



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

Permit No. Development Variance Permit 2019-20 **Folio No.** 733.74040.002

Issued to: Gordania Estates Ltd.

Address: 52284 Yale Road, Electoral Area D

Applicant: Sheri King

Site Address: 53234 Yale Road, Electoral Area D

This Development Variance Permit 2019-20 supplements and amends Development Variance Permit 92-13

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 17 SECTION 1 TOWNSHIP 3 RANGE 29 WEST OF THE SIXTH MERIDIAN NEW
WESTMINSTER DISTRICT PLAN 35196

NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 48304, BAY # 40, 15733
GORDANIA ESTATES MANUFACTURED HOME PARK, MHP ROLL # 15-733-06635.010

PID: 007-174-659

LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Site Plan – Mobile Home Site 40

Schedule "C": Site Plan – 52324 Yale Road, Electoral Area D

AUTHORITY TO ISSUE

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

BYLAWS SUPPLEMENTED OR VARIED

Zoning Bylaw for Electoral Area "D", 1976 of the Regional District of Fraser-Cheam is **varied** as follows:
Section 705(b) is varied to decrease the minimum separation distance required between user sites 40 and 41 for mobile homes from 20 feet (6.1 metres) to 19.5 feet (5.9 metres).

Regional District of Fraser-Cheam Mobile Home Parks Bylaw No. 103, 1978 is **varied** as follows:
Section 4.03 (1) is varied to decrease the minimum separation distance required between user sites 40 and 41 for mobile homes from 6 metres (19.68 feet) to 5.9 metres (19.5 feet).

SPECIAL TERMS AND CONDITIONS

1. Development Variance Permit 92-13, clause 2 is hereby amended to permit the placement of a double-wide mobile home or double-wide modular home on mobile home space 40.
2. Subject to the above, Development Permit 84-06 and Development Variance Permit 92-13 remain valid and continue to apply to the lands.
3. No variances other than those specifically set out in this permit are implied or to be construed.
4. 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.
5. Development of the site shall be undertaken in accordance with the Site Plan attached hereto as Schedule "B".
6. A building permit shall be issued by the Fraser Valley Regional District prior to the placement of a mobile home on the property.

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>.

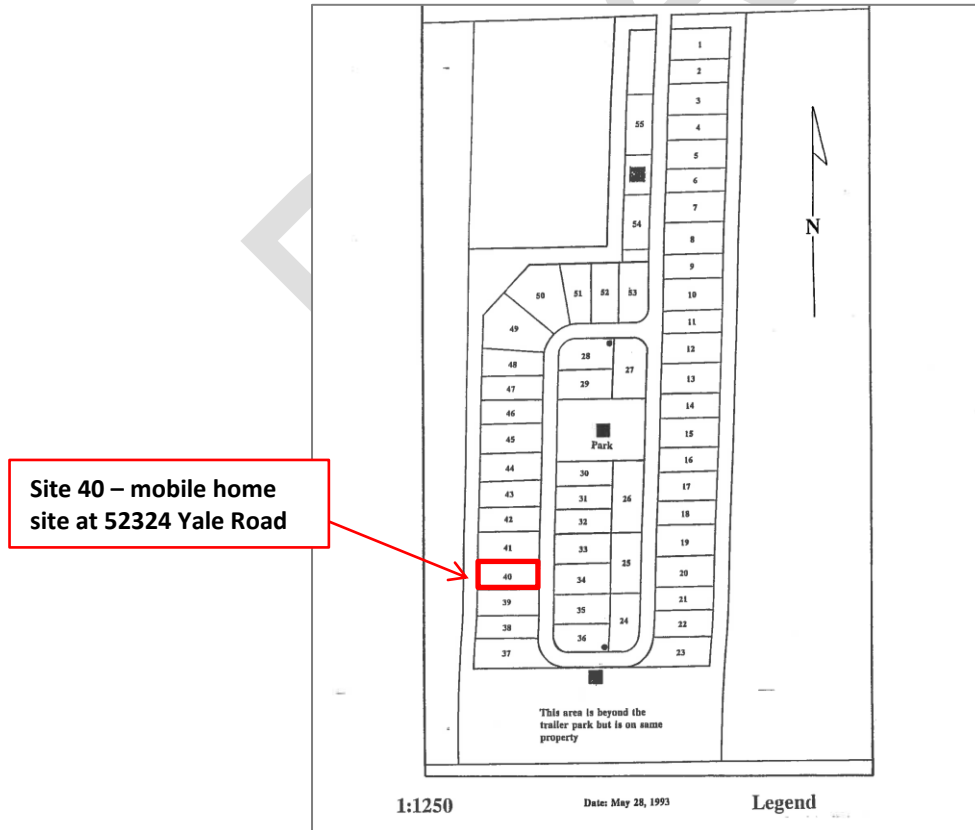
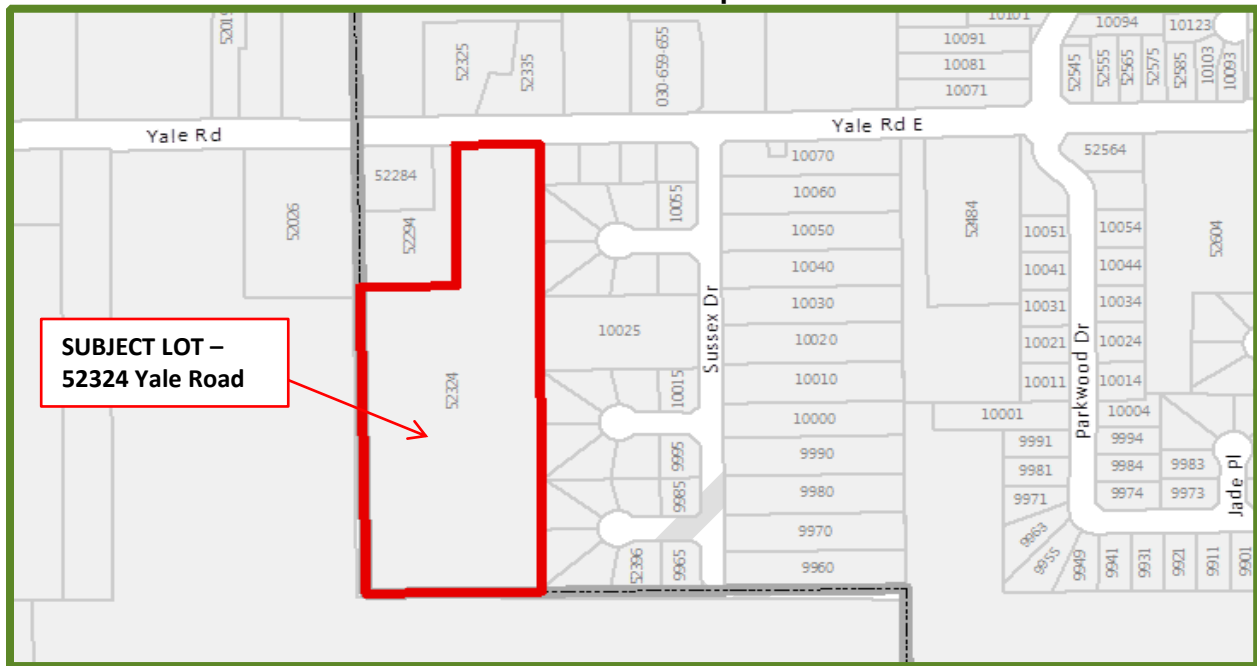
Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number 2019-20. The notice shall take the form of Appendix I attached hereto.

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

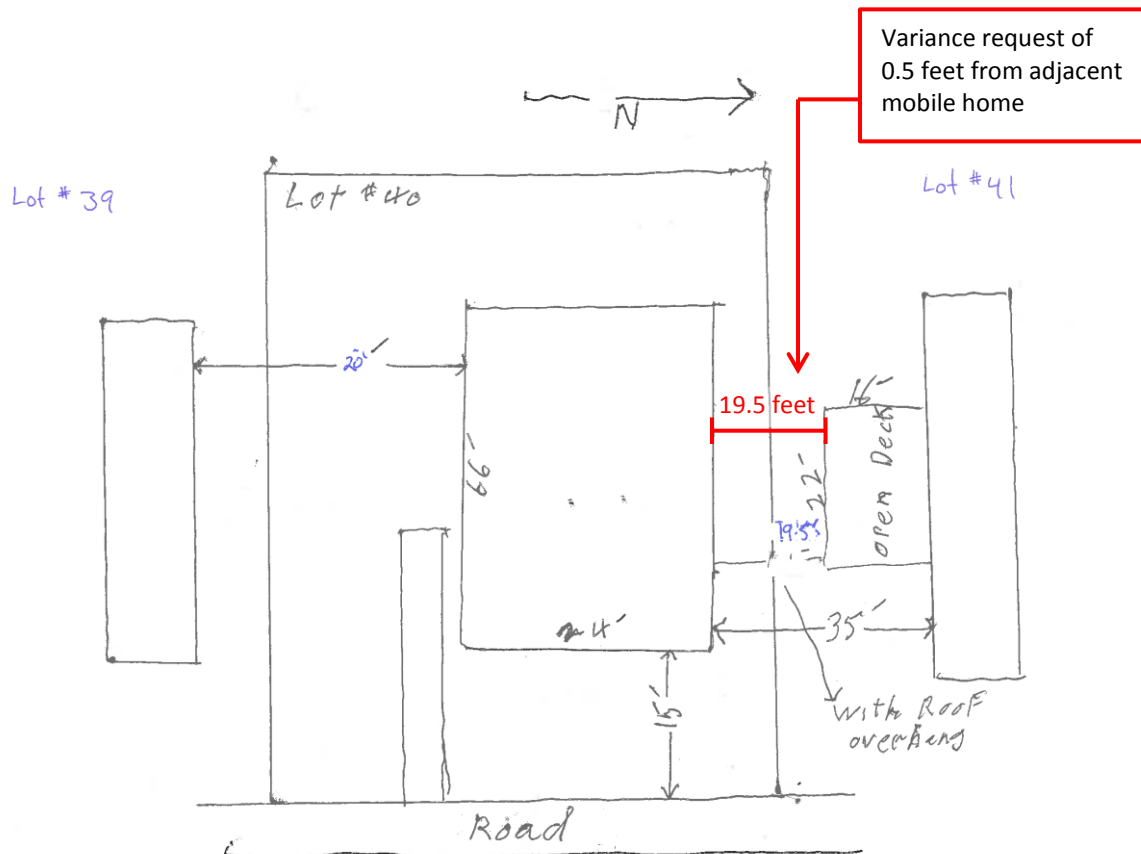
Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

DEVELOPMENT VARIANCE PERMIT 2019-20 SCHEDULE "A" Location Map



DEVELOPMENT VARIANCE PERMIT 2019-20
SCHEDULE "B"
Site Plan
Mobile Home Site 40



Not to Scale

DEVELOPMENT VARIANCE PERMIT 2019-20
SCHEDULE "C"
Site Plan
52324 Yale Road Electoral Area D, PID: 007-174-659

