

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

## Receipt

Date Nov 14, 2017

Received from JANZEN

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

REZONING

11223 STAVE LAKE RD

**For Office Use Only**  
**Do not write in the space below**

Fraser Valley Regional District

Receipt: 4034/1 Nov 14, 2017

Dated: Nov 14, 2017 08:39:54 AM

Station: EA SERVICE/CASH2

1 PLANNING REZONING APPLICATIO 2,500.00

Total 2,500.00

MASTERCARD JANZEN -2,500.00

**SCHEDULE A-2**

**Zoning Amendment Application**

I / We hereby apply to:



Amend the text of Zoning Bylaw No. 559-1992 Part 502-2  
Purpose (in brief): Reduce minimum parcel size for subdividing



Change the Zoning of the 'subject property' in Zoning Bylaw No. \_\_\_\_\_

From: \_\_\_\_\_ (current zone)

To: \_\_\_\_\_ (proposed zone)

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



11223 Stave Lake Rd. PID 013-383-329

Legal  
Description

Lot \_\_\_\_\_ Block \_\_\_\_\_ Section 14 Township 18 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) <u>Keith Janzen</u> <u>James Janzen</u>	Signature of Owner 	Date <u>Oct 26/17</u>
Name of Owner (print) <u>Devon Janzen</u> <u>Doris Janzen</u>	Signature of Owner 	Date <u>Oct 26/17</u>

Owner's  
Contact  
Information

Address <u>11223 Stave Lake Rd</u>	City <u>Mission</u>
Email _____	Postal Code <u>V2V 4J1</u>
Phone _____	Fax _____

Office Use Only	Date <u>NOV. 14/17</u>	File No. <u>3360-25 2017-01</u>
	Received By <u>JB</u>	Folio No. <u>775.02282.000</u>
	Receipt No. <u>4834/1</u>	Fees Paid: \$ <u>2,500.00</u>

**Agent**

I hereby give permission for \_\_\_\_\_ 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		Company
Address		City
Email		Postal Code
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
--------------------	------

**Development Details**

Property Size 19.61 ha (m<sup>2</sup> or ha)

Existing Use Residential / Farm

Proposed Development / Text Amendment Subdivide into 2 parcels.

Reduce the 1 parcel that requires minimum parcel size of 16 Ha to 11.61 Ha.

Justification and Support The area zoned A-2 is only .8 Ha, while the rest of the property is zoned R-3 with only 8 Ha as minimum parcel size. Also all neighboring properties are well below the minimum parcel size of 16 Ha, some as small as .1 Ha

(use separate sheet if necessary)

Anticipated Start Date: \_\_\_\_\_

## Services

Services	Currently Existing		Readily Available *	
	Yes	No	Yes	No
Road Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
School Bus Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\* 'Readily Available' means existing services can be easily extended to the subject property.

### Proposed

#### Water Supply

### Proposed

#### Sewage Disposal

## 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.

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 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 the FVRD Planning Department or the Ministry of Environment for further information.

### Contaminated Sites Profile

### 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.)
<b>Reports</b>			Other:
			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@fvr.ca](mailto:FOI@fvr.ca).

## STRATEGIC FOCUS & PRIORITIES CHECKLIST

**Applicant:**

**Project:**

**Date:**

**This checklist is intended to assist in the Regional Board in considering your application in relation to the Board's Strategic objectives. Please note that there are many factors that are considered when considering applications and this checklist is for information purposes only.**

Foster a Strong & Diverse Economy		
	Y/N/NA	Supporting Evidence (attach info if needed)
1.1 Does the development add lasting jobs to the local community?	N	
1.2 Does the development contribute to diversifying the local economy?	N	
1.3 Does the development strengthen tourism or outdoor recreation ?	N	
1.4 Does the development enable home-based work?	N	
1.5 Is the development supported by high-speed internet and cellular service?	Y	

Provide Responsive & Effective Public Services		
	Y/N/NA	Supporting Evidence (attach info if needed)
2.1 Does the development utilize green alternatives for site services?	N	
2.2 Does lifecycle cost analysis demonstrate the long-term efficiency of development infrastructure?	N	
2.3 Does the development contribute to source water protection?	N	
2.4 Do development services address the needs of local residents?	N	
2.5 Does the design of the site incorporate Crime Prevention Through Environmental Design "CPTED" principles?	N	

You can view the Strategic Plan at [www.fvrd.ca](http://www.fvrd.ca)









### Support Environmental Stewardship

	Y/N/NA	Supporting Evidence (attach info if needed)
3.1 Does the development support transit, walking, and/or cycling?	N	
3.2 Are buildings, facilities or landscaping designed to reduce energy consumption, emissions or water use?	N	
3.3 Does the Development contain facilities for recycling and organic waste facilities or programs?	N	
3.4 Are environmental features and functions (i.e. trees, streams, habitat) of the site maintained?	Y	
3.5 Is the development seeking green building certification (i.e. Built Green, Energy Star, Passive House, LEED,)?	N	

### Support Healthy & Sustainable Communities

	Y/N/NA	Supporting Evidence (attach info if needed)
4.1 Does the development address an identified community or demographic need?	N	
4.2 Does the development include "age-friendly" or accessibility components that support 'aging-in-place" or universal access?	NA	
4.3 Was the local community engaged in the conceptual design of the development?	N	
4.4 Does the development increase the range of housing types or sizes available in the community?	N	
4.5 Is the development affordable to residents of the local community?	NA	
4.6 Does the development address a gap in achieving a compact, complete and sustainable community?	N	

**Legend**

-  Integrated Cadastral Fabric
-  Provincial Parks - Tantalus -
-  National Parks - Colour Fille
-  Mapsheet Grid (1:250,000)
-  Mapsheet Grid (1:20,000)
-  Land Act Surveyed Rights o  
Tantalus - Outlined
-  Transportation Corridors - O
-  Land Act Survey Parcels

0 0.10 0.20 km

1: 5,000

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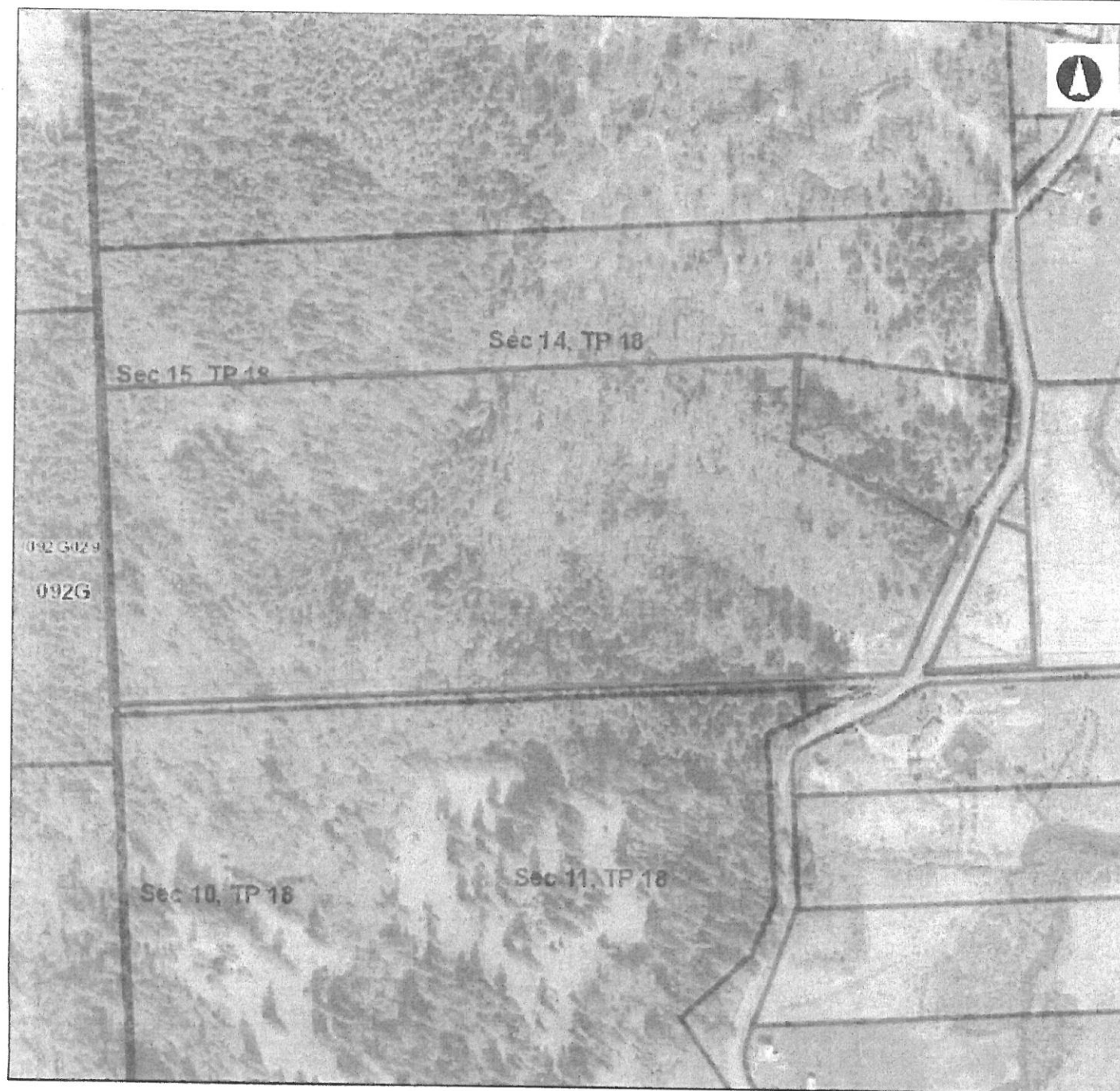
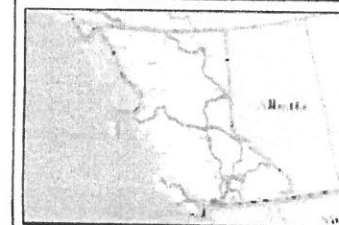
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CAUTION: Maps obtained using this site are not designed to assist in navigation. These maps may be generalized and may not reflect current conditions. Uncharted hazards may exist. DO NOT USE THESE MAPS FOR NAVIGATIONAL PURPOSES.

Datum: NAD83

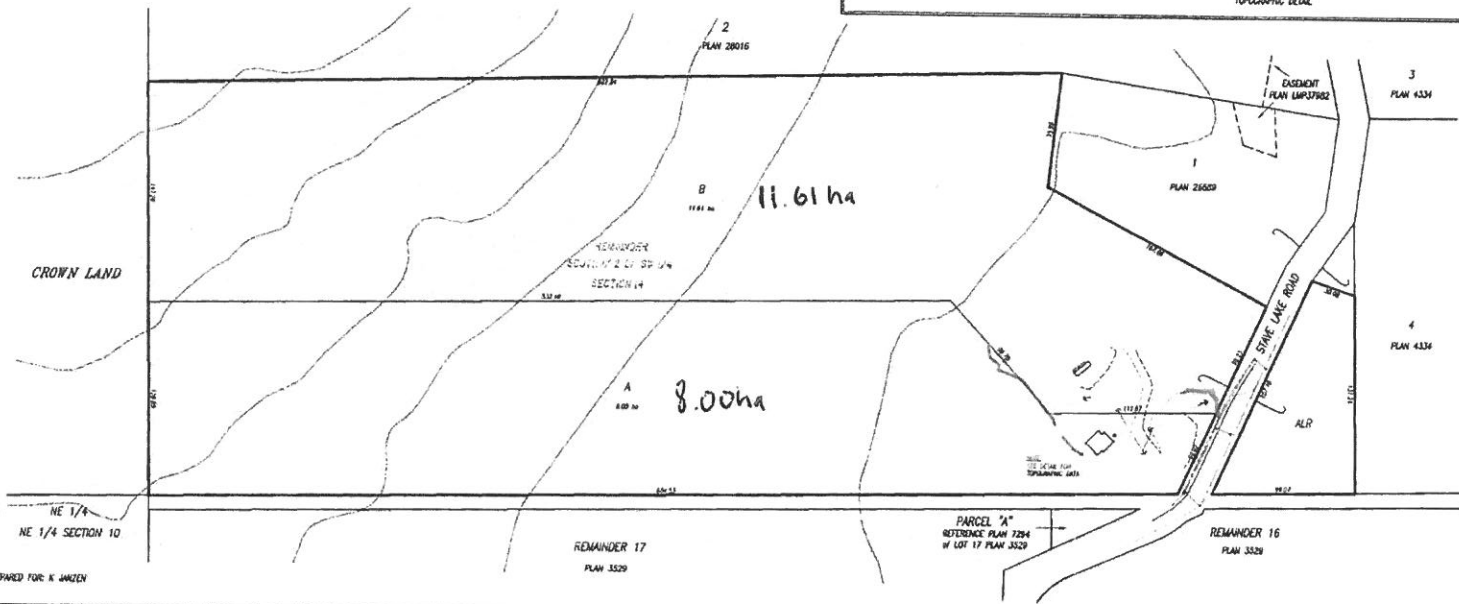
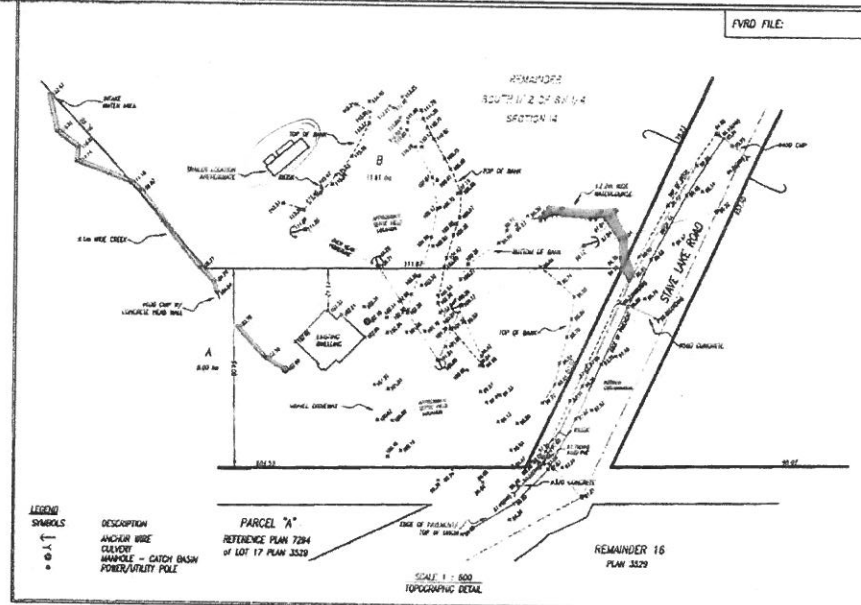
Projection: NAD\_1983\_BC\_Environment\_Albers

**Key Map of British Columbia**



DRAFT PLAN OF SUBDIVISION OF THE S 1/2 OF THE SW 1/4  
SECTION 14 TOWNSHIP 18 EXCEPT:  
FIRSTLY: PART SUBDIVIDED BY PLAN 26689  
SECONDLY: PART SUBDIVIDED BY PLAN 28016  
NEW WESTMINSTER DISTRICT

SCALE: 1 : 1500  
ALL DIMENSIONS ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE SPECIFIED  
PARCEL BOUNDARY: 013-383-329  
CIVIC ADDRESS: 11223 STAKE LAKE ROAD, FIRD



CONTOURS ACCORDING TO FIRD MAPPING

LOT DIMENSIONS DERIVED FROM  
OPM4112 M 40  
ELEVATIONS ARE IN METRES (ASSUMED DATUM)  
ELEVATIONS REFERENCED TO  
WAVE SURVEY CONTROL

MADE & ASSOCIATES LAND SURVEYING LTD.  
BC LAND SURVEYORS  
MISSION & MAPLE RIDGE  
PHONE: (604) 826-7081 OR 463-4753  
FAX: 463-4757

PREPARED FOR: K. JENSEN

SUBMITTED:  
APRIL 20, 25-26, 2017  
DRAWING DATE:  
JUNE 2, 2017