

Agent

I hereby give permission to _____ 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 11840.3 sq ft Present Zoning SBR-2

Existing Use _____

Proposed Development Single Family Home

Proposed Variation / Supplement I am asking for an Accessory Building

Height Variance from 5.0m to 7.3m to accommodate
a home gym area above the Garage. I am also asking for
an Accessory Building Size Variance from 484.37 sqft to 576.00 sqft
(use separate sheet if necessary)

Reasons in Support of Application _____

**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:			North arrow and scale
1: _____			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@fvrld.ca.



**PLANNING &
DEVELOPMENT**

www.fvrd.bc.ca | building@fvrd.bc.ca

LETTER OF AUTHORIZATION

Registered Authority 0877268 BC Ltd. and DT Unity Ltd.

Please be advised that I/we, _____
(Print names of ALL Registered Owners or Corporate Director)

Representing, _____
(Corporate name - if applicable)

am/are the registered owner(s);

Site Civic Address:

10191 Cary KS Rd. Rosedale, BC V0X 1X1
Lot# 6 Block _____ Plan _____ PID# 030-594-278

Appointed Authorized Agent

Name of Authorized Agent

Company Name

Mailing Address

Graeme and Katelyn Morrison

10358 Wildrose Drive

City: Rosedale, BC Postal Code: V0X 1X1

Signature of Authorized Agent

Permission to act:

As my/our Authorized Agent in the matter of the following:

- ☒ to view and obtain copies of all plans and permits
☒ to apply for and obtain building permits for proposed construction to the above reference Civic Address
☒ to apply for Planning File: Development Permit ☒ Development Variance Permit ☒ Subdivision ☐
 other: _____

Authorized Signature (Registered Owner or Corporate Director)

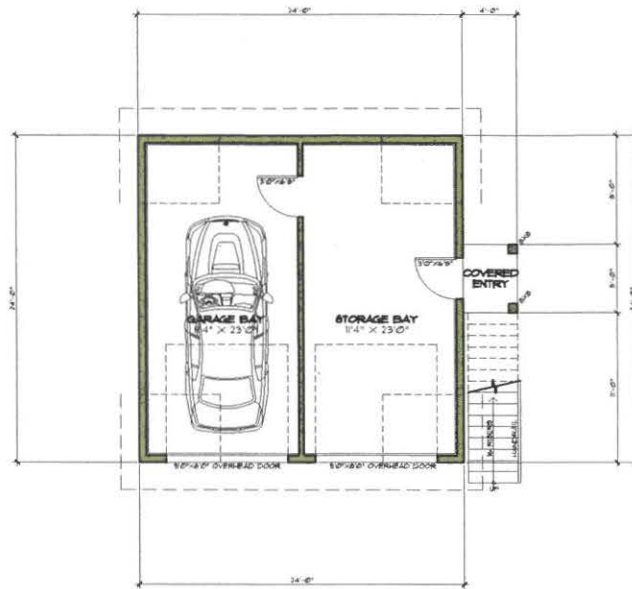
This document shall serve to notify the Fraser Valley Regional District that I am/we are the legal owner(s) of the property described above and do authorize the person indicated above ("Authorized Agent") to act on my/our behalf on all matters indicated above ("Permission to act") for the above referenced property. In addition, I/we have read and understand the above application and authorize the Authorized Agent to sign the above on my/our behalf.

X _____
Sign

Print
Date: _____

X _____
Sign Natalie Tebrinke
Print
Date: 02/18/2019

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@fvrd.ca.

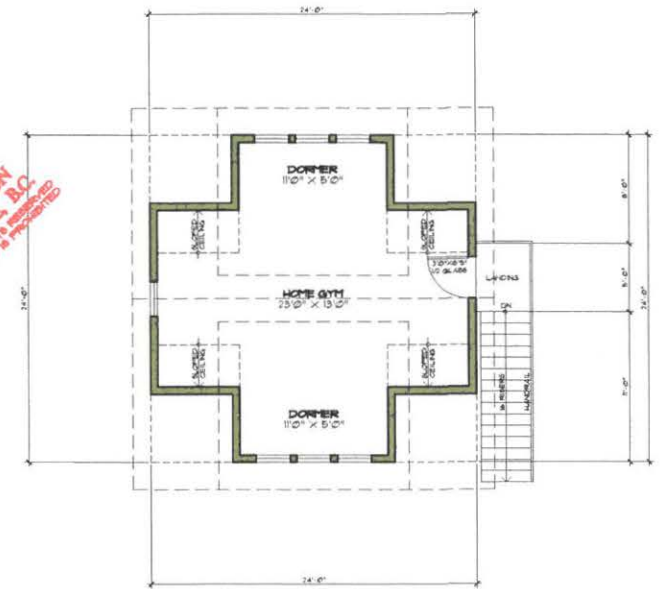


DETACHED GARAGE MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

DETACHED GARAGE MAIN FLOOR AREA: 516.00 sq.ft.
DETACHED GARAGE COVERED ENTRY AREA: 20.00 sq.ft.
CEILING HEIGHT: 8' PLUS 10" OF CONCRETE FOUNDATION WALL
DETACHED GARAGE LOT COVERAGE: 536.00 sq.ft.

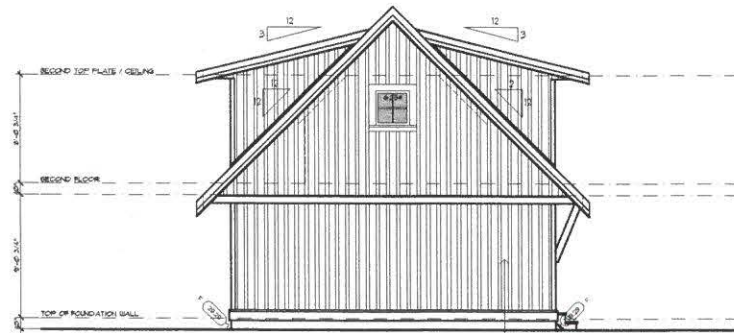
PRELIMINARY
CRADLER & KATELYN MORRISON
1001 CAYCES ROAD, ROSELLE, NC
COPYRIGHT © 2020 BALCON DESIGN - ALL RIGHTS RESERVED
UNAUTHORIZED REPRODUCTION BY ANY PARTY IS PROHIBITED



DETACHED GARAGE SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

DETACHED GARAGE SECOND FLOOR AREA: 456.00 sq.ft.
CEILING HEIGHT: 8'



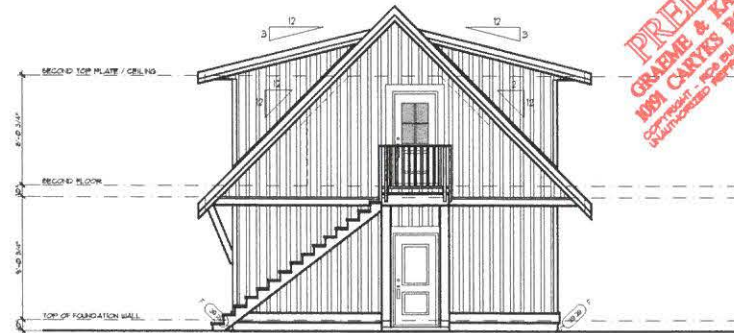
**DETACHED GARAGE
SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

SEPARATION CALCULATION (OUTSIDE 30 MIN. RESPONSE TIME)
DESCRIPTION: SOUTH EXPOSURE BUILDING FACE
TOTAL EXPOSURE BUILDING FACE AREA: 3141 sq ft
SETBACK DISTANCE: 348 ft (3 + 12 ft)
EXPOSURE BUILDING FACE PORTION AREA: 100 sq ft
PORTION AREA OF GLAZED OPENINGS: 308 sq ft (348 ft x 12 ft)
ACTUAL AREA OF GLAZED OPENINGS: 308 sq ft
CONSTRUCTION REQUIREMENTS:
NONE



**DETACHED GARAGE
EAST ELEVATION**
SCALE: 1/4" = 1'-0"

LOUVER POINT ON LOT AND
FRONT DETACHED GARAGE
FOR HEIGHT CALCULATION



**DETACHED GARAGE
NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

PRELIMINARY
GRABME & KATELYN MORRISON
1001 CAYNES ROAD ROSENDALE, B.C.
COPYRIGHT FOR BUILDING DESIGN - ALL RIGHTS RESERVED
AUTHORISED REPRODUCTION BY ONLY THESE 3 PERSONS

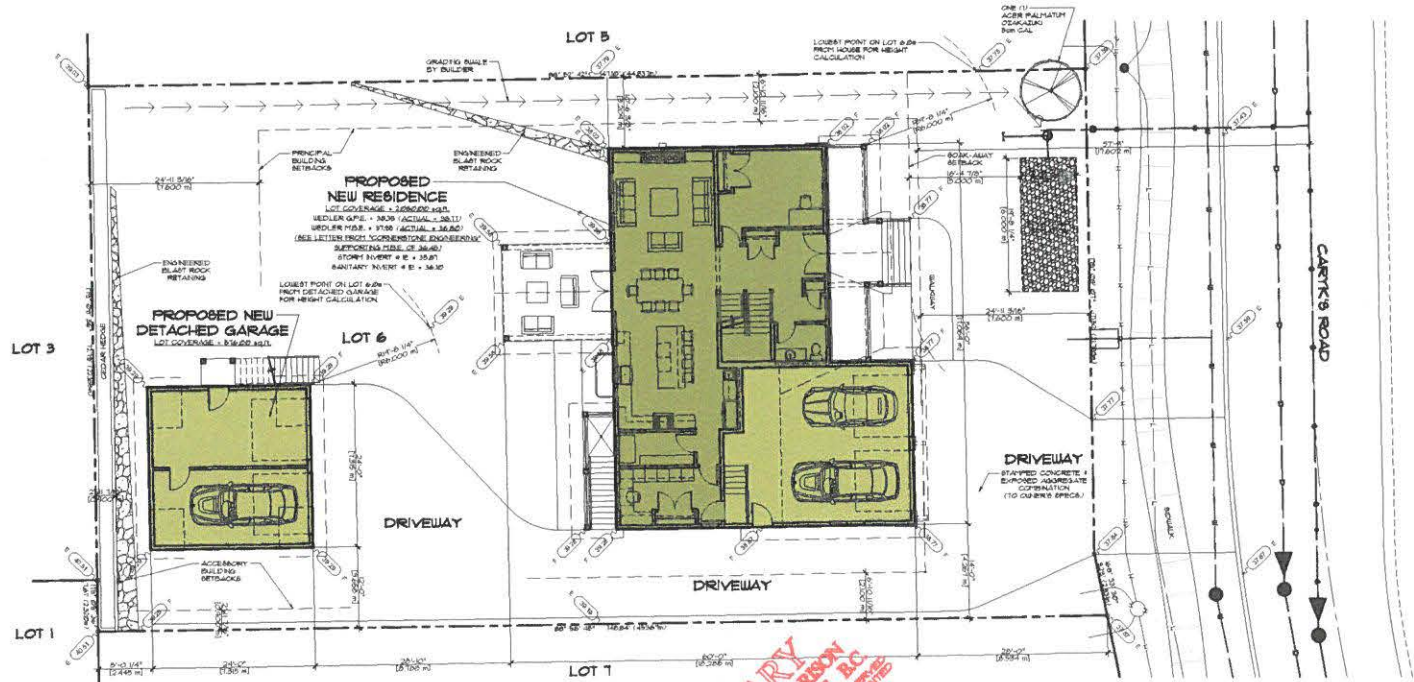


**DETACHED GARAGE
WEST ELEVATION**
SCALE: 1/4" = 1'-0"

SEPARATION CALCULATION (OUTSIDE 30 MIN. RESPONSE TIME)
DESCRIPTION: WEST EXPOSURE BUILDING FACE
TOTAL EXPOSURE BUILDING FACE AREA: 1008 sq ft
SETBACK DISTANCE: 348 ft (3 + 12 ft)
EXPOSURE BUILDING FACE PORTION AREA: 100 sq ft
PORTION AREA OF GLAZED OPENINGS: 308 sq ft (348 ft x 12 ft)
ACTUAL AREA OF GLAZED OPENINGS: 308 sq ft
CONSTRUCTION REQUIREMENTS:
NONE

NEW RESIDENCE & DETACHED GARAGE GRAEME & KATELYN MORRISON

10191 CARYKS ROAD, ROSEDALE, BRITISH COLUMBIA



SITE PLAN
SCALE: 1/8" = 1'-0"

NOTE:
THESE DRAWINGS ARE TO BE READ IN
CONJUNCTION WITH CIVIL DRAWINGS PREPARED
BY "WEDLER ENGINEERING" AND LETTER
PREPARED BY "CORNERSTONE ENGINEERING"

PRELIMINARY
GRAEME & KATELYN MORRISON
10191 CARYKS ROAD, ROSEDALE, BC
CORNERSTONE ENGINEERING - ALL RIGHTS RESERVED
UNAPPROVED - NOT FOR CONSTRUCTION BY ANY PARTY

SITE 4 ZONING INFORMATION / CALCULATIONS	
LEGAL DESCRIPTION	LOT 5, SECTION 1, TOWNSHIP 3, RANGE 78, WEST OF THE SIXTH 18
DIVISION	NEW WESTMINSTER DISTRICT, PLAN E811010
PROV. ADDRESS	101 CARYKS ROAD, ROSEDALE, BRITISH COLUMBIA
PROV. ADDRESS	101 CARYKS ROAD, ROSEDALE, BRITISH COLUMBIA
LOCAL AUTHORITY	FRASER VALLEY REGIONAL DISTRICT
ZONING	ALBURNHAM RESIDENTIAL-2 (R200-2)
LOT AREA	18,400 SQ. FT. (426.00 HA)
USE	ONE-FAAMILY RESIDENCE + ACCESSORY BUILDING (DETACHED OR
DENSITY (THOUSANDS)	NOT MORE THAN ONE (1) ONE-FAAMILY RESIDENCE ON A LOT
FLOOR AREA RATIO (FAR)	N/A
LOT COVERAGE (THOUSANDS)	FOR ALL BUILDINGS AND STRUCTURES: 75% = 2,000 SQ. FT.
	RESIDENCE ACTUAL = 2,000 SQ. FT.
	ACCESSORY BUILDING ACTUAL = 1,000 SQ. FT.
	TOTAL ACTUAL = 3,000 SQ. FT. (12.45%)
SETBACKS (MINIMUM)	FRONT - 10M TO ROW BOUNDARY OR 15M TO CENTRE LINE
	SIDE - PRINCIPAL BUILDING - 3M
	SIDE - ACCESSORY BUILDING - 3M
	REAR - PRINCIPAL BUILDING - 10M
	REAR - ACCESSORY BUILDING - 3M
	PLAYING - 45M TO ROW BOUNDARY OR 50M TO CENTRE LINE
BUILDING DIMENSIONS (THOUSANDS)	PRINCIPAL BUILDING HEIGHT - 10.0M
	ACTUAL = 10.0M
	ACCESSORY BUILDING - 8.0M
	ACTUAL = 8.0M (MAXIMUM REQUIRED)
	50% OF ACCESSORY BUILDING = 484.37 SQ. FT. (10.84%)
	ACCESSORY BUILDING ACTUAL = 1,000 SQ. FT. (11.84%) (MAXIMUM REQUIRED)