, a tower design with co-location capacity may be preferred. Additional information on co-location potential is requested by FVRD staff.

The purpose of the tower is to improve service availability in the Ruby Creek area. This stretch of Lougheed Highway serves as an alternate route for travellers when Highway 1 is closed. Improved service will offer options to the immediate community, and help to improve safety for the travelling public.

Public Consultation Process

Telus will be conducting a mailout to provide notification of the proposal to property owners within a 135 metre radius of the proposed tower (three times the height of the tower). A portion of Skawahlook 1 Reserve and four privately owned properties are within the notification area. The mailout is anticipated to occur in the first week of October with the comment period being open for 30 days. In addition, a newspaper ad will be placed in the local paper (Hope Standard and Agassiz Observer) to provide additional opportunities for public comment.

While FVRD does not have a formal telecommunications tower policy for private properties, the FVRD has historically requested telecommunication companies to notify private properties within three times the tower height. FVRD staff recommend the proposal be referred to Skawahlook First Nation for comment.

FVRD & Agricultural Land Commission Requirements

The installation of the proposed tower and surrounding compound will require a building permit before construction is started. The site is within the Fraser River Floodplain, and has a required Flood construction Level of approximately 32.8 metres. Electrical equipment or machinery damageable by flood waters must be constructed at or above the Flood Construction Level.

The proposed tower is in the Agricultural Land Reserve and will require a non-farm use application.

COST

There is no fee or cost recovery on telecommunication tower referrals.

CONCLUSION

Telus Communications has proposed a satisfactory public consultation process. FVRD recommends support of the proposal subject to a positive outcome from the consultation, and subject to provision of satisfactory information on co-location potential.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development: Reviewed and supported.

Margaret Thornton, Director of Planning & Development: Reviewed and supported

Mike Veenbaas, Director of Financial Services: No further financial comment.

Paul Gipps, Chief Administrative Officer: Reviewed and supported



Cypress Land Services Inc.
Suite 1051 – 409 Granville Street
Vancouver, BC V6C 1T2

Telephone: 604.620.0877
Facsimile: 604.620.0876
Website : www.cypresslandservices.com

September 4, 2018

Via Email: Dsmith@fvrd.ca

Dawn Smith, MCIP, RPP
Planner II
Fraser Valley Regional District
45950 Cheam Avenue Chilliwack, BC V2P 1N6

Dear Ms. Smith:

Subject: TELUS Communication Inc. ("TELUS") Telecommunications Facility Proposal Information Package
PID: 002-120-020
Legal: LOT 1 DISTRICT LOT 58 GROUP 1 YALE DIVISION DISTRICT PLAN 67189
Address: 59600 Lougheed Highway, Hope, BC
Coordinates: 49.362521° -121.585168
TELUS Site: BC101272 – Ruby Creek

Overview

Cypress Land Services Inc., in our capacity as agents to TELUS, is submitting this information package to formalize the consultation process related to the installation and operation of a telecommunications facility. We have been in preliminary consultation with Fraser Valley Regional District ("FVRD") and in order to provide improved, dependable wireless services a new facility is required. This information package is intended to formalize the consultation process.

Proposed Site

The subject property is located at 59600 Lougheed Highway, Hope, BC. The site is Electoral Area B and is zoned I-1. The proposed installation consists of a 45.0 metres lattice tower structure. The facility is proposed in the northwest corner of the property next to the existing Rogers guyed tower with an existing access from Lougheed Highway through the Premises. Please see **Schedule A: Tower Site Location**.

Rationale for Site Selection

TELUS seeks to maintain and improve high quality, dependable network services. In order to improve network performance, TELUS is seeking to add the proposed communications installation to improve service in the Ruby Creek area.

The proposed site is a result of many considerations. When a telecommunications carrier is determining a location for new wireless installation it must consider a number of factors to ensure the new installation operates effectively and results in reliable wireless services for the immediate community. Some of the considerations include frequency of operation, local topography, patterns of wireless users, building heights, road patterns, availability of land and existing structures. TELUS investigated using the existing Rogers tower although there is no available capacity to add antennas above the tree line or at a height adequate for TELUS to service the area.

Proposal Details

A 45.0 metres lattice tower with land area of approximately 20 x 20m is proposed. TELUS has completed preliminary design plans (**Schedule B: Preliminary Plans**). These preliminary design plans are subject to final engineered design, land survey and approval of Transport Canada. Transport Canada approval may require tower lighting and/or marking; comments are pending.

Consultation Process with the FVRD

It is our understanding that the FVRD does not currently have a telecommunications policy to guide the public consultation process. As such, TELUS will follow Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada's, CPC Procedures. This requires all proponents to consult with the local land use authority and public.

TELUS will notify all property owners and occupants within three (3) times the height of the structure from the outer edges of the compound area (approx. 135 metre radius) to gather community feedback. All correspondence with community members will be shared with staff. A notice will also be placed in the local paper. This comment period is a minimum of 30 days. We expect the public consultation process to commence in

Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada:

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Concurrence Requirements

In order to complete the consultation process, TELUS will be requesting concurrence from the FVRD Board in a form acceptable to both the Regional District and ISED. We understand that, subsequent to the required public consultation process and a Board decision, the FVRD would be providing a letter of resolution. We understand a Building Permit application will also be required.

Conclusion

Please consider this information package as the official commencement of consultation with the FVRD. TELUS is committed to working with the Regional District and the community to provide improved wireless services.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604-620-0877 or by email at tawny@cypresslandservices.com.

Thank you in advance for your assistance and consideration.

Sincerely,
CYPRESS LAND SERVICES
Agents for TELUS

A handwritten signature in blue ink, appearing to read 'Tawny Verigin', with a stylized flourish at the end.

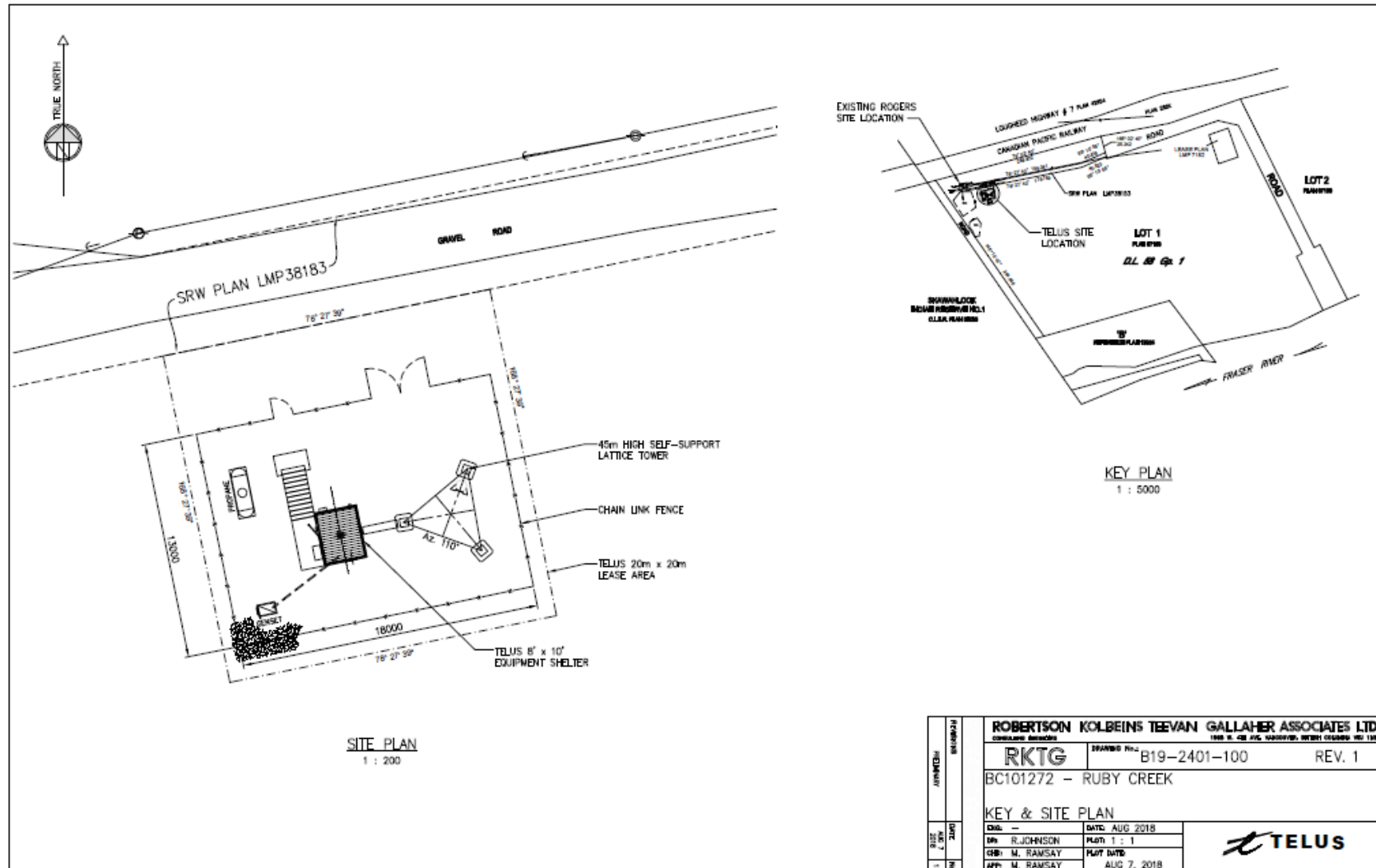
Tawny Verigin
Municipal Affairs Specialist

cc: Debra Pankratz, Real Estate & Government Affairs, TELUS

**SCHEDULE A
TOWER SITE LOCATION**



**SCHEDULE B
PRELIMINARY DESIGN PLANS – SITE PLAN & KEY PLAN**



SCHEDULE B **PRELIMINARY DESIGN PLANS – NORTHWEST ELEVATION**

