

**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

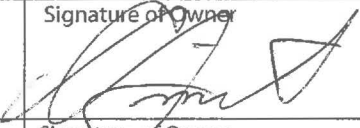

An Application Fee in the amount of \$ 400 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 126 1st AVE CULTUS LAKE PID \_\_\_\_\_

Legal Description Lot 126 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) <u>CASEY SMIT</u>	Signature of Owner 	Date <u>Mar 15/19</u>
Name of Owner (print) <u>Gail Smit</u>	Signature of Owner 	Date <u>Nov 15/19</u>

Owner's Contact Information

Address <u>126 1st AVE</u>		City <u>CULTUS LAKE</u>
Email _____		
Phone <u>778-123-4567</u>	Cell <u>778-123-4567</u>	

Office Use Only	Date <u>Nov 15, 2019</u>	File No. <u>DVP 2019-32</u>
	Received By <u>JM</u>	Folio No. <u>733.07001.126</u>
	Receipt No. <u>10019/3</u>	Fees Paid: \$ <u>\$400</u>

**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
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**Development Details**

Property Size 25' x 65' Present Zoning R-3

Existing Use RESIDENTIAL

Proposed Development RENOVATION

Proposed Variation / Supplement PARKING REQUIREMENT VARIATION  
- REMOVE REQUIREMENT

(use separate sheet if necessary)

Reasons in Support of Application SMALL LOT WITH ONE  
STREET ACCESS. PRESENTLY CAN PARK 3  
VEHICLES IN FRONT OF HOME. BPLAW AS IS  
WOULD REDUCE PARKING TO A SPOTS.

**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
<b>Location Map</b>			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
<b>Site Plan</b>  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:
<b>Floor Plans</b>			Uses of spaces & building dimensions
			Other:
<b>Landscape Plan</b>  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:
<b>Reports</b>			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](mailto:FOI@fvrld.ca).

## 126 First Ave – DVP 2019-32

Arguments to favour the current parking on this lot:

1. The width of the lot and close level of the driveway with the neighbour's lots allows for parking 3 cars perpendicular to the road, as do our neighbours. The existing footprint allows for the required parking length from the yellow line to the house. There is a 12 ft easement and a further 6 ft setback to the house. The 18' in front of our home and other's on 1<sup>st</sup> Ave would be considered driveways allotted to each of the homes. (In other words, visitors to the lake would not see these spaces as the side of the road).
2. The width of 1<sup>st</sup> Ave and that it is a one-way street poses no traffic issues or congestion at this location.
3. The bylaw as written does not consider the different size lots or street/lane access. 25 ft wide lots with one street access are difficult to build to the parking by-law. With the new bylaw, the maximum number of cars parking in front of our home is reduced to 2 vehicles from the current 3. If the intent of the bylaw is to eliminate parking congestion, it doesn't work on this R3 lots.
4. The parking controversy at 19 Lakeside was due to the narrow 2-way street, which was a 'safety issue' with pedestrians and vehicles. The parking request needed further study to address the safety aspect. This should not be used as a precedent for future requests. There are many homes along 1<sup>st</sup> Ave that do not have safety as an issue.
5. There is also considerable hardship in giving up valuable lot space to park a vehicle. The parking requirement would use 19.6% of the main floor area. Based on our last property assessment, the property value of (18 X 9) 162 sq ft is \$180,655.00, based on lot cost allocated to sq ft of main floor. This would be more valuable as a home than for vehicle parking.

The attached drawings show the 2 car parking areas as per the new bylaw. With the lot being 25 ft wide and our vehicles being 16 and 17 ft long, the car parked parallel to the road would partially block the car parked in the home. With the current parking, 3 vehicles can easily come and go. We would most likely continue parking the way we do now for ease of movement.



# SITE PLAN

