



45950 Cheam Avenue  
Chilliwack, BC V2P 1N6  
604-702-5000 | 1-800-528-0061

**For Office Use Only**

**Do not write in the space below**

Fraser Valley Regional District

Receipt: 480872      Nov 7, 2017  
Dated: Nov 7, 2017      02:09:30 PM  
Station: EA SERVICE/CASH2

1 PLANNING TUP APPLICATION - 5    1,500.00

Total      1,500.00  
VISA      HOLIDAY TRAILS RESOR    -1,000.00  
INTERAC    HOLIDAY TRAILS RESORTS    -500.00

## Receipt

Date Nov. 7, 2017

Received from HOLIDAY TRAILS RESORTS

Description of Payment and GL Code \_\_\_\_\_

TUP APPLICATION

53730 BRIDAL FALLS RD.

GST #89221 4750 RT0001

White - Cashier | Yellow - Department | Pink - Customer

**SCHEDULE A-4**

**Permit Application**

I / We hereby apply under Part 26 of the *Local Government Act* for a;

- ☐ Development Variance Permit
- ☒ Temporary Commercial / Industrial Permit
- ☐ Development Permit

An Application Fee in the amount of \$ 1500.00 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic  
Address S3730 Bridal Falls Rd. PID \_\_\_\_\_

Legal Description Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Plan \_\_\_\_\_

*The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.*

Owner's  
Declaration

Name of Owner (print)	Signature of Owner	Date
Name of Owner (print)	Signature of Owner	Date

Owner's  
Contact  
Information

Address		City	
Email			Postal Code
Phone	Cell	Fax	

<b>Office Use Only</b>	Date <u>Nov. 7, 2017</u>	File No. <u>3095-20 2017-04</u>
	Received By <u>DB</u>	Folio No. <u>733.06413.000</u>
	Receipt No. <u>4808/2</u>	Fees Paid: \$ <u>1500.00</u>

**Agent**

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

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

Signature of Owner	Date
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent DON SHARPE		Company Holiday Trails Resorts
Address 55730 Boudet Falls Rd		City Boudette
Email		Postal Code V0M 1X0
Phone	Cell	Fax

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent 	Date NOV 7/17
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**Development Details**

Property Size \_\_\_\_\_ Present Zoning \_\_\_\_\_

Existing Use \_\_\_\_\_

Proposed Development Camping Cabin as per TUP 2011-01

Proposed Variation / Supplement \_\_\_\_\_

(use separate sheet if necessary)

Reasons in Support of Application \_\_\_\_\_

**Riparian  
Areas  
Regulation**

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

yes ☐ no ☒

30 metres of the high water mark of any water body

yes ☐ no ☒

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

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

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

**Contaminated  
Sites Profile**

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" for properties that are or were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

yes ☐ no ☒

the property has been used for commercial or industrial purposes.

If you responded 'yes,' you may be required to submit a Site Profile. Please contact FVRD Planning or the Ministry of Environment for further information.

**Archaeological  
Resources**

Are there archaeological sites or resources on the subject property?

yes ☐ no ☒ I don't know ☐

If you responded 'yes' or 'I don't know' you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.



## Required Information

When providing Application Forms to the applicant, Regional District staff shall indicate which of the following attachments are required for this application. **Additional information may also be required at a later date.**

	Required	Received	Details
<b>Location Map</b>			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
<b>Site Plan</b>  At a scale of:  1: _____			Reduced sets of metric plans
			North arrow and scale
			Dimensions of property lines, rights-of-ways, easements
			Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
			Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
			Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
			Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
			Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
			Natural & finished grades of site, at buildings & retaining walls
			Location of existing & proposed access, pathways
			Above ground services, equipment and exterior lighting details
			Location & dimensions of free-standing signs
			Storm water management infrastructure and impermeable surfaces
			Other:
<b>Floor Plans</b>			Uses of spaces & building dimensions
			Other:
<b>Landscape Plan</b>  Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
			Contour information ( _____ metre contour intervals)
			Major topographical features (water course, rocks, etc.)
			All screening, paving, retaining walls & other details
			Traffic circulation (pedestrian, automobile, etc.)
			Other:
<b>Reports</b>			Geotechnical Report
			Environmental Assessment
			Archaeological Assessment
			Other:

The personal information on this form is being collected in accordance with Section 27 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@fvrd.ca](mailto:FOI@fvrd.ca).



# GOOD NEIGHBOUR PRACTICES

## MANAGING CONSTRUCTION AND DEVELOPMENT IMPACTS IN RESIDENTIAL NEIGHBOURHOODS

Development and renewal of neighbourhoods can improve the vitality, value and appearance of FVRD communities. However, development and construction can create negative short term impacts for neighbours, such as noise, dust, odours, and air quality impacts. Developers and builders can reduce their impacts by using good neighbour practices and by taking action before problems arise.

### ISSUE

### WHAT CAN YOU DO?

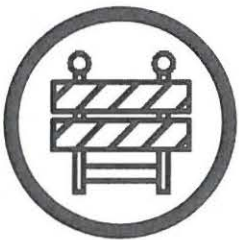
#### COMMUNICATION



Talk with your neighbours on an ongoing basis. Information and personal contact generally creates a more supportive and understanding perspective.

- Conduct door visits and provide flyers/notices.
- Introduce your project.
- Provide your contact information.
- Share your timelines.

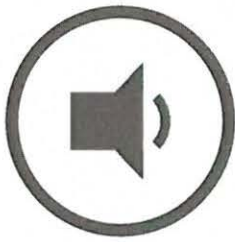
#### SITE MANAGEMENT



Proactive site management can address the majority of neighbour impacts.

- Stay on your property - don't encroach your work site or cause destruction to neighbouring parcels.
- Manage your storm water onsite – don't cause drainage issues for your neighbours or damage the environment.
- Keep a clean worksite – collect & manage waste regularly.
- Provide and maintain temporary toilets.
- Secure your site (eg. temporary fence) for safety and security reasons. Thefts and trespass can be a problem.

## OFF-SITE IMPACTS



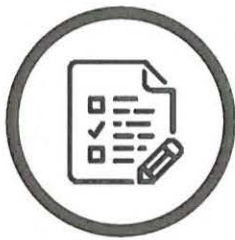
- Avoid noise and disturbances in evening hours and weekends. Quiet time is 10 p.m. - 6 a.m.
- Do not burn in residential areas. Use hauling and/or chipping.

## ROAD & SIDEWALK USE



- Construction or alteration works may require approval.  
Roads - contact BC Ministry of Transportation and Infrastructure:  
**ph. 604-795-8211**  
Sidewalks (Popkum) - contact FVRD Regional Parks:  
**ph. 604-702-5000**
- Don't block sidewalks, roads and driveways.
- Manage onsite parking and make temporary arrangements if necessary.
- Keep sidewalks and roads free of construction sediment and dirt.
- Regularly wash off vehicles before leaving site.
- Keep construction waste bins, materials, etc. from public roadways.

## PERMITS & APPROVALS



- Know the rules and FVRD requirements before you start your project, and check your property title for restrictions (eg. covenants, easements, geo-technical restrictions, etc.).
- Obtain your FVRD approvals BEFORE starting construction or development.
- Not sure which permits and approvals are needed? Contact the FVRD to find out.

## SIGNATURE AND ACKNOWLEDGEMENT

I will ensure development and construction at \_\_\_\_\_ follows the FVRD's Good Neighbour Practices. *address*

Name (please print): \_\_\_\_\_

Signature: \_\_\_\_\_





FRASER VALLEY REGIONAL DISTRICT

TEMPORARY COMMERCIAL PERMIT

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Permit No.	2011-01 RENEWAL 2014	Folio No. 733-06413.000
Issued to:	Pemborough Developments Ltd.	
Address:	[REDACTED]	
Applicant:	Kevin Demers	
Site Address:	53730 Bridal Falls Road, Electoral Area "D"	

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The lands affected by 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 "D" EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 29771 AND SECONDLY: PART SUBDIVIDED BY PLAN 47315 AND THIRDLY: PART SUBDIVIDED BY PLAN 65584; SECTION 5 TOWNSHIP 3 RANGE 28 WEST OF THE SIXTH MERIDIAN YALE DIVISION YALE DISTRICT PLAN 13641  
PARCEL IDENTIFIER: 009-844-961**

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**LIST OF ATTACHMENTS:**

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Schedule "A":	Location Map
Schedule "B":	Site Plan
Schedule "C":	Letter of Undertaking
Appendix "I":	Notice of Permit

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**LAND USE REGULATIONS:**

- Zoning**  
**Bylaw:** Zoning Bylaw for Electoral Area "D", 1976 of the Regional District of Fraser-Cheam  
**Designation:** Campground Holiday Park (CHP)
  - Official Community Plan**  
**Bylaw:** Fraser Valley Regional District Official Community Plan for Popkum-Bridal Falls, part of Electoral Area "D", Bylaw No. 0200, 1997  
**Designation:** Highway Tourist Recreation Commercial (HTRC)
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**AUTHORITY TO ISSUE:**

- This permit is issued pursuant to Section 921 of the *Local Government Act*.
  - This permit is issued specifically in accordance with Fraser Valley Regional District Official Community Plan for Popkum-Bridal Falls, part of Electoral Area "D", Bylaw No. 0200, 1997 Part III Temporary Use Permits.
  - This permit is valid for: **three (3) years** from the date of issuance.
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**LAND USE PERMITTED FOR THE DURATION OF THIS PERMIT**

1. A total of Twenty (20) Camping Cabins may be placed on the subject property at the locations shown on the Site Plan for overnight commercial tourist rental accommodation only.

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**SPECIAL TERMS AND CONDITIONS OF USE**

1. For the purposes of this permit a Camping Cabin means a park model trailer or a structure that is constructed on the Lands or a structure that is brought to the Lands and which is rented commercially to customers for overnight tourist accommodation.
  2. The owner must obtain a Development Permit prior to the placement of any Camping Cabins on the Lands.
  3. The owner must obtain a Permit to Construct a Campground and a Certificate of Occupancy for a Campground prior to the placement of any Camping Cabins on the Lands.
  4. A park model trailer must be certified to CSA Z241 standard and does not require a Building Permit.
  5. A Camping Cabin that is not certified to a CSA Z241 standard requires a Building Permit and must not exceed 30 square meters in floor area (excludes open decks).
  6. Any alteration to a Camping Cabin that may void the CSA Z241 standard is not permitted.
  7. The Camping Cabins to be located on the Lands shall not be sited on a permanent foundation or on a foundation with a basement excavation. The Camping Cabins must be sited on a foundation that is easily removable such as pier-blocks, wood cribbing or blocks, or a combination thereof. All Camping Cabins must be tied down in a manner to ensure they are safe from wind-toppling.
  8. Development of the site shall be undertaken strictly in accordance with the Site Plan attached hereto as Schedule "B".
  9. At the time of expiration of this permit, the owner shall demolish or remove the Camping Cabins from the Lands. A letter of undertaking pursuant to Section 921 (8) and (9) of the *Local Government Act* is attached hereto as Schedule "C".
  10. 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.
  11. 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".
  12. 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.
  13. 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.
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**GENERAL TERMS AND CONDITIONS**

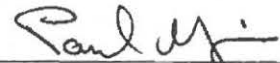
1. Nothing in this permit shall waive the owner's obligation to ensure that the development proposal complies in every way with statutes, regulations, requirements, covenants and licenses applicable to the undertaking.
2. Nothing in this permit shall in any way relieve the owner's obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the Health Act, the Fire Services Act, the Electrical Safety Act and any other provincial statutes.
3. This permit may not be renewed.

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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 Temporary Commercial Permit Number 2011-01 RENEWAL 2014. The notice shall take the form of Appendix I attached hereto.

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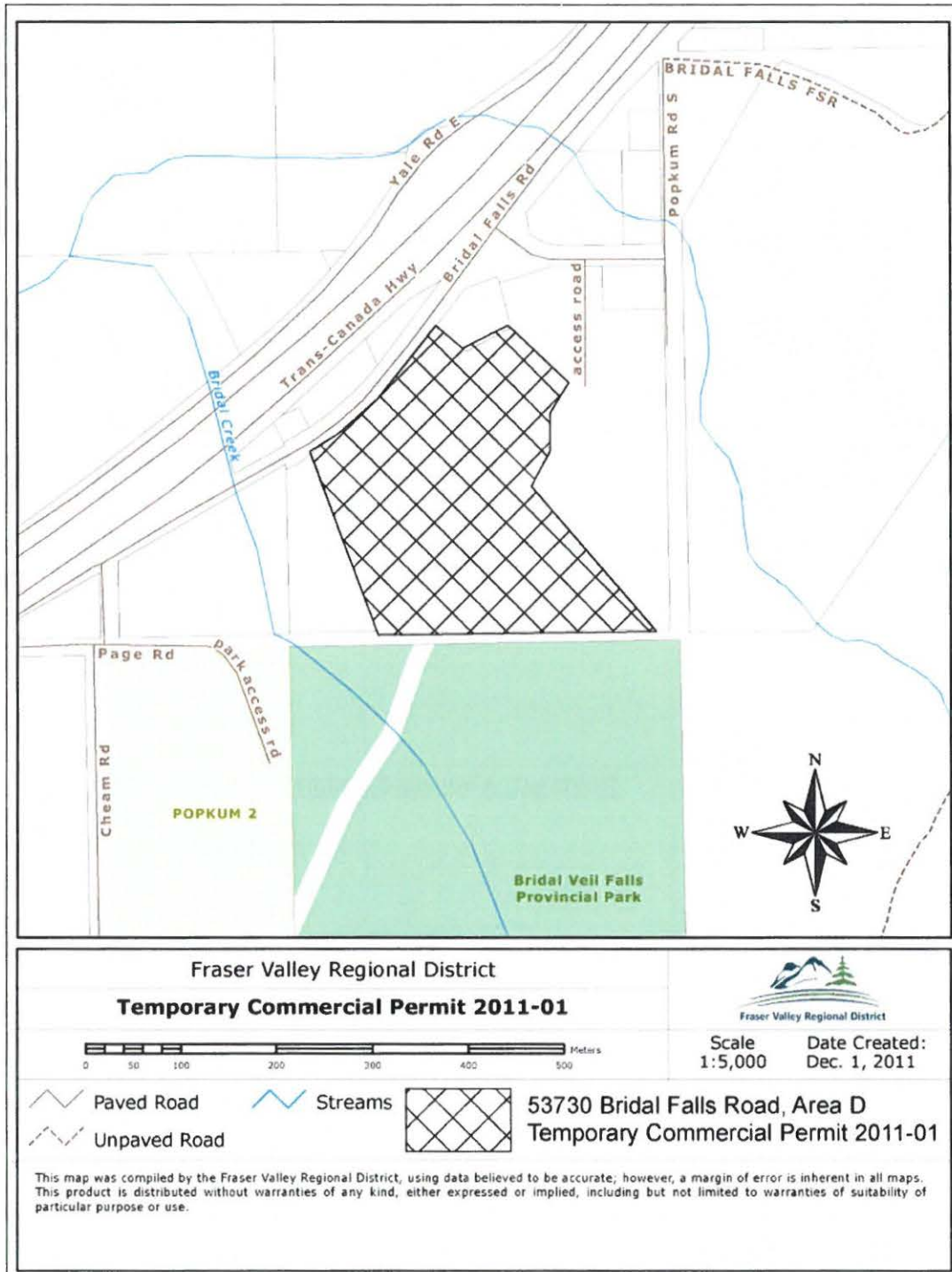
AUTHORIZING RESOLUTION PASSED BY THE REGIONAL BOARD OF THE FRASER VALLEY REGIONAL DISTRICT ON THE 28TH DAY OF January, 2014.



Chief Administrative Officer

**THIS IS NOT A BUILDING PERMIT**

**TEMPORARY COMMERCIAL PERMIT 2011-01 RENEWAL 2014**  
**SCHEDULE "A"**  
**Location Map**





## TEMPORARY COMMERCIAL PERMIT 2011-01 RENEWAL 2014

## SCHEDULE "B"

## Site Plan

Camping Cabins may only be place on the following Sites:

104,105,114,115,116,117,118,119,137,138,141,142,143,144,145,146,158,159,160 and 161.




TEMPORARY COMMERCIAL PERMIT 2011-01 RENEWAL 2014  
SCHEDULE "C"  
Letter of Undertaking

December, ~~02~~ 2011.

Re: Letter of Undertaking

Pursuant Sections 921 (8)(9)(10) of the Local Government Act this is a letter of undertaking that the owner shall demolish or remove all Camping Cabins at the expiration of Temporary Commercial Permit 2011-01.

  
MIKE BARKER  
V.P. Operations



11 FEB 2014 15 03

BB3018323

## FRASER VALLEY REGIONAL DISTRICT

45950 Cheam Avenue, Chilliwack, British Columbia V2P 1N6

Phone: 604-702-5000 Toll Free: 1-800-528-0061 (BC only) Fax: 604-792-9684  
website: www.fvrd.bc.ca e-mail: info@fvrd.bc.ca

### NOTICE OF PERMIT

#### APPENDIX I

TO: Registrar of Titles  
New Westminster

Folio: 733-06413.000

**TAKE NOTICE** that the land described below is subject of a permit issued by the Fraser Valley Regional District.

#### PARTICULARS OF PERMIT

##### Permit Description

- (a) Type of Permit: Temporary Industrial Permit 2011-01 (Renewal 2014)
- (b) Statutory Authority: Section 921 of the Local Government Act R.S.B.C. 1997, Chapter 323

##### Legal Description of Lands Affected:

**LOT "D" EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 29771 AND SECONDLY: PART SUBDIVIDED BY PLAN 47315 AND THIRDLY: PART SUBDIVIDED BY PLAN 65584; SECTION 5 TOWNSHIP 3 RANGE 28 WEST OF THE SIXTH MERIDIAN YALE DIVISION YALE DISTRICT PLAN 13641 PARCEL IDENTIFIER: 009-844-961**

Issue Date: January 28, 2014

Expiry Date (if any): three (3) years from the date of issuance (for Temporary Commercial or Industrial Permits Only)

USE THIS SECTION ONLY FOR AN AMENDMENT TO A LAND USE CONTRACT BY WAY OF PERMIT UNDER SECTION 930 OF THE LOCAL GOVERNMENT ACT:  
THIS NOTICE relates to the amendment of Land Use Contract No. (registration no.)

Which is registered as a charge against the above-described land. PARTICULARS OF THE AMENDMENT MAY BE OBTAINED FROM THE ISSUING AUTHORITY.

AND FURTHER TAKE NOTICE that in the case of a Temporary Commercial or Industrial Permit you are hereby authorized to cancel the notation of the filing of this notice against the title to the land affected by it on or after the expiry date specified above without further application from us and we consent to a cancellation of the notation on the basis of effluxion of time.

Dated: Feb 7, 2014

FRASER VALLEY REGIONAL DISTRICT

BY:

Chief Administrative Officer/Deputy