



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT PERMIT

Permit No.	2020-19	Folio No. 733.02970.001
Issued to:	AQUADEL CROSSING LTD	
Address:	301-32625 S FRASER WAY ABBOTSFORD BC V2T 1X8	
Applicant:	SAME	
Site Address:	1885 Columbia Valley Road, Area "H"	

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 A SECTIONS 10 AND 15 TOWNSHIP 22 NEW WESTMINSTER DISTRICT
PLAN EPP70527 EXCEPT PHASES 1 AND 2 STRATA PLAN EPS3838
030-179-122

LIST OF ATTACHMENTS:

Schedule "A": Location Map

Schedule "B": Landscape Plan and subdivision Site Plan

Schedule "C": Design Rationale Narrative Aquadel Crossing Phase II, 1859 Columbia Valley Road, prepared by Keystone Architecture, August 6, 2020 and March 24, 2020

Schedule "D": Phase Three Design Drawings

Schedule "E": Design Guidelines

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 4-E, in Electoral "H" 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 "H", Bylaw No. 1115, 2011 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

SPECIAL TERMS AND CONDITIONS OF THIS PERMIT

1. This permit pertains specifically to the form and character of PHASE III ONLY of development at 1885 Columbia Valley Road (Aquadel Crossing) of a single family dwelling bare land strata resort residential subdivision.
2. No approval of any further Development Permits, Zoning Amendments, Development Variance Permits, Building Permits, or FVRD Bylaw Amendments on the subject property are implied, or construed by issuance of this Development Permit.
3. If the holder of this permit is issued any Development Permits, Zoning Amendments, Development Variance Permits, Building Permits or any other FVRD Regulatory Bylaw approvals, for the subject property, that require any change to the form and character of the proposed development described in this permit, this permit shall become null and void and the applicant shall obtain a new or amended permit.
4. Development of the site shall be undertaken strictly in accordance with the Site Plan attached hereto as Schedule B.
5. 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.
6. No alteration to the natural drainage, construction or excavation shall be undertaken on any portion of the subject property except areas identified on the Site Plan attached hereto as Schedule "B".

Surfacing

1. External Surfacing materials shall be constructed substantially in accordance with Schedules "C", "D" and "E" attached hereto.

Signs and Lighting

1. Site lighting shall be constructed substantially in accordance with Schedule "E" attached hereto and shall be designed to minimize "light spill" onto adjacent lands and 'light pollution' in the night sky. Site lighting shall be designed to emit no light above horizontal through the use of shielding, 'full-cutoff' lights, or other means to direct light towards the ground or surface requiring illumination.

Siting, Design and Finishing of Buildings

1. All buildings shall be constructed substantially in accordance with Schedules "C", "D", and "E" attached hereto.
2. Where permitted, basements may be either crawlspaces or basements.

Landscaped Buffer

1. All common strata property shall be landscaped in accordance with Schedules "B" attached hereto.
2. Fencing and hedging material (hedging that is installed to prevent access) may only be constructed on strata common property boundaries and not within or across strata common property.

Future Building Construction including Single Family Dwellings

1. No additional development permits will be required for the construction of structures within resort, provided that such construction is in accordance with the requirements of this permit, and provided that the conditions present at the time of development do not change from the time of issuance of this permit. However, notwithstanding the foregoing, the Regional District reserves the right to require an updated reports and a development permit for any construction subject to its applicable bylaws.

Common Amenity Buildings and Recreational Facilities

1. Any Phase Three (3) common amenity buildings or recreational facilities included in this permit or the schedules attached hereto are not required by Fraser Valley Regional District to be constructed.
2. No additional development permits will be required for the construction of common amenity buildings or recreational facilities within Phase Three (3) provided that such construction is in accordance with the requirements of this permit.
3. Any common amenity buildings or recreational facilities shall be constructed in accordance with Schedules "C", "D", and "E" attached hereto.

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.

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: \$ TBD .
 - (b) the deposit of the following specified security: \$.

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 2020-19. 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 DAY OF , 2020.

THIS IS NOT A BUILDING PERMIT

DEVELOPMENT PERMIT 2020-19
SCHEDULE "A" - Location Map

Aquadel Phase 3 - Site Location Plan: 1859 Columbia Valley Rd., Lindell Beach, BC

