

**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

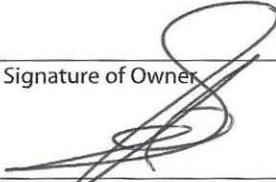
An Application Fee in the amount of \$ \_\_\_\_\_ as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 1700 BIK COLUMBIA VALLEY RD PID PID 029-380-839

Legal Description Lot 2 Block \_\_\_\_\_ Section 15 Township 22 Range \_\_\_\_\_ Plan EPP4111

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) <u>CULTUS COUNTY TOWN LTD</u>	Signature of Owner 	Date <u>JAN 30 / 2019</u>
Name of Owner (print)	Signature of Owner	Date

Owner's Contact Information

Address <u>216 - 3388 ROSEMARY HEIGHTS CRESENT</u>	City <u>Surrey</u>
	Postal Code <u>V3Z 0K7</u>
	Fax

<b>Office Use Only</b>	Date	File No.
	Received By	Folio No.
	Receipt No.	Fees Paid: \$

**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
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**Development Details**

Property Size 1.84 H. Present Zoning CH-17

Existing Use VACANT

Proposed Development \_\_\_\_\_

Proposed Variation / Supplement \_\_\_\_\_

(use separate sheet if necessary)

Reasons in Support of Application \_\_\_\_\_

December 8th 2017

## Variance requirements for cottages phase 4 (10 lots)

File # 2016-03278

Cultus Country Investments LTD.

Zoning amendment requirements as follows;

- 1) for lots 232-236 inclusive - Section 18.4.1(e) (i) front strata lot setback is varied from 6 meters to 0.6 meters clear to sky for detached garage; and lots 237-241 Section 18.4.1(e)(i) varied from 6 meters to 3.0 meters for detached garage
- 2) for lots 232-236 inclusive - Section 18.4.1(e) (i) varied by reducing the rear strata lot setback from 6 meters to 3.5 meters, clear to sky for a holiday home, and to 2.0 meters, clear to sky, for an open sided veranda or porch.
- 3) 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~~<sup>ONE</sup> meters, clear to sky.
- 4) for lots 232 -241 inclusive , for side strata lot lines other than those adjacent to a flanking road, section 18.4.1 (e)(ii) is varied by reducing the side strata lot setback from 3 meters to 1.2 meters clear to sky for any part of a holiday home and to 0.6 meters clear to sky for a detached garage.
- 5) section 18.4.2 (b) is varied by reducing the minimum area of a strata lot for a holiday home served by both approved water and sewer systems from 560 square meters to 500 square meters.
- 6) Section 18.4.4 (a) is varied by reducing the maximum height of a garage from 9.1meters to 6 meters or one storey whichever is lesser. X
- 7) for lots 237-241 inclusive- Section 18.4.1 (e) (i) is varied by reducing the front strata lot setback from 6 meters to 4.0 meters clear to sky for a holiday home or an open sided veranda or porch.

### **Holiday park Bylaw amendments as follows:**

Section 4.06.01 varied by reducing buffer strip width around a holiday park

- a) along Columbia Valley road from 7.6 meters to 3.0 meters
- b) along all other property boundaries from 7.6 meters to 0.0 meters.

Parking bylaw amendment as follows;

Section 2.4.5 is varied by reducing the distance between off street parking space and any side lot line from 1.5 meters to 0.6 meters.

### **Special terms and conditions**

A solid fence between 1.2m and 1.8m in height shall be installed and maintained within the common lands adjacent to Columbia valley rd extending to the emergency exit at Frosst Rd. entrance..

December 13, 2018

**Project # 13-141**

Fraser Valley Regional District  
45950 Cheam Avenue  
Chilliwack, BC V2P 1N6

**Attn: David Bennett**

**Re: Proposed DP amendment for Double Garages for lot 237, 238, 239, 240, and 241 of Phase 4 of The Cottages – 1700 Block Columbia Valley Road**

Dear Sir/Madam,

The developer wishes to apply for a DP amendment for Phase 4 of the Cottages to allow for double garages on five large lots. (See enclosed survey plan). The double garages will meet the existing form and character design rational for the project with the following conditions.

1. Garages to articulate similar roof design pitch and exterior finishes as the residence cottage buildings
2. Maximum width 24 feet at a maximum size of 625 sq. ft.
3. Side elevations of garage to have 1 to 3 windows on street elevation
4. A choice of 1 double door or 2 single doors are acceptable
5. All lots are 18,000 sq. ft in area

I have included two examples of elevation of garages which would meet the design intent. If you have any questions please contact me.

Thank you,

Norm Davis Sr. Architect  
Architect AIBC, MRAIC

ND/mf

Enclosures











## FRASER VALLEY REGIONAL DISTRICT

45950 Cheam Avenue, Chilliwack, British Columbia V2P 1N6

Phone: 604-702-5000 Toll Free: 1-800-528-0061 (BC only) Fax: 604-792-9684  
website: [www.fvrd.bc.ca](http://www.fvrd.bc.ca) e-mail: [info@fvrd.bc.ca](mailto:info@fvrd.bc.ca)

Folios: 733.03154.010  
733.02962.100

September 8, 2011

Cultus Country Investments Ltd.  
216-3388 Rosemary Heights Crescent  
Surrey, BC V3S 0K7

Cultus Country Investments Ltd.,

**Re: Development Variance Permit 2011-10**

The above-noted Development Variance Permit has now been issued by the Regional Board and registered on title in the Land Title Office. Enclosed, for your records, is a copy of your Development Variance Permit, a copy of the Notice of Permit, which shows the notation number, and a copy of a recent title search showing the notation on title.

Should you have any questions or require any other information, please contact David Bennett at (604) 702-5000.

Sincerely,

Chris McBeath  
Planning Assistant

Enclosures

26 AUG 2011 14 58

BB1341948



## FRASER VALLEY REGIONAL DISTRICT

45950 Cheam Avenue, Chilliwack, British Columbia V2P 1N6

Phone: 604-702-5000 Toll Free: 1-800-528-0061 (BC only) Fax: 604-792-9684  
website: www.fvrd.bc.ca e-mail: info@fvrd.bc.ca

### NOTICE OF PERMIT

#### APPENDIX I

TO: Registrar of Titles  
New Westminster

Folios: 733.03154.010  
733.02962.100

**TAKE NOTICE** that the land described below is subject of a permit issued by the Fraser Valley Regional District.

#### PARTICULARS OF PERMIT

##### Permit Description

- (a) Type of Permit: Development Variance Permit 2011-10
- (b) Statutory Authority: Section 922 of the Local Government Act R.S.B.C. 1997, Chapter 323

##### Legal Description of Lands Affected:

LOT 1 SECTION 15 TOWNSHIP 22 NEW WESTMINSTER DISTRICT PLAN BCP41213  
PID 027-954-731

LOT 2 EXCEPT: PART ON HIGHWAY PLAN 59985, SECTION 10 TOWNSHIP 22 NEW WESTMINSTER  
DISTRICT PLAN 50104 PID 000-909-807

Issue Date: August 19, 2011

Expiry Date (if any): N/A (for Temporary Commercial or Industrial Permits Only)

USE THIS SECTION ONLY FOR AN AMENDMENT TO A LAND USE CONTRACT BY WAY OF PERMIT UNDER SECTION 930 OF THE LOCAL GOVERNMENT ACT:

THIS NOTICE relates to the amendment of Land Use Contract No. (registration no.)

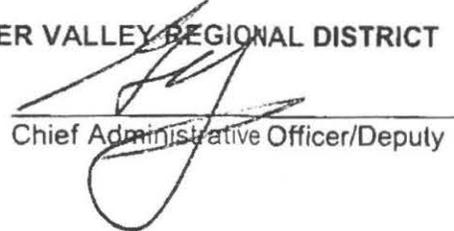
Which is registered as a charge against the above-described land. PARTICULARS OF THE AMENDMENT MAY BE OBTAINED FROM THE ISSUING AUTHORITY.

AND FURTHER TAKE NOTICE that in the case of a Temporary Commercial or industrial Permit you are hereby authorized to cancel the notation of the filing of this notice against the title to the land affected by it on or after the expiry date specified above without further application from us and we consent to a cancellation of the notation on the basis of effluxion of time.

Dated: AUG. 25, 2011

FRASER VALLEY REGIONAL DISTRICT

BY:

  
Chief Administrative Officer/Deputy



FRASER VALLEY REGIONAL DISTRICT  
DEVELOPMENT VARIANCE PERMIT

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Permit No. 2011-10	Folio No. 733.03154.010 & 733.02962.100
Issued to: Cultus Country Investments	Telephone:
Address: 216-3388 Rosemary Heights Crescent Surrey V3S 0K7	
Applicant: same	Telephone:
Site Address: 1760 and 1766 COLUMBIA VALLEY ROAD	

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**This Permit amends and replaces DVP 2010-02 as issued on June 22, 2010.**

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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 1 SECTION 15 TOWNSHIP 22 NEW WESTMINSTER DISTRICT PLAN  
BCP41213 PID 027-954-731**

And

**LOT 2 EXCEPT: PART ON HIGHWAY PLAN 59985, SECTION 10 TOWNSHIP 22  
NEW WESTMINSTER DISTRICT PLAN 50104 PID 000-909-807**

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**LIST OF ATTACHMENTS**

- Schedule "A": Location Map
  - Schedule "B": Site Plan
  - Appendix I: Notice of Permit
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**AUTHORITY TO ISSUE**

This Development Variance Permit is issued under Section 922 of the *Local Government Act*.

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**BYLAWS SUPPLEMENTED OR VARIED**

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

1. Section 18.4.1 (e) (i) is varied by reducing the front strata lot setback from 6 metres to 0.6 metres clear to sky for a detached garage.
2. Section 18.4.1 (e) (i) is varied by reducing the **rear** strata lot setback from 6 metres to 4 metres, clear to sky, for a holiday home, and to 3 metres, clear to sky, for an open-sided veranda or porch.

3. Where a side strata lot line is adjacent to a **flanking** strata road, Section 18.4.1 (e) (ii) is supplemented and varied by increasing the side flanking strata lot line setback from 3 metres to 3.5 metres, clear to sky, for a holiday home, and by reducing the side flanking strata lot line setback from 3 metres to 2 metres, clear to sky, for an open-sided veranda or porch.
4. On lots 220 to 231 inclusive, for **side** strata lot lines, other than those adjacent to a flanking road, Section 18.4.1 (e) (ii) is varied by reducing the side strata lot setback from 3 metres to 1.2 metres clear to sky, for any part of a holiday home, and to 0.6 metres, clear to sky, for a detached garage.
5. On lot 219, the western strata lot line is varied by reducing Section 18.4.1 (e) (ii) for the **side** strata lot setback from 3 metres to 2.2 metres clear to sky, for any part of a holiday home, and to 1.6 metres, clear to sky, for a detached garage. On lot 219, the eastern side strata lot line is varied by reducing Section 18.4.1 (e) (ii) for the **side** strata lot setback from 3 metres to 1.2 metres clear to sky, for any part of a holiday home, and to 0.6 metres, clear to sky, for a detached garage.
6. Section 18.4.2 (b) is varied by reducing the **minimum area** of a strata lot for a holiday home served by both approved water and sewer systems from 560 square metres to 500 square metres.
7. Section 18.4.4 (a) is varied by reducing the maximum **height** of a garage from 9.1m to 6m or one story whichever is lesser.

“Regional District of Fraser Cheam Campground and Holiday Park Bylaw 1190, 1994” is **varied** as follows:

8. Section 4.06.01 is varied by reducing the required buffer strip width surrounding a holiday park as shown on Schedule B and as follows:
  - a. From 7.6 metres to 3.0 metres along Columbia Valley Road.
  - b. From 7.6 metres to 0.0 metres along the western boundary of 1760 Columbia Valley Road extending from the North West corner of proposed lot 219, south approximately 100m
9. Section 4.06.07 and 08 are varied by reducing the maximum height of a fence screen from 2.5m to 1.8m and reducing the minimum height of a fence screen from 1.8m to 1.2m.
10. Section 6.06.01.02 (a) is varied by reducing the required roadway width from 15 metres to 10 metres for the access road connection to Columbia Valley Road.

11. Section 6.06.01.02 (c) is varied by increasing the maximum cul-de-sac length from 90 metres to 160 metres.
12. Section 6.07.01 is varied by reducing the requirement for a turning circle from a radius of 12 metres to a 6.0m by 6.0m by 6.0m "Hammer Head" turning area as shown on Schedule "B", subject to approval by the Approving Officer.

"Regional District of Fraser-Cheam Electoral Area "E" Parking Bylaw No. 1072, 1992" is varied as follows:

13. Section 2.4.5 is varied by reducing the distance between an off-street parking space and any rear lot line from 1.5 metres to 0.0 metres and by reducing the distance between an off-street parking space and any side lot line from 1.5 metres to 0.6 metres.

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### 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".
3. At least two parking spaces each measuring at least 2.7 meters width and 6.0 meters length shall be provided entirely on each strata lot as a condition of construction of any holiday home on a strata lot. Parking spaces may be contained within a detached garage. All parking spaces on a strata lot shall be orientated substantially at right angles to the fronting or flanking strata road; parking spaces orientated parallel to a strata road shall not be permitted. The required parking spaces may be located length-wise or adjacent to each other on a holiday home lot. Notwithstanding the variances in this permit, no parking space shall be located in a manner that would obstruct access and egress from any holiday home in the event of a fire or other emergency.
4. Where a second storey is provided in holiday home, the floor area of the second floor shall not exceed 75% of the floor area of the first floor of the holiday home. For the purposes of this section, floor area shall include all floor space on a given storey of the building, and shall be measured to the outside of all exterior walls, including any internal floor area plus all verandas, porches, balconies, and similar outdoor areas.
5. 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 5m, measured to the furthest projection of the exterior walls.
6. Carports, ramadas, or accessory storage buildings shall not be permitted on any holiday home lot.

7. Unless noted otherwise, all terms used in this permit have the same meaning as defined in the Zoning Bylaw No. 66 for Electoral Area E, 1976. For the purposes of this permit, "veranda" or "porch" shall mean an open-sided structure attached to a holiday home and intended as an outdoor amenity area, which may have a roof overhead, and which may have a hand rail and/or screen up to a maximum height of 1.22 meters above the floor, but which shall otherwise have no walls other than the wall of the adjacent holiday home.
8. No fence on a holiday home lot shall exceed 1.2 meters in height at any location, except that fences on common land or fences on strata lots adjacent to a buffer strip, common land or external boundary of the lands may be between 1.2 and 1.8m in height.
9. A solid fence between 1.2 and 1.8m in height shall be installed and maintained within the common lands adjacent to Columbia Valley Road as shown on Schedule "B"
10. If the holder of this permit does not commence the construction with respect to which the Permit was issued within one (1) year after the date of the permit, this permit shall lapse.

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#### GENERAL TERMS AND CONDITIONS

1. This Development Variance Permit is issued Pursuant to Section 922 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 910(2) 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 *Health Act*, the *Fire Services Act*, the *Electrical Energy Inspection Act*, and any other provincial statutes.

**SECURITY DEPOSIT**

As a condition of the issuance of this Permit, and pursuant to Section 925 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 s 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 .

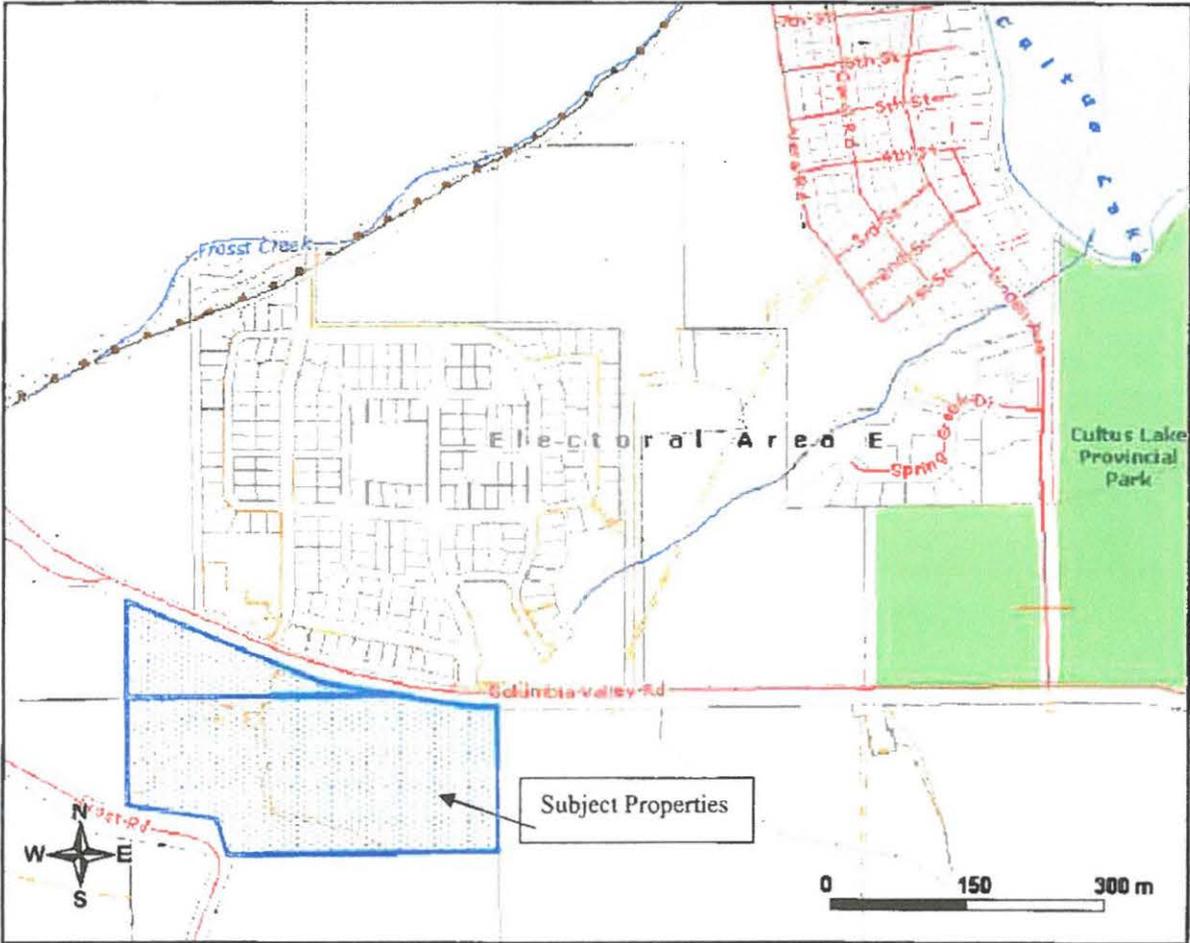
Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number 2011-10 The notice shall take the form of Appendix I attached hereto.

AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE 19 DAY OF August, 2011

  
 \_\_\_\_\_  
 Chief Administrative Officer / Deputy

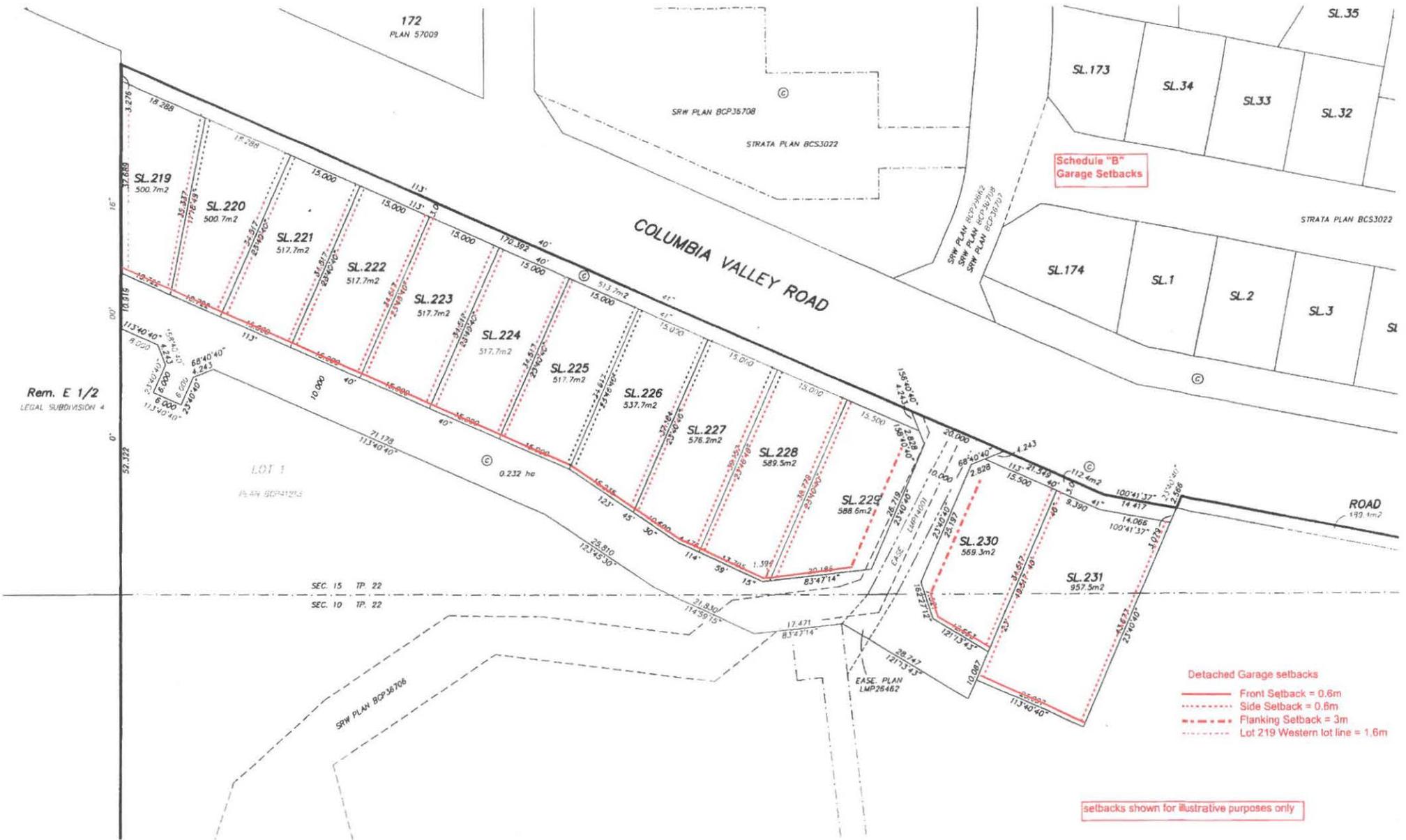
THIS IS NOT A BUILDING PERMIT

**DEVELOPMENT VARIANCE PERMIT 2011 -10**  
**SCHEDULE "A"**  
**Location Map**





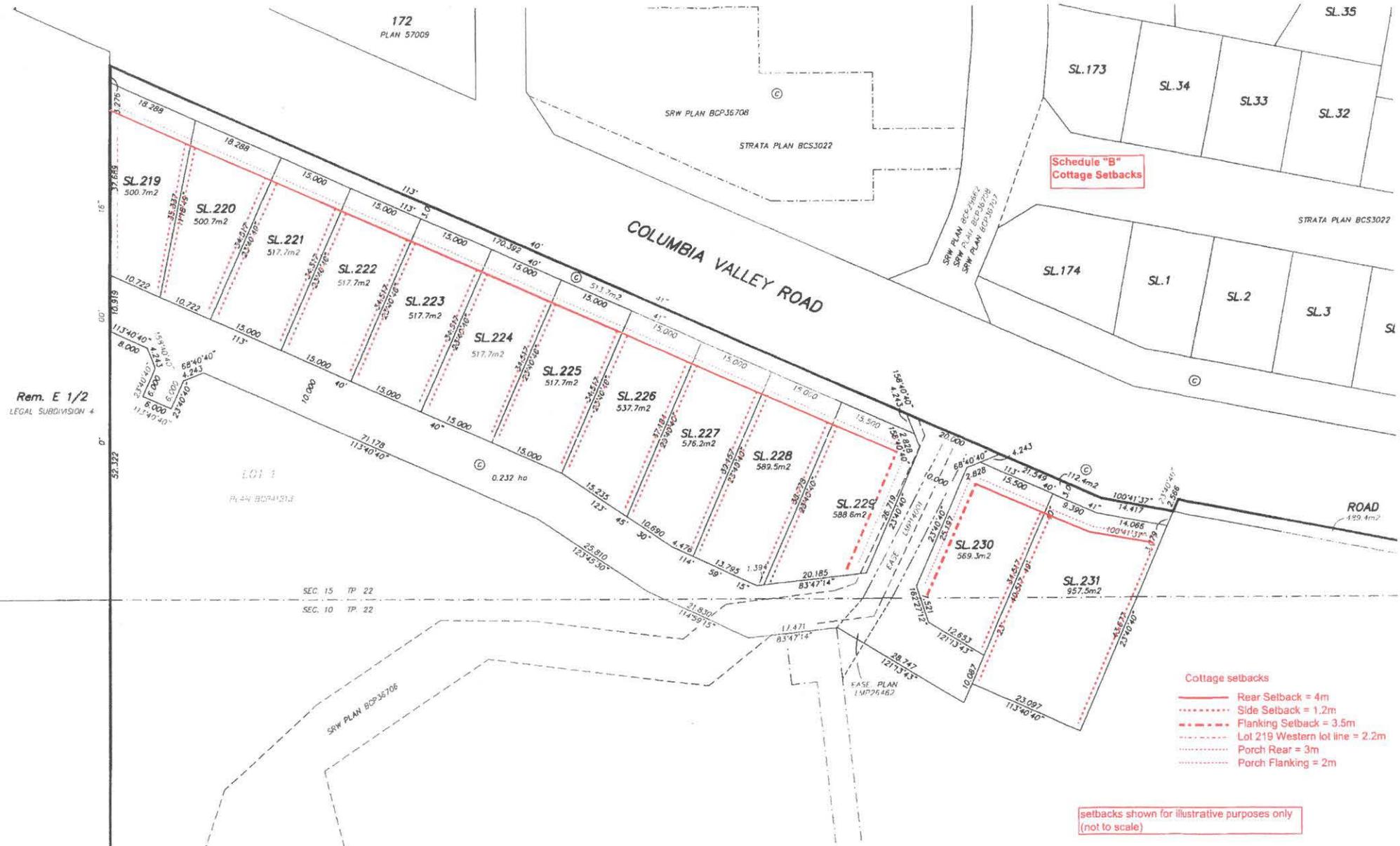
Rem. E 1/2  
LEGAL SUBDIVISION 4



Schedule "B"  
Garage Setbacks

- Detached Garage setbacks
- Front Setback = 0.6m
  - - - Side Setback = 0.6m
  - · · Flanking Setback = 3m
  - · - Lot 219 Western lot line = 1.6m

setbacks shown for illustrative purposes only



Schedule "B"  
Cottage Setbacks

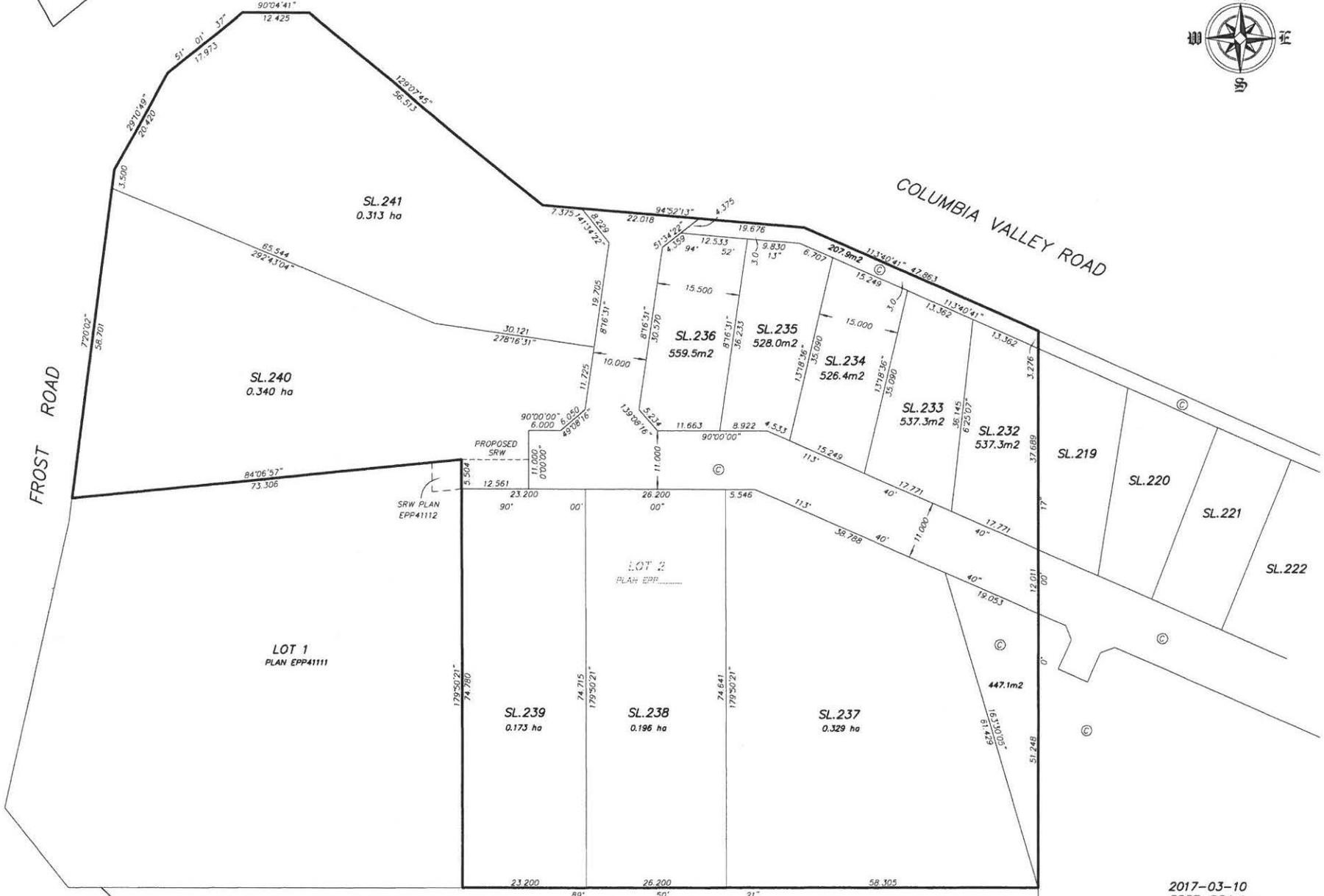
- Cottage setbacks**
- Rear Setback = 4m
  - ..... Side Setback = 1.2m
  - - - - Flanking Setback = 3.5m
  - · - · Lot 219 Western lot line = 2.2m
  - ..... Porch Rear = 3m
  - ..... Porch Flanking = 2m

setbacks shown for illustrative purposes only  
(not to scale)



FROST ROAD

COLUMBIA VALLEY ROAD



PT. LOT 1  
PLAN BCP10007

2017-03-10  
3537-BS4.dwg  
SCALE 1:500

**BUTLER SUNDVICK**  
4 - 19089 94th Ave  
Surrey, BC V4N 3S4  
www.butlersundvick.ca  
Tel. 604-513-9611  
File: 3537  
Dwg: 3537-BS4