

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. 1560, 2019 must be paid upon submission of this application.

Civic Address 46090 LOUGHEED HWY PID 013-178-903

Legal Description Lot _____ Block _____ Section 27 Township 3 Range 30 Plan LMP14861

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) Keltic (Beach Camp) Development Ltd	Signature of Owner	Date
Name of Owner (print) Rui Wang	Signature of Owner <i>Rui Wang</i>	Date Jan. 10. 2025.


Owner's Contact Information

Address [REDACTED]		City Vancouver	
Email [REDACTED]		Postal Code [REDACTED]	
Phone [REDACTED]	Cell	Fax	

Office Use Only	Date	File No.
	Received By	Folio No.
	Receipt No.	Fees Paid: \$

Agent Jun Nan I hereby give permission to Jun Nan 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 Jan 10, 2025
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent Jun Nan		Company HNSA Architecture and Planning Inc	
Address 2983 W 41st Avenue		City Vancouver	
Email jnan@hnpadesign.com		Postal Code V6N3C8	
Phone 6047261338	Cell	Fax	

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

Signature of Agent 	Date Jan 10, 2025
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Development Details

Property Size 20 Acres Present Zoning R-1
Existing Use Vacant Land
Proposed Development Medical Care Centre and accessory structures

Proposed Variation / Supplement To reduce setbacks required in R-1 zone from 7.6m to :
(1) 1.65m from water treatment container to new property line
(2) 4.76m from water tank to new property line
(3) 3.6m from Fire pump enclosure to new property line

(use separate sheet if necessary)

Reasons in Support of Application At the time of building permit issuance on June 13, 2023 for the Medical Care Centre, the proposed setbacks complied with the setback regulations of the zoning bylaw.

Upon approval of the Beachcamp subdivision application on January 8, 2024, the new interior lot line setbacks are no longer in compliance with the zoning bylaw regulations.

Development variance permit is required to allow BPs for the accessory structures to be issued

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 <input type="checkbox"/>	no <input checked="" type="checkbox"/>	30 metres of the high water mark of any water body
yes <input type="checkbox"/>	no <input checked="" type="checkbox"/>	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 <input type="checkbox"/>	no <input checked="" type="checkbox"/>	the property has been used for commercial or industrial purposes.
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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 <input type="checkbox"/>	no <input checked="" type="checkbox"/>	I don't know <input type="checkbox"/>
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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:_____	x		Reduced sets of metric plans
	x		North arrow and scale
	x		Dimensions of property lines, rights-of-ways, easements
	X		Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
	X		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:
Title Search			Provide one for each property included in an application, and dated within 30 days of submission. Obtain a title search through L TSA.ca

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.