From: Carlo & Anita Elstak
Sent: December-11-19 3:21
To: Julie Mundy
Subject: Re: 126 First Ave. Lot 126, New Westminster District Lease Cultus Lake Park

Categories: Cultus

December 11th, 2019

Ms. Julie Mundy
Planning Technician
Fraser Valley Regional District
4950 Cheam Ave.
Chilliwack, BC
V2P 1N6

Re: 126 First Ave. Lot 126, New Westminster District Lease Cultus Lake Park

Variance: DVP 2019-32

Dear Ms. Mundy,

We are residents of Cultus Lake, residing at 349 Pine Street. We are writing you to express our full support of waiving the requirements for the two 'on-site' parking spaces in relation to the above mentioned property.

The 'lake front' lots are small with the main living space being 21' in width by 44' in length. These lots have only one access for parking (no front *and* back accesses as most of the larger lots at the lake do). With the small footprint, this by-law would take away a considerable amount of the home's 'main' living area. In addition, there will be no gain in the number of parking spaces with the new bylaw for the lake front properties.

- Three cars can park perpendicular on the driveway allotted to 126 1st Ave now, (as do many other and both of their immediate neighbours, 125 & 127 1st) and each car can easily come and go without issue.
- The new bylaw, as written, means that the car parked in the garage could not leave without moving the parallel parked car.
- If the hope was to provide additional parking on the 'off-site' Park property area for the general public visiting other homes, the 'off site' portion of these driveways does, in fact, appear as a home's driveway. In light of the Cultus Lake by-laws and general practice, it is highly unlikely that people, other than those who are known to the homeowners, would consider parking in this space.
- As our home is closely located to the homes on 1st Avenue, we can confirm that the practice of residents on 1st Ave. parking in front of their homes has not in any way impeded on either traffic flow or parking availability on that, or any of the streets in close proximity.

With all of the above in mind, we are in every respect in favour of supporting the variance for 126 1st Ave.

We also fully support this new by-law being rescinded so that all of our neighbours with similar lot sizes are able to park their cars easily and utilize their main floor as a living space and not for parking a car.

Sincerely,

Carlo & Anita Elstak
349 Pine Street
Cultus Lake BC.

From: Brad Shears
Sent: December-11-19 8:55 AM
To: Julie Mundy
Subject: Re: 126 First Ave. Lot 126, New Westminster District Lease Cultus Lake Park

Re: 126 First Ave. Lot 126, New Westminster District Lease Cultus Lake Park

Regarding Variance: DVP 2019-32

I am fully in support of waiving the requirements for the two 'on-site' parking spaces.

The 'lake front' lots are small with the main living space being 21' in width by 44' in length. These lots have only one access for parking (no front *or* back accesses as most of the larger lots at the lake do). With the small footprint, as well as only one access for parking, this by-law would take away a considerable amount of the home's 'main' living area. In addition, there is no gain in the number of parking spaces with the new bylaw for the lake front properties.

- Three cars can park perpendicular on the driveway allotted to 126 1st Ave now, (as do many other and both of their immediate neighbours, 125 & 127 1st) and each car can easily come and go without issue.
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- If the hope was to provide additional parking on the 'off-site' Park property area for the general public visiting other homes.... The 'off site' portion of these driveways does, in fact, appear as a home's driveway. Therefore it's highly unlikely that people, other than those who are known to the homeowners, would consider parking in this space.

With all of the above in mind, I am wholly in favour of supporting the variance for 126 1st Ave.

I also wholly support this new by-law being rescinded so that all of our neighbours with similar lot sizes are able to park their cars easily and utilize their main floor for living, not parking a car.

Sincerely,

George Bradley Shears
8 Lakeshore Drive
Cultus Lake
V2R 4Z9

New Build as of Sept. 2017 completing May 2018 – one of the last builds prior to the new bylaws

Re: 126 First Ave. Lot 126, New Westminster District Lease Cultus Lake Park

Regarding Variance: DVP 2019-32

I am fully in support of waiving the requirements for the two 'on-site' parking spaces.

The 'lake front' lots are small with the main living space being 21' in width by 44' in length. These lots have only one access for parking (no front *and* back accesses as most of the larger lots at the lake do). With the small footprint, as well as only one access for parking, this by-law would take away a considerable amount of the home's 'main' living area. In addition, there is no gain in the number of parking spaces with the new bylaw for the lake front properties.

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- If the hope was to provide additional parking on the 'off-site' Park property area for the general public visiting other homes.... The 'off site' portion of these driveways does, in fact, appear as a home's driveway. Therefore it's highly unlikely that people, other than those who are known to the homeowners, would consider parking in this space.

With all of the above in mind, I am wholly in favour of supporting the variance for 126 1st Ave.

I also wholly support this new by-law being rescinded so that all of our neighbours with similar lot sizes are able to park their cars easily and utilize their main floor for living, not parking a car.

Sincerely,

Rose Turcasso

300 Second Avenue

Cultus Lake, BC

Sent from my iPhone

Application for Development
Variance Permit DVP 2019-32

Date: December 10, 2019

I am fully in support of waiving the requirements as set out in Zoning By-law 1375 for the two 'on-site' parking spaces for the above-referenced property.

The 'lake front' lots, along with many other lots on First Avenue which are not lake front, are small (only 25 feet wide and either 60 or 65 feet in depth). Allowing for required setbacks, a 65 foot lot results in the main living space being 21' in width by 44' in length. The waterfront lots have only one access for parking (no front *and* back accesses as most of the larger lots at the lake do). With the small footprint, as well as only one access for parking, this by-law would take away a considerable amount of the home's 'main' living area. In addition, there is no gain in the number of parking spaces with the new bylaw for the lake front properties.

- Three cars can park perpendicular to the road on the driveway allotted to 126 1st Ave now, (as do many other and both of their immediate neighbours, 125 & 127 1st) and each car can easily come and go without issue.
- The new bylaw, as written, means that the car parked in the garage could not leave without moving the parallel parked car.
- If the intention of the by-law is to provide additional parking on the 'off-site' Park property area for the general public visiting other homes this is not practical. Parking in the off-site portion would impede access by the homeowners to their parking space. According to Cultus Lake by-law 1154, 2019 : "7.3 A vehicle parked in the Designated Area that prevents the Registered Leaseholder or Current Occupant from parking a motor vehicle in the Designated Area without .... consent will be in violation of this Bylaw" . So the way I read that is that no other vehicle can use this as overflow parking. Which means, essentially, that Zoning By-law 1375 is actually reducing parking spaces by 1.

With all of the above in mind, I am wholly in favour of supporting the variance for 126 1st Ave.

I also wholly support this new by-law being amended so that all leaseholders on 25 foot lots with only one access are able to park their cars easily and utilize their main floor for living and not parking a car.

Sincerely,

Rosemary Burrows

226 First Avenue , Cultus Lake

From: Gwen McKenzie
Sent: December-10-19 3:48 PM
To: Julie Mundy
Subject: Regarding Variance: DVP 2019-32

Date: December 10, 2019

Attention: Julie Mundy

Regarding Variance: DVP 2019-32

I am fully in support of waiving the requirements for the two 'on-site' parking spaces.

The 'lake front' lots are small with the main living space being 21' in width by 44' in length. These lots have only one access for parking (no front *and* back accesses as most of the larger lots at the lake do). With the small footprint, as well as only one access for parking, this by-law would take away a considerable amount of the home's 'main' living area. In addition, there is no gain in the number of parking spaces with the new bylaw for the lake front properties.

- Three cars can park perpendicular on the driveway allotted to 126 1st Ave now, (as do many other and both of their immediate neighbours, 125 & 127 1st) and each car can easily come and go without issue.
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- If the hope was to provide additional parking on the 'off-site' Park property area for the general public visiting other homes.... The 'off site' portion of these driveways does, in fact, appear as a home's driveway. Therefore it's highly unlikely that people, other than those who are known to the homeowners, would consider parking in this space.

With all of the above in mind, I am wholly in favour of supporting the variance for 126 1st Ave.

I also wholly support this new by-law being rescinded so that all of our neighbours with similar lot sizes are able to park their cars easily and utilize their main floor for living, not parking a car.

Sincerely,

Neil and Gwen McKenzie

125 First Avenue, Cultus Lake, BC

From: Neil McKenzie
Sent: December-11-19 8:47 AM
To: Julie Mundy
Cc: Smit Gail
Subject: DVP 2019-32

Re: 126 First Ave. Lot 126, New Westminster District Lease Cultus Lake Park

Regarding Variance: DVP 2019-32

On-site parking on the tiny lake-front lots are as silly as asking us to put tents over our metal roofs!

I am fully in support of waiving the requirements for the two 'on-site' parking spaces.

The 'lake front' lots are small with the main living space being 21' in width by 44' in length. These lots have only one access for parking (no front *and* back accesses as most of the larger lots at the lake do). With the small footprint, as well as only one access for parking, this by-law would take away a considerable amount of the home's 'main' living area. In addition, there is no gain in the number of parking spaces with the new bylaw for the lake front properties.

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- If the hope was to provide additional parking on the 'off-site' Park property area for the general public visiting other homes.... The 'off site' portion of these driveways does, in fact, appear as a home's driveway. Therefore it's highly unlikely that people, other than those who are known to the homeowners, would consider parking in this space.

With all of the above in mind, I am wholly in favour of supporting the variance for 126 1st Ave.

I also wholly support this new by-law being rescinded so that all of our neighbours with similar lot sizes are able to park their cars easily and utilize their main floor for living, not parking a car.

Sincerely,

Neil McKenzie

From: Ken
Sent: December-10-19 2:36 PM
To: Julie Mundy
Subject: Regarding Variance: DVP 2019-32

Hi Julie,

Re: 126 First Ave. Lot 126, New Westminster District Lease Cultus Lake Park

Regarding Variance: DVP 2019-32

I am fully in support of waiving the requirements for the two 'on-site' parking spaces.

The 'lake front' lots are small with the main living space being 21' in width by 44' in length. These lots have only one access for parking (no front *and* back accesses as most of the larger lots at the lake do). With the small footprint, as well as only one access for parking, this by-law would take away a considerable amount of the home's 'main' living area. In addition, there is no gain in the number of parking spaces with the new bylaw for the lake front properties.

- Three cars can park perpendicular on the driveway allotted to 126 1st Ave now, (as do many other and both of their immediate neighbours, 125 & 127 1st) and each car can easily come and go without issue.
- The new bylaw, as written, means that the car parked in the garage could not leave without moving the parallel parked car.
- If the hope was to provide additional parking on the 'off-site' Park property area for the general public visiting other homes.... The 'off site' portion of these driveways does, in fact, appear as a home's driveway. Therefore it's highly unlikely that people, other than those who are known to the homeowners, would consider parking in this space.

With all of the above in mind, I am wholly in favour of supporting the variance for 126 1st Ave.

I also wholly support this new by-law being rescinded so that all of our neighbours with similar lot sizes are able to park their cars easily and utilize their main floor for living, not parking a car.

Sincerely,

Ken & Tamara Hendsbee

[redacted]

From: Gary
Sent: December 9, 2019 9:58 AM

Subject: Re: Variance Application - Casey and Gail Smit - lot 126

Good morning to you all,

We would like to express our support for the Smit family application for Variance.

However, the support is not only for the Smit's, but for all small lot leaseholders. The bylaw requiring 2 parking stalls, to be totally within the confines of the leased lot, is a huge disincentive and also a potential loss of lot value, due to the parking requirement, utilizing almost 40% of the lot and greatly reducing the living space. In addition, the parking layout, for the garage entrance, with a one stall garage and the other stall located parallel to the street, effectively, either blocks the entrance to the garage or the entrance to the home. Would this cause an access/egress, fire safety hazard and the resultant liability?

The solution is to exempt all small lots, from the parking requirement. Lots that are 28' wide or more, could possibly deal with the parking bylaw as written. But a 25' lot with the setbacks required, is simply too small to effectively build a liveable/useable home.

Please allow/approve the Variance for the Smit family and change the bylaw, as soon as possible, to avoid every small lot, needing to apply for a parking Variance.

Best regards,

Gary Senft

122 First Ave.

Re: 126 First Ave. Lot 126, New Westminster District Lease Cultus Lake Park

Regarding Variance: DVP 2019-32

I am fully in support of waiving the requirements for the two ‘on-site’ parking spaces.

The ‘lake front’ lots are small with the main living space being 21’ in width by 44’ in length. These lots have only one access for parking (no front *and* back accesses as most of the larger lots at the lake do). With the small footprint, as well as only one access for parking, this by-law would take away a considerable amount of the home’s ‘main’ living area. In addition, there is no gain in the number of parking spaces with the new bylaw for the lake front properties.

- Three cars can park perpendicular on the driveway allotted to 126 1st Ave now, (as do many other and both of their immediate neighbours, 125 & 127 1st) and each car can easily come and go without issue.
- The new bylaw, as written, means that the car parked in the garage could not leave without moving the parallel parked car.
- If the hope was to provide additional parking on the ‘off-site’ Park property area for the general public visiting other homes.... The ‘off site’ portion of these driveways does, in fact, appear as a home’s driveway. Therefore it’s highly unlikely that people, other than those who are known to the homeowners, would consider parking in this space.

With all of the above in mind, I am wholly in favour of supporting the variance for 126 1st Ave.

I also wholly support this new by-law being rescinded so that all of our neighbours with similar lot sizes are able to park their cars easily and utilize their main floor for living, not parking a car.

Sincerely,

Darin Elliott
119 First Ave, Cultus Lake

Re: 126 First Ave. Lot 126, New Westminster District Lease Cultus Lake Park

Regarding Variance: DVP 2019-32

I am fully in support of waiving the requirements for the two 'on-site' parking spaces.

The 'lake front' lots are small with the main living space being 21' in width by 44' in length. These lots have only one access for parking (no front *and* back accesses as most of the larger lots at the lake do). With the small footprint, as well as only one access for parking, this by-law would take away a considerable amount of the home's 'main' living area. In addition, there is no gain in the number of parking spaces with the new bylaw for the lake front properties.

- Three cars can park perpendicular on the driveway allotted to 126 1st Ave now, (as do many other and both of their immediate neighbours, 125 & 127 1st) and each car can easily come and go without issue.

- The new bylaw, as written, means that the car parked in the garage could not leave without moving the parallel parked car.
- If the hope was to provide additional parking on the 'off-site' Park property area for the general public visiting other homes.... The 'off site' portion of these driveways does, in fact, appear as a home's driveway. Therefore it's highly unlikely that people, other than those who are known to the homeowners, would consider parking in this space.

With all of the above in mind, I am wholly in favour of supporting the variance for 126 1st Ave.

I also wholly support this new by-law being rescinded so that all of our neighbours with similar lot sizes are able to park their cars easily and utilize their main floor for living, not parking a car.

Sincerely,

Sacha Iley
119 First Ave, Cultus Lake

From: H CUNNINGHAM
To: Julie Mundy
Subject: 126 1st Street, Cultus Lake
Date: Monday, December 16, 2019 1:47:51 PM

Good Morning Julie,

We are at 124 First Ave. and would like to add our opinion to the current discussions regarding parking bylaws that affect the homes on the lakeside of First Ave. The requirement to have parking within the property boundary is very restrictive. To have to use that much area on a garage makes any new build virtually impractical if not impossible. We would support a modification of the bylaws to recognize the unique nature of the parking issue for these homes.

Secondly, we also support the variance requests made by the owners of the 126 site. It is clear to me that they were trying to keep within the renovation definition by retaining the old foundation. The owners of the lease have parked perpendicular to the road as long as I can remember and there have not been any issues. It just makes sense to grant them the variance request and let them get on with the build.

We are away for Christmas and will be back early January. If we can be of any assistance in providing insight into the issues above please email and we will endeavour to respond promptly.

Regards,

Harley & Kathy Cunningham

Date: December 12, 2019
To: Fraser Valley Regional District
4950 Cheam Ave.
Chilliwack, BC
V2P 1N6
Attn: Julie Mundy
JMundy@fvrd.ca

Re: 126 First Ave. Lot 126, New Westminster District
Lease Cultus Lake Park

Regarding Variance: DVP 2019-32

The new building Bylaw in question requires all lake-front properties to have two 'on site' parking spaces as follows:

Option 1: Two cars park perpendicular wholly within the property line. This requires an 18' setback from property line to the start of the main floor (with 6' setback it would require going into the house 12'). In this scenario, there is very little room left for a front entrance.

Option 2: One car is parked perpendicular 18' wholly inside the house and the 2nd car is parked parallel in front of the house, mostly within the property line. In this scenario, the car parked parallel to the house would block the car parked in the garage/carport.

In either scenario, the remaining space on the homeowner's driveway, considered 'off-site' (park property) could be available for another car. However, the 'off site' portion does, in fact, appear as a home's driveway. Therefore it's highly unlikely that people, other than those who are known to the homeowners, would consider parking in this space.

Referring to the Cultus Lake Park Board Parking Bylaw 2.1 (b): *The Registered Leaseholder(s) or Current Occupant(s) in the residential areas have exclusive right to the allocated land at the front of the residence between lot lines detailed in the Cultus Lake Park Zoning Bylaw No. 1375, 2016 solely for the purpose of parking motorized vehicles (the "Designated Area").*

A vehicle parked in the Designated Area that prevents the Registered Leaseholder(s) or Current Occupant(s) from parking a motorized vehicle in the Designated area without the Leaseholder(s) or Current Occupant(s) consent shall

be in violation of this Bylaw.

Continued.../2

The lake front property's main floor living space is 21' W x 44' L, (about the same size as a double wide trailer). With the small footprint, as well as only one access for parking, the Bylaw stipulating that these homes must have a garage or a carport (as described in Options 1 & 2) would take away a considerable amount of the home's '*main*' living area.

The new parking Bylaw started out with good intentions. Unfortunately, it was written as if all factors are equal but they are not. Some lots are 40 feet wide and have two accesses for parking (street & lane), while the lake front properties are 25 wide with one access for parking. This 'one size fits all' parking Bylaw, simply does not work for the smaller lots.

Three cars can park perpendicular on the driveway allocated to 126 1st Ave now, (as do their immediate neighbours, 125 & 127 1st , as well as many others) and each car can easily come and go without issue. With the parking bylaw as written, it is possible to have three cars parked on the driveway, however, the impact to the home is significant and the ease of which vehicles can come and go is diminished.

As there is no gain in the number of parking spaces and for all of the reasons listed above, I am wholly in favour of supporting the variance for 126 1st Ave. I support the Variance application, for not only the Smit family, but also support a change to the bylaw that applies to lots that are under 28' wide. On these smaller lots it makes good sense to utilize the limited 'main floor' square footage for living, not for parking cars.

Full Name:
Tom & Laury Degroot

Address:
#114 - First Ave, Cultus Lake BC. V2R 4Y4

Phone: [redacted]

Tom DeGroot
Laury DeGroot

From: Deanne Larsen
Sent: December-13-19 8:33 AM
To: Julie Mundy
Cc:
Subject: First Avenue Cultus Lake

Date: December 13, 2019

To: Fraser Valley Regional District

4950 Cheam Ave.

Chilliwack, BC

V2P 1N6

Attention: Julie Mundy

Re: 126 First Ave. Lot 126, New Westminster District Lease Cultus Lake Park

Regarding Variance: DVP 2019-32

I am fully in support of waiving the requirements for the two 'on-site' parking spaces.

The 'lake front' lots are small with the main living space being 21' in width by 44' in length. These lots have only one access for parking (no front *and* back accesses as most of the larger lots at the lake do). With the small footprint, as well as only one access for parking, this by-law would take away a considerable amount of the home's 'main' living area. In addition, there is no gain in the number of parking spaces with the new bylaw for the lake front properties.

- Three cars can park perpendicular on the driveway allotted to 126 1st Ave now, (as do many other and both of their immediate neighbours, 125 & 127 1st) and each car can easily come and go without issue.
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With all of the above in mind, I am wholly in favour of supporting the variance for 126 1st Ave.

I also wholly support this new by-law being rescinded or revised so that all of our neighbours with similar lot sizes are able to park their cars easily and utilize their main floor for living, not parking a car.

Sincerely,

Deanne Larsen POA

Marie Zuehlke

128 First Avenue

From: Sharon Tobin
Sent: December-12-19 3:04 PM
To: Julie Mundy
Cc: Gail Smit
Subject: 1st Ave Cultus Lake

Date: December 10, 2019

To: Fraser Valley Regional District

4950 Cheam Ave.

Chilliwack, BC

V2P 1N6

Attention: Julie Mundy

JMundy@fvrd.ca

Re: 126 First Ave. Lot 126, New Westminster District Lease Cultus Lake Park

Regarding Variance: DVP 2019-32

I am fully in support of waiving the requirements for the two 'on-site' parking spaces.

The 'lake front' lots are small with the main living space being 21' in width by 44' in length. These lots have only one access for parking (no front *and* back accesses as most of the larger lots at the lake do). With the small footprint, as well as only one access for parking, this by-law would take away a considerable amount of the home's 'main' living area. In addition, there is no gain in the number of parking spaces with the new bylaw for the lake front properties.

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With all of the above in mind, I am wholly in favour of supporting the variance for 126 1st Ave.

I also wholly support this new by-law being rescinded so that all of our neighbours with similar lot sizes are able to park their cars easily and utilize their main floor for living, not parking a car.

Sincerely,

Sharon and Ralph Caravetta

265 Fir Street, Cultus Lake

Sent from my iPad

From: GRANT ELLIOTT
Sent: December-12-19 4:32 PM
To: Julie Mundy
Subject: Bylaws variance for 126 First ave

From: Dorothy Elliott
227 First ave
Cultus Lake

Date: December 12, 2019
To: Fraser Valley Regional District
4950 Cheam Ave.
Chilliwack, BC
V2P 1N6
Attention: Julie Mundy

Re: 126 First Ave. Lot 126, New Westminster District Lease Cultus Lake Park
Regarding Variance: DVP 2019-32
I am fully in support of waiving the requirements for the two 'on-site' parking spaces.
The 'lake front' lots are small with the main living space being 21' in width by 44' in length. These lots have only one access for parking (no front *and* back accesses as most of the larger lots at the lake do). With the small footprint, as well as only one access for parking, this by-law would take away a considerable amount of the home's 'main' living area. In addition, there is no gain in the number of parking spaces with the new bylaw for the lake front properties.

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With all of the above in mind, I am wholly in favour of supporting the variance for 126 1st Ave.

I also wholly support this new by-law being rescinded so that all of our neighbours with similar lot sizes are able to park their cars easily and utilize their main floor for living, not parking a car.

Sincerely,
Dorothy Elliott

From: Mary Hawes
Sent: December-13-19 1:23 PM
To: Julie Mundy
Subject: Variance: DVP 2019-32
Attachments: 126_1st_Variance_Support_Neighbours_Final (Mary Hawes).docx

Hello Julie,

We are submitting a letter in support of the Variance application by the Smit Family at 126 First Ave. Cultus Lake.
We also in agreement that the Off-Street Parking Standards Bylaw 1375-216 be reconsidered.

If you require any other information from us please do not hesitate to contact us.

Please confirm that the letter has been received.

Thank you in advance,

Mary and James Hawes
115 First Ave
Cultus Lake

Date: December 13, 2019
To: Fraser Valley Regional District
4950 Cheam Ave.
Chilliwack, BC
V2P 1N6
Attn: Julie Mundy

Re: 126 First Ave. Lot 126, New Westminster District Lease Cultus Lake Park

Regarding Variance: DVP 2019-32

The new **FVRD Off-Street Parking Standards Bylaw 1375-216** in question requires all properties to have two 'on site' parking spaces as follows:

> Option 1: Two cars park perpendicular wholly within the property line. This requires an 18' setback from property line to the start of the main floor, going into the house 12' (with 6' setback).
>
> Option 2: One car is parked perpendicular 18' wholly inside the house and the 2nd car is parked parallel in front of the house, mostly within the property line.

In either scenario, the remaining space on the homeowner's driveway, considered 'off-site' (Park Property) could be available for another car. However, the 'off site' portion does, in fact, appear as a home's driveway. Therefore it's highly unlikely that people, other than those who are known to the homeowners, would consider parking in this space.

Referring to the **CLPB Parking Bylaw 2.1 (b):** *The Registered Leaseholder(s) or Current Occupant(s) in the residential areas have exclusive right to the allocated land at the front of the residence between lot lines detailed in the Cultus Lake Park Zoning Bylaw No. 1375, 2016 solely for the purpose of parking motorized vehicles (the "Designated Area").*

A vehicle parked in the Designated Area that prevents the Registered Leaseholder(s) or Current Occupant(s) from parking a motorized vehicle in the Designated area without the Leaseholder(s) or Current Occupant(s) consent shall be in violation of this Bylaw.

Continued…/2

The main floor living space for lot 126 is 21' W x 44' L, (about the same size as a double wide mobile home). With the small footprint, as well as only one access for parking, the FVRD Bylaw stipulating that these homes must have a garage or a carport (as described in Options 1 & 2) would take away a considerable amount of the home's '*main'* living area. In addition, Option 1 would leave little room for a front door entrance.

The new FVRD Building Bylaw started out with good intentions. Unfortunately, it was written as if all factors are equal but they are not. Some lots are 40' wide and have two accesses for parking (street & lane), while other properties are 25' wide with one access for parking. This 'one size fits all' FVRD Building Code Bylaw, simply does not work for the smaller lots.

Three cars can park perpendicular on the driveway allocated to 126 1st Ave now, as do their immediate neighbours, 125 & 127 1st (and many others on 1st Ave). Each car can easily come and go without issue and there is no impact to the footprint of the home. With the FVRD Parking Bylaw as written, it is possible to have three cars parked on the driveway, however, the impact to the home is significant and the ease of which vehicles can come and go is diminished.

As there is no gain in the number of parking spaces and for all of the reasons listed above, I am wholly in favour of supporting the Variance for 126 1st Ave.

I support the Variance application, not only the Smit family, but also I support a change to the Bylaw that applies to lots that are under 28' wide. On these smaller lots it makes good sense to utilize the limited 'main floor' square footage for living, not for parking cars.

It seems the lack of clarity and subsequent delays (over a year) have had a considerable impact on the residents who are trying to move forward. As a member of the Cultus Lake Community and for the benefit of all concerned, I am respectfully requesting that the **Off-Street Parking Standards Bylaw 1375-216** be reconsidered and addressed without further delay. Thank you.

Full Name: James and Mary Hawes

Address: 115 First Avenue, Cultus Lake, BC V2R 4Y4

3957 Edinburgh St. Burnaby BC V5C 1R4

From: Violet Ho
Sent: December-13-19 2:13 PM
To: Julie Mundy
Subject: Parking Variance for 126 First Avenue, Cultus Lake

Date: December 13, 2019
To: Fraser Valley Regional District
4950 Cheam Ave.
Chilliwack, BC
V2P 1N6
Attn: Julie Mundy
Re: 126 First Ave. Lot 126, New Westminster District Lease Cultus Lake Park
Regarding Variance: DVP 2019-32

The new FVRD Off-Street Parking Standards Bylaw 1375-216 in question requires all properties to have two 'on site' parking spaces as follows:
Option 1: Two cars park perpendicular wholly within the property line. This requires an 18' setback from property line to the start of the main floor, going into the house 12' (with 6' setback).
Option 2: One car is parked perpendicular 18' wholly inside the house and the 2nd car is parked parallel in front of the house, mostly within the property line.
In either scenario, the remaining space on the homeowner's driveway, considered 'off-site' (Park Property) could be available for another car. However, the 'off site' portion does, in fact, appear as a home's driveway. Therefore it's highly unlikely that people, other than those who are known to the homeowners, would consider parking in this space.
Referring to the CLPB Parking Bylaw 2.1 (b): The Registered Leaseholder(s) or Current Occupant(s) in the residential areas have exclusive right to the allocated land at the front of the residence between lot lines detailed in the Cultus Lake Park Zoning Bylaw No. 1375, 2016 solely for the purpose of parking motorized vehicles (the "Designated Area").
A vehicle parked in the Designated Area that prevents the Registered Leaseholder(s) or Current Occupant(s) from parking a motorized vehicle in the Designated area without the Leaseholder(s) or Current Occupant(s) consent shall be in violation of this Bylaw.

The main floor living space for lot 126 is 21' W x 44' L, (about the same size as a double wide mobile home). With the small footprint, as well as only one access for parking, the FVRD Bylaw stipulating that these homes must have a garage or a carport (as described in Options 1 & 2) would take away a considerable amount of the home's 'main' living area. In addition, Option 1 would leave little room for a front door entrance.
The new FVRD Building Bylaw started out with good intentions. Unfortunately, it was written as if all factors are equal but they are not. Some lots are 40' wide and have two accesses for parking (street & lane), while other properties are 25' wide with one access for parking. This 'one size fits all' FVRD Building Code Bylaw, simply does not work for the smaller lots.

Three cars can park perpendicular on the driveway allocated to 126 1st Ave now, as do their immediate neighbours, 125 & 127 1st (and many others on 1st Ave). Each car can easily come and go without issue and there is no impact to the footprint of the home. With the FVRD Parking Bylaw as written, it is possible to have three cars parked on the driveway, however, the impact to the home is significant and the ease of which vehicles can come and go is diminished.
As there is no gain in the number of parking spaces and for all of the reasons listed above, I am wholly in favour of supporting the Variance for 126 1st Ave.
I support the Variance application, not only the Smit family, but also I support a change to the Bylaw that applies to lots that are under 28' wide. On these smaller lots it makes good sense to utilize the limited 'main floor' square footage for living, not for parking cars.
It seems the lack of clarity and subsequent delays (over a year) have had a considerable impact on the residents who are trying to move forward. As a member of the Cultus Lake Community and for the benefit of all concerned, I am respectfully requesting that the Off-Street Parking Standards Bylaw 1375-216 be reconsidered and addressed without further delay. Thank you.

Respectfully submitted,
Violet Ho
120 First Avenue, Cultus Lake

From: Steve MCEWAN
Sent: December-13-19 4:41 PM
To: Julie Mundy
Subject: Re: 126 First Ave. Lot 126, New Westminster District Lease Cultus Lake Park

Date: December 10, 2019
To: Fraser Valley Regional District
4950 Cheam Ave.
Chilliwack, BC
V2P 1N6

Attention: Julie Mundy

Re: 126 First Ave. Lot 126, New Westminster District Lease Cultus Lake Park
Regarding Variance: DVP 2019-32

We are fully in support of waiving the requirements for the two 'on-site' parking spaces.

The 'lake front' lots are small with the main living space being 21' in width by 44' in length. These lots have only one access for parking (no front *and* back accesses as most of the larger lots at the lake do). With the small footprint, as well as only one access for parking, this by-law would take away a considerable amount of the home's 'main' living area. In addition, there is no gain in the number of parking spaces with the new bylaw for the lake front properties.

- Three cars can park perpendicular on the driveway allotted to 126 1st Ave now, (as do many other and both of their immediate neighbours, 125 & 127 1st) and each car can easily come and go without issue.
- The new bylaw, as written, means that the car parked in the garage could not leave without moving the parallel parked car.
- If the hope was to provide additional parking on the 'off-site' Park property area for the general public visiting other homes.... The 'off site' portion of these driveways does, in fact, appear as a home's driveway. Therefore it's highly unlikely that people, other than those who are known to the homeowners, would consider parking in this space.

With all of the above in mind,we are wholly in favour of supporting the variance for 126 1st Ave.

We also wholly support this new by-law being rescinded so that all of our neighbours with similar lot sizes are able to park their cars easily and utilize their main floor for living, not parking a car.

We honestly believe that the design and plans need to come into play when deciding about parking. What we mean by that is if a house is being built with 3 floors and the potential for two full kitchens based on plans submitted then yes, some parking restrictions need to be put into play as renting the suite out will cause a lot of parking issues. This is the case on many streets already, not just on the water. The address in question is not building a house with a suite. Its clear by the plans that have previously been approved that this house is a single family dwelling.

Please don't hesitate to contact us further with regards to this issue.

Sincerely,

Patricia & Stephen McEwan
291 Hemlock Street
Cultus Lake, BC
V2R 4Y7

From:
Sent: December-16-19 6:00 AM
To: Julie Mundy
Subject: Cultus Lake Park - Zone R3 Parking
Attachments: 20191216-002CLP.pdf

Dear Julie,

Please find attached a letter in support of reviewing the bylaw(s) pertaining to CLP residents' parking.

If the file size of the attachment is too large, I have a second copy scanned in black & white that is under 200KB.

I am sending this electronically in .pdf format as I am on government business in Ontario and so am unable to attend/deliver in person, nor would a hard copy be received via mail by the deadline. I listed the CLP address along with my personal cell number (613) and the residence landline (604). Please advise if you require anything further and I shall be happy to immediately provide same.

Thank you in advance for your consideration.

Yours,

J.G. Madore (Gary)

Date: December 14, 2019
To: Fraser Valley Regional District
4950 Cheam Ave.
Chilliwack, BC
V2P 1N6
Attn: Julie Mundy

Regarding Zone R3 Parking for current variances

Considering the following: *Please refer to the Bylaws listed below*

1. The original **CLP Bylaw 1989 2.1 (b)** declared the area in front of your home for your exclusive parking.
2. The **FVRD Off-Street Parking Standards Bylaw 1375-216** has declared that two cars are to park wholly within your property line (deemed 'on site'). Cars parked parallel can only 'partially' straddle the property line.
3. The **CLPB Bylaw 1989 2.1 (b)** was rescinded under **Bylaw CLPB 1154, 2019**

The Impact:

In the case of the current FVRD Bylaw this means the homeowners cannot park on the 'Park owned' portion of their driveway (*deemed 'off site'*). The current variance requests means that the homeowners could not use 12' of 'their driveway' to park 'their cars'.

All future builds (regardless of lot size) will have to dedicate a portion of their home footprint to parking. For example: In the case of the current variance requests there would be a loss of 20-30% of the 'main floor' living space, (depending on the parking option chosen).

Other Factors for Consideration:

The new FVRD Off-Street Parking Standards Bylaw started out with good intentions. Unfortunately, it was written as if all factors are equal but they are not. Some lots are 40' wide and have two accesses for parking (street & lane), while other properties are 25' wide with one access for parking. This 'one size fits all' FVRD Building Code Bylaw, simply does not work for the smaller lots, especially with one access for parking.

Three cars can park perpendicular on 25' driveways as many currently do now. Each car can easily come and go without issue and there is no impact to the footprint of the home. With the FVRD Parking Bylaw as written, it is possible to have three cars parked on the driveway, however, the impact to the home is significant and the ease of which vehicles can come and go is diminished.

Continued... /2

As outlined in the FVRD Off-Street Parking Standards Bylaw, the space on the homeowner's driveway, considered 'off-site' (Park Property) could be available for another car. However, the 'off site' portion does, in fact, appear as a home's driveway, therefore, no one, other than those who are known to the homeowners would consider parking in this space.

Conclusion:

As there is no gain in the number of parking spaces and for all of the reasons listed above, I am wholly in favour of supporting the current variance requests.

I also support a change to the Bylaw that applies to lots that are under 28' wide. On these smaller lots it makes good sense to utilize the limited 'main floor' square footage for living, not for parking cars.

It seems the lack of clarity and subsequent delays (over a year) have had a considerable impact on the residents who are trying to move forward. As a member of the Cultus Lake Community and for the benefit of all concerned, I am respectfully requesting that the **Off-Street Parking Standards Bylaw 1375-216** be reconsidered and addressed without further delay. Thank you.

Full Name: John G Moore

Address: 127 1ST Ave (Lot 127, New Westminster District Lease, Cultus Lake Park)

Moore 16/12/19

Highlights of the Three Bylaws Mentioned:

Please refer to the Bylaws in their entirety on the CLP and FVRD Websites for further understanding and clarification

1. **CLP Parking Bylaw 1989**

   2.1 (b): *The Registered Leaseholder(s) or Current Occupant(s) in the residential areas have exclusive right to the allocated land at the front of the residence between lot lines detailed in the Cultus Lake Park Zoning Bylaw No. 1375, 2016 solely for the purpose of parking motorized vehicles (the "Designated Area").*

   A vehicle parked in the Designated Area that prevents the Registered Leaseholder(s) or Current Occupant(s) from parking a motorized vehicle in the Designated area without the Leaseholder(s) or Current Occupant(s) consent shall be in violation of this Bylaw.

2. **FVRD Off-Street Parking Standards Bylaw 1375-2016** requires all properties to have two 'on site' parking spaces as follows:

   Option 1: Two cars park perpendicular wholly within the property line. This requires an 18' setback from property line to the start of the main floor, going into the house 12' (with 6' setback).

   Option 2: One car is parked perpendicular 18' wholly inside the house and the 2nd car is parked parallel in front of the house, primarily within the property line.

3. **CLP Parking and Traffic Regulations Bylaw No. 1154, 2019:**

   15. Cultus Lake Park Board Parking Bylaw, 1989 and all amendments are repealed. Cultus Lake Park Board Traffic Regulations Bylaw, 1992 and all amendments are repealed.

From: Lory Hind via Adobe Document Cloud
Sent: December-15-19 6:14 PM
To: Julie Mundy
Subject: 126_1st_Variance_Support_Neighbours_FinalB.docx

Lory Hind has shared 126_1st_Variance_Support_Neighbours_FinalB.docx

Open

SENT BY	Lory Hind
MESSAGE FROM SENDER	I support the request that Off-street Parking Standards Bylaw 1375-216 to be reconsidered. Lory Hind 107First Ave, Cultus Lake, BC V2R4Y4
SHARED ON	15-December-2019 06:13 PM PDT

Your profile name and photo are visible to others who can access this document. You can update your profile at any time by going to Account Management. You can leave the document collaboration at any time by selecting 'Remove link from Document Cloud' from the document menu.

Peter and Randi Beauchamp
129 First Avenue,
Cultus Lake, V2R 4Y5

Advisory Planning Commission
45950 Cheam Avenue
Chilliwack, B.C.

Dear Sirs. Re: Development Variance Permit 2019-32
126 First Avenue

We at 129 First Avenue, Cultus Lake fully support the waiving of the requirement for "onsite" parking from two (2) spaces to zero (0) spaces. This will result in a much more practical living space in the new dwelling and still leave adequate off-street parking for two vehicles.

Thinking back to the rebuilding of our home at 129 First Avenue about 10 years ago, the requirement of two on site parking spaces was not an issue with the Cultus Lake Park Board, the governing authority at the time. Planning staff told us the building permitting process was turned over to the FVRD in 2018. It appears that during that changeover the FVRD gave no thought to the negative impact their parking requirement would have on the twenty five foot lots on the lake side of First Avenue which became the only twenty five lots in the FVRD.

On the "Notice to Adjacent Property Owners" the Proposed Parking Area outlined in red does not include the 1.8 meter frontyard setback. So the actual off-street parking area is 7.58m by 5.4m deep. This is more than adequate space to achieve parking for two vehicles off-street.

In the thirty three years we have lived at 129 First Avenue we have never experienced any parking problems even during the busy summer

months. Today the Park Board has even more control over parking with their parking sticker program and the frequent patrols by Lion's Parking.

We note that in our block of 10 lots (120 to129) there have been 7 new homes built under the old Park Board bylaws with no parking problems in our community.

We urge the Board of Variance to approve this variance and recognize the unique situation on the lake side of First Avenue, Cultus Lake.

Original Signed by Peter Beauchamp and Randi Beauchamp

From: Peter Beauchamp
Sent: December-16-19 10:43 AM
To: Julie Mundy
Cc: Casey and Gail Smit
Subject: Fwd: Parking at 129 First Avenue, Cultus Lake.

Follow Up Flag: Follow up
Flag Status: Completed

Hi Julie. During our meeting last Friday regarding the Variance at 126 First Avenue and our discussion about us parking three vehicles in front of our home at 129 First Avenue we offer this photograph. The car is 5'-11" wide and the SUV's are each 6'-3" wide, Total 18'-5". This leaves 6'-7" for vehicle access on a 25' wide lot. It's a bit tight but very doable. Regards, Peter.
Begin forwarded message:

From: Peter Beauchamp
Subject: Parking at 129 F
Date: December 16, 2019 at 10:29:32 AM PST
To: Peter Beauchamp

Date: December 14, 2019
To: Fraser Valley Regional District
4950 Cheam Ave.
Chilliwack, BC
V2P 1N6
Attn: Julie Mundy

Regarding Zone R3 Parking for current variances

Considering the following: *Please refer to the Bylaws listed below*

1. The original **CLP Bylaw 1989 2.1 (b)** declared the area in front of your home for your exclusive parking.
2. The **FVRD Off-Street Parking Standards Bylaw 1375-216** has declared that two cars are to park wholly within your property line (deemed 'on site'). Cars parked parallel can only 'partially' straddle the property line.
3. The **CLPB Bylaw 2.1 (b)** was rescinded under **Bylaw CLPB 1154, 2019**

The Impact:

In the case of the current FVRD Bylaw this means the homeowners cannot park on the 'Park owned' portion of their driveway (*deemed 'off site'*). The current variance requests means that the homeowners could not use 12' of 'their driveway' to park 'their cars'.

All future builds (regardless of lot size) will have to dedicate a portion of their home footprint to parking. For example: In the case of the current variance requests there would be a loss of 20-30% of the 'main floor' living space, (depending on the parking option chosen).

Other Factors for Consideration:

The new FVRD Off-Street Parking Standards Bylaw started out with good intentions. Unfortunately, it was written as if all factors are equal but they are not. Some lots are 40' wide and have two accesses for parking (street & lane), while other properties are 25' wide with one access for parking. This 'one size fits all' FVRD Building Code Bylaw, simply does not work for the smaller lots, especially with one access for parking.

Three cars can park perpendicular on 25' driveways as many currently do now. Each car can easily come and go without issue and there is no impact to the footprint of the home. With the FVRD Parking Bylaw as written, it is possible to have three cars parked on the driveway, however, the impact to the home is significant and the ease of which vehicles can come and go is diminished.

Continued... /2

As outlined in the FVRD Off-Street Parking Standards Bylaw, the space on the homeowner's driveway, considered 'off-site' (Park Property) could be available for another car. However, the 'off site' portion does, in fact, appear as a home's driveway, therefore, no one, other than those who are known to the homeowners would consider parking in this space.

Conclusion:

As there is no gain in the number of parking spaces and for all of the reasons listed above, I am wholly in favour of supporting the current variance requests.

I also support a change to the Bylaw that applies to lots that are under 28' wide. On these smaller lots it makes good sense to utilize the limited 'main floor' square footage for living, not for parking cars.

It seems the lack of clarity and subsequent delays (over a year) have had a considerable impact on the residents who are trying to move forward. As a member of the Cultus Lake Community and for the benefit of all concerned, I am respectfully requesting that the **Off-Street Parking Standards Bylaw 1375-216** be reconsidered and addressed without further delay. Thank you.

Full Name: BRENT HOY

Address: 121 FIRST AVE

CULTUS LAKE

Phone: _____

Date: December 14, 2019
To: Fraser Valley Regional District
4950 Cheam Ave.
Chilliwack, BC
V2P 1N6
Attn: Julie Mundy

Regarding Zone R3 Parkingfor current variances

Considering the following:*Please refer to the Bylaws listed below*

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Continued... /2

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It seems the lack of clarity and subsequent delays(over a year) have had a considerable impact on the residents who are trying to move forward. As a member of the Cultus Lake Community and for the benefit of all concerned, I am respectfully requesting that the **Off-Street Parking Standards Bylaw 1375-216**be reconsidered and addressed without further delay. Thank you.

Full Name: Richard P. Madore

Address: 127 1st Ave (Lot 127, New Westminster District Lease, Cultus Lake Park)

16/12/19

Highlights of the Three Bylaws Mentioned:

Please refer to the Bylaws in their entirety on the CLP and FVRD Websites for further understanding and clarification

1. CLP Parking Bylaw 1989

2.1 (b): *The Registered Leaseholder(s) or Current Occupant(s) in the residential areas have exclusive right to the allocated land at the front of the residence between lot lines detailed in the Cultus Lake Park Zoning Bylaw No. 1375, 2016 solely for the purpose of parking motorized vehicles (the "Designated Area").*

A vehicle parked in the Designated Area that prevents the Registered Leaseholder(s) or Current Occupant(s) from parking a motorized vehicle in the Designated area without the Leaseholder(s) or Current Occupant(s) consent shall be in violation of this Bylaw.

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   15. Cultus Lake Park Board Parking Bylaw, 1989 and all amendments are repealed. Cultus Lake Park Board Traffic Regulations Bylaw, 1992 and all amendments are repealed.

From: Wendy
Sent: December-16-19 7:29 PM
To: Julie Mundy
Subject: Support for Variance DVP 2019-32

Categories: Cultus

Hello Julie;

We would both like to lend our support to having the **Off-Street Parking Standards Bylaw 1375-216 reconsidered and readdressed.**

Richard Wenham and Wendy Wenham
157 1st Avenue
Cultus Lake, B.C
V2R 4Z2

Thank you for your consideration of this supporting request.
Wendy & Richard

Re: 126 First Ave. Lot 126, New Westminster District Lease Cultus Lake Park

Regarding Variance: DVP 2019-32

The new **FVRD Off-Street Parking Standards Bylaw 1375-216** in question requires all properties to have two 'on site' parking spaces as follows:

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In either scenario, the remaining space on the homeowner's driveway, considered 'off-site' (Park Property) could be available for another car. However, the 'off site' portion does, in fact, appear as a home's driveway. Therefore it's highly unlikely that people, other than those who are known to the homeowners, would consider parking in this space.

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Continued…/2

The main floor living space for lot 126 is 21' W x 44' L, (about the same size as a double wide mobile home). With the small footprint, as well as only one access for parking, the FVRD Bylaw stipulating that these homes must have a garage or a carport (as described in Options 1 & 2) would take away a considerable amount of the home's '*main'* living area. In addition, Option 1 would leave little room for a front door entrance.

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I support the Variance application, not only the Smit family, but also I support a change to the Bylaw that applies to lots that are under 28' wide. On these smaller lots it makes good sense to utilize the limited 'main floor' square footage for living, not for parking cars.

It seems the lack of clarity and subsequent delays (over a year) have had a considerable impact on the residents who are trying to move forward. As a member of the Cultus Lake Community and for the benefit of all concerned, I am respectfully requesting that the **Off-Street Parking Standards Bylaw 1375-216** be reconsidered and addressed without further delay. Thank you.

Date: December 17, 2019

To: Fraser Valley Regional District
4950 Cheam Ave.
Chilliwack, BC
V2P 1N6

Attn: Julie Mundy

Regarding Zone R3 Parking for current variances

Considering the following: *Please refer to the Bylaws listed below*

1. The original **CLP Bylaw 1989 2.1 (b)** declared the area in front of your home for your exclusive parking.
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3. The **CLPB Bylaw 1989 2.1 (b)** declaring the area in front of your home was rescinded under **Bylaw CLPB 1154, 2019**

The Impact:

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Building Code Bylaw, simply does not work for the smaller lots, especially with one access for parking.

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Continued... /2

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Conclusion:

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I also support a change to the Bylaw that applies to lots that are under 28' wide. On these smaller lots it makes good sense to utilize the limited 'main floor' square footage for living, not for parking cars.

It seems the lack of clarity and subsequent delays (over a year) have had a considerable impact on the residents who are trying to move forward. As a member of the Cultus Lake Community and for the benefit of all concerned, I am respectfully requesting that the **Off-Street Parking Standards Bylaw 1375, 2016, 3.13** be reconsidered and addressed without further delay. Thank you.

Full Name: BRETT PAYNE

Address: 262 FIR STREET
CULTUS LAKE, BC V2R4Y5

Date: December 17, 2019
To: Fraser Valley Regional District
4950 Cheam Ave.
Chilliwack, B.C.
V2P 1N6
Attn: Julie Mundy

Dear Julie,

Please find enclosed 24 letters from Cultus Lake Residents supporting the current parking variances, waiving the requirement for 'on site' parking from two to zero spaces.

These 24 residents' letters also request that the FVRD amend the Off-Street Parking Standards Bylaw 1375, 2016, 3.13, to allow two parking spaces in front of the lots that are less than 28'.

I understand you have received additional letters directly, some of which had different content. For example: not knowing that CLP Bylaw 1989 2.1(b) was repealed. Please understand that the intent of all of these letters was to support the variance request(s).

Also note that the parking request on the drawing from your office showed the parking incorrectly. The requested parking area is from the yellow line to the front of the residence, not to the property line.

Kind regards,

Gail Smit

Gail Smit
126 1st Ave.
Cultus Lake, BC
V2R 4Y5

Signature: 

Highlights of the Three Bylaws Mentioned:

Please refer to the Bylaws in their entirety on the CLP and FVRD Websites for further understanding and clarification

1. **CLP Parking Bylaw 1989**

   2.1 (b): *The Registered Leaseholder(s) or Current Occupant(s) in the residential areas have exclusive right to the allocated land at the front of the residence between lot lines detailed in the Cultus Lake Park Zoning Bylaw No. 1375, 2016 solely for the purpose of parking motorized vehicles (the "Designated Area").*

   A vehicle parked in the Designated Area that prevents the Registered Leaseholder(s) or Current Occupant(s) from parking a motorized vehicle in the Designated area without the Leaseholder(s) or Current Occupant(s) consent shall be in violation of this Bylaw.

2. **FVRD Off-Street Parking Standards Bylaw 1375-2016** requires all properties to have two 'on site' parking spaces as follows:

   Option 1: Two cars park perpendicular wholly within the property line. This requires an 18' setback from property line to the start of the main floor, going into the house 12' (with 6' setback).

   Option 2: One car is parked perpendicular 18' wholly inside the house and the 2nd car is parked parallel in front of the house, primarily within the property line.

3. **CLP Parking and Traffic Regulations Bylaw No. 1154, 2019:**

   15. Cultus Lake Park Board Parking Bylaw, 1989 and

all amendments are repealed. Cultus Lake Park Board Traffic Regulations Bylaw, 1992 and all amendments are repealed.

Date: December 14, 2019
To: Fraser Valley Regional District
4950 Cheam Ave.
Chilliwack, BC
V2P 1N6
Attn: Julie Mundy

Regarding Zone R3 Parking for current variances

Considering the following: *Please refer to the Bylaws listed below*

1. The original **CLP Bylaw 1989 2.1 (b)** declared the area in front of your home for your exclusive parking.
2. The **FVRD Off-Street Parking Standards Bylaw 1375-216** has declared that two cars are to park wholly within your property line (deemed 'on site'). Cars parked parallel can only 'partially' straddle the property line.
3. The **CLPB Bylaw 2.1 (b)** was rescinded under **Bylaw CLPB 1154, 2019**

1989

The Impact:

In the case of the current FVRD Bylaw this means the homeowners cannot park on the 'Park owned' portion of their driveway (*deemed 'off site'*). The current variance requests means that the homeowners could not use 12' of 'their driveway' to park 'their cars'.

All future builds (regardless of lot size) will have to dedicate a portion of their home footprint to parking. For example: In the case of the current variance requests there would be a loss of 20-30% of the 'main floor' living space, (depending on the parking option chosen).

Other Factors for Consideration:

The new FVRD Off-Street Parking Standards Bylaw started out with good intentions. Unfortunately, it was written as if all factors are equal but they are not. Some lots are 40' wide and have two accesses for parking (street & lane), while other properties are 25' wide with one access for parking. This 'one size fits all' FVRD Building Code Bylaw, simply does not work for the smaller lots, especially with one access for parking.

Three cars can park perpendicular on 25' driveways as many currently do now. Each car can easily come and go without issue and there is no impact to the footprint of the home. With the FVRD Parking Bylaw as written, it is possible to have three cars parked on the driveway, however, the impact to the home is significant and the ease of which vehicles can come and go is diminished.

Continued... /2

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I also support a change to the Bylaw that applies to lots that are under 28' wide. On these smaller lots it makes good sense to utilize the limited 'main floor' square footage for living, not for parking cars.

It seems the lack of clarity and subsequent delays (over a year) have had a considerable impact on the residents who are trying to move forward. As a member of the Cultus Lake Community and for the benefit of all concerned, I am respectfully requesting that the **Off-Street Parking Standards Bylaw 1375-216** be reconsidered and addressed without further delay. Thank you.

Full Name: Garry William Klassen Gwklassen

Address: 11 Lakeshore Drive
V2R 4Z9

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To: Fraser Valley Regional District
4950 Cheam Ave.
Chilliwack, BC
V2P 1N6
Attn: Julie Mundy
JMundy@fvrd.ca

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Full Name: KELLY BOOTH

Address: 217 1ST AVE

CULTUS LAKE BC

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Date: December 14, 2019
To: Fraser Valley Regional District
4950 Cheam Ave.
Chilliwack, BC
V2P 1N6
Attn: Julie Mundy

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Full Name: BLAIR STEWART, DEBBIE STEWART

Address: #307 - 2nd Ave.,
Cultus Lake BC. V2R-4H6.

Signature: D Stewart

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Date: December 14, 2019
To: Fraser Valley Regional District
4950 Cheam Ave.
Chilliwack, BC
V2P 1N6
Attn: Julie Mundy

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Full Name: Steven Ross Arnold

Address: 306 2nd Ave.
Cultus Lake BC V2R 4Y6

Signature: 

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Full Name: Bonnie & Ken Clark

Address: 130 154 Avenue
Cultus Lake BC V2R 4Y6

Signature: Ken Clark

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Full Name: Lee-Tracy Dane

Address: 310 Munroe Ave
Cultus Lake B.C

Signature:

Date: December 17, 2019
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4950 Cheam Ave.
Chilliwack, BC
V2P 1N6
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Full Name: GRAHAM TWYFORD MILES

Address: 122 1st AVENUE

CULTUS LAKE

Signature:

DEC 16/19

Highlights of the Three Bylaws Mentioned:

Please refer to the Bylaws in their entirety on the CLP and FVRD Websites for further understanding and clarification

1. **CLP Parking Bylaw 1989**

   2.1 (b): *The Registered Leaseholder(s) or Current Occupant(s) in the residential areas have exclusive right to the allocated land at the front of the residence between lot lines detailed in the Cultus Lake Park Zoning Bylaw No. 1375, 2016 solely for the purpose of parking motorized vehicles (the "Designated Area").*

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2. **FVRD Off-Street Parking Standards Bylaw 1375-2016** requires all properties to have two 'on site' parking spaces as follows:

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3. **CLP Parking and Traffic Regulations Bylaw No. 1154, 2019:**

   15. Cultus Lake Park Board Parking Bylaw, 1989 and all amendments are repealed. Cultus Lake Park Board Traffic Regulations Bylaw, 1992 and all amendments are repealed.

Date: December 14, 2019
To: Fraser Valley Regional District
4950 Cheam Ave.
Chilliwack, BC
V2P 1N6
Attn: Julie Mundy

Regarding Zone R3 Parking for current variances

Considering the following: *Please refer to the Bylaws listed below*

1. The original **CLP Bylaw 1989 2.1 (b)** declared the area in front of your home for your exclusive parking.
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Full Name: ROD BOOTH

Address: 245 HEMLOCK ST.

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Full Name: Doris Martin

Address: 123 FIRST AVE.
Cultus Lake. BC

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Full Name: Ralph & Sharon Carvalho

Address: 265 - Fir Street
Cultus Lake, B. C

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Full Name: LYNETTE COMMODORE

Address: 127 FIRST AVE
CULTUS LK V2R 4Y5

L Commodore

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Full Name: JOHN BEESLEY

Address: 261 FIR STREET

CULTUS LAKE, BC V2R 4T5

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Full Name: Fraser Hagel / Hagel

Address: 106 1st. Ave
Cultus Lake, BC V2R 4H4

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   Option 2: One car is parked perpendicular 18' wholly inside the house and the 2nd car is parked parallel in front of the house, primarily within the property line.

3. **CLP Parking and Traffic Regulations Bylaw No. 1154, 2019:**

   15. Cultus Lake Park Board Parking Bylaw, 1989 and all amendments are repealed. Cultus Lake Park Board Traffic Regulations Bylaw, 1992 and all amendments are repealed.

Date: December 14, 2019
To: Fraser Valley Regional District
4950 Cheam Ave.
Chilliwack, BC
V2P 1N6
Attn: Julie Mundy

Regarding Zone R3 Parking for current variances

Considering the following: *Please refer to the Bylaws listed below*

1. The original **CLP Bylaw 1989 2.1 (b)** declared the area in front of your home for your exclusive parking.
2. The **FVRD Off-Street Parking Standards Bylaw 1375-216** has declared that two cars are to park wholly within your property line (deemed 'on site'). Cars parked parallel can only 'partially' straddle the property line.
3. The **CLPB Bylaw 2.1 (b)** was rescinded under **Bylaw CLPB 1154, 2019**

The Impact:

In the case of the current FVRD Bylaw this means the homeowners cannot park on the 'Park owned' portion of their driveway (*deemed 'off site'*). The current variance requests means that the homeowners could not use 12' of 'their driveway' to park 'their cars'.

All future builds (regardless of lot size) will have to dedicate a portion of their home footprint to parking. For example: In the case of the current variance requests there would be a loss of 20-30% of the 'main floor' living space, (depending on the parking option chosen).

Other Factors for Consideration:

The new FVRD Off-Street Parking Standards Bylaw started out with good intentions. Unfortunately, it was written as if all factors are equal but they are not. Some lots are 40' wide and have two accesses for parking (street & lane), while other properties are 25' wide with one access for parking. This 'one size fits all' FVRD Building Code Bylaw, simply does not work for the smaller lots, especially with one access for parking.

Three cars can park perpendicular on 25' driveways as many currently do now. Each car can easily come and go without issue and there is no impact to the footprint of the home. With the FVRD Parking Bylaw as written, it is possible to have three cars parked on the driveway, however, the impact to the home is significant and the ease of which vehicles can come and go is diminished.

Continued... /2

As outlined in the FVRD Off-Street Parking Standards Bylaw, the space on the homeowner's driveway, considered 'off-site' (Park Property) could be available for another car. However, the 'off site' portion does, in fact, appear as a home's driveway, therefore, no one, other than those who are known to the homeowners would consider parking in this space.

Conclusion:

As there is no gain in the number of parking spaces and for all of the reasons listed above, I am wholly in favour of supporting the current variance requests.

I also support a change to the Bylaw that applies to lots that are under 28' wide. On these smaller lots it makes good sense to utilize the limited 'main floor' square footage for living, not for parking cars.

It seems the lack of clarity and subsequent delays (over a year) have had a considerable impact on the residents who are trying to move forward. As a member of the Cultus Lake Community and for the benefit of all concerned, I am respectfully requesting that the **Off-Street Parking Standards Bylaw 1375-216** be reconsidered and addressed without further delay. Thank you.

Full Name: Andrea Booth

Address: 222 First Ave

Cultus Lake, BC

Highlights of the Three Bylaws Mentioned:

Please refer to the Bylaws in their entirety on the CLP and FVRD Websites for further understanding and clarification

1. **CLP Parking Bylaw 1989**

   2.1 (b): *The Registered Leaseholder(s) or Current Occupant(s) in the residential areas have exclusive right to the allocated land at the front of the residence between lot lines detailed in the Cultus Lake Park Zoning Bylaw No. 1375, 2016 solely for the purpose of parking motorized vehicles (the "Designated Area").*

   A vehicle parked in the Designated Area that prevents the Registered Leaseholder(s) or Current Occupant(s) from parking a motorized vehicle in the Designated area without the Leaseholder(s) or Current Occupant(s) consent shall be in violation of this Bylaw.

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Full Name: Lukas Wykpis

Address: 268 Fir Street

Cultus Lake BC V2R 4Y5

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Full Name: Rosemary Burrows

Address: 226 1st Ave Cultus Lake

Roger Burrows
19 Lakeshore Drive, Cultus Lake

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