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## **Zoning Compliance Letter**

Below is the required compliance letter that shows our design is compatible with the Regulations provided by the Zoning Bylaw No. 75, Area "D" - Division Twenty-Six: Gateway Commercial (C-5).

### 2600 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

- (a) Local Commercial Use
- (b) Highway Commercial Use

### 2601 DENSITY REGULATIONS

There is no residential use proposed on this development.

### 2602 SETBACKS

- (a) The proposed buildings, of 1 storey, are set back a minimum of 6.0m from any lot lines.
- (b-c) There are no buildings of 2 or more storeys proposed for this development.

### 2603 HEIGHT

The maximum height of all buildings does not exceed 10.0m, as shown on elevations, on Sheet DP200.

### 2604 REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION



No new parcel has been created by subdivision.

#### 2605 CONDITIONS OF USE

All uses are connected to the approved community water system, as shown on Sheet C19-5621 / A-C03

#### 2606 ONE (1) ACCESSORY ONE-FAMILY RESIDENTIAL USE

There will be no residential use on this property.

#### 2607 FLOOR AREA RATIO

The proposed floor area ratio factor is 0.23, therefore it does not exceed the allowable of 0.35.

#### 2608 FLOOR AREA

There are no motel or motor hotel proposed on this property

#### 2609 MAXIMUM LOT COVERAGE

The proposed maximum lot coverage is 22,7%, therefore it does not exceed the allowable of 30%.

#### 2610 SIGNS

Subject to the conditions of Division Three, Section 302 (8), all individual signs do not exceed 5 square metres in area on any one lot.

#### 2611 OFF STREET PARKING

Off street parking is provided according to the provision of Division Sixteen and Schedule A of the Zoning Bylaw No. 75, Area "D". The parking stalls required by this Bylaw are 48. The Development proposed has provided 47 parking stalls. A Development Variance Permit is submitted along with this application to ask for the reduction of 1 parking space.

#### 2612 SCREENING

The lot of this Development Application does not abut a lot which is not zoned C-1, C-2, C-3, C-4 or C-5, therefore no fence is required.