FRASER VALLEY REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT

Permit No. Development Variance Permit2017-23 **Folio No.** «FolioNumbers»

Issued to: Bunker Road Developments

Address: C/O Wedler Engineering 201-9300 Nowell Street Chilliwack BC

Applicant: Same

Site Address: 52892 Bunker Road

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:

That portion of
LOT 50 SECTION 6 TOWNSHIP 3 RANGE 28 WEST OF THE SIXTH MERIDIAN YALE DIVISION OF YALE DISTRICT PLAN 58014
005-649-668

LIST OF ATTACHMENTS

Schedule “A”: Location Map
Schedule “B”: Building Envelope 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

'Zoning Bylaw for Electoral Area "D", 1976 of the Regional District of Fraser-Cheam' is **varied** as follows :

- Section 2602.1 Principle Building Setbacks are varied by decreasing the required setbacks to the setbacks shown and described on Schedule “B” attached hereto.
- Section 2602.1 (c) (ii) is varied by reducing the rear setback for accessory buildings from 3.0m to 0.9m “Clear to Sky”.
- Section 2602.2 (c) Minimum building footprint is waived.
- Section 2602.3 is varied by increasing the maximum lot coverage from 40% to 52%
- Section 2603.2 Minimum Frontage is waived.
- Section 2603.3 Minimum Building Envelope is waived.

‘Fraser Valley Regional District Subdivision and Development Servicing Bylaw No. 1319, 2015’, Sections 6.4 and 6.8 are **waived**.

DRAFT

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".

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 developers 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. This permit is only applicable to that portion of LOT 50 SECTION 6 TOWNSHIP 3 RANGE 28 WEST OF THE SIXTH MERIDIAN YALE DIVISION OF YALE DISTRICT PLAN 58014 proposed for the development of an approximately 31 lot bare-land-strata subdivision and no other portion of the lands.

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

DRAFT

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 2017-23 The notice shall take the form of Appendix I attached hereto.

_____

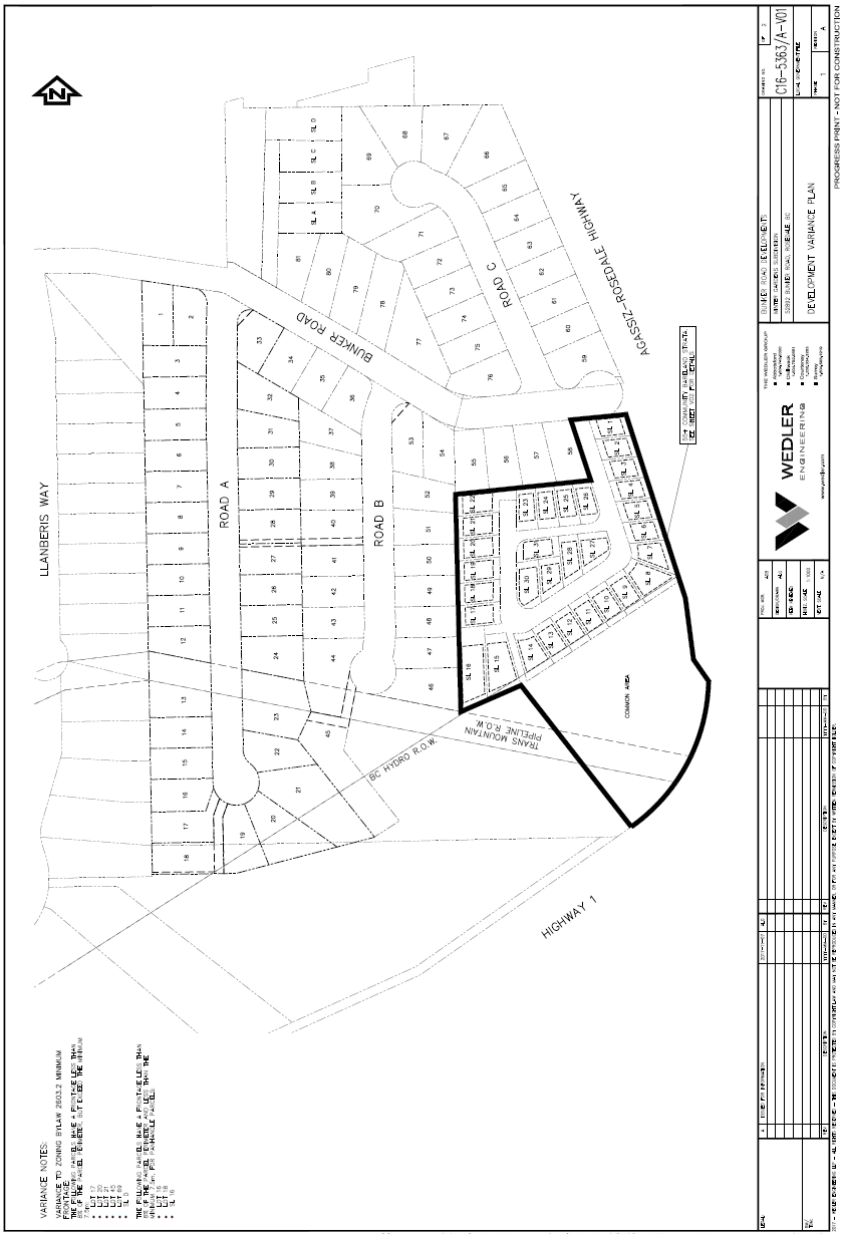
AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE 25th DAY OF September, 2018

_____
Chief Administrative Officer / Deputy

DRAFT

THIS IS NOT A BUILDING PERMIT

DEVELOPMENT VARIANCE PERMIT 2017-23
SCHEDULE "A"
Location Map



DEVELOPMENT VARIANCE PERMIT 2017-23
SCHEDULE "B"

Building Envelope Plan – 2 pages

DRAFT