

SCHEDULE A-2 **Zoning Amendment Application**

I / We hereby apply to:

Amend the text of Zoning Bylaw No. 1638 2021
 Purpose (in brief): Definition for Tourist Accommodation Units.

Change the Zoning of the 'subject property' in Zoning Bylaw No. _____

From: _____ (current zone)

To: _____ (proposed zone)

An Application Fee in the amount of \$ 2680 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 45618 Sleepy Hollow PID 002 017 423

Legal Description Lot 5 Block _____ Section 30 Township 25 Range _____ Plan NWP22792

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) <u>Pure West Property (Cultus Lake) Investments Ltd.</u>	Signature of Owner	Date
Name of Owner (print)	Signature of Owner	Date

Owner's Contact Information

Address # _____	City _____	
[Redacted]		
Phone _____	Cell _____	Fax _____

Office Use Only	Date <u>June 25, 2025</u>	File No.
	Received By <u>Ray Schipper</u>	Folio No.
	Receipt No. <u>25635/2</u>	Fees Paid: \$ <u>2,680.00</u>

Agent

I hereby give permission for Jeremy Pol 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
<u>Jeremy Pol</u>	<u>Thrive Properties</u>
Address	City
<u>#212 17655 57 Ave</u>	<u>Surrey</u>
Email	
Phone	

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

Signature of Agent	Date
<u>[Signature]</u>	<u>2025 05 25</u>

Development Details

Property Size 0.68 ha (m² or ha)

Existing Use HC-1

Proposed Development / Text Amendment Definition for Tourist Accommodation units.

Justification and Support Current definition of dwelling unit doesn't fit Tourist Accommodation zoning.

(use separate sheet if necessary)

Anticipated Start Date: June 25, 2025

Services

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

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

Proposed Water Supply Cultus Lake Water system

Proposed Sewage Disposal Cultus Lake Waste water treatment facility

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
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		✓	Location, quantity, size & species of existing & proposed plants, trees & turf
Same scale as site plan		✓	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.