



## FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

|                      |                                     |                  |               |
|----------------------|-------------------------------------|------------------|---------------|
| <b>Permit No.</b>    | Development Variance Permit 2024-04 | <b>Folio No.</b> | 776-01431.140 |
| <b>Issued to:</b>    | Eleanor James Holdings Ltd          |                  |               |
| <b>Applicant:</b>    | Benjamin and Diana Cobaschi         |                  |               |
| <b>Site Address:</b> | 20962 Sakwi Creek Road, Area C      |                  |               |

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 A DISTRICT LOT 3850 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN EPP134224  
PID: 032-157-550

### 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 6, Section 6.3 Layout and Design Regulations: the minimum required maneuvering aisle width is reduced to 3.4 metres.
2. Part 9, Section 9.4.3 Development Regulations: the minimum rear setback is reduced from 5.0 m to 4.4 m, clear-to-sky.
3. Part 9, Section 9.4.3 Development Regulations: the minimum interior-side setback is reduced from 3.5 m to 3.0 m, clear-to-sky for the south (right) interior-side.

### 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 commence the construction with respect to which the Permit was issued within two (2) years after the date of the permit, this permit shall lapse.

3. Development of the site shall be undertaken in accordance with the Site Plan attached hereto as Schedule "B".
  4. Roof design and snow management requirements:
    - The variances set out in the permit are contingent on the building having a flat roof design by a qualified professional in accordance with the BC Building Code
    - The flat roof must be designed to accumulate snow on the building with minimal snow shedding or slippage off the roof
    - Snow storage should be contained in designated areas in accordance with the Site Plan in Schedule "B".
  5. A building permit shall be issued by the Fraser Valley Regional District prior to any construction on the property.
- 

#### 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 2024-04. 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 26<sup>th</sup> DAY OF SEPTEMBER, 2024.

 Digitally signed by  
Jennifer Kinneman  
Date: 2024.10.11  
14:34:18 -07'00'

---

Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

The map displays a residential area with the following streets and lots:

- Skyline Dr** (bottom left): Lots 20967, 20963, 20978, 20971, 20974, 20959, 20970, 20977, 20975, 20973.
- Sakwi Creek Rd** (bottom center): Lot 20962 (highlighted in red), 20944, 20946, 20948, 20950, 20952, 20954.
- Snowflake Cres** (right side): Lots 20917, 20915, 20913, 20911, 20919, 20911, 20911, 20913, 20913, 20913.
- Other lots**: 20938, 20936, 20934, 20932, 20930, 20928, 20940, 20942, 20944, 20946, 20948, 20950, 20952, 20954.

**DEVELOPMENT VARIANCE PERMIT 2024-04**  
**SCHEDULE "B"**  
**Site Plan**

