

June 4th, 2024

Planning and Development
Fraser Valley Regional District
1-45950 Cheam Avenue in Chilliwack, BC, V2P 1N6

RE: Application for Development Variance Permit for 20962 Sakwi Creek Rd.

We respectfully submit our application for a Development Variance Permit for the property located at 20962 Sakwi Creek Rd. This property is zoned Alpine Residential 4 (ALP-4), which is intended for both multi-family residential use and temporary tourist accommodation. Our proposal aims to fulfill both of these uses with our design. The maximum allowed density for this zone is six dwelling units per lot, and we propose to build a four-unit townhouse-style building. We believe that maintaining a density of four units will enhance livability and provide desirable housing options for the community. Due to the unique shape of the lot and the steep terrain, we are facing challenges in creating foot/pedestrian access to the rear of the property without the use of stairs or retaining walls, this access is important to create an emergency access route from the rear of the property to the roadway. We have opted to design a staircase made of galvanized steel to provide this access; however, this requires two variances as the staircase is considered a structure within the Zoning Bylaw. If we had chosen to construct a staircase using blocks, we would not have needed to request a variance because it would have fallen under the retaining wall exemption in the siting requirements. Nevertheless, we wish to proceed with the galvanized steel staircase because it significantly aids in snow shedding and does not accumulate snow. These types of stairs are commonly used throughout the mountain and have demonstrated long-lasting durability.

The proposed Variance specific to the “Structure – Staircase” is as follows:

Zoning Bylaw 1638, 2021	Required	Proposed	Variance
9.4.3 Minimum Setback - Rear	5.0 m	1.2 m	3.8 m
9.4.3 Minimum Setback – Interior-Side	3.5 m	0.0 m	3.5 m

Site planning:

The proposed building meets all required setbacks as approved by the FVRD Board. However, the grade access from the rear of the property to the front makes it very difficult. We have tried many variations to get access to the front in case of an emergency, and even though this is not a requirement, we believe this staircase will add an extra layer of safety to the building and help with creating safe and good access on the property.

Application Package:

The following information has been included in the development variance application submission:

Application Package:

The following information has been included and form the development permit application submission:

- Development Permit Application
- Land Title Certificate
- Site Plan
- Survey
- Site Photos
- Letter of support from adjacent neighbour

Please do not hesitate to contact me should you have any questions or concerns.

Thank you,

Beniamin Cobaschi, BET
General Manager



5398 252nd St Langley, BC V4W 1T1
www.renewalconstructions.com

Attachment #1
Application Form & Company Summary
– (6 Page)

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 _____ 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 [REDACTED]		Postal Code	
Phone	Cell [REDACTED]	Fax	

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

Agent

I hereby give permission to _____ 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 _____ Present Zoning _____

Existing Use _____

Proposed Development _____

Proposed Variation / Supplement _____

(use separate sheet if necessary)

Reasons in Support of Application _____

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 in 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 FVRD Planning 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
Location Map			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
Site Plan 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:
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 LTSA.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.

ELEANOR JAMES HOLDINGS LTD.

SYNOPSIS SHEET

Date Printed: October 29, 2015

INCORPORATION NO.: BC1039872

INCORPORATION DATE: June 16, 2015

DIRECTORS: Benjamin Cobaschi
1053 Sugar Mountain Way, Anmore, B. C. V3H 4Y7
beni@renewalconstructions.com

Diana Cobaschi
1053 Sugar Mountain Way, Anmore, B. C. V3H 4Y7

OFFICERS: President: Benjamin Cobaschi
Secretary: Diana Cobaschi

AUTHORIZED CAPITAL: No maximum shares divided into:

- (a) Class "A" Voting Common Shares without par value
- (b) Class "B" Voting Common Shares without par value
- (c) Class "C" Non-Voting Common Shares without par value
- (d) Class "D" Non-Voting Common Shares without par value
- (e) Class "E" Preferred Shares without par value
- (f) Class "F" Preferred Shares without par value

SHAREHOLDERS:

<u>Name</u>	<u>Number & Class of Shares</u>	<u>Cert. No.</u>
Benjamin Cobaschi	100 Class "A" Voting Common	1A
Diana Cobaschi	100 Class "B" Voting Common	1B

REGISTER OF DIRECTORS

ELEANOR JAMES HOLDINGS LTD.

NAME OF COMPANY:

FULL NAMES	RESIDENT ADDRESS	DATE	DATE	OFFICE	DATE	DATE
		APPOINTED	CEASED	HELD	APPOINTED	CEASED
		OR ELECTED				
Beniamin Cobaschi	1053 Sugar Mountain Way Anmore, B. C. V3H 4Y7	June 16/15		President	June 16/15	
Diana Cobaschi	1053 Sugar Mountain Way Anmore, B. C. V3H 4Y7	June 16/15		Secretary	June 16/15	

Attachment #2
Land Title Certificate (2 Page)

TITLE SEARCH PRINT

2025-04-08, 11:18:47

File Reference:

Requestor: Pop Planning Consulting

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CB1129891
From Title Number CA8090536
CA8090580
CA8090696
CA8090819
NWS1768

Application Received 2024-01-23

Application Entered 2024-02-14

Registered Owner in Fee Simple
Registered Owner/Mailing Address: ELEANOR JAMES HOLDINGS LTD., INC.NO. BC1039872
5398 252 STREET
LANGLEY, BC
V4W 1T1

Taxation Authority New Westminister Assessment District

Description of Land
Parcel Identifier: 032-157-550
Legal Description:
LOT A DISTRICT LOT 3850 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN EPP134224

Legal Notations
HERETO IS ANNEXED EASEMENT R102762 OVER PART (PLAN 57933)
OF LOTS 24 AND 25 PLAN 57905

Charges, Liens and Interests
Nature: COVENANT
Registration Number: R102756
Registration Date and Time: 1979-10-15 10:11
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
Remarks: INTER ALIA
L.T.A. SECTION 215
MODIFIED BY BX31875

TITLE SEARCH PRINT

2025-04-08, 11:18:47

File Reference:

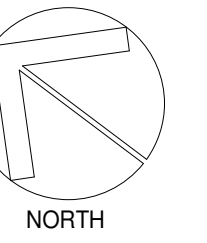
Requestor: Pop Planning Consulting

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

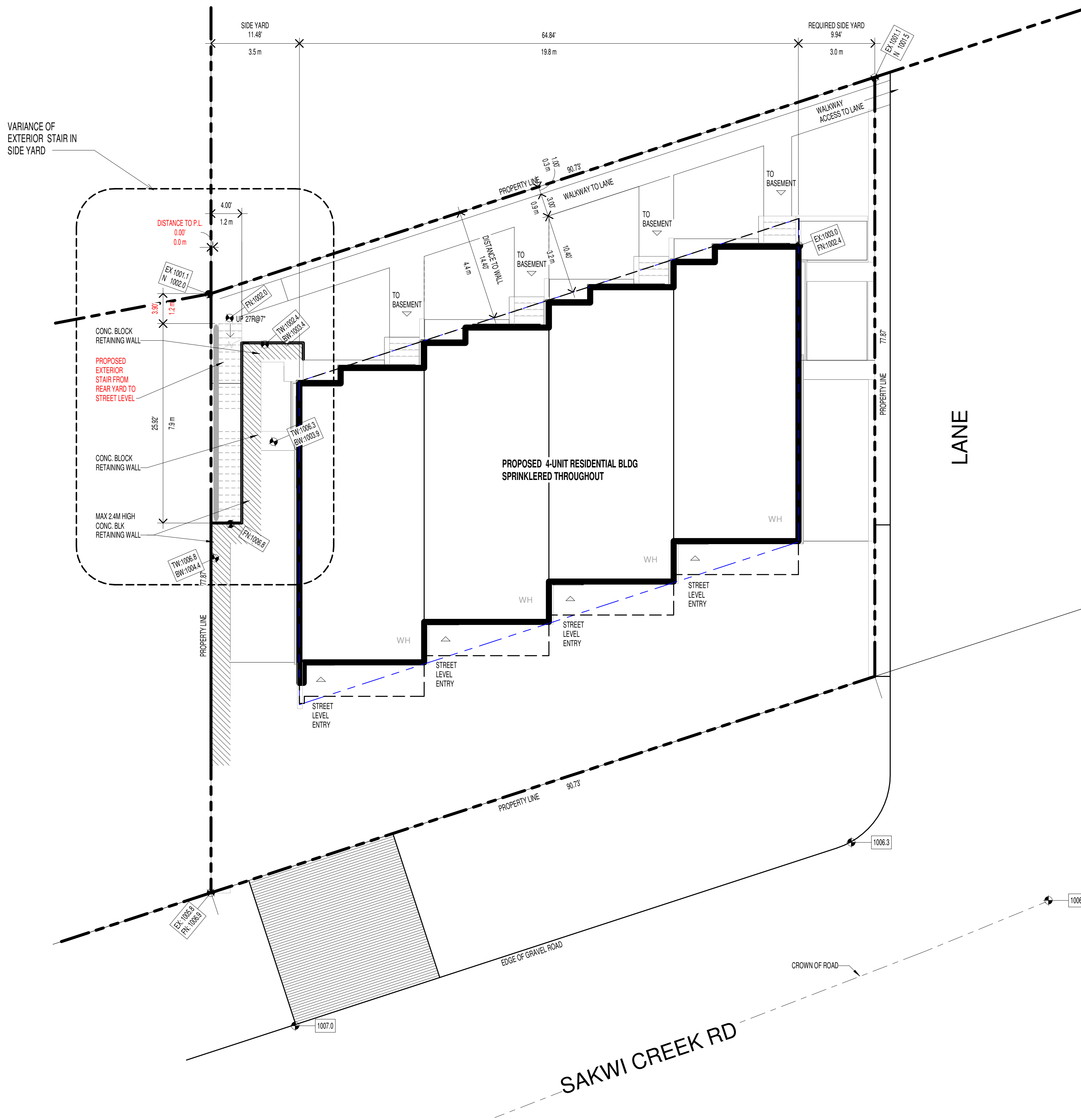
Attachment #3
Site Plan - (1 Page)



CONSULTANT

REVISIONS

No	Date	Description
3	2025-02-11	ISSUED FOR BP
2	2024-11-12	ISSUED FOR BLOS REVIEW
1	2024-06-03	ISSUED FOR DP VARIANCE



LEGEND

- PROPERTY LINE
- REQUIRED SETBACK LINE
- CANTILEVERED FLOOR / BALCONY
- EX:XX EXISTING ELEVATION (m)
- FN:XX FINISHED ELEVATION (m)
- TW:XX TOP OF WALL ELEVATION (m)
BW:XX BOTTOM OF WALL ELEVATION (m)

1 SITE PLAN FOR VARIANCE
A-1.3 1/8" = 1'-0"

MULTI-RESIDENTIAL DEVELOPMENT
20962 SAKWI CREEK RD, HEMLOCK VALLEY BC RENEWAL CONSTRUCTION INC

project number 2407

sheet title

SITE PLAN FOR DP VARIANCE

date 2024-05-03 sheet number
scale As indicated
drawn SS A-1.3
checked SP

Attachment #4
Survey - (2 Page)

**REFERENCE PLAN OF STRATA PLAN NWS1768
DISTRICT LOT 3850 GROUP 1
NEW WESTMINSTER DISTRICT**

PLAN EPP134224

PURSUANT TO SECTION 100(1)(2) OF THE LAND TITLE ACT.

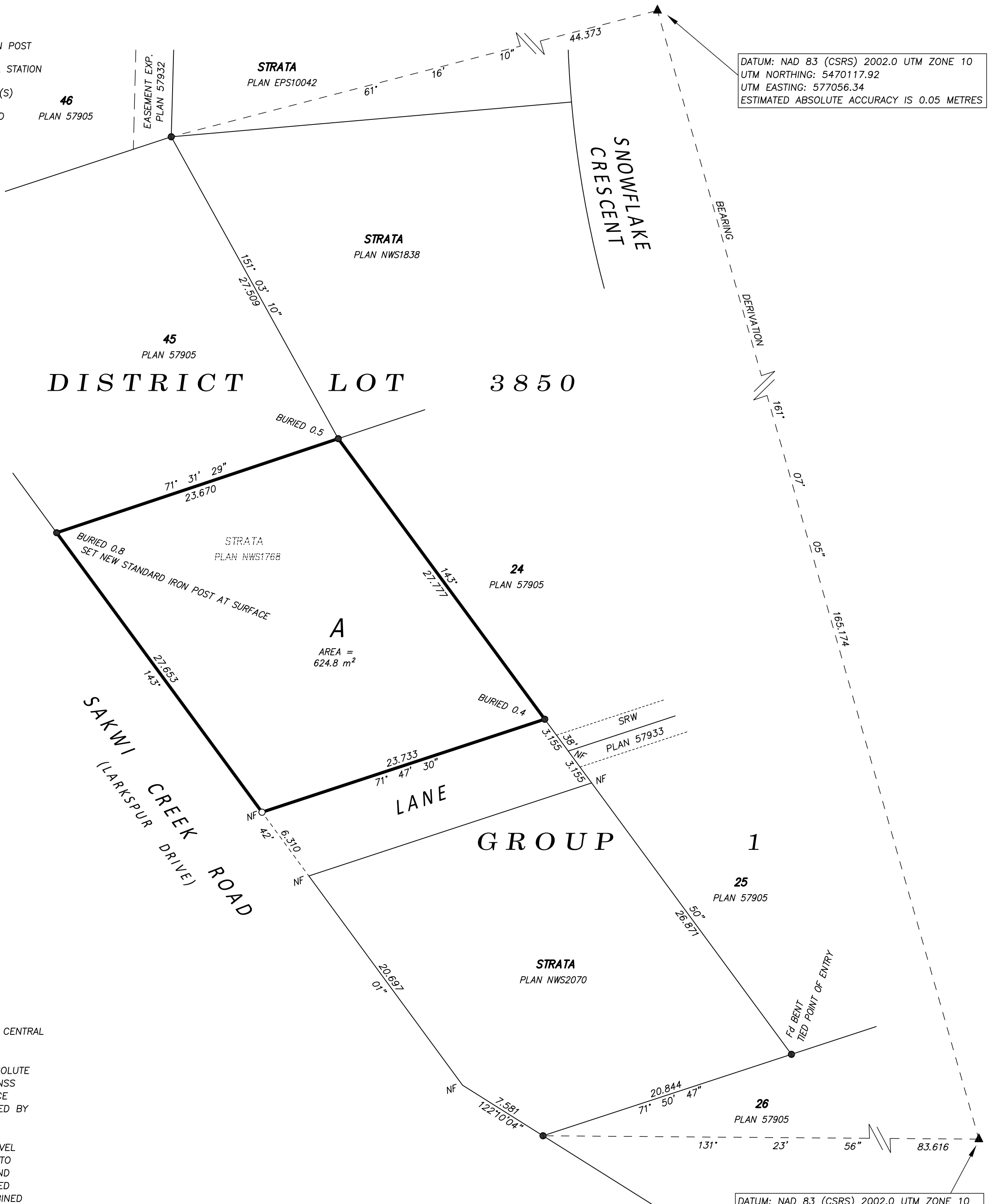
BCGS 92H.031



THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH
BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:250

LEGEND:

SYMBOLS		DESCRIPTION
●	○	DENOTES STANDARD IRON POST
▲		DENOTES GNSS CONTROL STATION
m ²		DENOTES SQUARE METRE(S)
NF		DENOTES NOTHING FOUND



DATUM: NAD 83 (CSRS) 2002.0 UTM ZONE 10
UTM NORTHING: 5470117.92
UTM EASTING: 577056.34
ESTIMATED ABSOLUTE ACCURACY IS 0.05 METRES

DATUM: NAD 83 (CSRS) 2002.0 UTM ZONE 10
UTM NORTHING: 5469961.71
UTM EASTING: 577109.77
ESTIMATED ABSOLUTE ACCURACY IS 0.05 METRES

GRID BEARINGS ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM GNSS OBSERVATIONS TO THE SMARTNET REFERENCE STATION NETWORK AND HAVE BEEN VALIDATED BY PRECISE POINT POSITIONING.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995188. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 984.1 METRES.

THIS PLAN LIES WITHIN FRASER VALLEY REGIONAL DISTRICT.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 20TH DAY OF NOVEMBER, 2023
RANDY ARNOLD, BCLS 636

CONDOR LAND SURVEYING LTD.
ADDRESS: 46014 FIFTH AVENUE
CHILLIWACK B.C. V2P 1M7
TEL: (604) 858-6349
E-mail: reception@condor-surveyors.ca
FILE: 20036_7

SUBDIVISION PLAN OF LOT 3850, GP 1, N.W.D.

SCALE: 1 : 1000
(DIMENSIONS SHOWN IN METRES)

LEGEND

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE SURVEY OF D.L. 3850, GP 1

- OIP DENOTES OLD IRON POST FOUND
- IP DENOTES IRON POST SET
- OCIP DENOTES OLD CAPPED IRON POST FOUND
- OPP DENOTES OLD PIPE POST FOUND

I, DAVID V. TREVORROW OF CHILLIWACK, BRITISH COLUMBIA LAND SURVEYOR, MAKE OATH AND SAY THAT I WAS PRESENT AT AND DID PERSONALLY SUPERINTEND THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SAID SURVEY WAS COMPLETED ON THE 19th DAY OF JULY, 1979

David V. Trevorrow
 SWORN BEFORE ME
 THIS 25th DAY OF JULY 1979

[Signature]
 A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

APPROVED UNDER THE LAND REGISTRY ACT.
 THIS 5 DAY OF OCTOBER 1979

[Signature]
 APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION, COMMUNICATION AND HIGHWAYS

ALAN SERVICES LTD. (MORTGAGEE)

[Signature]
 President

Hemlock Valley Recreations Limited

[Signature]
 President

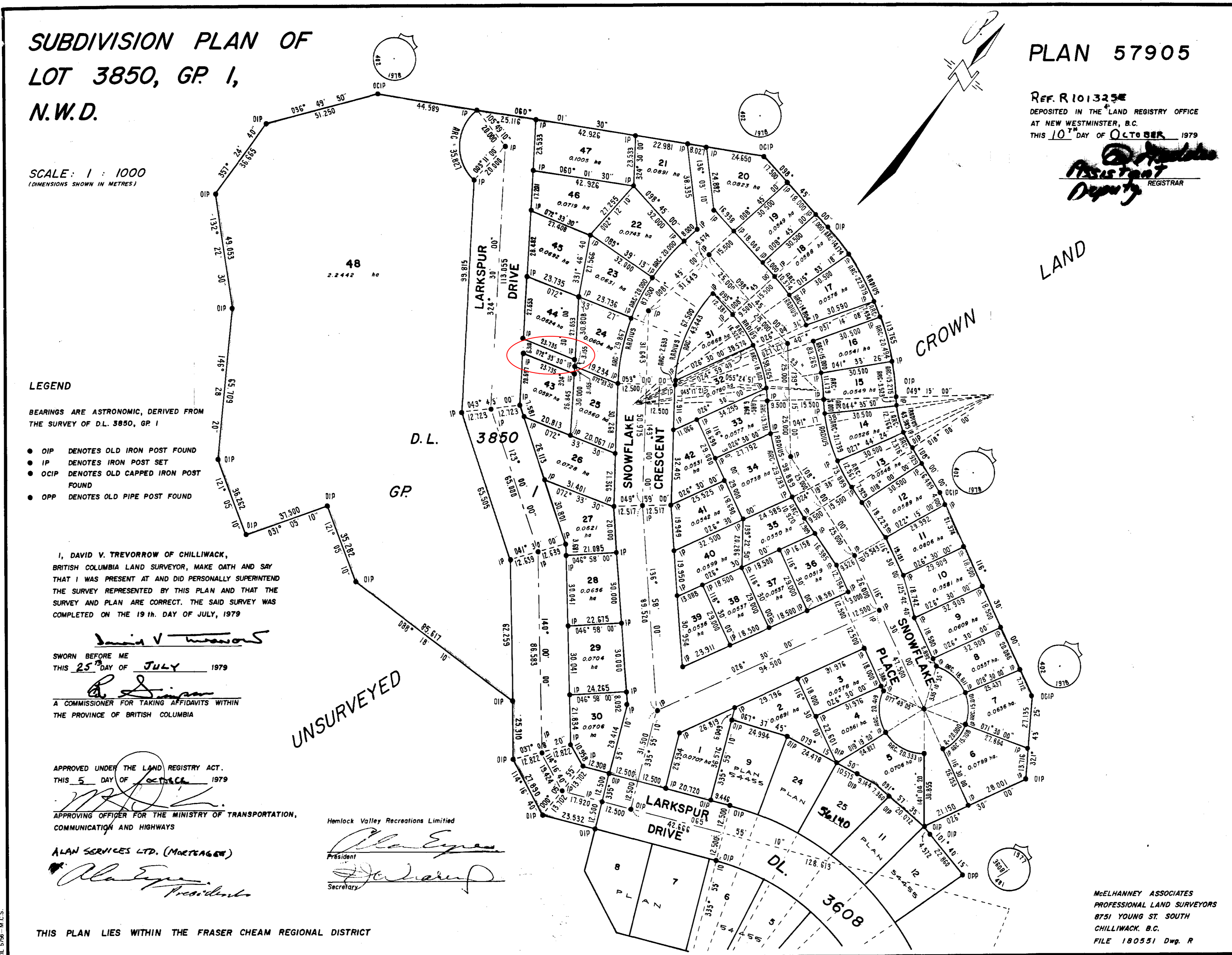
[Signature]
 Secretary

THIS PLAN LIES WITHIN THE FRASER CHEAM REGIONAL DISTRICT

PLAN 57905

REF. R101325
 DEPOSITED IN THE LAND REGISTRY OFFICE AT NEW WESTMINSTER, B.C.
 THIS 10th DAY OF OCTOBER 1979

[Signature]
 ASSISTANT
 Deputy REGISTRAR



McLHANNAY ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 8751 YOUNG ST. SOUTH
 CHILLIWACK, B.C.
 FILE 180551 Dwg. R

Attachment #5
Photos (1 Page)



Attachment #6

Letter from Neighbour – (1 Page)

April 8th 2025

Letter in Support of Variance Application for 20962 Sakwi Creek Road

To: FVRD Planning and Development Dept

My name is John Chapman. My wife Ceri and I own the property at 20964 Sakwi Creek Road. Our property is directly to the north of 20962. Mr. Benjamin Cobasch has kindly provided us with the details of the variance's required in order to build his project related to the location and construction of the stairs along the side of his retaining wall. He has once again put a lot of thought and effort into his design. The construction method he is requested will allow for additional snow space under the stairwell and would therefore be preferred to concrete construction. We feel that this variance should be granted.

Many Thanks,

A handwritten signature in dark ink, appearing to read "John Chapman", with several overlapping strokes.

John Chapman