



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT PERMIT

Permit No. Development Permit2018-02 **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

Schedule "C": Keystone Architecture, Design Rationale Compliance report dated July 24, 2017.

Schedule "D": Geo-Hazard reports.

AUTHORITY TO ISSUE

This Development Permit is issued pursuant to Part 14 – Division 7 of the Local Government Act. The above-noted property lies within DEVELOPMENT PERMIT AREA 4-E in Electoral H of the Fraser Valley Regional District. Pursuant to Section 488 of the Local Government Act, R.S.B.C., this area has been designated under the Official Community Plan for Electoral "E", Bylaw No. 1115, 2011 for the:

- (a) protection of the natural environment, its ecosystems and biological diversity
 - (b) protection of development from hazardous conditions
 - (c) protection of farming
 - (d) revitalization of an area in which a commercial use is permitted
 - (e) establishment of objectives for form and character of intensive residential development
 - (f) establishment of objectives for form and character of commercial, industrial or multi-family residential development
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BYLAWS SUPPLEMENTED OR VARIED BY THIS PERMIT:

None – The associated Development Variance Permit is 3090-20-2018-01

SPECIAL TERMS AND CONDITIONS OF THIS PERMIT

1. This permit pertains specifically to the form and character of the overall development at PID 029-380-839, off Columbia Valley Road, of a 10 lot Holiday Resort bare land strata including the form and character of proposed holiday homes, buffering and Geotechnical Hazard protection.
2. No approval of any further Development Permits, Zoning Amendments, Development Variance Permits, Building Permits, or FVRD Bylaw Amendments on the subject property are implied, or construed by issuance of this Development Permit.
3. If the holder of this permit is issued any Development Permits, Zoning Amendments, Development Variance Permits, Building Permits or any other FVRD Regulatory Bylaw approvals, for the subject property, that require any change to the form and character of the proposed development described in this permit, this permit shall become null and void and the applicant shall obtain a new or amended permit.
4. Development of the site shall be undertaken strictly in accordance with the Site Plan attached hereto as Schedule B.
5. No alteration to the natural drainage, construction or excavation shall be undertaken which might cause or contribute to hazardous conditions on the site or on adjacent lands.
6. No alteration to the natural drainage, construction or excavation shall be undertaken on any portion of the subject property except areas identified on the Site Plan attached hereto as Schedule "B".

Subdivision Layout

1. The subdivision of the lands shall be substantially in accordance with Schedule "B" attached hereto.

Geotechnical

1. The lands are subject to certain geotechnical hazards. All development of the subject lands, including any future construction thereon, must be in accordance with the recommendations of the noted studies attached hereto as Schedule "D", including but not limited to the following:
 - a. no area used for habitation shall be located within any building, mobile home or unit, modular home or structure at an elevation such that the underside of the wooden floor system or top of concrete slab is less than MBE.

Pedestrian Linkages

2. An internal pedestrian pathway shall be constructed within the common lands adjacent to Columbia Valley Road as shown on Schedules "B", attached hereto.

Borders, landscaping and screening

1. 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".
2. All landscaping materials should meet or exceed the BC Landscape Standards established by the British Columbia Society of Landscape Architects and British Columbia Nursery Trades Association.

Surfacing

1. Surfacing materials shall facilitate infiltration of storm water.

Signs and Lighting

1. Site lighting shall be constructed in accordance with Schedule "C" attached hereto and shall be designed to minimize "light spill" onto adjacent lands and 'light pollution' in the night sky. Site lighting shall be designed to emit no light above horizontal through the use of shielding, 'full-cutoff' lights, or other means to direct light towards the ground or surface requiring illumination.

Siting, Design and Finishing of Buildings

1. All buildings shall be constructed in accordance with Schedules "C" attached hereto.

Future Building Construction including Holiday Homes

1. No additional development permits will be required for the construction of structures within resort, provided that such construction is in accordance with the requirements of this permit, and provided that the conditions present at the time of development do not change from the time of issuance of this permit. However, notwithstanding the foregoing, the Regional District reserves the right to require an updated reports and a development permit for any construction subject to its applicable bylaws.

GENERAL TERMS AND CONDITIONS

1. This Development Permit is issued Pursuant to Part 14 – Division 7 of the *Local Government Act*.
2. A development permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw, except that permitted uses or densities may be varied where the land has been designated under the Official Community Plan for the protection of development from hazardous conditions pursuant to Section 488 of the *Local Government Act*.
3. Nothing in this permit shall waive the owner'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 owner's 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.
5. The owner of the subject property shall provide the general contractor and all professionals associated with this project with copies of this permit as issued by the Regional Board.
6. The owner of the subject property shall notify the Fraser Valley Regional District in writing of any intention to excavate, construct or alter the subject property or building site thereon.

SECURITY DEPOSIT

1. 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.
2. 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;
3. 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 any excess to be returned to the holder of the permit.
4. 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 Permit Number 3060-20 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 OF <MONTH>, 2018.

Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT