



45950 Cheam Avenue
Chilliwack, BC V2P 1N6
604-702-5000 | 1-800-528-0061

Receipt

Date July 19, 2018

Received from GOOSEN CONSTRUCTION INC.

Description of Payment and GL Code _____

ZON APPLICATION

10304 AGASS-ROSEDALE HWY

For Office Use Only Do not write in the space below

Fraser Valley Regional District

Receipt: 6485/4 Jul 19, 2018
Dated: Jul 19, 2018 11:46:13 AM
Station: EA SERVICE/CASH2

1 PLANNING REZONING APPLICATIO 5,000.00

Total 5,000.00

CHEQUE GOOSEN CONSTRUCTION -5,000.00

GST #89221 4750 RT0001

White - Cashier | Yellow - Department | Pink - Customer

SCHEDULE A-2

Zoning Amendment Application

I / We hereby apply to:

☐

Amend the text of Zoning Bylaw No. _____

Purpose (in brief): _____

☒

Change the Zoning of the 'subject property' in Zoning Bylaw No. 75

From: CR (current zone)

To: SBR1 (proposed zone)

An Application Fee in the amount of \$ 5,000 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic
Address

10304 AGASSIZ - ROSEDALE HWY PID 013-105-876

Legal
Description

Lot _____ Block _____ Section 6 Township 3 Range 28 Plan NWPT7235

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
JEREMY GROSSEN		07/11/18
Name of Owner (print)	Signature of Owner	Date
Amanda Grossen		06.16.18

Owner's
Contact
Information

Address		City
PO BOX 126		ROSEDALE
Email		Vox 1X0
Phone	Cell	Fax

Office Use Only	Date	File No.
	JULY 19, 2018	3360-23 2018-01
	Received By	Folio No.
	Receipt No. 6485/4	Fees Paid: \$ 5,000.00

Agent

I hereby give permission for _____ 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 10,230 m² (m² or ha)

Existing Use COUNTRY RESIDENTIAL

Proposed Development / Text Amendment

PROPOSING TO SUBDIVIDE EXISTING CR ZONED LOT INTO 4 LOTS ZONED SBR1

Justification and Support

SURROUNDING LAND HAS ALREADY BEEN SUBDIVIDED INTO SBR1 OR SBR2 LOTS.

(use separate sheet if necessary)

Anticipated Start Date: LATE 2019

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

REGIONAL DISTRICT SUPPLIED

Proposed

Sewage Disposal

ENGINEERED SEPTIC FIELD

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 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:

The personal information on this form is being collected in accordance with Section 27 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@fvr.ca.

STRATEGIC FOCUS & PRIORITIES CHECKLIST

Applicant: **DAVID GOOSEN** Project:

Date:

This checklist is intended to assist in the Regional Board in considering your application in relation to the Board's Strategic objectives. Please note that there are many factors that are considered when considering applications and this checklist is for information purposes only.

Foster a Strong & Diverse Economy		
	Y/N/NA	Supporting Evidence (attach info if needed)
1.1 Does the development add lasting jobs to the local community?	NA	
1.2 Does the development contribute to diversifying the local economy?	NA	
1.3 Does the development strengthen tourism or outdoor recreation?	NA	
1.4 Does the development enable home-based work?	Y	
1.5 Is the development supported by high-speed internet and cellular service?	Y	SURROUNDING AREA IS ALREADY DEVELOPED

Provide Responsive & Effective Public Services		
	Y/N/NA	Supporting Evidence (attach info if needed)
2.1 Does the development utilize green alternatives for site services?	N	
2.2 Does lifecycle cost analysis demonstrate the long-term efficiency of development infrastructure?	NA	
2.3 Does the development contribute to source water protection?	NA	
2.4 Do development services address the needs of local residents?	NA	
2.5 Does the design of the site incorporate Crime Prevention Through Environmental Design "CPTED" principles?	NA	

You can view the Strategic Plan at www.fvrd.ca

Support Environmental Stewardship

	Y/N/NA	Supporting Evidence (attach info if needed)
3.1 Does the development support transit, walking, and/or cycling?	Y	SURROUNDING AREA IS ALREADY DEVELOPED.
3.2 Are buildings, facilities or landscaping designed to reduce energy consumption, emissions or water use?	Y	BUILDINGS WILL BE CONSTRUCTED TO LATEST CODES.
3.3 Does the Development contain facilities for recycling and organic waste facilities or programs?	NA	
3.4 Are environmental features and functions (i.e. trees, streams, habitat) of the site maintained?	Y	THE TREES WILL BE KEPT UNLESS THEY AFFECT FUTURE HOME LOC'N OR DEEMED UNSAFE.
3.5 Is the development seeking green building certification (i.e. Built Green, Energy Star, Passive House, LEED,)?	N	

Support Healthy & Sustainable Communities

	Y/N/NA	Supporting Evidence (attach info if needed)
4.1 Does the development address an identified community or demographic need?	N	
4.2 Does the development include "age-friendly" or accessibility components that support 'aging-in-place" or universal access?	Y	IF SITE GRADING PERMITS, STAIRS & STEPS WILL BE AVOIDED. TO MAX FLOOR LIVING SPACES
4.3 Was the local community engaged in the conceptual design of the development?	N	
4.4 Does the development increase the range of housing types or sizes available in the community?	N	WILL BE TRYING TO MATCH EXISTING / SURROUNDING HOUSES. EXISTING
4.5 Is the development affordable to residents of the local community?	Y	FUTURE HOUSES WILL MATCH SURROUNDING HOUSES IN AREA IN BOTH COST & STYLE.
4.6 Does the development address a gap in achieving a compact, complete and sustainable community?	Y	PROPOSED DEVELOPMENT IS ONE OF THE LAST UNDEVELOPED PIECE OF LAND IN THIS AREA. DEVELOPING THE PROPOSED DEVELOPMENT WOULD COMPLETE THE DEVELOPMENT OF THE OVERALL AREA.

GOOD NEIGHBOUR PRACTICES

MANAGING CONSTRUCTION AND DEVELOPMENT IMPACTS IN RESIDENTIAL NEIGHBOURHOODS

Development and renewal of neighbourhoods can improve the vitality, value and appearance of FVRD communities. However, development and construction can create negative short term impacts for neighbours, such as noise, dust, odours, and air quality impacts. Developers and builders can reduce their impacts by using good neighbour practices and by taking action before problems arise.

ISSUE

WHAT CAN YOU DO?

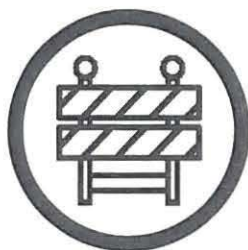
COMMUNICATION



Talk with your neighbours on an ongoing basis. Information and personal contact generally creates a more supportive and understanding perspective.

- Conduct door visits and provide flyers/notices.
- Introduce your project.
- Provide your contact information.
- Share your timelines.

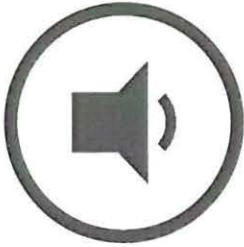
SITE MANAGEMENT



Proactive site management can address the majority of neighbour impacts.

- Stay on your property - don't encroach your work site or cause destruction to neighbouring parcels.
- Manage your storm water onsite – don't cause drainage issues for your neighbours or damage the environment.
- Keep a clean worksite – collect & manage waste regularly.
- Provide and maintain temporary toilets.
- Secure your site (eg. temporary fence) for safety and security reasons. Thefts and trespass can be a problem.

OFF-SITE IMPACTS



- Avoid noise and disturbances in evening hours and weekends. Quiet time is 10 p.m. - 6 a.m.
- Do not burn in residential areas. Use hauling and/or chipping.

ROAD & SIDEWALK USE



- Construction or alteration works may require approval.
Roads - contact BC Ministry of Transportation and Infrastructure:
ph. 604-795-8211
Sidewalks (Popkum) - contact FVRD Regional Parks:
ph. 604-702-5000
- Don't block sidewalks, roads and driveways.
- Manage onsite parking and make temporary arrangements if necessary.
- Keep sidewalks and roads free of construction sediment and dirt.
- Regularly wash off vehicles before leaving site.
- Keep construction waste bins, materials, etc. from public roadways.

PERMITS & APPROVALS



- Know the rules and FVRD requirements before you start your project, and check your property title for restrictions (eg. covenants, easements, geo-technical restrictions, etc.).
- Obtain your FVRD approvals BEFORE starting construction or development.
- Not sure which permits and approvals are needed? Contact the FVRD to find out.

SIGNATURE AND ACKNOWLEDGEMENT

I will ensure development and construction at 10304 AGASSIE-ROSEDALE NW4 follows the FVRD's Good Neighbour Practices by: address

- ☒ Providing the Good Neighbour Practices to employees and sub-trades working on the site
- ☒ Posting the Good Neighbour Practices in a visible location
- ☒ Discussing the Good Neighbour Practices at job site meetings
- ☐ Other: _____

Name (please print): JEREMY GOOSEN

Signature: _____

July 03, 2018

Goosen Construction

46165 4th Avenue
Chilliwack, BC V2P 1N3

Re: Soil permeability
Site Address: 10304 Highway 9, Rosdale, BC.

As requested Western Pacific Engineering Group Ltd. (WPEG) has conducted a subsoil investigation to determine on-site soil stratigraphy & permeability required for the design of septic fields for the proposed residential subdivision.

- Site and project Description:

The project is bounded by Highway 9 to the South-West , by Parkrose Wynd to the North and by residential properties to the East. There is an existing dwelling in proposed Lot 4 witch will remain in place. The vegetation on the lot consists of trees, bushes and few stumps. The topography of the site is slightly sloping from South-West to North-East.

According to the information provided by the client, the proposed development consists of 4-lot subdivision.

- Subsoil investigation:

The subsoil investigation was carried out on June 22, 2018. Four test holes were dug to a maximum depth of 1.2 m below the existing ground surface. Location and description of the Pit Holes are shown in the attached site plan.

Percolation test was carried out at 0.2m - 0.5m from surface and it varies from 4.50 to 17.67 minutes per inch. No ground water was found at the time of our field work.

- Discussion and Recommendations:

According to the field results, it is WPEG's professional opinion that native soil has fairly good permeability characteristics and will allow the construction of domestic septic fields.

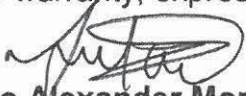




- Limitations and closure

The recommendations provided in this report are based on our field observations and the analysis of the results of the subsoil investigation; however due the variable nature of the subsoil, unexpected conditions may be found; Western Pacific Engineering Group Limited must be informed by the client in this event to conduct the necessary adjustments.

This assessment has been prepared in accordance with general accepted engineering practice for the exclusive use of the client for the purposes stated. No other warranty, expressed or implied is made.


Fabio Alexander Morales, P.Eng.
Project Engineer



PERCOLATION TEST RESULTS

PERCOLATION # 1 @ 0.2m BELOW GRADE			
INCHES	TIME MIN:SEC	DIFFERENCE MIN:SEC	MIN/INCH
0	00:00		
1	05:20	05:20	5.33
2	12:40	07:20	7.33
3	21:50	09:10	9.17
4	34:20	12:30	12.50

PERCOLATION # 5 @ 0.2m BELOW GRADE			
INCHES	TIME MIN:SEC	DIFFERENCE MIN:SEC	MIN/INCH
0	00:00		
1	02:10	02:10	2.17
2	07:25	05:15	5.25
3	11:10	03:45	3.75
4	18:40	07:30	7.50

DEPTH (m)	PIT HOLE 1	
	MATERIAL DESCRIPTION	
0	TOP SOIL, DARK BROWN, ROOTS	
0.25	SILT LOAM, BROWN, SMALL ROCKS, MOIST	
0.5	LOAM, DARK BROWN, BIG ROCKS AT BOTTOM, MOIST	
1.2		

DEPTH (m)	PIT HOLE 3	
	MATERIAL DESCRIPTION	
0	TOP SOIL, BROWN, ROOTS	
0.15	BROWN SILT LOAM, MOIST	
0.6	LOAM, DARK BROWN, SOME ROCKS, MOTTLED, SOME GLEY	
1.1		

PERCOLATION # 2 @ 0.2m BELOW GRADE			
INCHES	TIME MIN:SEC	DIFFERENCE MIN:SEC	MIN/INCH
0	08:33		
1	10:10	01:37	1.62
2	13:05	02:55	2.92
3	14:50	01:45	1.75
4	19:20	04:30	4.50

PERCOLATION # 6 @ 0.5m BELOW GRADE			
INCHES	TIME MIN:SEC	DIFFERENCE MIN:SEC	MIN/INCH
0	00:00		
1	04:05	04:05	4.08
2	08:35	04:30	4.50
3	15:10	06:35	6.58
4	22:25	07:15	7.25

PERCOLATION # 3 @ 0.2m BELOW GRADE			
INCHES	TIME MIN:SEC	DIFFERENCE MIN:SEC	MIN/INCH
0	00:00		
1	03:40	03:40	3.67
2	09:10	05:30	5.50
3	15:20	06:10	6.17
4	24:15	08:55	8.92

PERCOLATION # 7 @ 0.2m BELOW GRADE			
INCHES	TIME MIN:SEC	DIFFERENCE MIN:SEC	MIN/INCH
0	10:05		
1	12:20	02:15	2.25
2	19:10	06:50	6.83
3	28:50	09:40	9.67
4	39:40	10:50	10.83

DEPTH (m)	PIT HOLE 2	
	MATERIAL DESCRIPTION	
0	TOP SOIL, DARK BROWN, ROOTS	
0.15	SILT LOAM, DARK BROWN, MOIST, ROCKS	
1.2		

DEPTH (m)	PIT HOLE 4	
	MATERIAL DESCRIPTION	
0	TOP SOIL, DARK BROWN, ROOTS	
0.2	BROWN SILT LOAM, SOME ROOTS, SOME ROCKS	
0.7	LOAM, GRAYISH, ROCKS	
1.1		

PERCOLATION # 4 @ 0.25m BELOW GRADE			
INCHES	TIME MIN:SEC	DIFFERENCE MIN:SEC	MIN/INCH
0	14:25		
1	19:20	04:55	4.92
2	27:30	08:10	8.17
3	45:10	17:40	17.67

MP

