

SCHEDULE A-2

Zoning Amendment Application

I / We hereby apply to:

☐ Amend the text of Zoning Bylaw No. _____
Purpose (in brief): _____

☐ Change the Zoning of the 'subject property' in Zoning Bylaw No. 75
From: SBR2 (current zone)
To: SBR3 (proposed zone)

An Application Fee in the amount of \$ 2500.00 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 10180 Royalwood Blvd PID 030-594-235

Legal Description Lot 2 Block _____ Section 1 Township 3 Range 29 Plan EPP72713

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
Lorne Dekoff		Jan <u>31</u> , 19
Name of Owner (print)	Signature of Owner	Date
Lorrie Dekoff		Jan <u>31</u> , 19

Owner's
Contact
Information

Address		City
52333 Berkshire Pl		Rosedale
Email		Postal Code
		V0X 1X1
Phone	Cell	Fax

Office Use Only	Date	File No.
	<u>Jan 31 2019</u>	<u>3360-23 2019-01</u>
	Received By	Folio No.
	<u>JM</u>	<u>733.06644.261</u>
	Receipt No.	Fees Paid: \$
	<u>7877/2</u>	<u>2500</u>

Agent

I hereby give permission for _____ 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
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Development Details

Property Size 0.110 ha (m² or ha)

Existing Use Residential

Proposed Development / Text Amendment Rezone said Lot from existing SBR2 to SBR3
1 single family residential dwelling completewith a detached shop in the back yard.

The proposed dwelling and shop exceed the maximum allowable square footage in SBR2

Justification and Support The Subdivision was developed and zoned SBR2,
SBR2 zoning allows for enough room on the property to accomodate
a septic system on the property, this Lot and the complete subdivision
will be hooked up to the sewer system that connects Rosestone,
Stonewood and Minter Gardens subdivisions

The 13 Lots on the South end of Royalwood Blvd are Zoned SBR3

(use separate sheet if necessary)

Anticipated Start Date: July 2019

Services

Services	Currently Existing		Readily Available *	
	Yes	No	Yes	No
Road Access	X			
Water Supply	X			
Sewage Disposal	X			
Hydro	X			
Telephone	X			
School Bus Service	X			

* 'Readily Available' means existing services can be easily extended to the subject property.

**Proposed
Water Supply**

FVRD Water system

**Proposed
Sewage Disposal**

FVRD Sewer system

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.

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 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 the FVRD Planning Department or the Ministry of Environment for further information.

Contaminated Sites Profile

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.

