



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

Permit No. Development Variance Permit 2019-04 **Folio No.** 733-03155.002

Issued to: Cultus Country Investments Ltd.

Address: 216-3388 Rosemary Heights Surrey BC

Applicant: Jon Van Geel

Site Address: PID 029-380-839

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 2 Section 15 Township 22 New Westminster District Plan EPP41111
029-380-839

THIS PERMIT AMENDS SECTION OF DEVELOPMENT VARIANCE PERMIT 2018-01

LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Proposed Subdivision 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 "E", 1976 of the Regional District of Fraser Cheam" is varied as follows:

Holiday Home Setbacks – Lot 236 ONLY

1. for lot 236- the lot line adjacent to a flanking strata road, section 18.4.1 (e)(ii) is supplemented by reducing the side flanking strata lot line setback from 3 meters to 1 meters, clear to sky.

Detached Garage Setbacks –Lots (237 – 241 inclusive)

1. The provision contained in development variance permit 2018-01 that reduced the maximum height of a garage from 9.1 to 6m is eliminated and garages may be constructed to a maximum height of 9.1m or one storey whichever is lesser.
2. One (1) detached garage may be permitted on any holiday home lot. A garage may not be attached to a holiday home. The maximum width of a garage shall be 7.4m (24ft), measured to the furthest projection of the exterior walls.
3. Garages may have single or double garage doors.

SPECIAL TERMS AND CONDITIONS

1. No variances other than those specifically set out in this permit are implied or to be construed.
2. Notwithstanding the variances granted by this permit, all development shall comply with the density regulations established by section 18.3 of "Zoning Bylaw for Electoral Area "E", 1976 of the Regional District of Fraser Cheam" and the provisions of any previously issued development permits or development variance permits.
3. 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.

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.

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 2019-04. 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 __DAY OF _____, 2019

Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

This aerial map displays the Columbia Valley region, featuring a network of residential streets and recreational trails. Key roads include 1687 Columbia Valley Rd, 1690 Columbia Valley Rd, and 1935 Vera Rd. Trails such as Redwood Trail, Tree House Trail, and Red Hawk Pass are clearly marked. The Deer Run creek flows through the landscape. A red dot indicates a specific point of interest near the intersection of Redwood Trail and Tree House Trail. A cyan outline highlights a specific area in the bottom left corner, likely related to the project mentioned in the text.

PID 029-380-839

DEVELOPMENT VARIANCE PERMIT 2019-04 SCHEDULE "B" Proposed Subdivision Plan

