



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

Permit No. Development Variance Permit 2020-03 **Folio No.** 733.07000.029

Issued to: Antonio Kelly Mendonca & Shelby Mendonca

Address: 29 Lakeshore Drive, Cultus Lake, V2R 4Z9

Applicant: Antonio Kelly Mendonca & Shelby Mendonca

Site Address: 29 Lakeshore Drive, Cultus Lake, Area H

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:

29 LAKESHORE DRIVE,
LOT 29W, NEW WESTMINSTER DISTRICT, LEASE CULTUS LAKE PARK
Folio: 733.07000.029

LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Elevation Drawings

AUTHORITY TO ISSUE

1. This Development Variance Permit is issued under Part 14 - Division 9 of the *Local Government Act*.
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BYLAWS SUPPLEMENTED OR VARIED

Cultus Lake Park Zoning Bylaw No. 1375, 2016 is **varied** as follows:

Section 5.3.3.3 – the maximum building/structure height is varied from

- 6.7m (22ft) Maximum two (2) Stories plus Basement or Crawlspace and roof; to
 - 6.7m (22ft) Maximum three (3) Stories plus Basement and roof.
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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. A building permit shall be issued by the Fraser Valley Regional District prior to any construction on the property.
5. All new construction shall be generally in compliance with Schedule "B"

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 developer's 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.
5. The Archaeology Branch of the Province of British Columbia must be contacted (phone 250-953-3334) if archaeological material is encountered on the subject property. Archaeological material may be indicated by dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artefacts such as arrowheads and other stone tools, or human remains. If such material is encountered during demolition or construction, a Heritage Conservation Act Permit may be needed before further development is undertaken. This may involve the need to hire a qualified Archaeologist to monitor the work.

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 2020-03. 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>

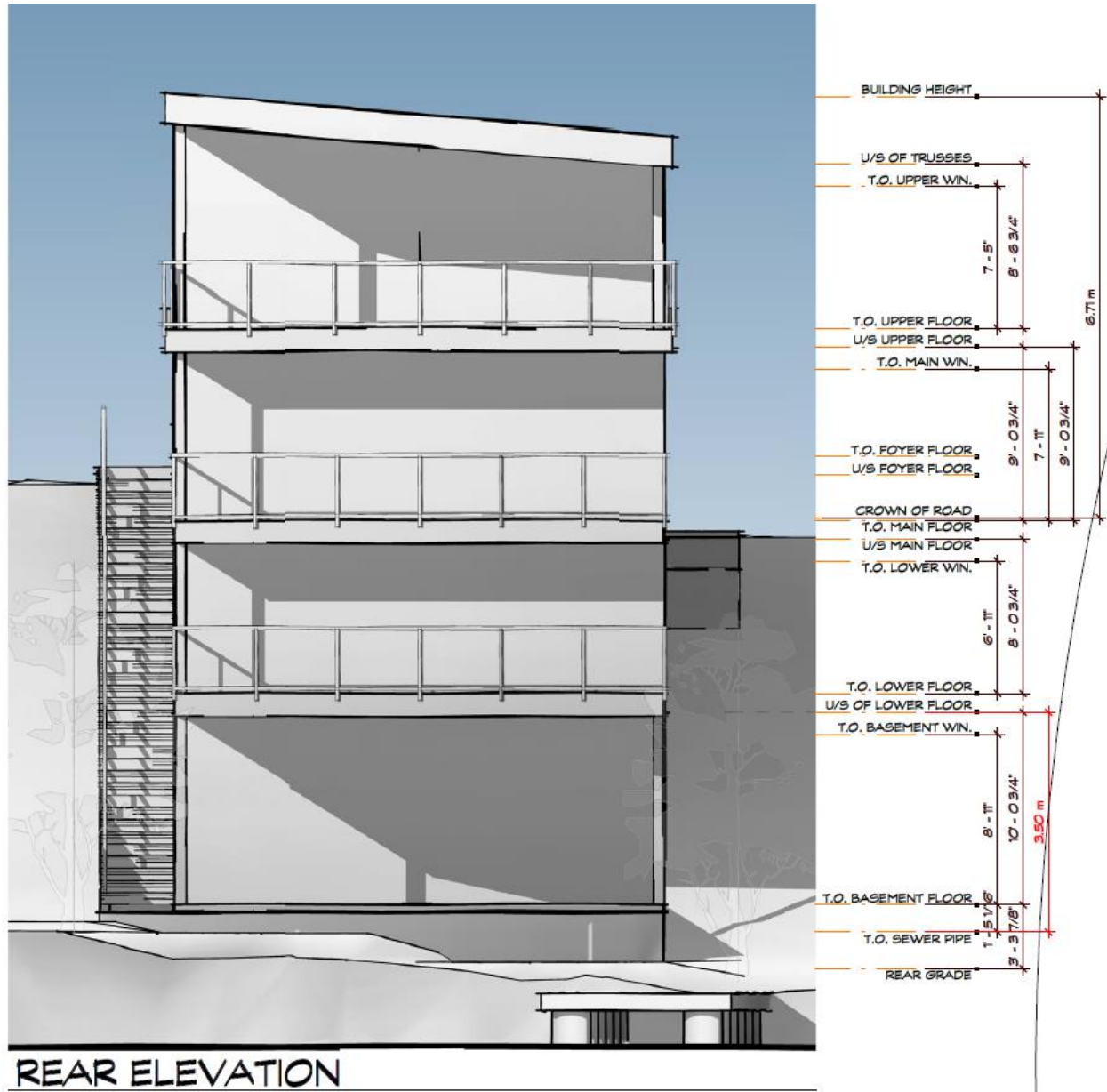
Chief Administrative Officer / Deputy

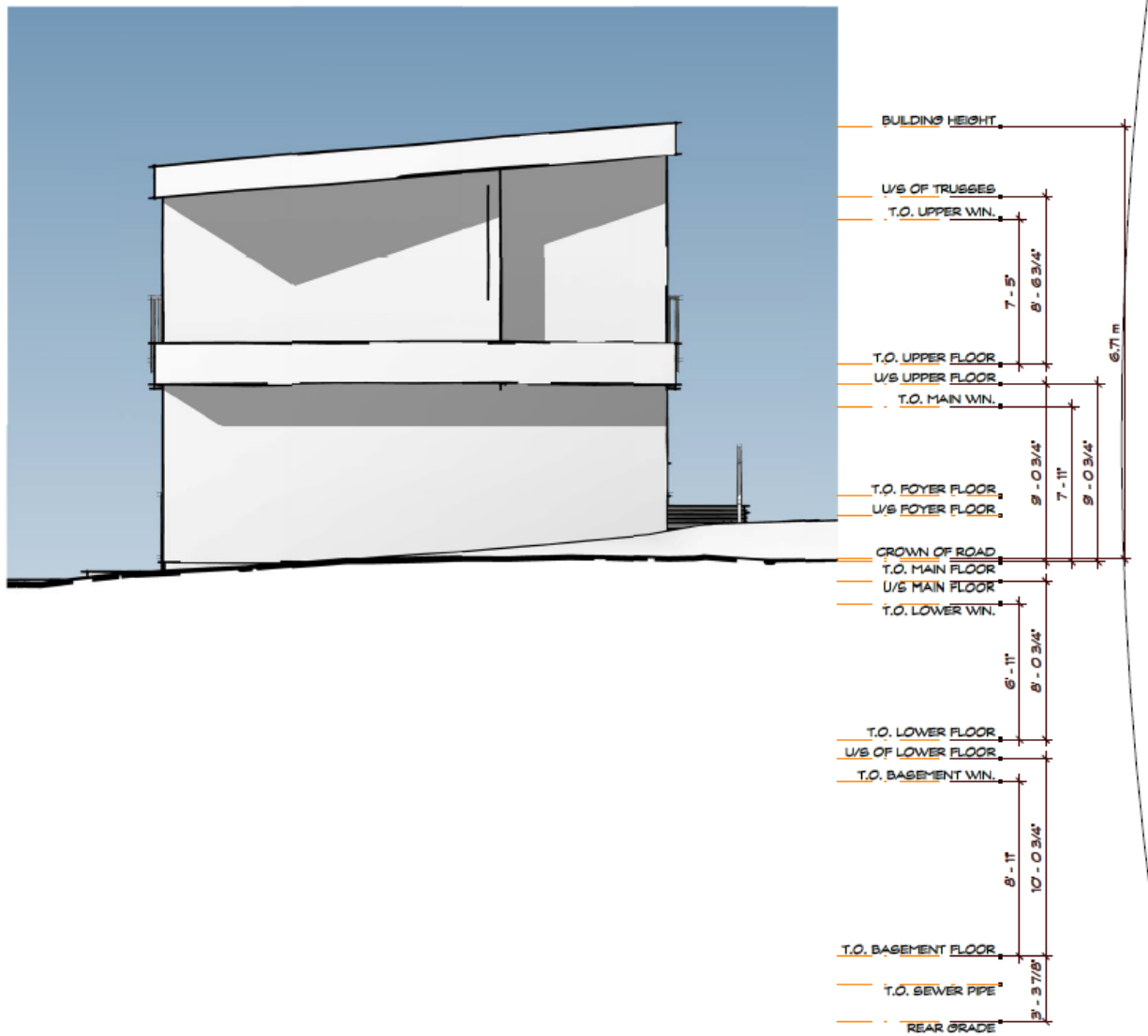
THIS IS NOT A BUILDING PERMIT

DEVELOPMENT VARIANCE PERMIT 2020-03
SCHEDULE "A"
Location Map

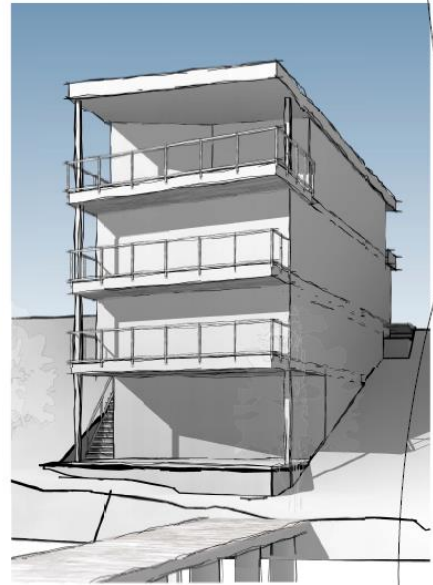
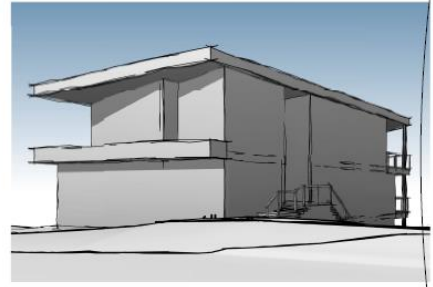
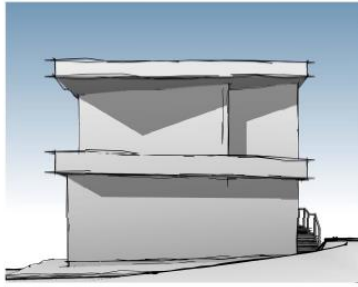
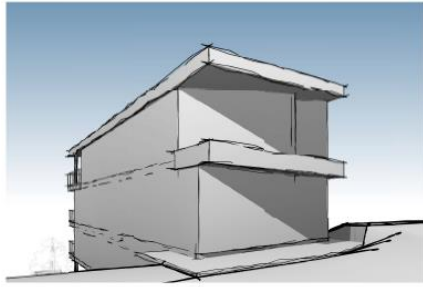


DEVELOPMENT VARIANCE PERMIT 2020-03
SCHEDULE "B"
Elevation Drawings





FRONT ELEVATION



DRAFT