



PLANNING &  
DEVELOPMENT

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**SCHEDULE A-2**

**Zoning Amendment Application**

I / We hereby apply to:

- ☐ Amend the text of Zoning Bylaw No. \_\_\_\_\_  
Purpose (in brief): \_\_\_\_\_
- ☒ Change the Zoning of the 'subject property' in Zoning Bylaw No. \_\_\_\_\_

From: L-1 (current zone)

To: RS-1 (proposed zone)

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

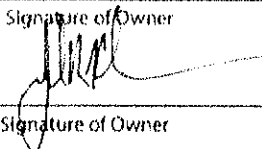
45900 Sleepy Hollow Road PID 008-374-694

Legal  
Description

Lot 30 Block NWP 37174 Section 30 Township 25 Range \_\_\_\_\_ Plan \_\_\_\_\_ L1 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) <u>CAC Valley Development</u> <u>Properties Limited Partnership</u>	Signature of Owner 	Date <u>Aug 25/2017</u>
Name of Owner (print)	Signature of Owner	Date

Owner's  
Contact  
Information

Address <u>508-333 Seymour St,</u>		City <u>Vancouver</u>
Email		Postal Code <u>V6B 5A6</u>
Phone	Cell	Fax

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

**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 <u>Brad Geary</u>		Company	
Address <u>1649 Columbia Valley Road</u>		City <u>Lindell Beach</u>	
Email		Postal Code <u>V2R 4X2</u>	
Phone	Cell	Fax	

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent <u>Brad Geary</u>	Date
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**Development Details**

Property Size 8.8 hectares (m<sup>2</sup> or ha)

Existing Use Vacant - Mixed RS-1 and L-1 Zoning

Proposed Development / Text Amendment \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Justification and Support This property is currently not developable beyond three .55 acre residential lots. The limited zoned portion needs to be re-zoned to RS-1 to allow full development in the current RS-1 section. This will also permit residential development in the mainly upper portion of the current L-1 section.

(use separate sheet if necessary)

Anticipated Start Date: Upon Rezoning Approval - March 2018

## Services

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

\* '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.

### 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 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.

### 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
<b>Location Map</b>			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
<b>Site Plan</b>			Reduced sets of metric plans
			North arrow and scale
			Dimensions of property lines, rights-of-ways, easements
At a scale of:			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
1: _____			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:
<b>Floor Plans</b>			Uses of spaces & building dimensions
			Other:
<b>Landscape Plan</b>			Location, quantity, size & species of existing & proposed plants, trees & turf
			Contour information ( _____ metre contour intervals)
Same scale as site plan			Major topographical features (water course, rocks, etc.)
			All screening, paving, retaining walls & other details
			Traffic circulation (pedestrian, automobile, etc.)
			Other:
<b>Reports</b>			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](mailto:FOI@fvr.ca).



## Planning & Development Services

### LETTER OF AUTHORIZATION

#### Registered Authority

Please be advised that I/we, Joel McLean

(Print names of ALL Registered Owners or Corporate Director)

Representing, C&C Valley Development Properties Limited Partnership  
(Corporate name - if applicable)

am/are the registered owner(s);

#### Site Civic Address:

45900 Sleepy Hollow Road  
Lot# 30 Block \_\_\_\_\_ Plan \_\_\_\_\_ PID# C08-374-694  
NWP 37174 Section 30 Township 25 T1D 36

#### Appointed Authorized Agent

Name of Authorized Agent

Company Name

Mailing Address

Brad Leary  
1649 Columbia Valley Road  
City: Lindell Beach Postal Code: V2R 4X2  
Email: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Signature of Authorized Agent

[Signature]

#### Permission to act:

As my/our Authorized Agent in the matter of the following:

- ☐ to view and obtain copies of all plans and permits  
☐ to apply for and obtain building permits for proposed construction to the above reference Civic Address  
☐ to apply for Planning File: Development Permit ☐ Development Variance Permit ☐ Subdivision ☐  
☒ other: zoning amendment, this authorization expires on April 18, 2018

#### Authorized Signature (Registered Owner or Corporate Director)

This document shall serve to notify the Fraser Valley Regional District that I am/we are the legal owner(s) of the property described above and do authorize the person indicated above ("Authorized Agent") to act on my/our behalf on all matters indicated above ("Permission to act") for the above referenced property. In addition, I/we have read and understand the above application and authorize the Authorized Agent to sign the above on my/our behalf.

Sign

Sign

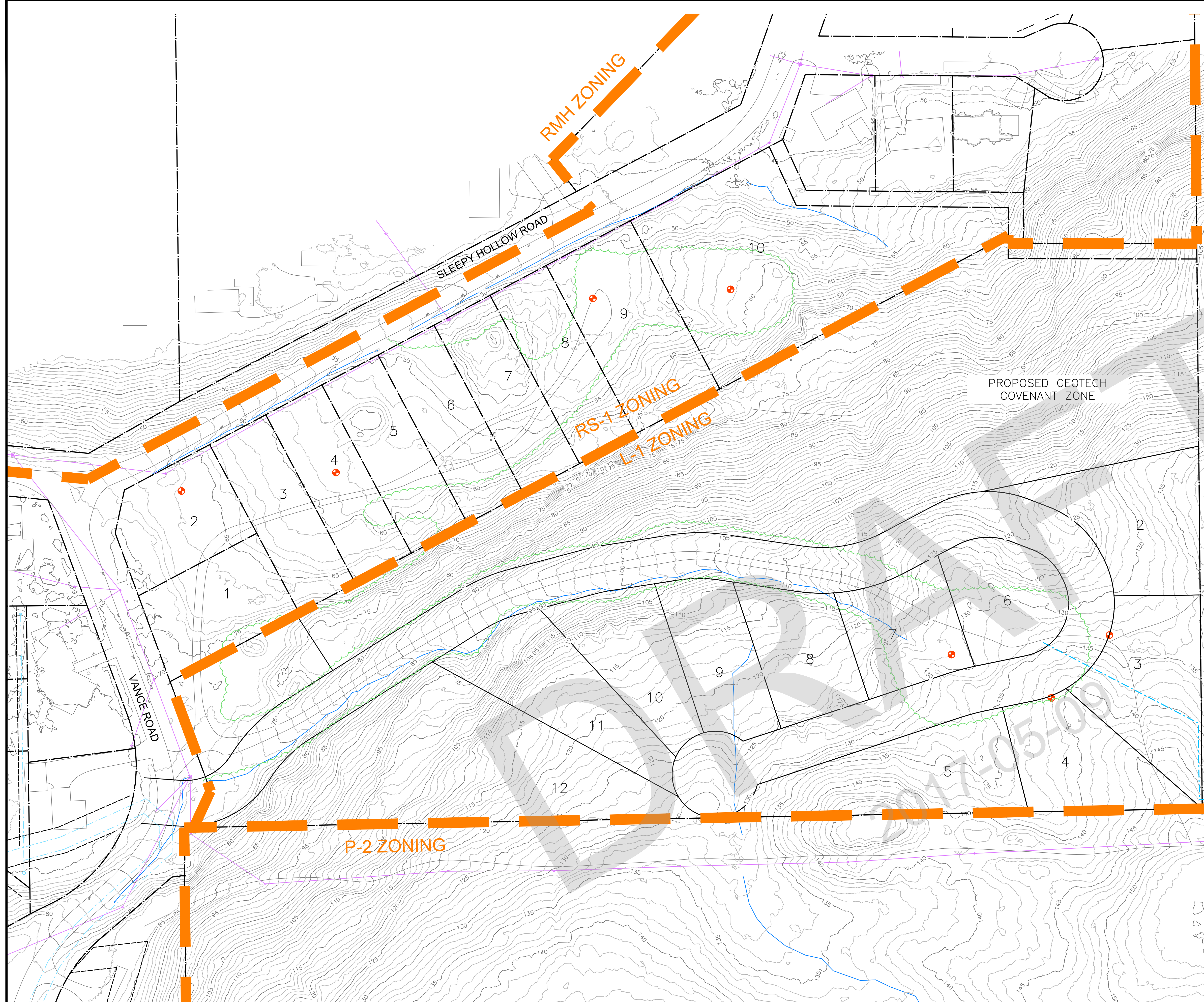
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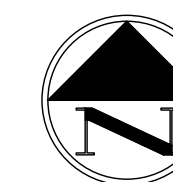
Print

Date: \_\_\_\_\_





CONTRACTOR TO VERIFY & LOCATE  
EXISTING MAINS & SERVICE  
CONNECTIONS & NOTIFY THE  
ENGINEER OF ANY DISCREPANCIES  
PRIOR TO BEGINNING CONSTRUCTION

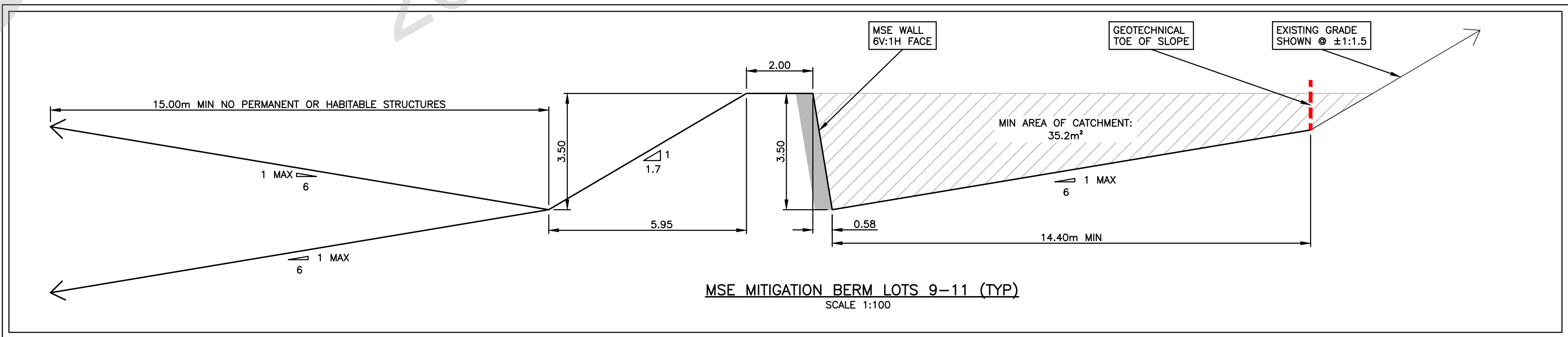
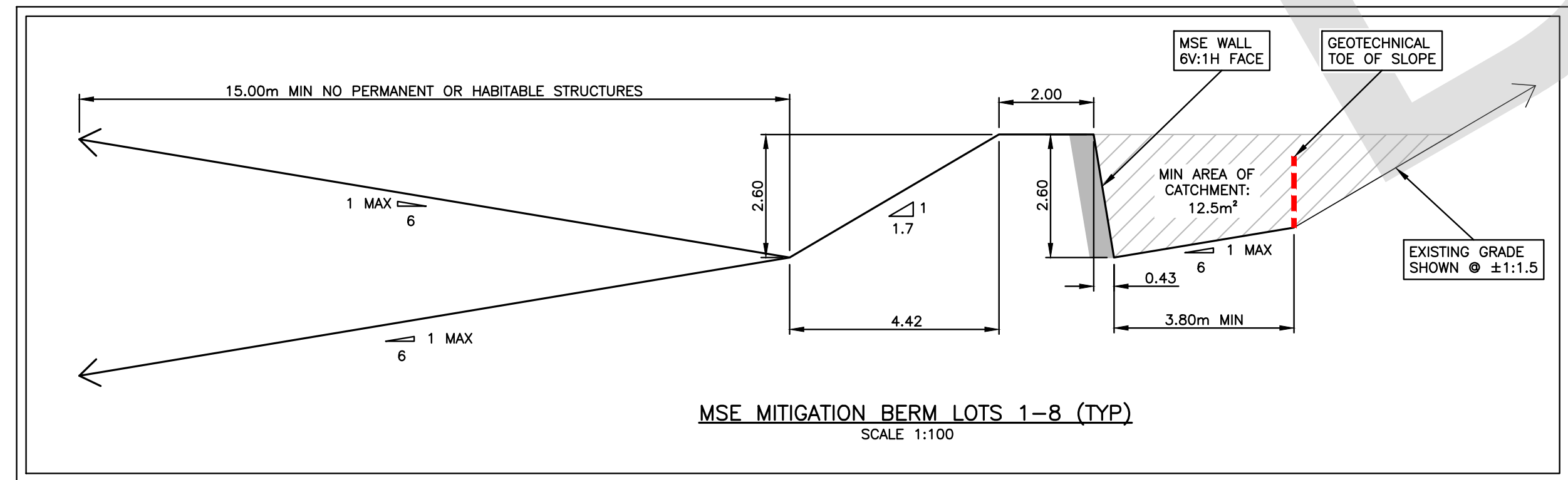
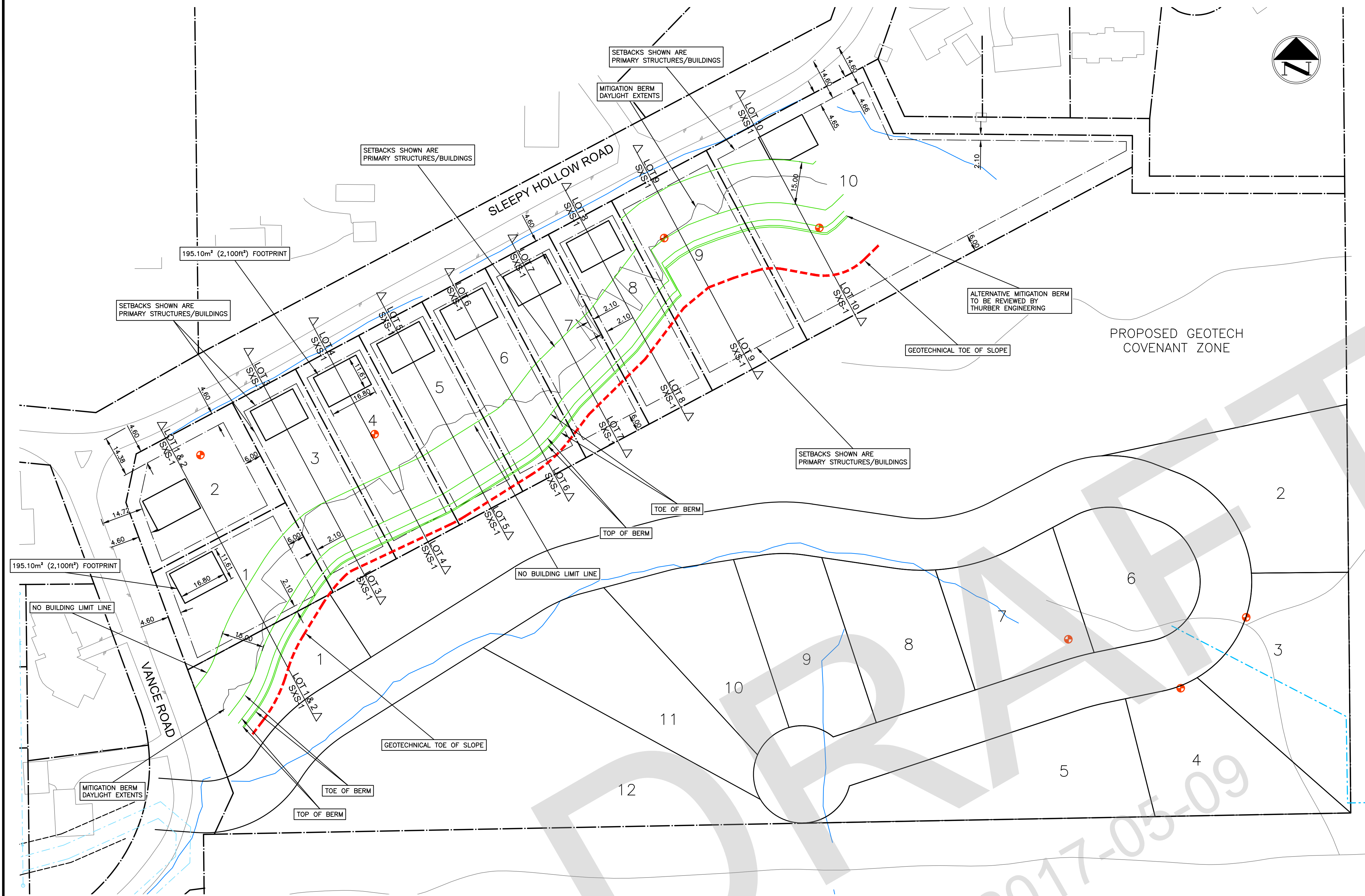


PRELIMINARY - NOT FOR CONSTRUCTION

[illegible]



ITEM	REQUIREMENT
MINIMUM SETBACK	
HIGHWAY	
RIGHT OF WAY BOUNDARY OR RD ALLOWANCE	4.6m (15ft)
CENTER LINE OF ROAD ALLOWANCE	14.6m (48ft)
(WHICH EVER IS GREATER)	
SIDE	
PRINCIPAL STRUCTURE OR BUILDING	2.1m (7ft)
ACCESSORY STRUCTURE OR BUILDING	1.0m (3.2ft)
REAR	
PRINCIPAL STRUCTURE OR BUILDING	6.0m (20ft)
ACCESSORY STRUCTURE OR BUILDING	1.5m (5ft)
FLANKING	
RIGHT OF WAY BOUNDARY OR RD ALLOWANCE	4.6m (15ft)
CENTER LINE OF ROAD ALLOWANCE	13.1m (43ft)
(WHICH EVER IS GREATER)	



# CREUS Engineering Ltd

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P: 604-987-9070 F: 604-987-9071  
200 - 901 WEST 16TH ST NORTH VANCOUVER, BC V7P 1R2

Civil Engineers

-	2016-03-22	REVISED PER GEOTECH DISCUSSIONS	KBH			
no.	date	revision	ch'd	no.	date	revision

	client	PAN-CANADIAN MORTGAGE GROUP
	project	45900 SLEEPY HOLLOW ROAD CHILLIWACK, BRITISH COLUMBIA
chk'd		

www.creus.ca

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approved	designed by	K.B.H.
	drawn by	M.S.T.
	checked by	F.M.C.
	date	JAN.02.2014

title

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LOTSE

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BACCKSSPLAN

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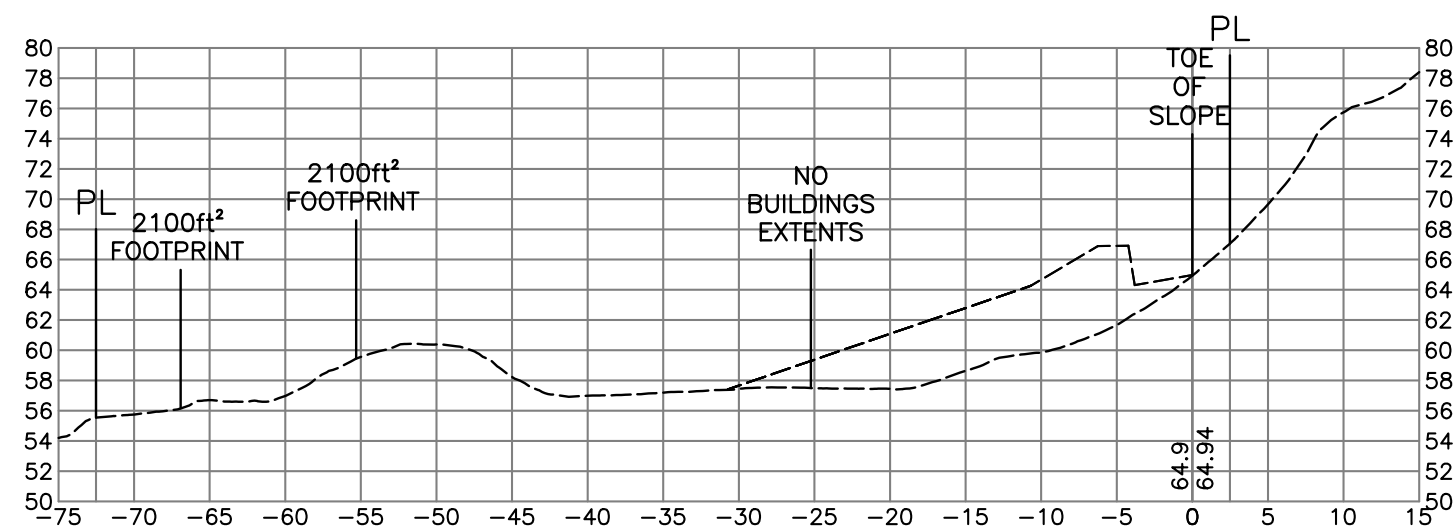
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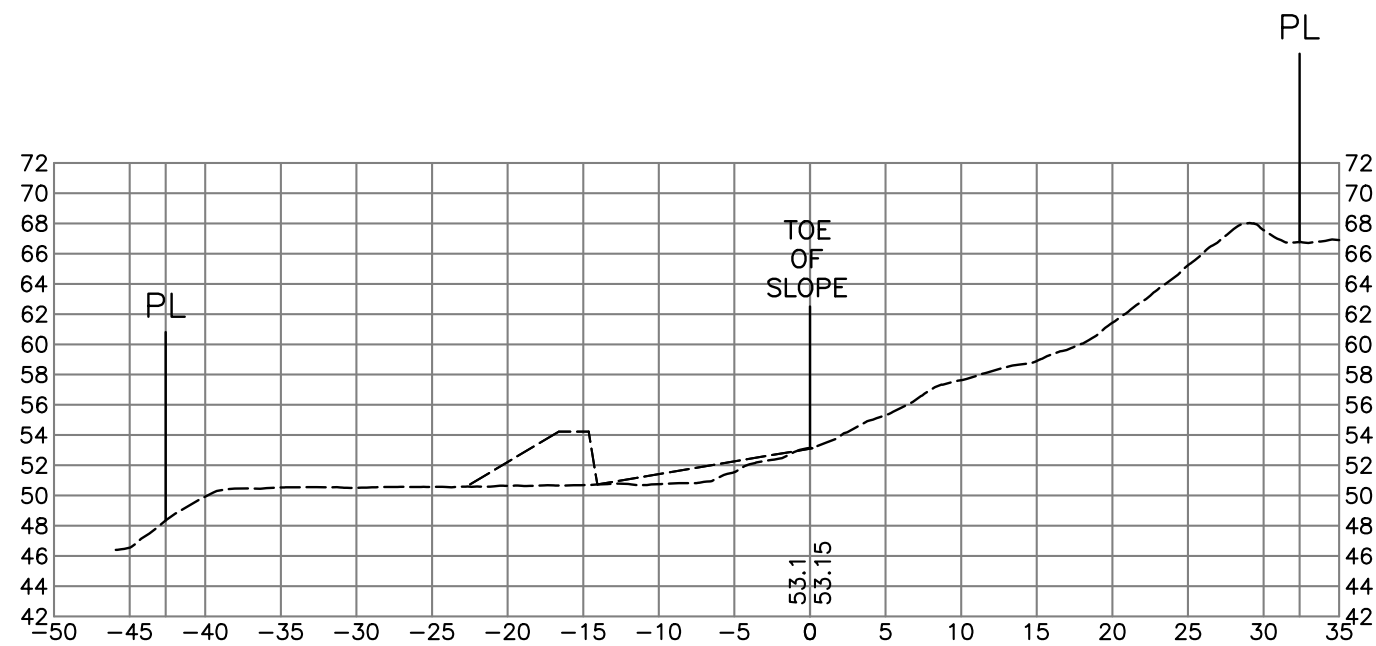
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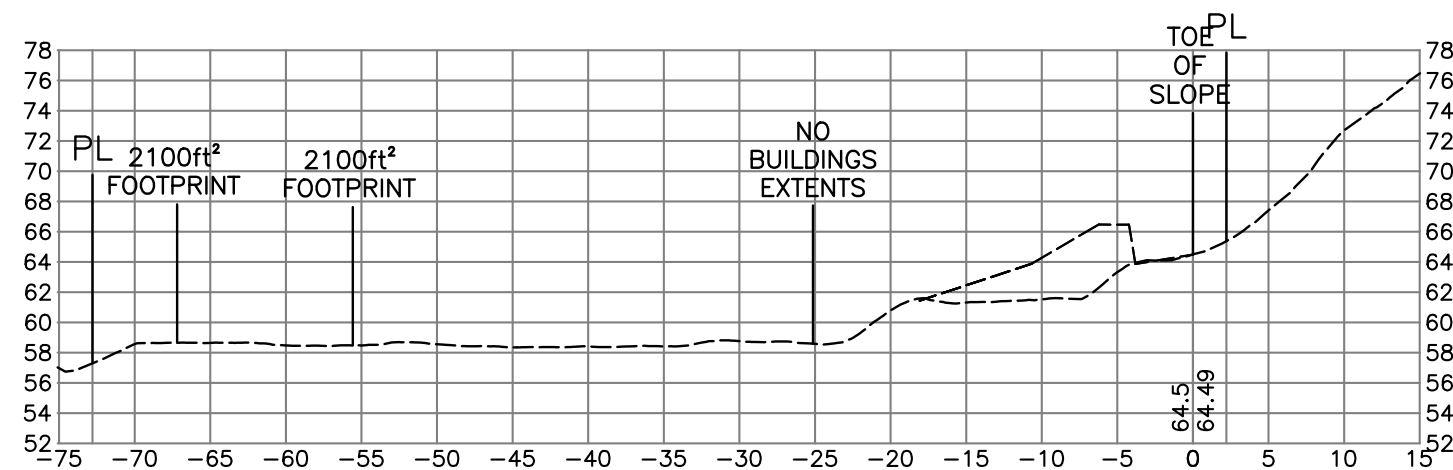
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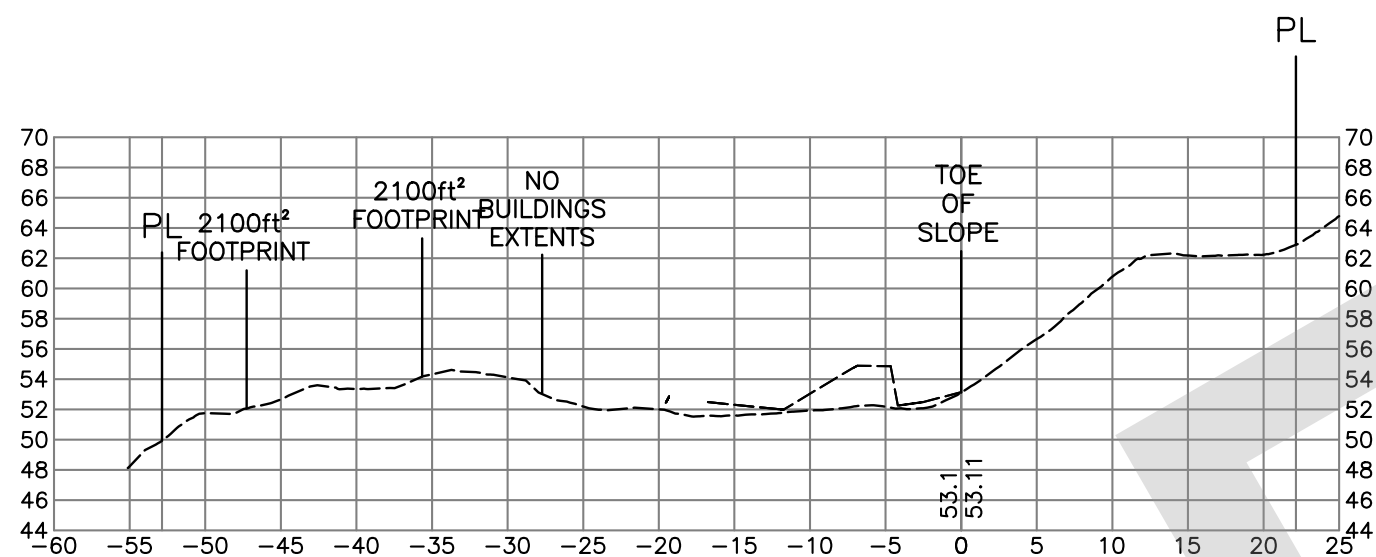
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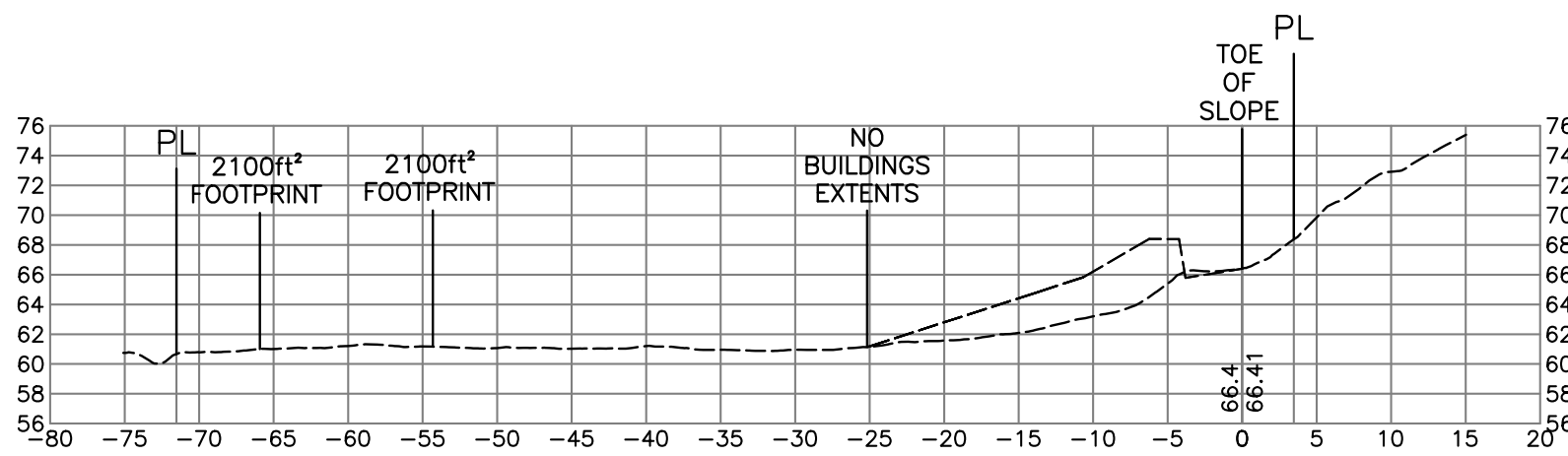
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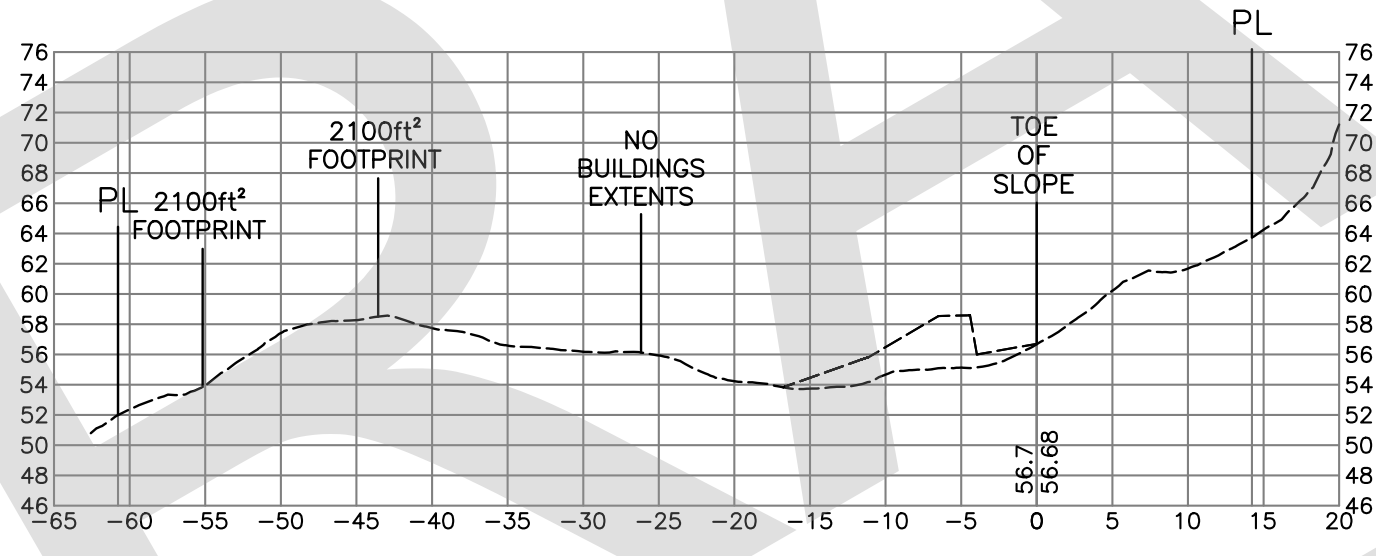
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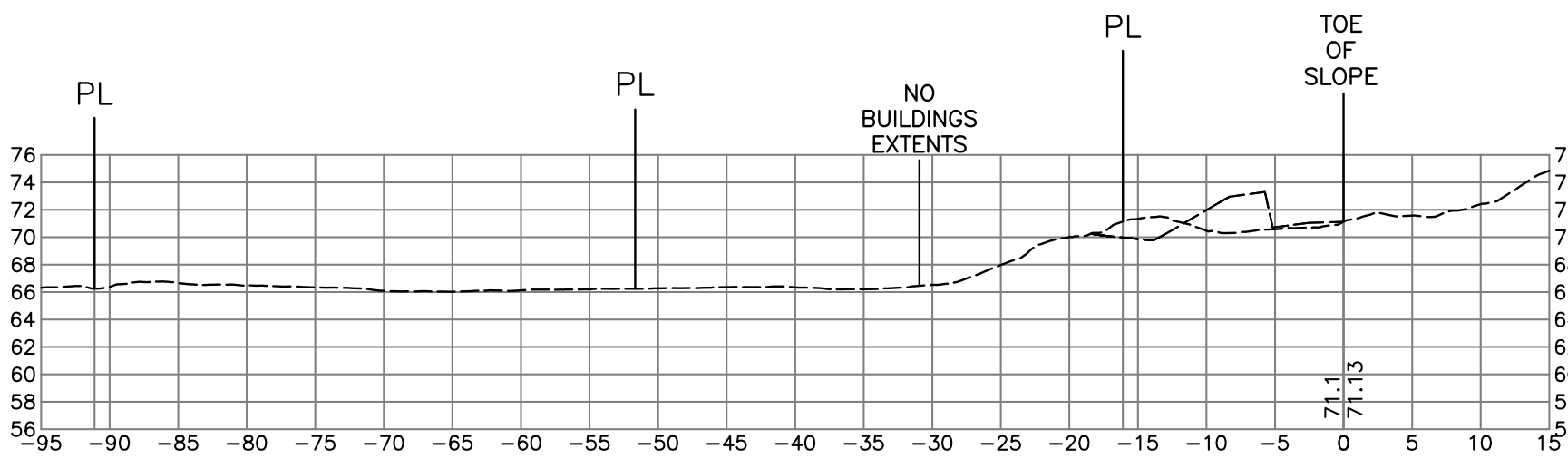
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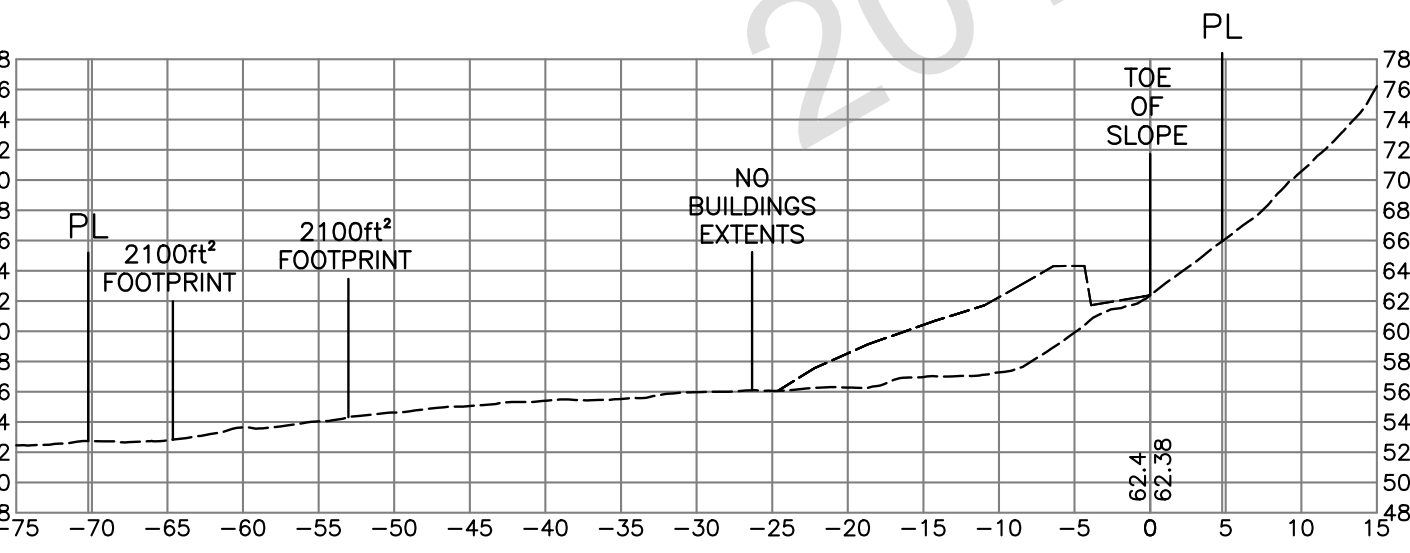
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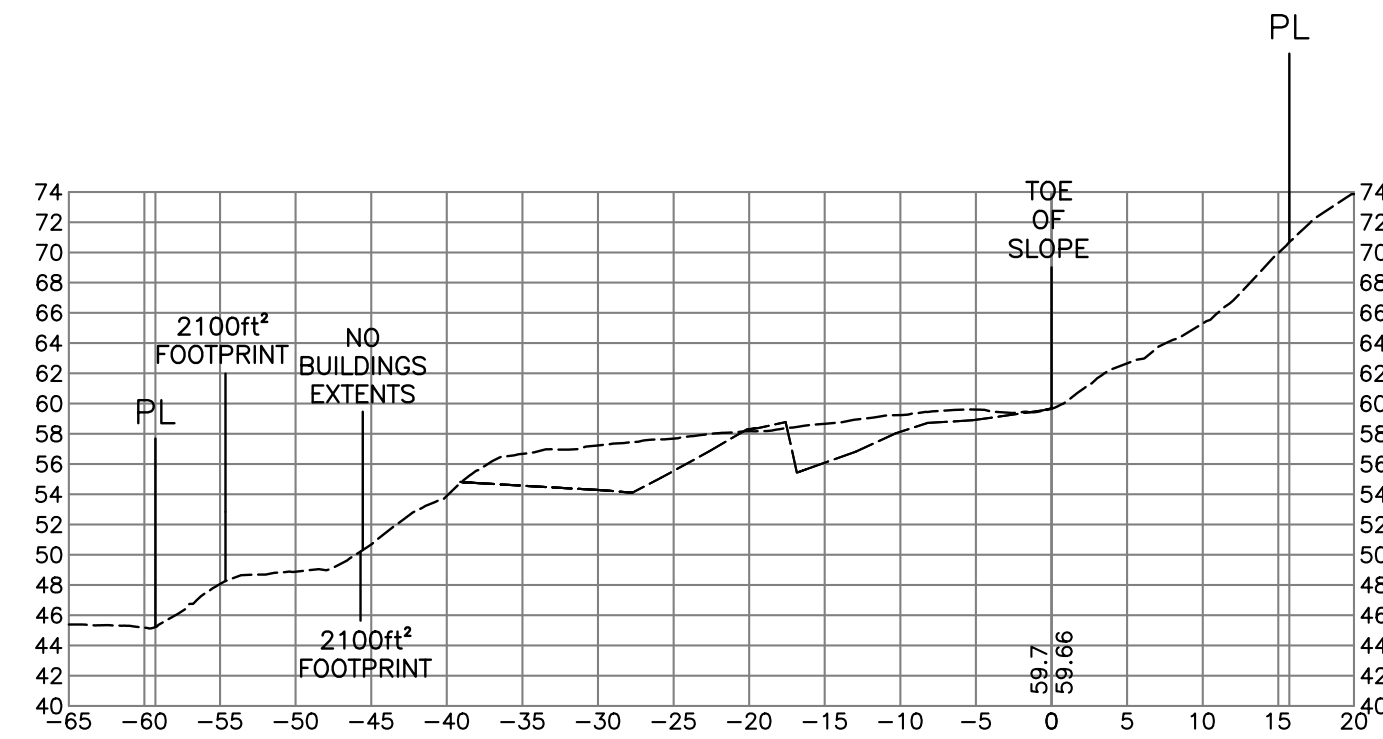
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LOTS 1 AND 2  
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LOTS 6  
SCALE 1:500



LOT 10  
SCALE 1:500

PRELIMINARY - NOT FOR CONSTRUCTION

								client				PAN-CANADIAN MORTGAGE GROUP				www.creus.ca				COPYRIGHT RESERVED. THIS DRAWING AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF CREUS ENGINEERING LTD. AND CANNOT BE USED, REPRODUCED OR DISTRIBUTED WITHOUT WRITTEN CONSENT. © 2012 CREUS ENGINEERING LTD.				approved		designed by		K.B.H.		title		scales		hor: 1:500		vert: 1:500			
								project				45900 SLEEPY HOLLOW ROAD CHILLIWACK, BRITISH COLUMBIA														drawn by		M.S.T.				file no.		13263					
																										checked by		F.M.C.				drawing no.		SXS-1					
																										date		JAN.02.2014				rev.		-					
no.				date				revision				chk'd														no.						date				revision			
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