



PLANNING & DEVELOPMENT

www.fvrd.ca

planning@fvrd.ca

emailed June 16/19

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 \$ 350.00 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 36072 SHORE RD PID 007-687-079

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)	Signature of Owner	Date
JOSEPH MENARD	<i>[Signature]</i>	JUNE 14 / 19
X KELLY SHANNON	Kelly Hanna	June 16/19

Owner's Contact Information

Address	City
<u>36072 SHORE RD</u>	<u>MISSION</u>
	Postal Code
	<u>V2V 4S1</u>
	Fax

Office Use Only	Date	File No.
	Received By	Folio No.
	Receipt No.	Fees Paid: \$

**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 \$ 350.00 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 36072 SHORE RD PID 007-687-079

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>JOSEPH MENARD</u>	Signature of Owner 	Date <u>JUN 14 / 19</u>
Name of Owner (print)	Signature of Owner	Date

Owner's Contact Information

Address <u>36072 SHORE RD</u>	City <u>MISSION</u>
	Postal Code <u>V2V 4S1</u>
	Fax

<b>Office Use Only</b>	Date <u>20190614</u>	File No.
	Received By 	Folio No. <u>775-02593-070</u>
	Receipt No. <u>8889/1</u>	Fees Paid: \$ <u>350.00</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 \_\_\_\_\_ Present Zoning \_\_\_\_\_

Existing Use \_\_\_\_\_

Proposed Development ALREADY EXISTING STRUCTURE  
DECK + DWELLING

Proposed Variation / Supplement VARY FRONT + EXTERIOR SIDE  
LOT LINE TO ZERO METRES CLEAR TO SKY  
FOR EXISTING HOUSE + DECK (see page 2)

(use separate sheet if necessary)

Reasons in Support of Application PURCHASED PROPERTY JAN 2019  
AND SURVEYED PROPERTY TO FIND THE  
EXISTING DECK + DWELLING ARE NOT LOCATED WITHIN  
SETBACK ALLOWANCE. AS NEW OWNER I WOULD  
LIKE TO BRING PROPERTY INTO COMPLIANCE WITH  
ZONING + THEREFORE NEED THE REDUCED SETBACK.  
OBTAINED ENCROACHMENT PERMIT FROM M.O.T. (see page 2)

## PART 2

### PROPOSED DEVELOPMENT

- 18 FT X 30 FT DETACHED GARAGE
- PROPOSED VARIATION TO VARY THE LOT COVERAGE FROM 30% TO 36%

### REASONS FOR VARIANCE.

- SMALL LOT
- 728 FT DRIPTHROUGH WOOD DECKS WHICH IS CALCULATED IN LOT COVERAGE
- MY PROPOSED GARAGE WILL NOT AFFECT SEPTIC OR WELL
- VINTAGE CAR AND MOTORCYCLE STORAGE / SHOP
- NO GARAGE ATTACHED TO HOUSE
- SHED ON PROPERTY WILL BE REMOVED ONCE GARAGE IS BUILT.

**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.

## 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
<b>Location Map</b>			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
<b>Site Plan</b>  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:	
<b>Floor Plans</b>			Uses of spaces & building dimensions
			Other:
<b>Landscape Plan</b>  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:
<b>Reports</b>			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](mailto:FOI@fvrd.ca).

SITE PLAN OF LOT 24  
SECTION 31 TOWNSHIP 20  
NEW WESTMINSTER DISTRICT PLAN 24885

SCALE 1 : 200  
ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED.



CNRC ADDRESS: 36072 SHORE ROAD, FVRD  
PARCEL IDENTIFIER: 007-667-078



HATZIC LAKE

LOT DIMENSIONS DERIVED FROM  
FIELD SURVEY

ELEVATIONS ARE IN METRES (GEODEIC)  
ELEVATIONS REFERENCED TO GSN TABLE No. 79H421  
ELEVATION = 6.512m

WADE & ASSOCIATES LAND SURVEYING LTD.  
BC LAND SURVEYORS  
MISSION & MAPLE RIDGE  
PHONE: (604) 826-5081 OR 463-4753  
FILE: P24885-LOT 24

PREPARED FOR: INUKSHUK EXCAVATING

INFORMATION REGARDING TOPOGRAPHY AND UNDERGROUND SERVICES  
IS COMPILED FROM FIELD SURVEY AND SERVICE LOCATION PLANS.  
ALL U/S SERVICE LOCATIONS ARE APPROXIMATE AND MUST BE  
CONFIRMED BY THE USE OF PIPE LOCATOR (AI-SCOPE) AND  
MANUAL DIGGING.

PLAN 3277

SURVEYED:  
JANUARY 14, 2019

DRAWING DATE:  
FEBRUARY 1, 2019

FVRD FILE:

27  
PLAN 24885

25  
PLAN 24885

22  
PLAN 24885

REM 2  
PLAN 24132

23  
PLAN 24885

Removed



# Existing Lot Coverage




**Jennifer Clancey**

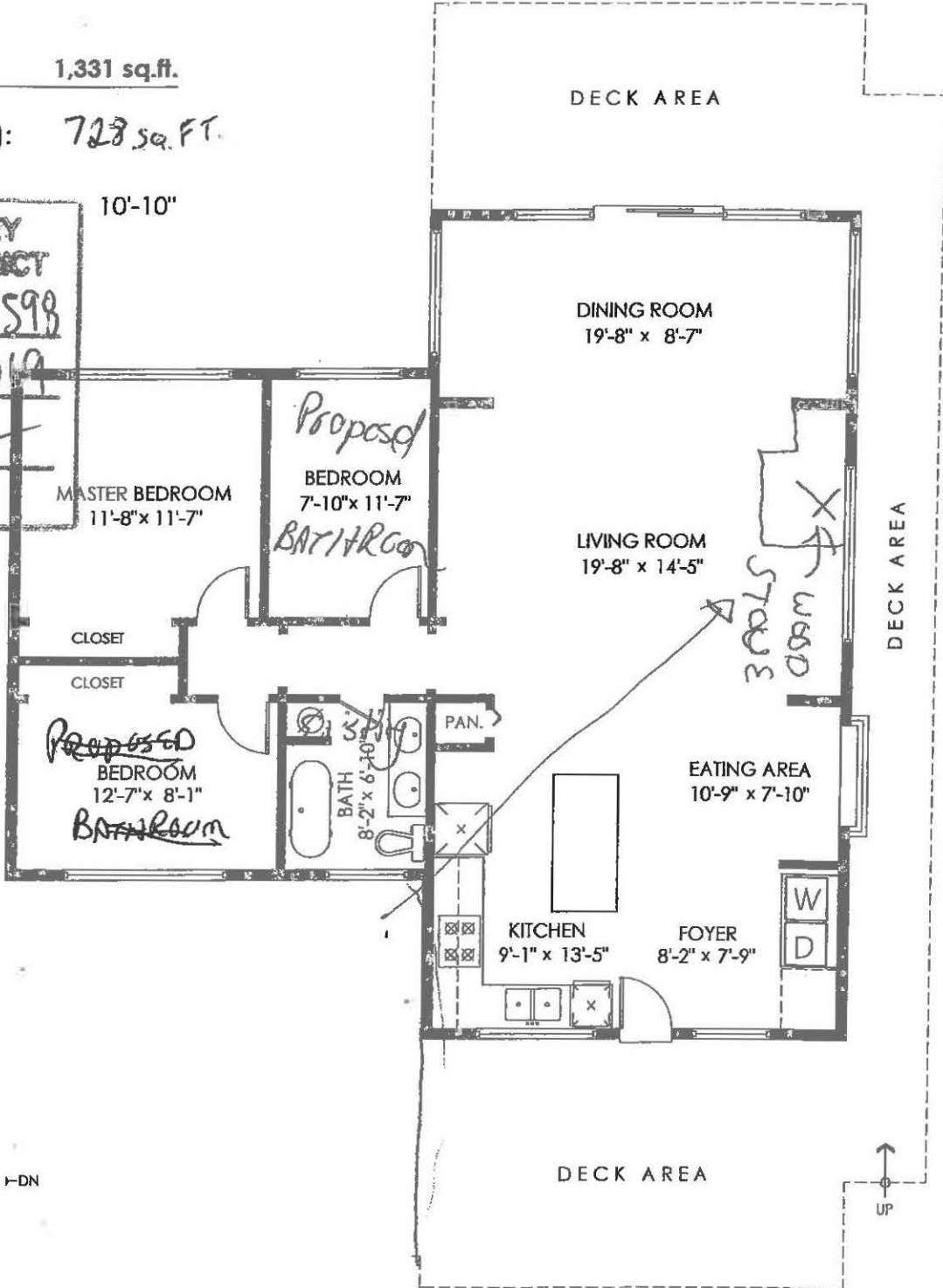
**36072 Shore Road,  
Mission**

604-530-1141 | www.exceptionalcreators.com

Floor Area: 1,331 sq.ft.

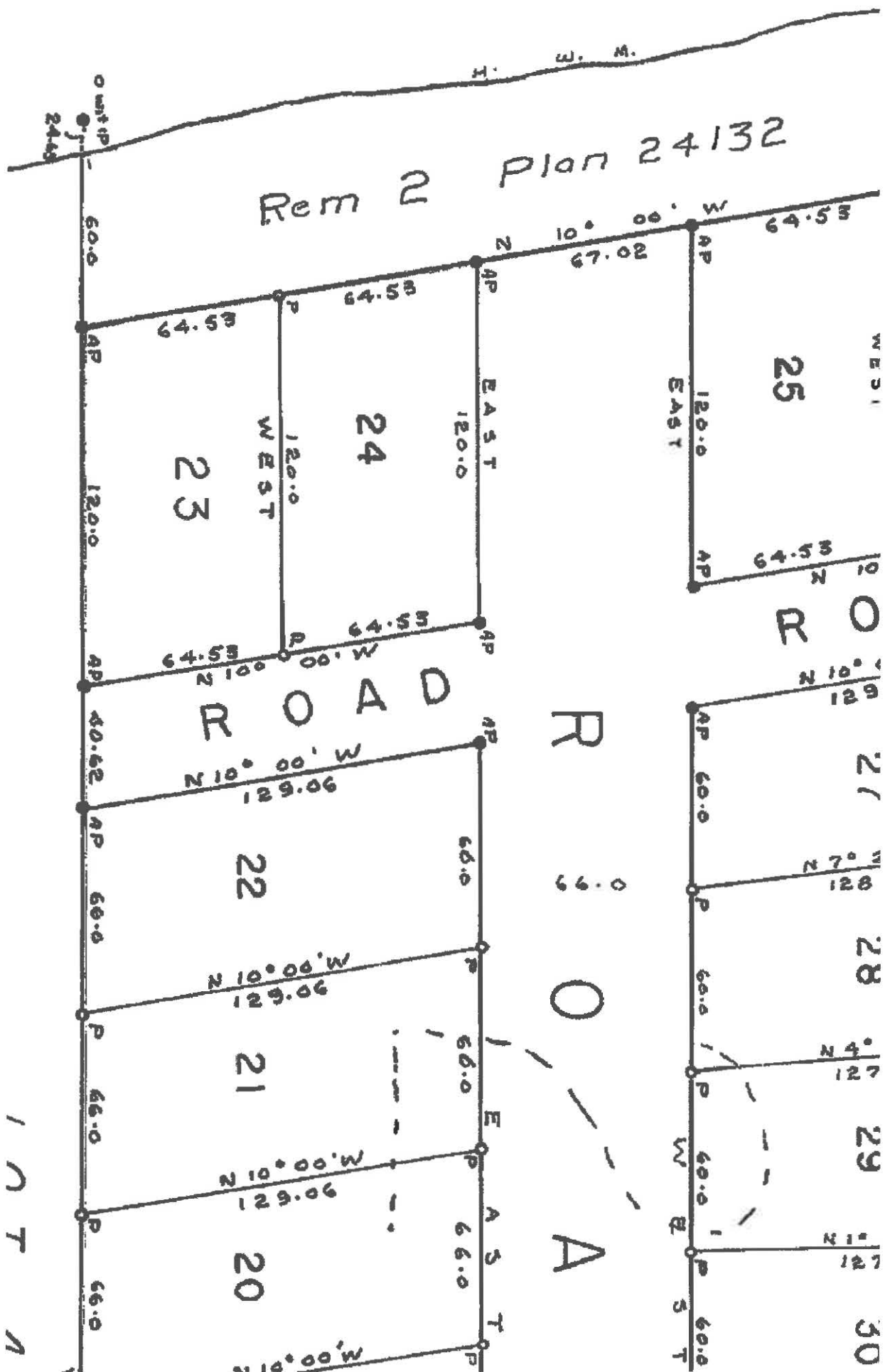
Deck Area (Approx): 728 sq. FT.

Vaulted Ceilings.  
**FRASER VALLEY  
 REGIONAL DISTRICT**  
 Building Permit No. 014598  
 Date March 13 2019  
  
 Building Inspector





Rem 2 Plan 24132



REQUEST FOR DEVELOPMENT VARIANCE PERMIT

36072 SHORE ROAD, MISSION BC.

We wish to build a garage with covered parking on the side of it. The current 30% rule of buildings to lot size does not allow for what we wish to build. We are seeking 38%. This will allow us to build a 1.5 car garage – 18' wide by 30' long with an 8' ~~covered carport on the side~~. It will be built to match the house aesthetics and will be pleasing to the eye. Location will be on the south side of the property where the driveway currently is.

We will be removing the 16'x19' deck at the front south side of the house to allow for space to build the garage. We wish to keep the long deck on the north side of the house as we feel it adds character and curb appeal to the home.

The FVRD has requested we get approval of this request from our neighbours. Thank you in advance for your support. We look forward to being your neighbours! Kelly & Joe


36080 Shore Rd

Name: CHRIS OGERMAN Approved  Signature 

36071 Shore Rd

Name: JULIAN CHRISTENSEN Approved  Signature 

<sup>92</sup>  
36087 Shore Rd

Name: DAVE BELL Approved  Signature 

<sup>52 AP</sup>  
36092 Shore Rd

Name: Jennifer Penner Approved  Signature 