FRASER VALLEY REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT

Permit No. Development Variance Permit 2019-05 **Folio No.** 733.06644.265

Issued to: Graeme & Katelyn Morrison

Address: 10358 Wildrose Drive

Applicant: Graeme & Katelyn Morrison

Site Address: 10191 Caryks Road, Electoral Area D

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 6 SECTION 1 TOWNSHIP 3 RANGE 29 WEST OF THE SIXTH MERIDIAN
NEW WESTMINSTER DISTRICT PLAN EPP72713
PID: 030-594-278

LIST OF ATTACHMENTS

Schedule "A": Location Map
Schedule "B": Site Plan
Schedule "C": Proposed building plans

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

1. Division 23 Section 2302.3 (a) (ii): the maximum height of an accessory building is increased from 5.0m (16.4 ft) to 7.3m (24 ft).

2. Division 23 Section 2302.3 (b): the maximum area of an accessory building is increased from 45 square metres (484 sq.ft) to 53.5 square metres (576 sq ft).

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.

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3. Development of the site shall be undertaken in accordance with the Site Plan attached hereto as Schedule "B".

4. A building permit shall be issued by the Fraser Valley Regional District prior to any construction on the property.

5. No cooking facilities and no plumbing shall be permitted within the accessory building.

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> .

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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 2019-05. 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 20th DAY OF <MONTH> , <YEAR>

_____

Chief Administrative Officer / Deputy

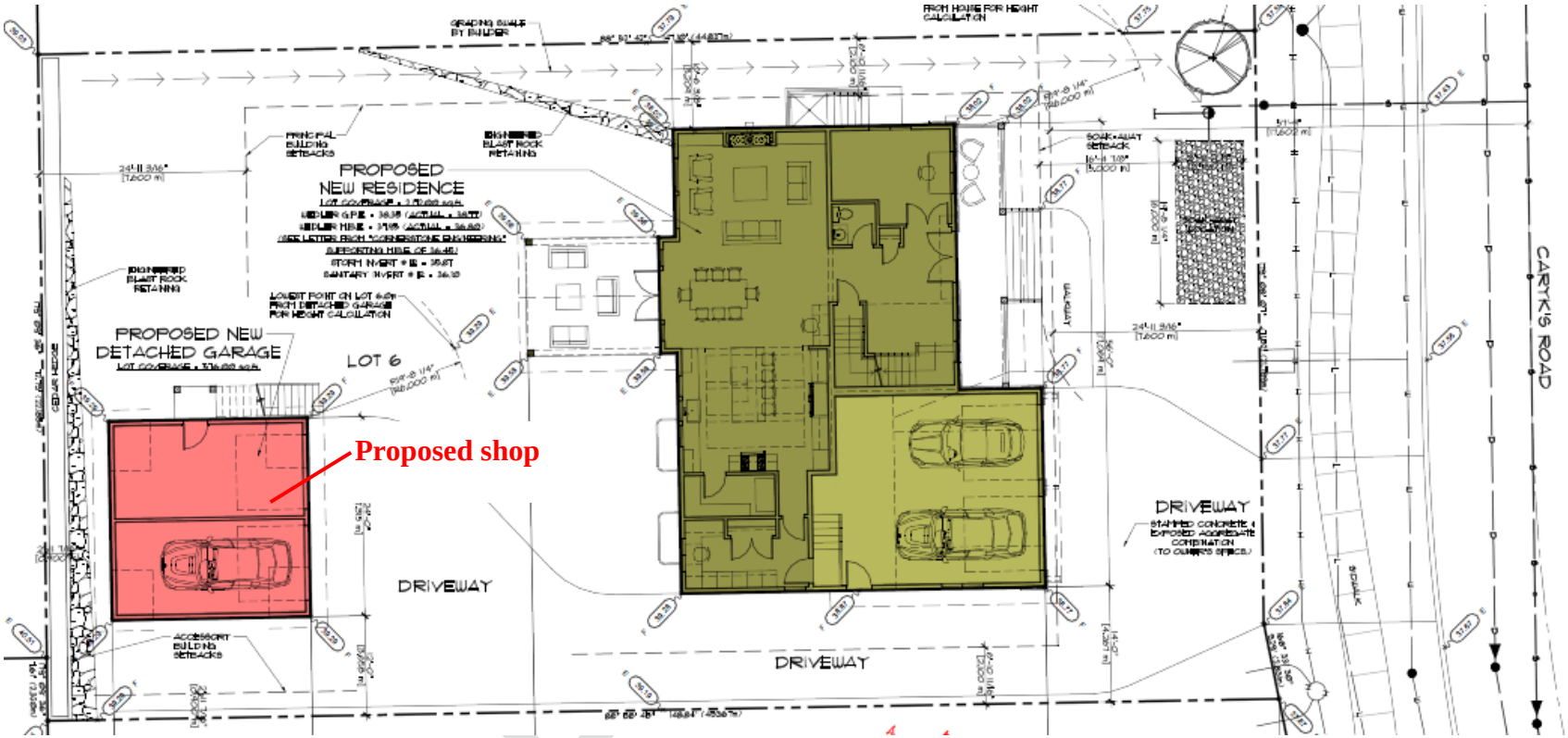
THIS IS NOT A BUILDING PERMIT

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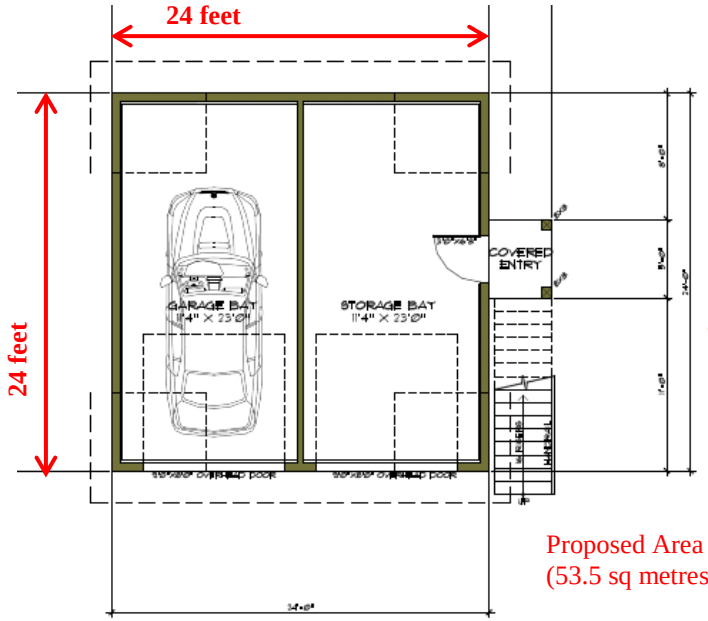
DEVELOPMENT VARIANCE PERMIT 2019-05
SCHEDULE "A"
Location Map



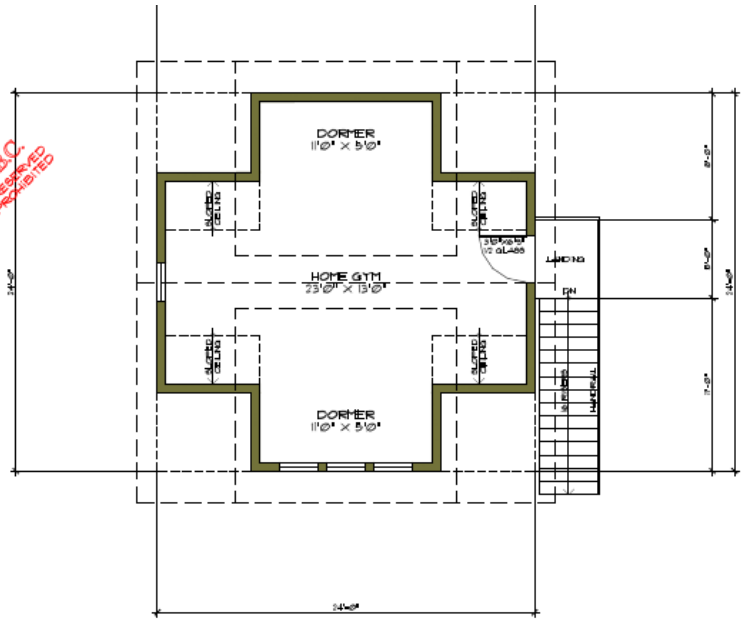
DEVELOPMENT VARIANCE PERMIT 2019-05
SCHEDULE "B"
Site Plan



DEVELOPMENT VARIANCE PERMIT 2019-05
SCHEDULE "C"
Proposed Building Plans



PRELIMINARY
GRAEME & KATELYN MORRISON
1091 CARYKS ROAD, ROSEDALE, B.C.
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Proposed Area = 576 sq ft
(53.5 sq metres)

DETACHED GARAGE
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

DETACHED GARAGE MAIN FLOOR AREA: 576.00 sq.ft.
DETACHED GARAGE COVERED ENTRY AREA: 20.00 sq.ft.

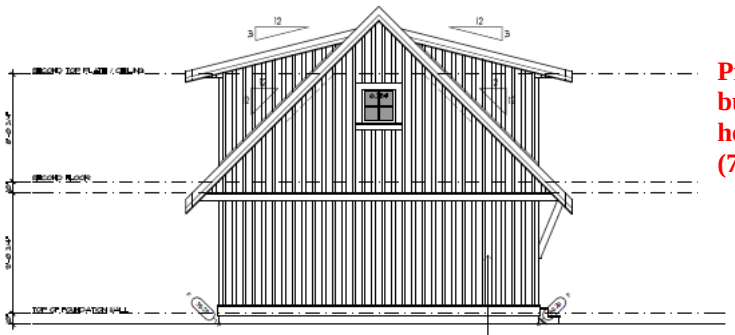
CEILING HEIGHT: 9' PLUS 10" OF CONCRETE FOUNDATION WALL

DETACHED GARAGE LOT COVERAGE: 576.00 sq.ft.

DETACHED GARAGE
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DETACHED GARAGE SECOND FLOOR AREA: 456.00 sq.ft.

CEILING HEIGHT: 8'



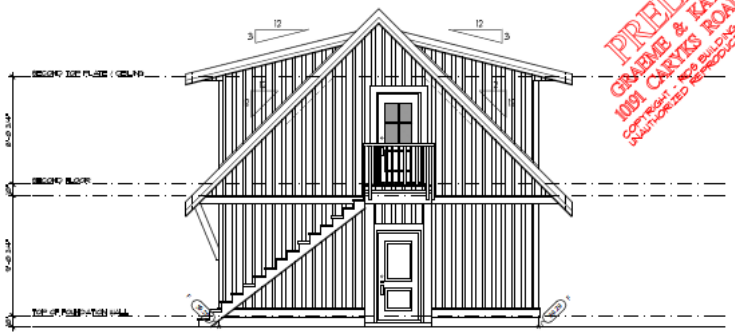
DETACHED GARAGE
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Proposed building height 24 feet (7.3m)

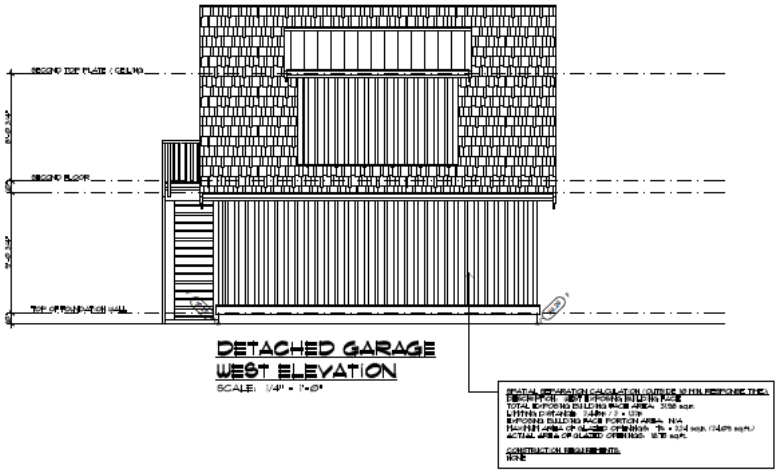


DETACHED GARAGE
EAST ELEVATION
SCALE: 1/4" = 1'-0"

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



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