



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 20942 Snowflake cr. PID 002-252-058

Legal Description Lot 22 Block _____ Section _____ Township _____ Range _____ Plan NW57905

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) See letter of authorization	Signature of Owner	Date
Name of Owner (print)	Signature of Owner	Date

Owner's Contact Information

Address		City
Email		Postal Code
Phone	Cell	Fax

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

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 Benjamin Cobaschi		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 06 Feb 2020
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Development Details

Property Size 743 m2 Present Zoning RS3
 Existing Use Vacant land
 Proposed Development Multi - family Duplex

Proposed Variation / Supplement To increase building height by 1.8 m and from two stories to 3 stories.
To be permitted to construct a building whose basement is fully underground
for two sides and entirely aboveground on the other two sides.

(use separate sheet if necessary)

Reasons in Support of Application _____

Increased roof heights will improve slope and reduce the accumulation of high snow-load on the roof preventing large chunks of snow from building up and sliding. Due to the uneven topography of the lot, this variance would work with the existing slope on the property and allow the snow to build up flat along these sides and not put pressure on the walls. Increasing the proportions of the building which are constructed above ground will increase the area in which snow can accumulate between this property and the neighbouring property, thereby mitigating the risk of snow sliding into the neighbouring house.

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.

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.

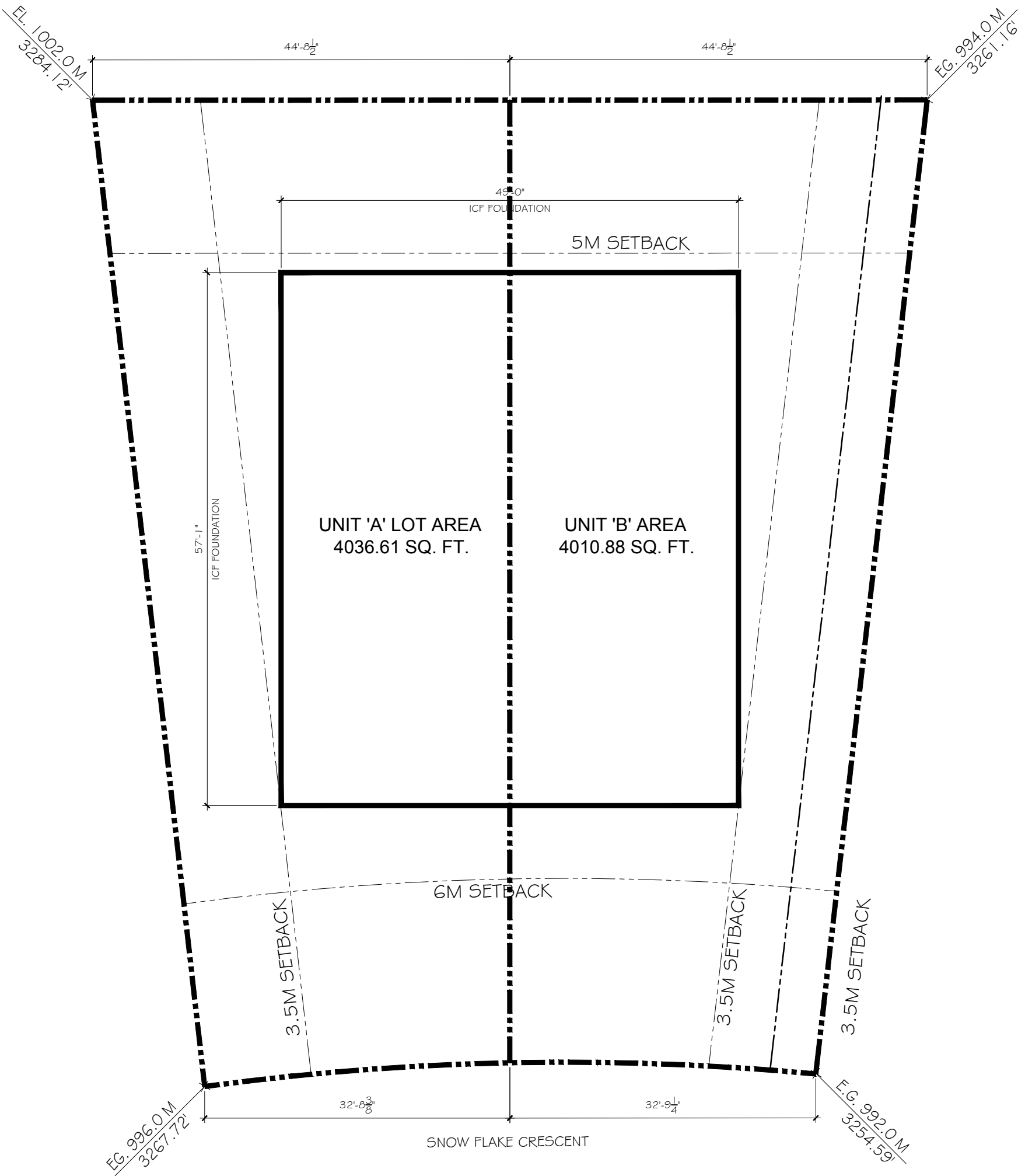
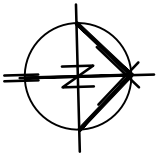
If you responded ‘yes,’ you may be required to submit a Site Profile. Please contact FVRD Planning or the Ministry of Environment for further information.

Archaeological Resources

Are there archaeological sites or resources on the subject property?

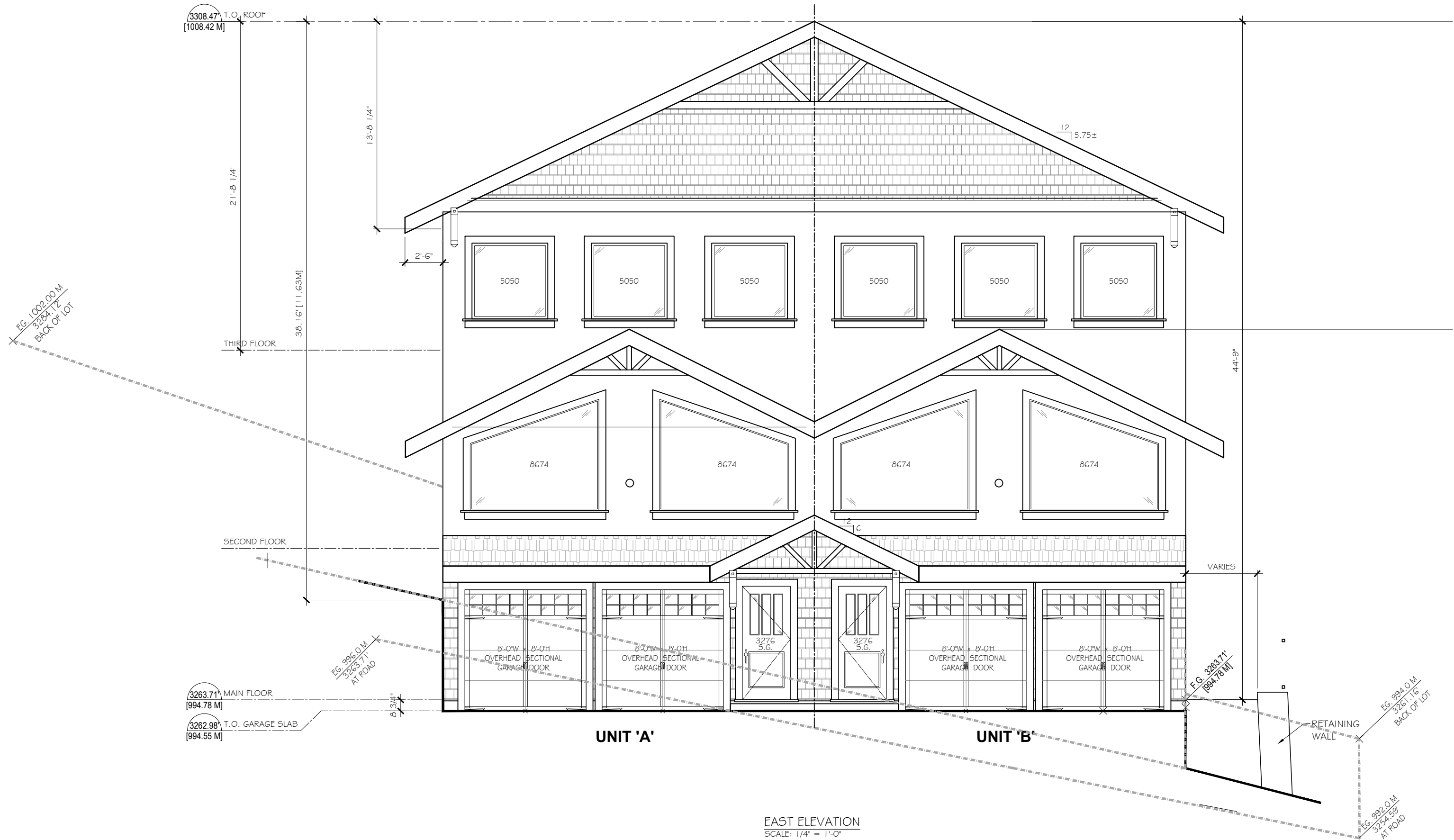
yes no I don't know

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.



LOT Area	= 7997.00 SQ. FT. sq. ft.
LOT Area	= 742.9456 M ²
ALLOWABLE @ 35%	= 2798.95 sq. ft.

SITE PLAN
SCALE: 1/8" = 1'-0"



UNIT 'A'

UNIT 'B'

EAST ELEVATION
SCALE: 1/4" = 1'-0"

3308.47' T.O. ROOF
[1008.42 M]

21'-8 1/4"

13'-8 1/4"

12
5.75±

5050

5050

5050

5050

5050

5050

THIRD FLOOR

38.16' [11.63M]

8674

8674

8674

8674

SECOND FLOOR

44'-9"

VARIES

8'-0"W x 8'-0"H
OVERHEAD SECTIONAL
GARAGE DOOR

8'-0"W x 8'-0"H
OVERHEAD SECTIONAL
GARAGE DOOR

3276
S.G.

3276
S.G.

8'-0"W x 8'-0"H
OVERHEAD SECTIONAL
GARAGE DOOR

8'-0"W x 8'-0"H
OVERHEAD SECTIONAL
GARAGE DOOR

3263.71' MAIN FLOOR
[994.78 M]

3262.98' T.O. GARAGE SLAB
[994.55 M]

E.G. 996.0 M
3263.71'
AT ROAD

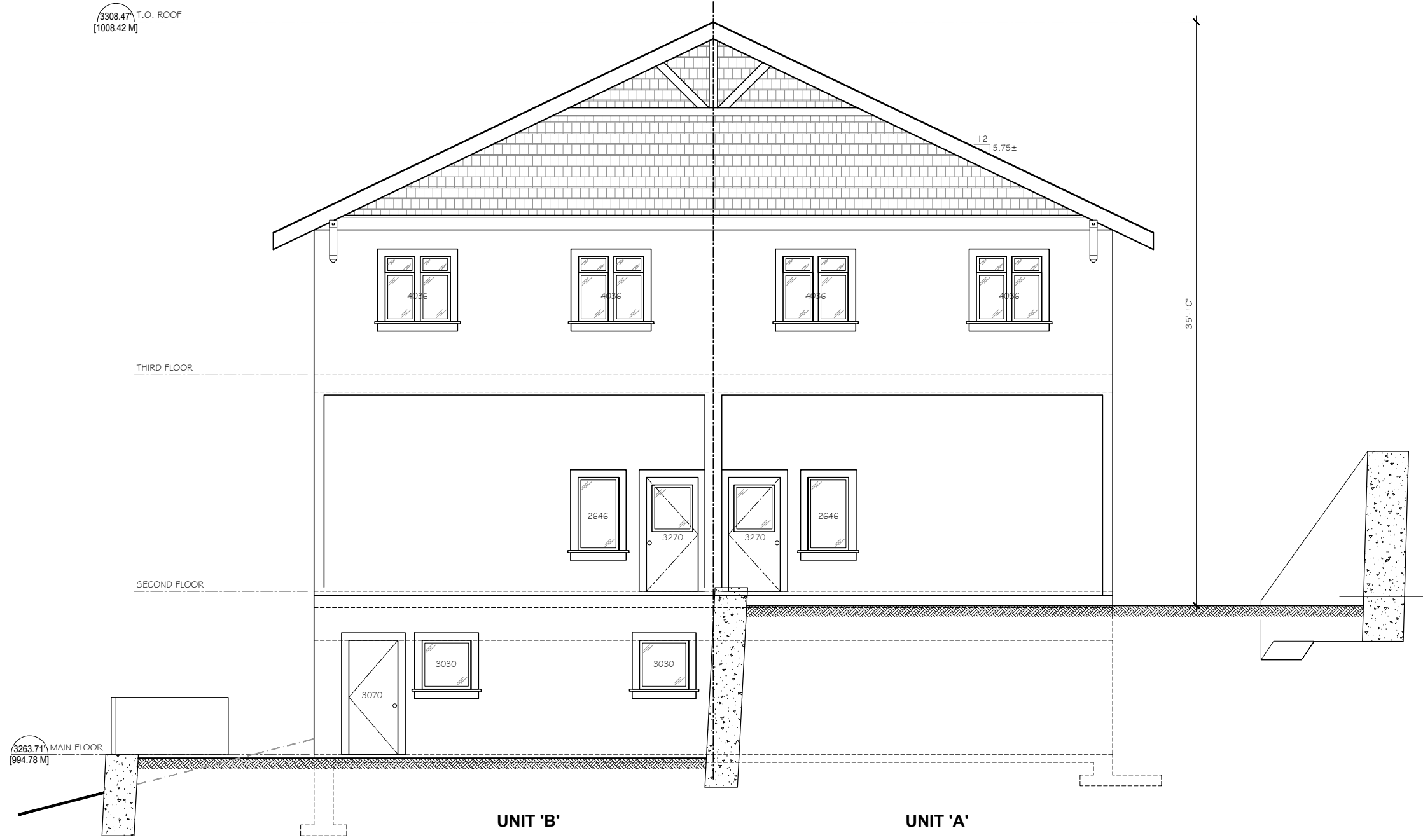
8 3/4"

E.G. 3263.71'
[994.78 M]

RETAINING WALL

E.G. 994.0 M
3261.16'
BACK OF LOT

E.G. 992.0 M
3254.59'
AT ROAD



3308.47 T.O. ROOF
[1008.42 M]

THIRD FLOOR

SECOND FLOOR

3263.71 MAIN FLOOR
[994.78 M]

35'-10"

12
15.75±

UNIT 'B'

UNIT 'A'

WEST ELEVATION
SCALE: 1/4" = 1'-0"

Hi Beni,

Regarding structural design of the building please note that the height of the building will require to be higher than a regular similar construction. Following are the reasons:

- 1) Due to high snow load the roof trusses are deeper than the regular trusses. This will require a 1 – 1.5 m height increase for the overall building.
- 2) Floor joist have a higher depth than regular floor joists. This will require an additional 0.2m, which will increase the height of the building 0.4m.
- 3) Due to slope terrain, the building basemen will be full depth underground on the two sides, and above ground on the other two sides. A higher average elevation will be required to avoid excessive excavation for foundation installation. Around an extra 1 m height increase it might be required to raise the ground elevation.

Regards,

Jeremy Hapchina, P.Eng.
Senior Structural Engineer

MORRISON HERSHFIELD

Suite 310, 4321 Still Creek Drive, Burnaby, BC V5C 6S7

Phone: 604 454 9305, Cell: 604 512 4994

morrisonhershfield.com



Beni Cobaschi

20942 Snowflake Variance applications

1 message

beryl skrukwa

Sun, Feb 23, 2020 at 12:33 PM

To:

My wife & I have owned our home located at #1 - 20944 Snowflake Crescent, Hemlock BC for the past 15 yrs., we have no objection to the variance being asked for by Mr. Benjamin Cobaschi.

Thank you,
John/Beryl Skrukwa

Sent from my iPhone

RE: 20942 Snowflake Variance applications

1 message

Bauer, Ralph M.

To: beryl skrukwa

Sun, Feb 23, 2020 at 12:36 PM

My wife & I have owned our home located at #2 - 20944 Snowflake Crescent, Hemlock BC for the past 15 yrs., we have no objection to the variance being asked for by Mr. Benjamin Cobaschi.

Susan and Ralph Bauer

Ralph Bauer
Holophane Lighting Specialist
AEL Factory Support Representative

February 8, 2020

To whom it may concern,

I am a permanent resident in Hemlock Valley of 15 years and my home is located at 20940 Snowflake Crescent.

Mr Ben Cobaschi visited me today to give me a detailed look at his plans for the lot next door at 20942 Snowflake Crescent. He explained the variances he requested, showed the positioning of his proposed building on the lot, pointed out parking plans, etc. I have no objection to this new building.

We further discussed and came to agreement on our mutual interests in snow removal once the new building is complete.

Yours Truly,

Kevin Sass

I John McEwen being the owner of a residence located at 20934 Snowflake Crescent in Hemlock BC have no objection to the variance being asked for by Mr. Benjamin Cobaschi at 20942 Snowflake Crescent.

John McEwen

From: **Michael Bogdanovich**
Date: Wed, Feb 12, 2020 at 6:58 PM
Subject: Re: 20942 Snowflake Crescent
To: Benjamin Cobaschi

Hi Beni,

To the FVRD,

I Michael Bogdanovich, with a residence @ [20917 Snowflake Cr](#) am in full support of my new Neighbour Benjamin Cobaschi's applications of variance for his new build.

If there are any questions or concerns please feel free to contact me via email or phone @

Sincerely,

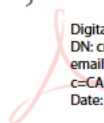
Michael Bogdanovich

To whom it may concern,

I have reviewed the building design and plans for the variance application of 20942 Snowflake Crescent, proposed by Benjamin Cobaschi, the owner of said property, and would like to affirm my support for this proposal. The variance Benjamin is requesting will decrease snow accumulation on the roof of his proposed home. The fact that the house is three stories high will help store the snow on the property and prevent it from sliding onto the neighboring property. I believe that, given the grade and position of his property, without this variance snow accumulation and shedding may create at best an inconvenience for his neighbors and at worst risk injury or damage. The home Benjamin is proposing on this property will, in my opinion, contribute positively to the development of Hemlock Valley, and will be an asset to the community as Hemlock moves toward a future as a landmark ski resort.

Regards,

Kyle
Barker
Kyle Barker

 Digitally signed by Kyle Barker
DN: cn=Kyle Barker, o, ou,
email=kbarker@crypteklabs.com,
c=CA
Date: 2020.02.21 15:43:56 -08'00'

20806 Sakwi Creek Rd