

SCHEDULE A-2

Zoning Amendment Application

I / We hereby apply to:

☐ Amend the text of Zoning Bylaw No. 552
Purpose (in brief): To allow for the development of a film studio.

☐ Change the Zoning of the 'subject property' in Zoning Bylaw No. 552
From: R-3 (current zone)
To: R-6 (proposed zone)

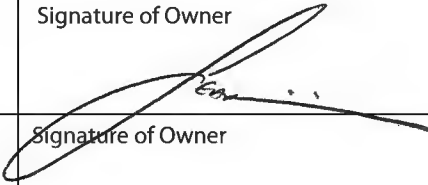
An Application Fee in the amount of \$ 2800 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 44390 Bayview Road, Lake Errock PID 002-041-154

Legal Description Lot 2 Block _____ Section 21 Township 3 Range 30 Plan NWP57252

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) Sean O'Reilly	Signature of Owner 	Date 11/3/2020
Name of Owner (print)	Signature of Owner	Date

Owner's
Contact
Information

Address 1387 Cambridge Dr.		City Coquitlam
Email [REDACTED]		Postal Code V3J2P8
Phone [REDACTED]	Cell	Fax

Office Use Only	Date	File No.
	Received By	Folio No.
	Receipt No.	Fees Paid: \$



Agent

I hereby give permission for Aplin Martin 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 11/3/2020
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent Samira Khayambashi		Company Aplin & Martin Consultants LTD
Address 1680-13450 102nd Avenue		City Surrey
Email 		Postal Code V3T5X3
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
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Development Details

Property Size 5.26 hectares (m² or ha)

Existing Use Single-Family Residential

Proposed Development / Text Amendment We are proposing the development of a film studio and sound stage as well as the relocation or redevelopment of the single-detached home on the Subject Site to accommodate short-term, employment-related accommodation and a 20 metre landscape buffer along the perimeter of the Subject Site, required under the R6 zone provisions. We are proposing to rezone the Subject Site from R-3 to R-6 in order to accommodate this development proposal.

Justification and Support The property owner intends to build a film studio and increase employment opportunities in the Fraser Valley Regional District. The Subject Site will be re-designated from R-3 in the Zoning Bylaw to R-6. Preliminary Reports have been completed, including an Environmental Assessment, Arborist Report, Geotechnical Hazard Report, Wildfire Hazard Report, and Traffic Impact Assessment indicating that the Subject Site is suitable for film studio development. The Subject Site has municipal water connections, and septic services will be upgraded to the required standard for a development of this nature. This studio is intended to be a 'turn key' facility where all equipment required for film production will be stored on premises and there will not be equipment rentals, or heavy machinery transiting in and out of the Subject Site.

(use separate sheet if necessary)

Anticipated Start Date: _____

Services

Services	Currently Existing		Readily Available *	
	Yes	No	Yes	No
Road Access	Yes			
Water Supply	Yes			
Sewage Disposal		No		
Hydro				
Telephone				
School Bus Service				

* 'Readily Available' means existing services can be easily extended to the subject property.

Proposed

Water Supply

Proposed

Sewage Disposal

Provincial Requirements

(This is not an exhaustive list; other provincial regulations will apply)

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.

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 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 the FVRD Planning Department or the Ministry of Environment for further information.

Contaminated Sites Profile

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 At a scale of: 1: _____			Reduced sets of metric plans
			North arrow and scale
			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 Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
			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@fvr.ca.