



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 \$ 350 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic

Address 20917 Snowflake Cres PID 005-625-602

D.L3850

Legal Description Lot 31 Block _____ Section _____ Township _____ Range _____ Plan 57905

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

Owner's Contact Information

Office Use Only	Date	<u>27 FEB 2018</u>	File No.	<u>3090-20 2018-14</u>
	Received By		Folio No.	<u>776.01430.031</u>
	Receipt No.	<u>5497/1</u>	Fees Paid: \$	<u>350.00</u>

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

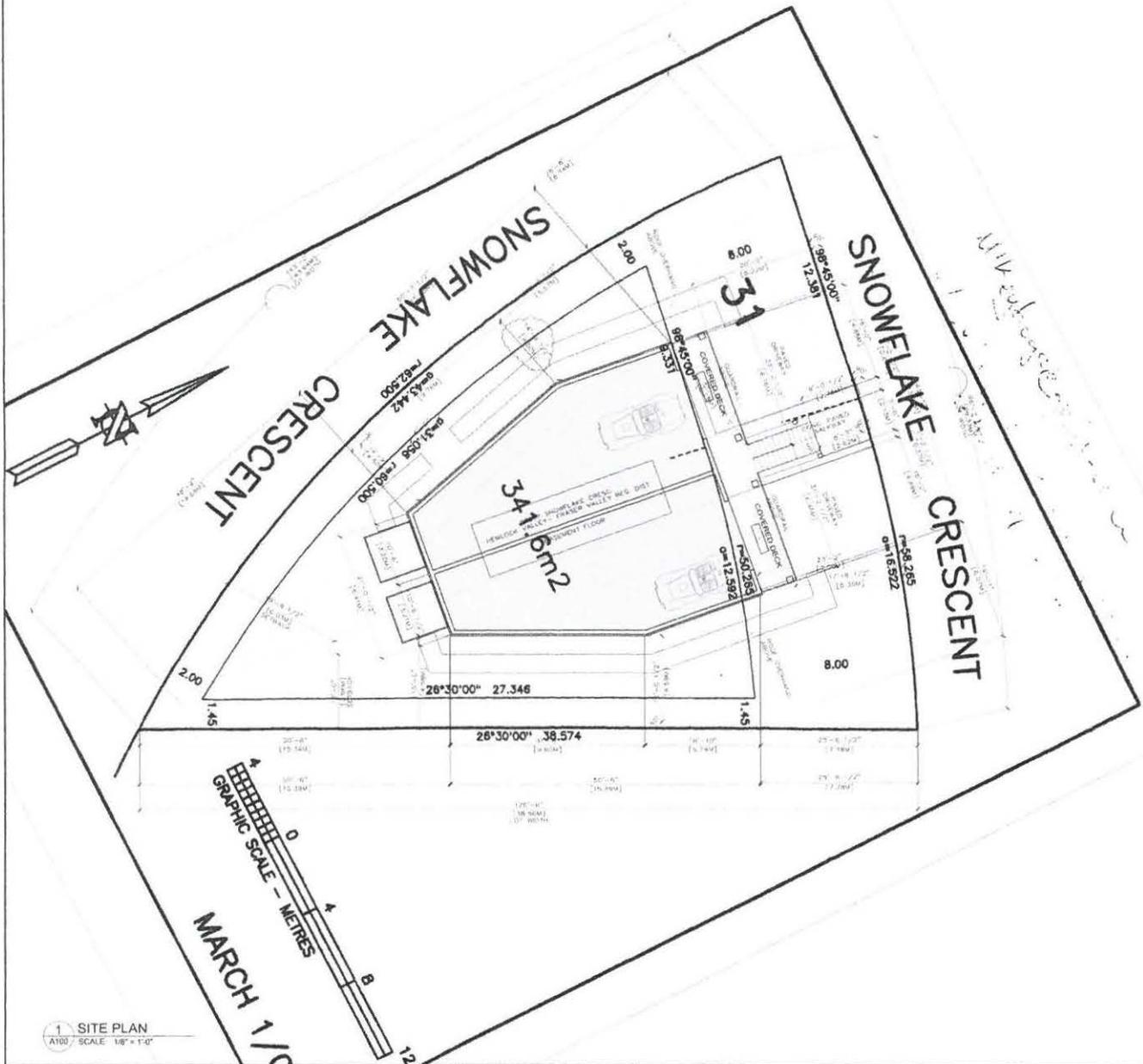
If you responded ‘yes’ or ‘I don’t know’ you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.

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	✓		Reduced sets of metric plans
At a scale of: 1: _____	✓		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:

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.



PROJECT STATISTICS

Project: SINGLE FAMILY DWELLING
 Civic Address: 20917 SNOWFLAKE CRESCENT
 HEMLOCK FRASER VALLEY REGIONAL DIST. B.C.

Zoning: RST-3
 Site Area: 7187.6 sqft. / 667.99 sqm

Allowed / Required	Proposed / Existing
sqft./ft.	sqm./m.

Uses (Outright)	Single Family Dwelling	Single Family Dwelling
Site Area	n/a	7187.60 / 667.73
Site Coverage (35% Lot Area)	2515.66 / 233.71	3218.57 / 296.20

Building Height To Roof Ridge	n/a	n/a	43.83	13.36
Building Depth	n/a	n/a	49.79	15.18

Setbacks:

Front (NORTH)	19.68	6.00	22.38	6.82
Left-Side (WEST - FLANKING STREET)	19.68	6.00	19.79	6.03
Right-Side (NORTH - INTERIOR)	11.48	3.50	12.00	3.66
Rear (SOUTH)	16.40	5.00	48.33	14.73

Total Floor Area (FAR)	n/a	n/a	5266.68	491.13
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Floor Areas

Basement Floor Area (including Garage)	n/a	n/a	1827.95	169.82
Main Floor Area	n/a	n/a	1741.13	161.76
Upper Floor Area	n/a	n/a	1717.60	159.57
Total Main Floor Deck Area With Steps	n/a	n/a	391.62	36.43

NOTES:

1. ALL NEW CONSTRUCTION SHALL HAVE INDICATED FOUNDATION DIMENSIONS.
2. CONSTRUCTION SHALL VERIFY ALL UTILITIES CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MIN. 2014 EDITION.
4. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF B.C.A. 2014 EDITION.
5. CONCRETE STRENGTH AT 28 DAYS MINIMUM 3000 PSI.
6. ALL FRAMING AND WALLING SHALL CONFORM TO THE REQUIREMENTS OF MIN. 2014.
7. ALL FRAMED LUMBER SHALL BE DOUGLAS FIR # 2 OR BETTER.
8. WOOD TRUSSES SHALL BE DESIGN AND SCALED BY P.E.N.G. REGISTERED A.B.E.
9. ALL H.WOOD SHALL BE DOUGLAS FIR CONFORM TO CSA 0811 (A-33) EDITION.
10. DIMENSIONS TO BE EXACTLY AS SHOWN FOR ALL DIMENSIONS UNLESS AS NOTED.
11. ALL DIMENSIONS ARE TO BE TAKEN ON SITE BEFORE WORK COMMENCES.



TD Studio

DESIGN CONSULTANT

DATE: 1/10/20

SCALE:

NO.	DATE	REMARKS
04	2018-10-18	RE-ISSUED FOR BUILDING PERMIT
03	2018-11-17	RE-ISSUED FOR BUILDING PERMIT
02	2018-11-17	ISSUED FOR BUILDING PERMIT
01	2018-11-17	ISSUED TO STRUCTURAL

SINGLE FAMILY DWELLING

20917 SNOWFLAKE CRESCENT, HEMLOCK FRASER VALLEY B.C.

SITE PLAN

BUILDING PERMIT

A100

SCALE	PROJECT NO.
1/8"=1'-0"	T1702
DRAWN BY	DATE
RS	
CHECKED BY	DATE
VT	FEB. 2017