

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 **29 lakeshore Drive, Cultus Lake** PID _____

Legal Description Lot **29** 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) Antonio Kelly Mendonca	Signature of Owner 	Date Feb. 7, 2020
Name of Owner (print) Shelby Mendonca	Signature of Owner 	Date Feb 7, 2020

Owner's
Contact
Information

Address		City Cultus Lake
Email	Postal Code V2R 5R3	
Phone	- "	Fax

Office Use Only	Date 2020-02-07	File No. 30910-20
	Received by Andrea	Folio No. 733 100107000.029
	Receipt No. 10633/b	Fees Paid: \$ 1300 -

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 _____

Proposed Variation / Supplement Add Extra Basement

Variance Add Second Basement

(use separate sheet if necessary)

Reasons in Support of Application Extremely steep lot, 24ft below garage to ground.

Both existing neighbor to north & south are in support of the variance. The variance does not affect the height. Approx 10 lake front lot out of 107 have steep grades. Parking is an issue, this plan maximizes parking. Road Height & garage floor height does not work with this lot.

Page 7 of 8

**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
Location Map			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
Site Plan			Reduced sets of metric plans
At a scale of:			North arrow and scale
1: _____			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			Location, quantity, size & species of existing & proposed plants, trees & turf
Same scale as site plan			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@fvrld.ca.

Cultus Lake Park Board

4165 Columbia Valley Road

Cultus Lake, BC V2R 5B5

To Whom it May Concern,

My wife and I have recently submitted an application to the Fraser Valley Regional District for a variance at 29 Lakeshore Drive. **The variance requested is to add a second basement to the dwelling to facilitate the house reaching the existing grade;** which sits at 24 feet below the crown of the road.

We are long time residents of Cultus Lake, presently residing at 45642 Rachael Place. In October 2019 we purchased 29 Lakeshore Drive with the intent to build our forever home. **The purpose of reaching out to the Park Office is to garner the Boards support for our variance application.**

Precision Design drafted our plan to maximize parking to alleviate some of burden from the common area parking. (Please refer to attachment A)

The consequences of designing a house with a garage on a steep lot is that we push our house further over the steep grade, unlike lots just south of us with similar grades and no garages. (For example, lots 32,33,35,36,37,38,40,43,44) These homeowners were able to keep the house tight to the bank reducing the drop in grade; sacrificing parking in process and adding additional congestion to the street.

Please find attached (schedule B) a Topography Survey from Vector that shows our lot sloping 24 feet or 7.35 meters from the center of road to back of lot. The distance from the floor in the garage to existing grade is over 22 feet.

The plans we recently submitted to the FVRD meet the both the current height restrictions and other property setbacks. We are not planning on building our home higher than other homes in the area, simply looking for a common sense approach to get from bottom of garage floor to existing grade that maintains curb appeal for both ourselves and the neighboring properties.

Our submitted proposal, by **Precision Design**, is a combination of crawlspace and part full height basement that works well with the existing slope of the lot. The current zoning seems to work with the majority of lots, however out of the 107 lake front parcels, only about 10 have the steep terrain similar to that of lot 29 Lakeshore Drive.

With a maximum allowable basement height of 9 Ft. and no option to put in a crawl space we are tasked with looking at other options to get house up to the existing ground level.

There are several other homes on Lakeshore drive that have set a precedent for this already and the home under construction located at 309 Monroe received this variance as well. We look forward to your support on this matter.

Kind regards

Kelly Mendonca & Shelby Mendonca

Please feel free to call for any clarification or discussion

This is the road side rendering. To show how it will look from the street. It is modest. And you can see front of house is all garage. Entrance on side.

