

FRASER VALLEY REGIONAL DISTRICT

TEMPORARY USE PERMIT

Permit No. 3095-20-2017-04

Folio No. 733.06413.000

Issued to: Pemborough Developments Ltd

Address: 202-20558 Faser Highway

Telephone: (604) 819-0262

Applicant: Holiday Trails Resort (Don Sharpe)

Site Address: 53730 Bridal Falls Road, Bridal Falls, BC (FVRD Area D)

The lands affected by this permit are shown on Schedule "A", Location Map, attached hereto and 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

P.I.D: 009-844-961

LIST OF ATTACHMENTS:

Schedule "A": Location Map

Schedule "B": Site Plan

Schedule "C": Letter of Undertaking

Appendix "I": Notice of Permit

LAND USE REGULATIONS

1. **Zoning**

Bylaw: Zoning Bylaw for Electoral Area "D", 1976 of the Regional District of Fraser-Cheam

Designation: Campground Holiday Park (CHP)

2. **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)

AUTHORITY TO ISSUE

1. This Temporary Use Permit is issued pursuant to Part 14 – Division 8 of the *Local Government Act*

2. This permit is issued specifically in accordance with with Fraser Valley Regional District Official Community Plan for Popkum-Bridal Falls, part of Electoral Area "D", Bylaw No. 0200, 1997 Part III Section 6 Temporary Use Permits.

LAND USE PERMITTED FOR THE DURATION OF THIS PERMIT

1. This permit is valid for: three (3) years from the date of issue and may be renewed once subject to the approval of the Regional District Board of Directors.
2. A total of Twenty (20) Camping Cabins may be located on the subject property at the locations shown on the Site Plan for overnight commercial tourist rental accommodation only.

BUILDINGS OR STRUCTURES AUTHORIZED BY THIS PERMIT

1. No new buildings have been authorized by Temporary Use Permit 2017-04.

SPECIAL TERMS AND CONDITIONS

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. A park model trailer must be certified to CSA Z241 standard and does not require a Building Permit.
3. 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).
4. Any alteration to a Camping Cabin that may void the CSA Z241 standard is not permitted.
5. 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.
6. The Camping Cabins shall be connected to the campground sewer and water system.
7. Development of the site shall be undertaken strictly in accordance with the Site Plan attached hereto as Schedule "B".
8. 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 Part 14 – Division 8 – Section 495 (1)(2)(3) of the *Local Government Act* is attached hereto as Schedule "C".
9. 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.
10. 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".

11. 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.
 12. 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.
 13. 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.
 14. The owner of the subject property shall provide the general contractor and all professional associated with this project with copies of this permit as issued by the Regional Board.
 15. 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. This Temporary Use Permit is issued pursuant to Part 14 – Division 8 of the *Local Government Act*.
 2. The person to whom this permit has been issued may apply to have the permit renewed. The permit may be renewed only once.
 3. Nothing in this permit shall waive the developer's obligation to ensure that the development proposal complies in every way with statutes, regulations, requirements, covenants and licenses applicable to *the undertaking*?
 4. Nothing in this permit shall in any way relieve the developer'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 Energy Inspection 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.
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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 Use Permit Number 2017-04. The notice shall take the form of Appendix I attached hereto.

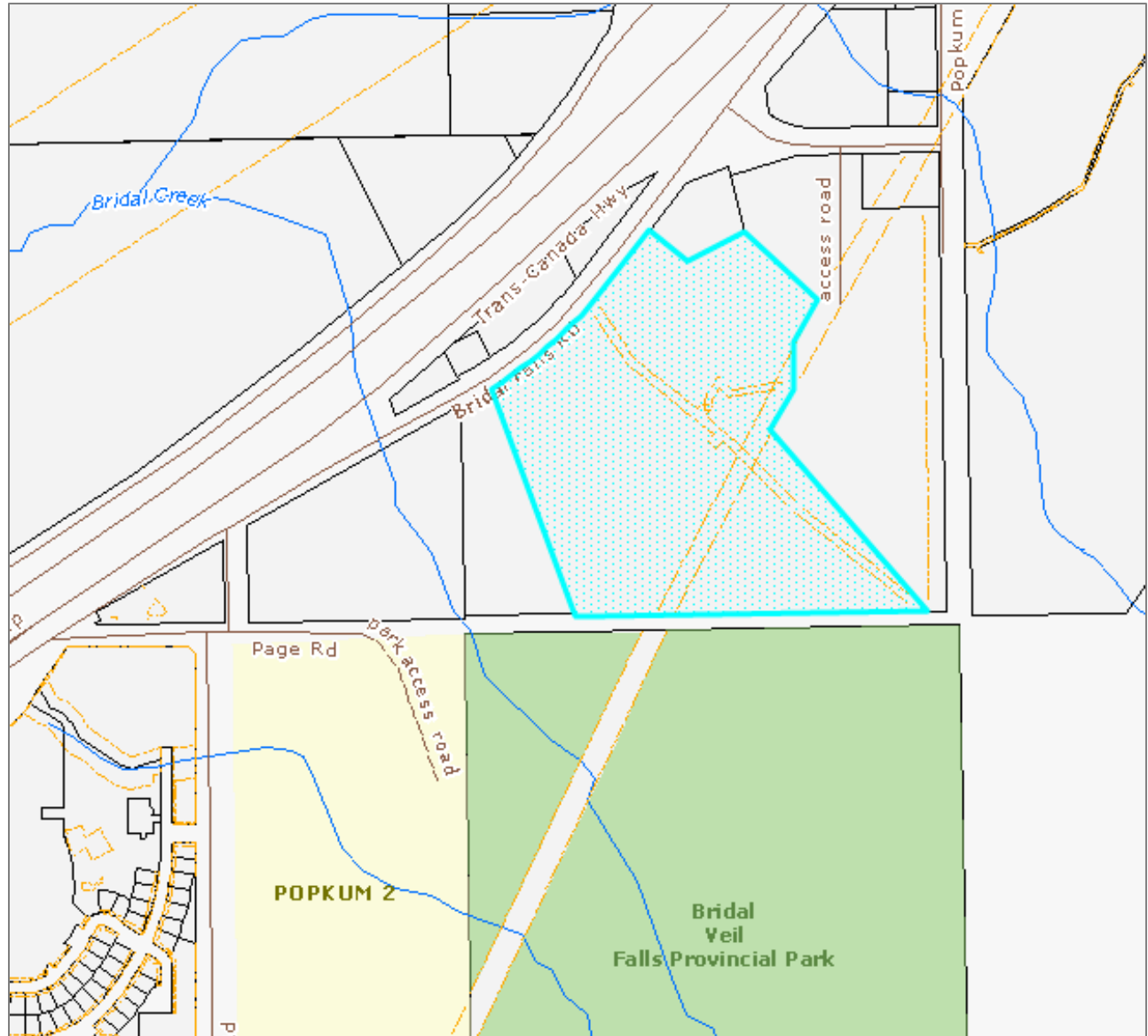
AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE _____ TH DAY OF _____ 2018.

Chief Administrative Officer/
Deputy Secretary

THIS IS NOT A BUILDING PERMIT

DRAFT

TEMPORARY USE PERMIT 2017-04
SCHEDULE "A"
Location Map



TEMPORARY USE PERMIT 2017-04
SCHEDULE "B"
Site Plan

Camping Cabins may only be placed/re-placed 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.



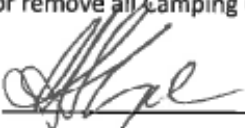
TEMPORARY USE PERMIT 2017-04
SCHEDULE "C"
Letter of Undertaking

LETTER OF UNDERTAKING

To: The Fraser Valley Regional District
1-45950 Cheam Avenue
Chilliwack, BC V2P 1N6

Attention: Fraser Valley Regional District

Pursuant to Part 14 – Division 8 – Section 495 (1)(2)(3) of the *Local Government Act* this is a letter of undertaking that the owner and/or holder of Temporary Use Permit 2017-04 shall demolish or remove all Camping Cabins at the expiration of Temporary Use Permit 2017-07.

Signature: 

Date: Jan 15/18

Name: Don Saade

