

**SCHEDULE A-1**

**Official Community Plan Amendment Application**

I / We hereby apply to:

Purpose (in brief): **Comprehensive residential subdivision**

Change the Land Use Designation of the 'subject property' in OCP Bylaw No. **1501, 2018**

From: **SR** (current OCP designation)

To: \_\_\_\_\_ (proposed OCP designation)

An Application Fee in the amount of \$ 105,000.00 as stipulated in FVRD Application Fees Bylaw No. 1560, 2019 must be paid upon submission of this application.

Civic  
Address

52285, 52375, 52375, 52425 Yale Road, Popkum, B.C. 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	File No.
	Received By	Folio No.
	Receipt No.	Fees Paid: \$

**Agent**

I hereby give permission for Precision Building Design 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 <b>Ryan Hoxie</b>		Company <b>Precision Building Design</b>
Address <b>3-45953 Airport Road</b>		City <b>Chilliwack</b>
Email <b>ryan@precisionbuildingdesign.com</b>		Postal Code <b>V2P 1A3</b>
Phone <b>604-792-0826</b>	Cell	Fax

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

Signature of Agent 	Date <b>Oct. 8, 2021</b>
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**Development Details**

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

Existing Use **Rural residential**

Proposed Development / Text Amendment **A residential subdivision that includes a mix of fee-simple single family residential lots containing secondary suites or accessory units, strata lots or building stratas for ground oriented town-home type units and commercial outdoor storage.**

Justification and Support **A high quality, master planned, in-fill residential neighbourhood that is connected to the existing community and serviced by financially viable community infrastructure, is in keeping with the FVRD's general approach to development and development servicing in Popkum. Fully serviced 800m<sup>2</sup> lots that accommodate single family homes with secondary suites or accessory dwelling units is a form of development found in the existing neighbourhoods that surround the development lands and is a form of development that is generally accepted in the community.**

(use separate sheet if necessary)

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

Services

Services	Currently Existing		Readily Available *	
	Yes	No	Yes	No
Road Access		No	Yes	
Water Supply	Yes			
Sewage Disposal		No	Yes	
Hydro	Yes			
Telephone	Yes			
School Bus Service		No	Yes	

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

Proposed Water Supply

## Community Water

Proposed Sewage Disposal

## On-site rapid infiltration system

**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 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.

**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: 1000	Yes		Reduced sets of metric plans
	Yes		North arrow and scale
	N/A		Dimensions of property lines, rights-of-ways, easements
	N/A		Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
	N/A		Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
	N/A		Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
	N/A		Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
	N/A		Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
	N/A		Natural & finished grades of site, at buildings & retaining walls
	Yes		Location of existing & proposed access, pathways
	N/A		Above ground services, equipment and exterior lighting details
	N/A		Location & dimensions of free-standing signs
	N/A		Storm water management infrastructure and impermeable surfaces
	N/A	N/A	Other:
<b>Floor Plans</b>	N/A		Uses of spaces & building dimensions
	N/A		Other:
<b>Landscape Plan</b>  Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
	N/A		Contour information ( _____ metre contour intervals)
	N/A		Major topographical features (water course, rocks, etc.)
	N/A		All screening, paving, retaining walls & other details
	N/A		Traffic circulation (pedestrian, automobile, etc.)
	N/A		Other:
<b>Reports</b>			Geotechnical Report
			Environmental Assessment
			Archaeological Assessment
			Other:
<b>Title Search</b>			Provide one for each property included in an application, and dated within 30 days of submission. Obtain a title search through <a href="http://L TSA.ca">L TSA.ca</a>

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@fvrd.ca](mailto:FOI@fvrd.ca).