



PLANNING & DEVELOPMENT

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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 \$_____ as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address Lot 107, Morris Valley Road ¹⁴⁵⁰⁰ PID 026-411-849

Legal Description Lot 107 Block _____ Section 35 Township 3 Range 30 Plan BCS1492

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

Owner's
Contact
Information

Office Use Only	Date <u>Jan 22/18</u>	File No.
	Received By <u>Andrea</u>	Folio No. <u>776.06731.407</u>
	Receipt No. <u>5275/3</u>	Fees Paid: \$ <u>350.00</u>

Agent

I hereby give permission to Meghan Warkentine to act as my/our agent in all matters relating to this application.

Only complete this section if
the applicant is
NOT the owner.

Agent's contact
information and
declaration

Name of Agent Meghan Warkentine	Company Lacey Developments
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Development Details

Property Size 8233.6 sqft Present Zoning RR

Existing Use _____

Proposed Development Single family dwelling allow the reduced setback to the property line

Proposed Variation / Supplement Allow the reduced setback to the property line
Issue: the siting requirement is 2.1 metres to the single family dwelling +
1.5 metres to the eave. The current drawings have the single family dwelling
at 1.5 metres and 1.2 metres to the eave

(use separate sheet if necessary)

Reasons in Support of Application This variance will allow for future aging in place. The larger bathroom layout will allow for wheelchair accessibility if needed.

Provincial Requirements

(This is not an exhaustive list; other provincial regulations will apply)

Riparian Areas Regulation

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes
☐

no
☒

30 metres of the high water mark of any water body

yes
☐

no
☒

a ravine or within 30 metres of the top of a ravine bank

"Water body" includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

Contaminated Sites Profile

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" for properties that are or were used for purposes indicated 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
Location Map		✓	Showing the parcel (s) to which this application pertains and uses on adjacent parcels
Site Plan 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:
Floor Plans		✓	Uses of spaces & building dimensions
			Other:
Landscape Plan 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:
Reports			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@fvr.ca.

Building Permit Application Planning Review Form ("Schedule A")



Application Information

Name of Applicant / Owner:		Building Permit Number:	BP014189
Proposed Works:	SFD		
Site Address:	107-14500 Morris Valley Road	Folio Number:	776.06731.407

1. Electoral Area:	C	Bylaw No.	100	Zoning:	PRD-1	10. Bond, Development Cost Charge, or Security Required?	N
2. Proposed Use:	Residential -SFD		Permitted?	Yes	10a. If yes, what amount?		
3. Item	Required	Proposed	Complies?		11. Contaminated Site Regulations Apply?		
Permitted Height:	10 m	6.56m	Y		11a. If yes, why?		
Lot Coverage:	40%	33%	Y		12. Riparian Areas Regulations Apply?		
Parking Stalls:	2	2	Y		12a. If yes, why?		
Front Setback:	6m SFD 4.8m Eave/ Porch	8.49m SFD 5.5m Eave/Porch	Y		13. Hazard Information:		
Rear Setback:	7.6m 6.4m Eave 6.4m Window Seat	7.69m SFD 6.75m Eave 7.21m Window Seat	Y		Type:	Harrison River Floodplain and Elbow Creek Alluvial Fan Hazard.	
Interior Setback:	2.1m SFD 1.5m Eaves	1.5m SFD 1.2m Eaves	N		Setback:	5 m from crest of dyke; 30 m from Harrison River	
Exterior Setback:	4.5m	4.58m	Y		Elevation:	FCL =14.2M GSC; 0.6m above finished grade at perimeter of foundation	
Other:	Soak away setbacks = 3m interior side lot line and 5m from any building.				Report:		
4. Setbacks Clear-to-Sky?	N	5. Site in Development Permit Area?		Y	Other:	DP 2003-01 and DP 2004-15	
5a. List DPA's	DPA 1-C, 2-C & 3-C		5b. DP Required?		N		
5c. DPA Exemptions:	DP requirement met at time of subdivision				14. Over 10.0m from a 500KV line?		
					15. Sewage Disposal Documents Required? (BI to determine)		
					16. Other Health Approvals Required? (BI to determine)		
6. Site in Agricultural Land Reserve?					N		
6a. If yes, proposed use permitted in the ALR?					----		
7. Encumbrances on Title:					17. Highway Access Permit Required?		
BV40193 – DP 2003-01 – Allows for subdivision servicing BX565445(EAS) Plan 19657 and BCS 1492 sewer for lots 20 and 30 BX565446(EAS) Plan 19657 and BCS 1492 sewer for lots 20 and 30 BX565448(EAS) Plan 19568 storm and sewer for lots 7 & 8 BX565449 (EAS) Plan 19568 storm and sewer for lots 7 & 8 See page 2					18. Setback 4.5 metres from road?		
					19. Other Data or Permits Required?		
					19a. If yes, list:		
					BI to confirm soak away meets setback requirements above. BI to confirm meets elevation requirements. DVP required for Interior Lot Line Setback		
8. DVP/BOV Required?	Y	8a. If yes, state reason below:		Applicable Fees (Y/N)			
DVP Required for interior side setback (Master Bedroom Ensuite is cantilevered this does not qualify for siting exceptions as it is useable floor space).				DCC's Applicable?		N	Bylaw No. & Amount Required
				SSAC Applicable?		N	
				Latecomer Fee?		N	
9. Open Bylaw Enforcement on property? If yes file number?				N		20. Continued on Second Review Form Page?	
21. Completed By: Andrea				22. Date: 2018-01-10		23. Reviewed By:	
						24. Date:	

Property Information

1. Further Details of Zoning Requirements:	3. Further Details of Hazard Information:
<p>Min. width of SFD shall be 6.0m. Min. gross floor area shall be 80m²</p>	<ol style="list-style-type: none"> 1. DP not required as issues were covered at subdivision stage. 2. Maximum 1.5m crawl space. No furnace or hot water tank below FCL. 3. Garage slab and opening for an overhead door may be 0.6m above curb.
2. Further Details of Encumbrances:	4. Other Information:
<ul style="list-style-type: none"> • BW467762 (DP2004-15) FCL and reducing ISLL setback between lots 31 & 32 and lots 45 & 46 from 2.1M to 0.9M to the wall of a building or structure and 0.3M from the roof overhang. • Y65666 (COV) 30 m setback to natural boundary of Harrison or Chehalis or any side channel or slough. No construction of areas shown in plan 69458. FCL 13.8 m GSC, 0.6m above natural ground elevation, no furnaces etc. below FCL. SUPERSEDED BY BX565303. 	<ul style="list-style-type: none"> • BX565303 (COV) 30 m setback from Harrison, FCL = 14.2m GSC and 0.6m or for Lots 51-76 - 1m above finished grade at perimeter of foundation. Foundation wall may be stepped down, provided that 0.6m or (1m on Lots 51-76) clearance is provided from finished grade to top of foundation wall at any point on the wall. No openings or drops in the foundation wall below the above noted elevations. No basements permitted (Max 1.5m crawlspace). The top of concrete floor slab of a garage and the opening for the overhead door may be lower than 0.6m/1m above grade (but not below 14.2m GSC) provided that the foundation wall is elevated to the required amount on all sides, except for the overhead door opening, the garage slab is at least 0.6m above top of curb at centreline of driveway, and there is positive drainage away from the garage door opening. Siting and elevation plan by BCLS, garage and min grade elevations. Required elevation to be achieved on concrete foundations. No furnaces or other fixed equipment damageable by floodwater shall be located below a permitted habitable floor level (see above). • BX565455 (COV) P. Eng. soak away, low flow plumbing fixtures and water meters • BX565462 (BS) Developer Approval. As of Jan 18/08 the developer turned over the responsibility of building plan compliance approval to the Strata Corporation LMS 1492. • BW553278 (RW) BC Hydro - Blanket approval • BW553279 (RW) Telus – Blanket Approval
5. Further Concerns:	

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INVICATED

PARCEL IDENTIFIER: 206-411-849



LOT DIMENSIONS DERIVED FROM
PLAN BCS1496

WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: BCS1492-LOT 107

CHARGE(S) ON TITLE WITHOUT REFERENCE TO
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:

Y65666	COVENANT
BW553278	COVENANT
BX565303	COVENANT
BX565455	COVENANT
BW553278	STATUTORY RIGHT OF WAY
BW553279	STATUTORY RIGHT OF WAY
BX565462	STATUTORY RIGHT OF WAY

NOVEMBER 24, 2017

DATED THIS 30TH DAY OF NOVEMBER, 2017

Devon Pallmann
DEVON PALLMANN, B.C.L.S.

SL 108

SL 109

F.V.R.D. BLDG. DEPT
DEC 14 2017

