



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT PERMIT

Permit No.	2020-07	Folio No. 733.06468.000
Issued to:	RHEE GA HOLDINGS LTD., INC.NO. BC1219042	
Address:	103-53003 BUNKER ROAD ROSEDALE, BC V0X 1X0	
Applicant:	same	
Site Address:	52964 Yale Road, Electoral Area D	

The lands affected by this permit are shown on Schedule "A", Location Map, attached hereto which forms an integral part of this Permit and are legally described as the whole of:

LOT 1 SECTION 6 TOWNSHIP 3 RANGE 28 WEST OF THE 6TH MERIDIAN
NEW WESTMINSTER DISTRICT PLAN EPP21164
029-004-667

LIST OF ATTACHMENTS:

Schedule "A": Location Map
Schedule "B": Site Plan
Schedule "C": Landscape Plan
Schedule "D": Design Drawings
Schedule "E": Drainage Design Brief
Schedule "F": Exterior Lighting Impact
Schedule "G": On-Site Wastewater Treatment
Schedule "H": Soils Geotech Report

AUTHORITY TO ISSUE

This Development Permit is issued pursuant to Part 14 - Division 7 of the Local Government Act. The above-noted property lies within DEVELOPMENT PERMIT AREA 5-D in Electoral D of the Fraser Valley Regional District. Pursuant to Section 488 of the *Local Government Act*, R.S.B.C., this area has been designated under the Official Community Plan for Electoral D, Bylaw No. 200 for the:

- ☒ (a) protection of the natural environment, its ecosystems and biological diversity
- ☐ (b) protection of development from hazardous conditions
- ☐ (c) protection of farming
- ☐ (d) revitalization of an area in which a commercial use is permitted
- ☐ (e) establishment of objectives for form and character of intensive residential development
- ☒ (f) establishment of objectives for form and character of commercial, industrial or multi-family residential development

BYLAWS SUPPLEMENTED OR VARIED BY THIS PERMIT:

None

TERMS AND CONDITIONS OF THIS PERMIT

1. If the holder of the permit does not commence the construction with respect to which the permit was issued within two (2) years of the date of the permit, this permit shall lapse.

PEDESTRIAN LINKAGES

1. Pedestrian pathways shall be constructed adjacent to Yale Road, as shown on the Site Plan attached hereto as Schedule "B".

BORDERS, LANDSCAPING AND SCREENING

1. The landscaping shall be completed in accordance with the landscaping plan attached hereto as Schedule "C".

PARKING AREAS

1. Parking areas, walkways, and curbs, shall be constructed in accordance with the Site Plan attached hereto as Schedule "B".

SIGNS AND LIGHTING

1. The size, and location of all fascia signage shall be in accordance with Schedules "D" attached hereto.
2. The applicant shall provide a letter from a qualified professional that certifies that site's lighting has been designed and installed to minimize light spill onto adjacent lands.

SITING, DESIGN AND FINISHING OF BUILDINGS

1. Siting and Layout of the development shall be in accordance with the Site Plan attached hereto as Schedule "B".
2. The Design of buildings on the site shall be undertaken in accordance with Schedules "D" attached hereto.
3. Finishing materials and finishing material colours shall be in accordance with Schedule "D".

PROTECTION OF THE ENVIRONMENT

1. The development shall be connected to the Popkum community water system.
2. The applicant shall provide letters from qualified professionals certifying that the storm water and septic disposal systems have been designed and installed in accordance with Schedules "E" and "G" attached hereto and will not degrade the ground water regime or lead to long-term environmental problems.

3. No alteration to the natural drainage, construction or excavation shall be undertaken which might cause or contribute to hazardous conditions on the site or on adjacent lands.
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GENERAL TERMS AND CONDITIONS

1. This Development Permit is issued Pursuant to Part 14 - Division 7 of the *Local Government Act*.
 2. A development permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw, except that permitted uses or densities may be varied where the land has been designated under the Official Community Plan for the protection of development from hazardous conditions pursuant to Section 488 of the *Local Government Act*.
 3. Nothing in this permit shall waive the owner'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 owner'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 owner of the subject property shall provide the general contractor and all professionals associated with this project with copies of this permit as issued by the Regional Board.
 6. The owner of the subject property shall notify the Fraser Valley Regional District in writing of any intention to excavate, construct or alter the subject property or building site thereon.
 7. 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.
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SECURITY DEPOSIT

1. 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.
2. 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;

3. 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 any excess to be returned to the holder of the permit.
4. Security Posted:
 - (a) an irrevocable letter of credit in the amount of: \$ 32,828.40.
 - (b) the deposit of the following specified security: \$ N/A .
5. Release of the Security will occur one year after the installation of the required landscaping. The permit holder must provide a letter from a qualified professional that certifies the date of installation and that the completed landscaping meets or exceeds the British Columbia Society of Landscape Architects and British Columbia Nursery Trades Association standards.

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 Permit Number 2020-07. The notice shall take the form of Appendix I attached hereto.

AUTHORIZING RESOLUTION PASSED BY THE ELECTORAL AREA SERVICES COMMITTEE OF THE FRASER VALLEY REGIONAL DISTRICT ON THE <DATE> DAY OF <MONTH>, <YEAR>

Director of Planning and Development

THIS IS NOT A BUILDING PERMIT

DEVELOPMENT PERMIT 2020-07
SCHEDULE "A" - Location Map

