



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

Permit No: Development Variance Permit 2019-21 **Folio No.** 775.02593.070

Issued to: Kelly Shannon & Joseph Mennard

Address: 36072 Shore Road, Electoral Area G

Applicant: Kelly Shannon & Joseph Mennard

Site Address: 36072 Shore Road, Electoral Area G

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 24 SECTION 31 TOWNSHIP 20 NEW WESTMINSTER DISTRICT PLAN 24885
PID: 007-687-079

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:

1. Section 412 (1) the rear and exterior-side lot line setbacks are reduced from 6.0 metres to 0.0 metres for the house eaves and existing wooden decks.
 2. Section 601 (3) Buildings (including projecting chimneys, porches, and balconies) and structures shall together cover not more than thirty-six percent (36%) of the parcel area.
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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. This permit does not authorize construction across legal lot boundaries. If the deck is destroyed and needs to be rebuilt, it must be built within the property lines, and must comply with Ministry of Transportation and Infrastructure setback requirements.
5. This permit shall lapse upon expiry or revocation of Highway Encroachment Permit 2019-03652 issued by the Ministry of Transportation and Infrastructure to authorize the use and maintenance of an existing wooden deck encroaching into Shore Road.
6. This permit does not authorize any additional structures to be built within 6.0 metres of the rear and exterior-side lot lines.
7. This permit does not in any way authorize construction outside the boundaries of the property for which it is issued.

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 2019-21. 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 2019-21
SCHEDULE "A"
Location Map



DEVELOPMENT VARIANCE PERMIT 2019-21
SCHEDULE "B"
Site Plan

