



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

Permit No. Development Variance Permit 2025-02 **Folio No.** 733.02910.010

Issued to: Peter and Zsuzsana McGraa

Applicant: Peter and Zsuzsana McGraa

Site Address: 42921 Frost Road, Area H

The lands affected by and subject to 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 2, SECTION 4, TOWNSHIP 22, NEW WESTMINSTER DISTRICT, PLAN NWP27700, LEGAL SUBDIVISION
15, EXCEPT PLAN 32996
008-975-353

LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Site Plan

AUTHORITY TO ISSUE

1. This Development Variance Permit is issued under Part 14 - Division 9 of the *Local Government Act*.

BYLAWS SUPPLEMENTED OR VARIED

Fraser Valley Regional District Zoning Bylaw No. 1638, 2021 is **varied** as follows:

1. Part 4.1: Accessory Dwelling Unit: the maximum setback between the principal dwelling unit and accessory dwelling unit is increased from 30 metres to 59.32 metres.
-

SPECIAL TERMS AND CONDITIONS

1. No variances other than those specifically set out in this permit are implied or to be construed.
2. If the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date the permit is issued, the permit shall lapse.
3. Development of the site shall be undertaken in accordance with the Site Plan attached hereto as Schedule "B". For certainty, this variance only applies to the existing principal dwelling unit

- and proposed accessory dwelling unit locations as identified in Schedule "B", and does not apply to any future dwellings not specified in this permit.
4. All new construction shall be in compliance with Building Permit No. 015799.
 5. A building permit shall be issued by the Fraser Valley Regional District prior to any construction on the property.
 6. The accessory dwelling unit must have the same highway access as the principal dwelling unit
 7. In the absence of a site survey certified by a professional BC Land Surveyor, a tolerance of 0.5 meters shall be permitted for the varied accessory dwelling unit setback from the principal dwelling unit. This tolerance does not apply to setbacks from property lines or other zoning requirements.
-

GENERAL TERMS AND CONDITIONS

1. This Development Variance Permit is issued Pursuant to Part 14 - Division 9 of the *Local Government Act*.
 2. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524 of the *Local Government Act*.
 3. Nothing in this permit shall in any way relieve the developer's obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences 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 *Public Health Act*, the *Fire Services Act*, the *Safety Standards Act*, and any other provincial statutes.
 5. The Archaeology Branch of the Province of British Columbia must be contacted (phone 250-953-3334) if archaeological material is encountered on the subject property. Archaeological material may be indicated by dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artefacts such as arrowheads and other stone tools, or human remains. If such material is encountered during demolition or construction, a Heritage Conservation Act Permit may be needed before further development is undertaken. This may involve the need to hire a qualified Archaeologist to monitor the work.
-

SECURITY DEPOSIT

As a condition of the issuance of this Permit, and pursuant to Section 502 of the *Local Government Act*, the Regional Board is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit

Should the holder of this permit:

- a. fail to complete the works required to satisfy the landscaping conditions contained herein,
- b. contravene a condition of the permit in such a way as to create an unsafe condition,

The Regional Board may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the holder of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.

Security Posted: (a) an irrevocable letter of credit in the amount of: \$ <N/A> .
 (b) the deposit of the following specified security: \$ <N/A> .

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 Development Variance Permit Number 2025-02. 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 ____ DAY OF ____, 2025.

Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

DEVELOPMENT VARIANCE PERMIT 2025-02 SCHEDULE "A"

Location Map



DEVELOPMENT VARIANCE PERMIT 2025-02

SCHEDULE "B"

Site Plans

