



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

Permit No. Development Variance Permit2018-01 **Folio No.** 733-03155.002

Issued to: Cultus Country Investments Ltd.

Address: 216-3388 Rosemary Heights Surrey BC

Applicant: Jon Van Geel

Site Address: PID 029-380-839

The lands affected by and subject to this permit are shown on Schedule "A", Location Map, attached hereto, which forms an integral part of this permit, and are legally described as:

Lot 2 Section 15 Township 22 New Westminster District Plan EPP41111
029-380-839

LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Proposed Subdivision Plan

AUTHORITY TO ISSUE

1. This Development Variance Permit is issued under Part 14 – Division 9 of the *Local Government Act*.

BYLAWS SUPPLEMENTED OR VARIED

"Zoning Bylaw for Electoral Area "E", 1976 of the Regional District of Fraser Cheam" is **varied** as follows:

Lot Area

1. section 18.4.2 (b) is varied by reducing the minimum area of a strata lot for a holiday home served by both approved water and sewer systems from 560 square meters to 500 square meters.

Holiday Home Setbacks

1. for lots 232-236 inclusive- Section 18.4.1(e) (i) varied by reducing the rear strata lot setback from 6 meters to 3.5 meters, clear to sky.
2. for lot 236- the lot line adjacent to a flanking strata road, section 18.4.1 (e)(ii) is supplemented by reducing the side flanking strata lot line setback from 3 meters to 2 meters, clear to sky.

3. for lots 232 -241 inclusive, for side strata lot lines other than those adjacent to a flanking road, section 18.4.1(e)(ii) is varied by reducing the side strata lot setback from 3 meters to 1.2 meters clear to sky.
4. for lots 237-241 inclusive- Section 18.4.1(e) (i) is varied by reducing the front strata lot setback from 6 meters to 4.0 meters clear to sky.

Veranda or Porch Setbacks

1. for lots 232-236 inclusive- Section 18.4.1(e) (i) varied by reducing the rear strata lot setback from 6 meters to 2.0 meters, clear to sky.
2. for lots 237-241 inclusive- Section 18.4.1(e) (i) is varied by reducing the front strata lot setback from 6 meters to 4.0 meters clear to sky.
3. for lots 232 -241 inclusive, for side strata lot lines other than those adjacent to a flanking road, section 18.4.1(e)(ii) is varied by reducing the side strata lot setback from 3 meters to 1.2 meters clear to sky
4. for lot 236- the lot line adjacent to a flanking strata road, section 18.4.1 (e)(ii) is supplemented by reducing the side flanking strata lot line setback from 3 meters to 2 meters, clear to sky.

Detached Garage Setbacks

1. for lots 232-236 inclusive- Section 18.4.1(e) (i) front strata lot setback is varied from 6 meters to 0.6 meters clear to sky.
2. for lots 237-241 inclusive- Section 18.4.1(e) (i) front strata lot setback is varied from 6 meters to 3.0 meters clear to sky.
3. for lots 232 -241 inclusive, for side strata lot lines other than those adjacent to a flanking road, section 18.4.1(e)(ii) is varied by reducing the side strata lot setback from 3 meters to 0.6 meters clear to sky
4. Section 18.4.4 (a) is varied by reducing the maximum height of a garage from 9.1 meters to 6 meters or one storey whichever is lesser.

"Regional District of Fraser Cheam Campground and Holiday Park Bylaw 1190, 1994" is varied as follows:

1. Section 4.06.01 varied by reducing buffer strip width around a holiday park
 - a) along Columbia Valley road from 7.6 meters to 3.0 meters
 - b) along all other property boundaries from 7.6 meters to 0.0 meters

"Regional District of Fraser-Cheam Electoral Area "E" Parking Bylaw No. 1072, 1992" is varied as follows:

1. Section 2.4.5 is varied by reducing the distance between an off-street parking space and any rear lot line from 1.5 meters to 0.0 meters and by reducing the distance between an off-street parking space and any side lot line from 1.5 meters to 0.6 meters.

SPECIAL TERMS AND CONDITIONS

1. No variances other than those specifically set out in this permit are implied or to be construed.
2. Notwithstanding the variances granted by this permit, all development shall comply with the density regulations established by section 18.3 of "Zoning Bylaw for Electoral Area "E", 1976 of the Regional District of Fraser Cheam".
3. At least two parking spaces each measuring at least 2.7 meters width and 6.0 meters length shall be provided entirely on each strata lot as a condition of construction of any holiday home on a strata lot. Parking spaces may be contained within a detached garage. All parking spaces on a strata lot shall be orientated substantially at right angles to the fronting or flanking strata road; parking spaces orientated parallel to a strata road shall not be permitted. The required parking spaces may be located length-wise or adjacent to each other on a holiday home lot. Notwithstanding the variances in this permit, no parking space shall be located in a manner that would obstruct access and egress from any holiday home in the event of a fire or other emergency.
4. Where a second storey is provided in holiday home, the floor area of the second floor shall not exceed 75% of the floor area of the first floor of the holiday home. For the purposes of this section, floor area shall include all floor space on a given storey of the building, and shall be measured to the outside of all exterior walls, including any internal floor area plus all verandas, porches, balconies, and similar outdoor areas.
5. One (1) detached garage may be permitted on any holiday home lot. A garage may not be attached to a holiday home. The maximum width of a garage shall be 5 meters, measured to the furthest projection of the exterior walls.
6. Carports, ramadas, or accessory storage buildings shall not be permitted on any holiday home lot.
7. Unless noted otherwise, all terms used in this permit have the same meaning as defined in the Zoning Bylaw No. 66 for Electoral Area E, 1976. For the purposes of this permit, "veranda" or "porch" shall mean an open-sided structure attached to a holiday home and intended as an outdoor amenity area, which may have a roof overhead, and which may have a hand rail and/or screen up to a maximum height of 1.22 meters above the floor, but which shall otherwise have no walls other than the wall of the adjacent holiday home.
8. No fence on a holiday home lot shall exceed 1.2 meters in height at any location, except that fences on common land or fences on strata lots adjacent to a buffer strip, common land or external boundary of the lands may be between 1.2 meters and 1.8 meters in height.

9. A solid fence between 1.2 meters and 1.8 meters in height shall be installed and maintained within the common lands adjacent to Columbia Valley Road as shown on Schedule "B"
10. If the holder of this permit does not commence the construction with respect to which the Permit was issued within two (2) years after the date of the permit, this permit shall lapse.

GENERAL TERMS AND CONDITIONS

1. This Development Variance Permit is issued Pursuant to Part 14 – Division 9 of the *Local Government Act*.
2. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524 of the *Local Government Act*.
3. Nothing in this permit shall in any way relieve the developer's obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
4. Nothing in this permit shall in any way relieve the developers obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Public Health Act*, the *Fire Services Act*, the *Safety Standards Act*, and any other provincial statutes.

SECURITY DEPOSIT

As a condition of the issuance of this Permit, and pursuant to Section 502 of the *Local Government Act*, the Regional Board is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit

Should the holder of this permit:

- a. fail to complete the works required to satisfy the landscaping conditions contained herein,
- b. contravene a condition of the permit in such a way as to create an unsafe condition,

The Regional Board may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the holder of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.

Security Posted: (a) an irrevocable letter of credit in the amount of: \$ <N/A>.
 (b) the deposit of the following specified security: \$ <N/A>.

Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number 2018-02 The notice shall take the form of Appendix I attached hereto.

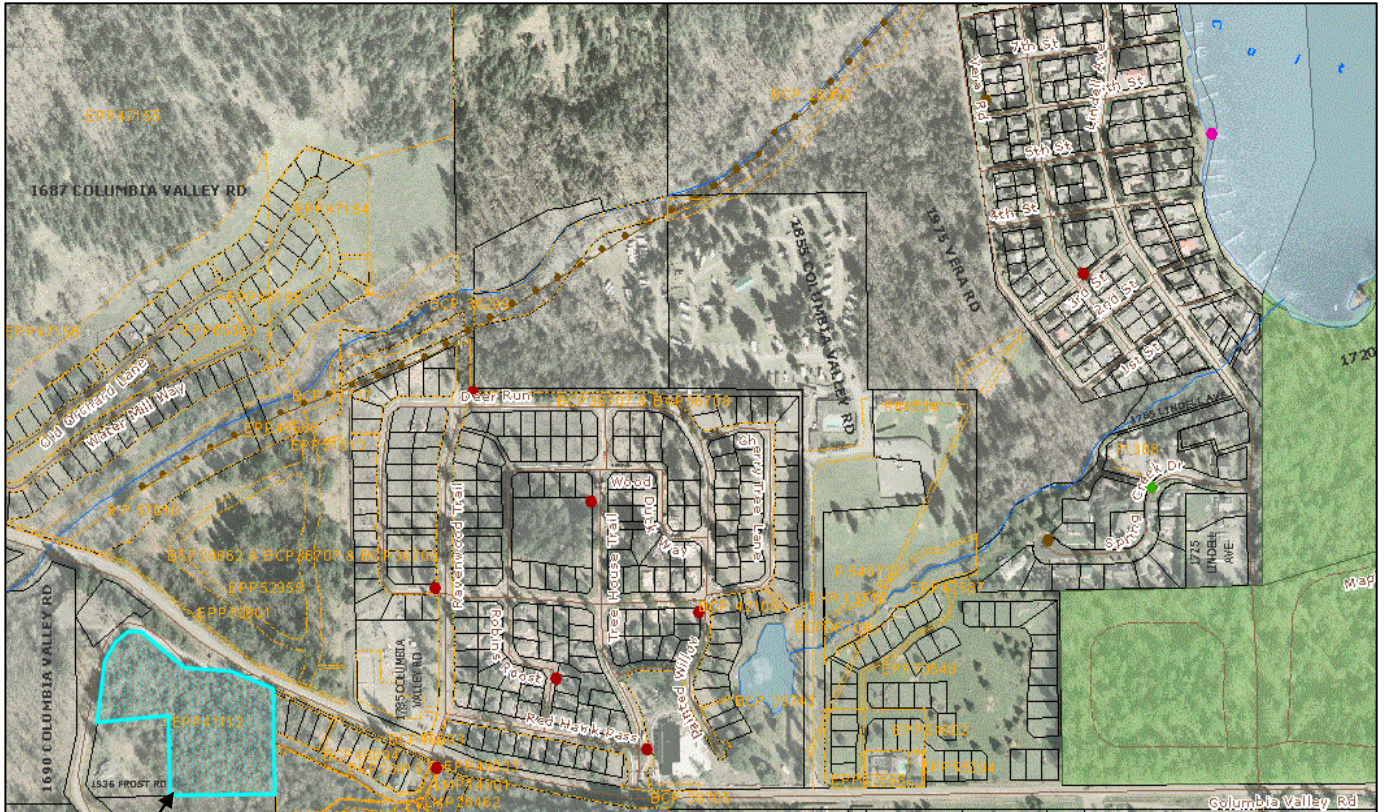
AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE <DAY> DAY OF <MONTH>, <YEAR>

Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

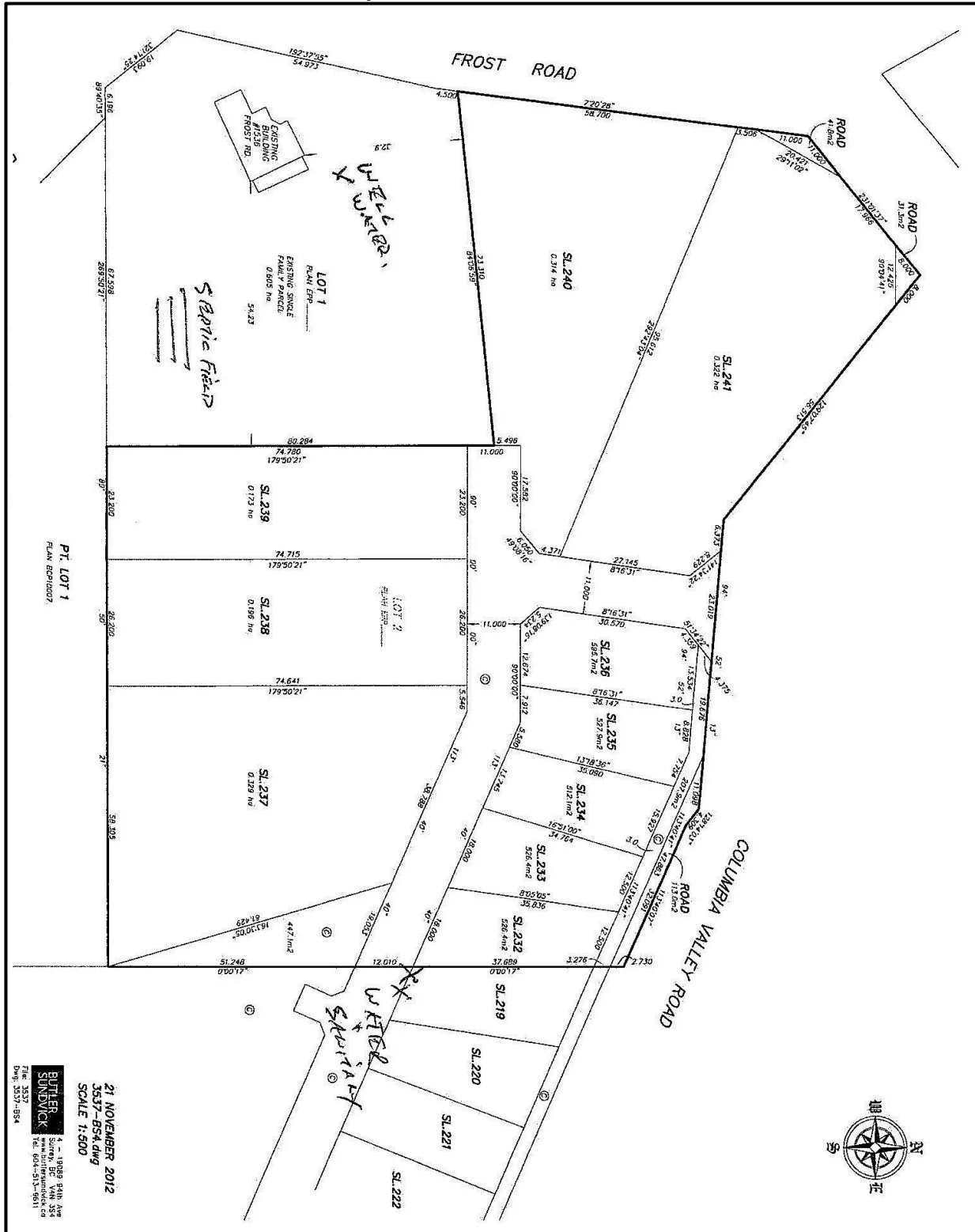
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DEVELOPMENT VARIANCE PERMIT 2018-02 SCHEDULE "A" Location Map



PID 029-380-839

DEVELOPMENT VARIANCE PERMIT 2018-02 SCHEDULE "B" Proposed Subdivision Plan



21 NOVEMBER 2012
3537-BSK.DWG
SCALE 1:500
BUTLER
SUNDVICK
1 - 10839 54th Ave
Surrey, BC V4N 3S4
www.butlersundvick.ca
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