

45950 Cheam Avenue
Chilliwack, BC V2P 1N6
604-702-5000 | 1-800-528-0061

For Office Use Only
Do not write in the space below

Fraser Valley Regional District

Receipt: 4450/5 Aug 31, 2017
Dated: Aug 31, 2017 03:56:56 PM
Station: EA SERVICE/CASH2

1 REZONING PERMIT 45900 SLEEPY 7,500.00
1 REZONING PERMIT 45900 SLEEPY 2,000.00

Total 9,500.00
CHEQUE BRAD GEARY -9,500.00

Receipt

Date

Aug 31/17

Received from

Cheque

Description of Payment and GL Code

Geary

45900 Sleepy Hollow RD

Rezoning. \$ 2000.00

OCP \$ 7500.00

GST #89221 4750 RT0001

White - Cashier | Yellow - Department | Pink - Customer

SCHEDULE A-1

Official Community Plan Amendment Application

I / We hereby apply to:



Purpose (in brief): **Re-zone from L-1 to RS-1**



Change the Land Use Designation of the 'subject property' in OCP Bylaw No. _____

From: _____ (current OCP designation)

To: _____ (proposed OCP designation)

An Application Fee in the amount of \$ **2000** as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic
Address

45900 Sleepy Hollow Rd PID **008-374-694**

Legal
Description

Lot **30** Block _____ Section **30** Township **25** Range _____ Plan **LD 36**

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) Joel McLean	Signature of Owner	Date
Name of Owner (print)	Signature of Owner	Date

Owner's
Contact
Information

Address 508-333 Seymour St		City Vancouver
Email		Postal Code V6B 5A6
Phone	Cell	Fax

Office Use Only	Date 31 AUGUST 2017	File No. 6480-30-62
	Received By DB	Folio No. 733.03807.000
	Receipt No. 4450/5	Fees Paid: \$ 2,000.00

Agent

I hereby give permission for **Brad Geary** to act as my/our agent in all matters relating to this application.

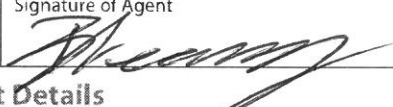
Only complete this section if the applicant is NOT the owner.

Signature of Owner	Date
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent Brad Geary		Company
Address 1649 Columbia Valley Road		City Lindell Beach
Email		Postal Code V2R 4X2
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 Aug 31, 2017
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Development Details

Property Size **8.8 hectares** (m² or ha)

Existing Use **Un-developed**

Proposed Development / Text Amendment **Single family residential homes on .55 acre lots**

Justification and Support **This property borders numerous properties with similar zoning to what we are seeking.**

The geotechnical report supports residential use in both of the current mixed zones.

(use separate sheet if necessary)

Anticipated Start Date: **April 1, 2018**

Services

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

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

**Proposed
Water Supply**

FVRD Community Water

**Proposed
Sewage Disposal**

Standard Septic systems on .55 acre lots

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 27 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.

STRATEGIC FOCUS & PRIORITIES CHECKLIST

Applicant: Brad Geary

Project: Sleepy Hollow Development

Date: August 31, 2017

This checklist is intended to assist in the Regional Board in considering your application in relation to the Board's Strategic objectives. Please note that there are many factors that are considered when considering applications and this checklist is for information purposes only.

Foster a Strong & Diverse Economy		
	Y/N/NA	Supporting Evidence (attach info if needed)
1.1 Does the development add lasting jobs to the local community?	Y	
1.2 Does the development contribute to diversifying the local economy?	Y	
1.3 Does the development strengthen tourism or outdoor recreation ?	Y	
1.4 Does the development enable home-based work?	Y	
1.5 Is the development supported by high-speed internet and cellular service?	Y	

Provide Responsive & Effective Public Services		
	Y/N/NA	Supporting Evidence (attach info if needed)
2.1 Does the development utilize green alternatives for site services?	Y	
2.2 Does lifecycle cost analysis demonstrate the long-term efficiency of development infrastructure?	NA	
2.3 Does the development contribute to source water protection?	NA	
2.4 Do development services address the needs of local residents?	Yes	
2.5 Does the design of the site incorporate Crime Prevention Through Environmental Design "CPTED" principles?	Yes	

You can view the Strategic Plan at www.fvrd.ca

Support Environmental Stewardship

	Y/N/NA	Supporting Evidence (attach info if needed)
3.1 Does the development support transit, walking, and/or cycling?	Yes	
3.2 Are buildings, facilities or landscaping designed to reduce energy consumption, emissions or water use?	Yes	
3.3 Does the Development contain facilities for recycling and organic waste facilities or programs?	Yes	
3.4 Are environmental features and functions (i.e. trees, streams, habitat) of the site maintained?	Yes	
3.5 Is the development seeking green building certification (i.e. Built Green, Energy Star, Passive House, LEED,)?	Yes	

Support Healthy & Sustainable Communities

	Y/N/NA	Supporting Evidence (attach info if needed)
4.1 Does the development address an identified community or demographic need?	Yes	
4.2 Does the development include "age-friendly" or accessibility components that support 'aging-in-place" or universal access?	Yes	
4.3 Was the local community engaged in the conceptual design of the development?	Yes	
4.4 Does the development increase the range of housing types or sizes available in the community?	Yes	
4.5 Is the development affordable to residents of the local community?	Yes	
4.6 Does the development address a gap in achieving a compact, complete and sustainable community?	Yes	