



REPORT

To: Chair and Directors

Date: August 23, 2019

From: Michael Blatz, North Peace Land Use Planner

Subject: Development Variance Permit Report, PRRD File No. 18-153

RECOMMENDATION: *[Corporate Unweighted]*

That the Regional Board authorize Development Variance Permit No. 18-153, to increase to the maximum permissible accessory building floor area from 232 m² (2496 ft²) to 362.3 m² (3900 ft²), an increase of 130.3 m² (1404 ft²) or 56%, for the property legally described as N 347.154 feet of Lot 1 Section 25 Township 83 Range 19 W6M Peace River PL 22271.

BACKGROUND/RATIONALE:

Proposal

To increase to the maximum accessory building floor area from 232 m² (2496 ft²) to 362.3 m² (3900 ft²), an increase of 130.3 m² (1404 ft²) or 56%. The applicant intends to build a single-storey shop, including office and storage areas, to accommodate a home-based mechanic business.¹

File Details

File No.: 18-153
 Owners: Paul Marston & Shannon Garbe
 Area: Electoral Area C
 Location: Fort St. John
 Legal: N 347.154 feet of Lot 1 Section 25 Township 83 Range 19 W6M Peace River PL 22271
 PID: 008-985-511
 Civic Address: 8360 Old Fort Road
 Lot Size: 2.02 ha (5.00 ac)

Site Context

The subject property is along Old Fort Road, southwest of Fort St. John. The property is residential, , however it is directly adjacent to several parcels being used for BC Hydro's Site C project. The land to the north, northwest, south, and east is predominantly zoned and designated for industrial use. The quarter section directly west of the property is predominantly zoned for agriculture. There is one residential home in the vicinity, across Old Fort Road.

Site Features

Land

The property is mainly treed, with cleared areas for the home and yard.

¹ The applicant revised their proposal several times and as a result, some documentation attached to this report may reference a different proposed building size.

Structures

There is a home on the property.

Access

The parcel has access from Old Fort Road.

CLI Soil Rating

The subject property has a soil rating of 2c. Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. Subclass X denotes adverse climate.

Comments & ObservationsApplicant

The applicant attached a letter to his application, which is summarized below. The applicant's letter states:

- The area around the subject property is increasingly industrial in nature. The proposed shop will help block noises associated with the industrial uses.
- The applicant has not found a suitable shop in the Fort St. John area for his business. The proposed shop will include measures to minimize soil contamination.
- The applicant intends to perform all work indoors and keep the yard tidy to disrupt his home site and neighbours as little as possible.

Agricultural Land Reserve (ALR)

The subject property is within the ALR. In June 2019, a non-farm use was granted by the Agricultural Land Commission with Resolution #214/2019 (ALC File 58533) for a 65'-0" x 58'-6" building. The applicant later revised their proposal to a 65'-0" x 60'-0" building, which Agricultural Land Commission staff indicated would be in substantial compliance with the original decision.

Official Community Plan (OCP)

The property is designated Light/Service Industrial (Serviced) within *PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009*. Section 8.3.2 Policy 7 of the OCP states the purpose of this designation is to encourage future industrial development connected to a community sewage system. Though this proposal does not work toward that intent in the short-term, the proposed home-based automotive mechanic business is somewhat industrial in nature. Further, Section 8.1 of the OCP states the PRRD's goal for industrial areas generally is to support a diversified economy that provides employment opportunities.

Therefore, the proposal is consistent with the OCP's goal to support economic and employment opportunities and the proposed automotive mechanic use is consistent with the permitted uses in the Light/Service Industrial designation. The OCP does not address accessory buildings.

Land Use Zoning

The property is zoned R-3 (Residential 3 Zone) within *PRRD Zoning Bylaw No. 1343, 2001*. Section 36 of the bylaw states that home-based businesses and accessory buildings are permitted accessory uses, subject to regulations:

- Section 36 of the zoning bylaw regulates the siting of accessory buildings. The site plan submitted with the application indicates the proposed shop will comply with the required setbacks. The

building height, as defined in the zoning bylaw, is 7.66m (25.13 ft), which complies with the height restriction of 10 m (32.8 ft).

- The regulations in Section 13 of the zoning bylaw restrict the total accessory building floor area to 232 m² (2496 ft²) on a 2.02 ha parcel. Since the proposed accessory building is 362.3 m² (3900 ft²), or 56% over the permitted size, a Development Variance Permit (DVP) is required.
- Section 19 of the zoning bylaw regulates home based businesses. The regulations state that the proposed home based mechanic business is permitted and that a home based business is permitted in an accessory building.

Therefore, the proposed use and siting of the accessory building are permitted by the zoning bylaw, but a Development Variance Permit is required due to the proposed floor area.

Fire Protection Area

The subject property is within the Fort St. John Fire Protection Area.

Mandatory Building Permit Area

The property is within the Mandatory Building Permit Area.

Development Permit Areas

The property is within the Industrial Development Permit Area; however it is not applicable because Section 13.5 of *PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009* states a development permit is not required for the construction of residential accessory uses.

Development Cost Charge Area

The property is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The property is within the School District 60 School Site Acquisition Charge Area, but it is not applicable because no new residential parcels are proposed.

Impact Analysis

Context

The applicant's proposed site plan shows the building in the northwest corner of the property, near Old Fort Road and a neighbouring industrial shop. The proposed building is not anticipated to have a significant impact on neighbouring properties.

Population & Traffic

No population or traffic changes are anticipated.

Sewage & Water

A waste water tank and cistern are proposed.

Comments Received from Municipalities & Provincial Agencies

Staff referred an earlier version of the application to municipalities and provincial agencies, which proposed a 353 m² (3800 ft²) shop size. When the applicant later revised the application to a 362.3 m² (3900 ft²) shop, staff did not re-refer because the change was relatively minor. Staff consulted with

the Agricultural Land Commission to confirm the revised proposal complied with the non-farm use decision.

ALC, Fort St. John Fire Rescue, MoFLNRORD, MoTI & SD 60

No objections.

Northern Health

Must not cause a health hazard and must comply with application acts and regulations.

Dawson Creek, Fort St. John, Chetwynd, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge & OGC

No response received.

Comments Received from the Public

Public notification was completed in accordance with *Local Government Act* Section 499. No comments were received by the time this report was finalized. Any comments received after report finalization, but before the Regional Board considers the application, will be reported verbally.

ALTERNATIVE OPTIONS:

1. That the Regional Board refuse Development Variance Permit No. 18-153, to increase to the maximum accessory building floor area from 232 m² (2496 ft²) to 362.3 m² (3900 ft²), an increase of 130.3 m² (1404 ft²) or 56%, for the property legally described as N 347.154 feet of Lot 1 Section 25 Township 83 Range 19 W6M Peace River PL 22271.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

COMMUNICATIONS CONSIDERATION(S):

OTHER CONSIDERATION(S):

Attachments:

1. Maps
2. Application and email correspondence revising application
3. Referral responses from agencies and email correspondence with ALC to confirm compliance
4. Director comments
5. Development Variance Permit No. 18-153

Map showing the location of the Subject Property relative to Hwy 97 and Hwy 97N. The Subject Property is highlighted with a blue outline and labeled "Subject Property". Hwy 97N runs diagonally from the top left to the bottom right. Hwy 97 runs horizontally from the bottom left to the bottom right. The Subject Property is located between Hwy 97N and Hwy 97. Other features include Charlie Lake, Mile 50, Mile 40, and the Bulkhead.

85 Ave

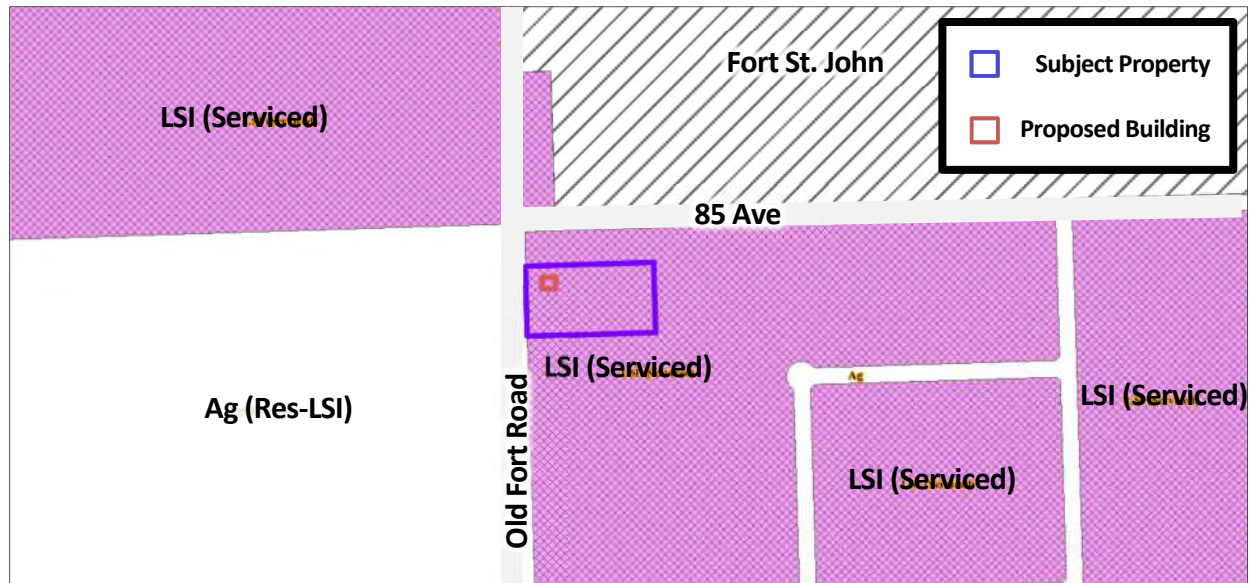
Old Fort Road

Subject Property

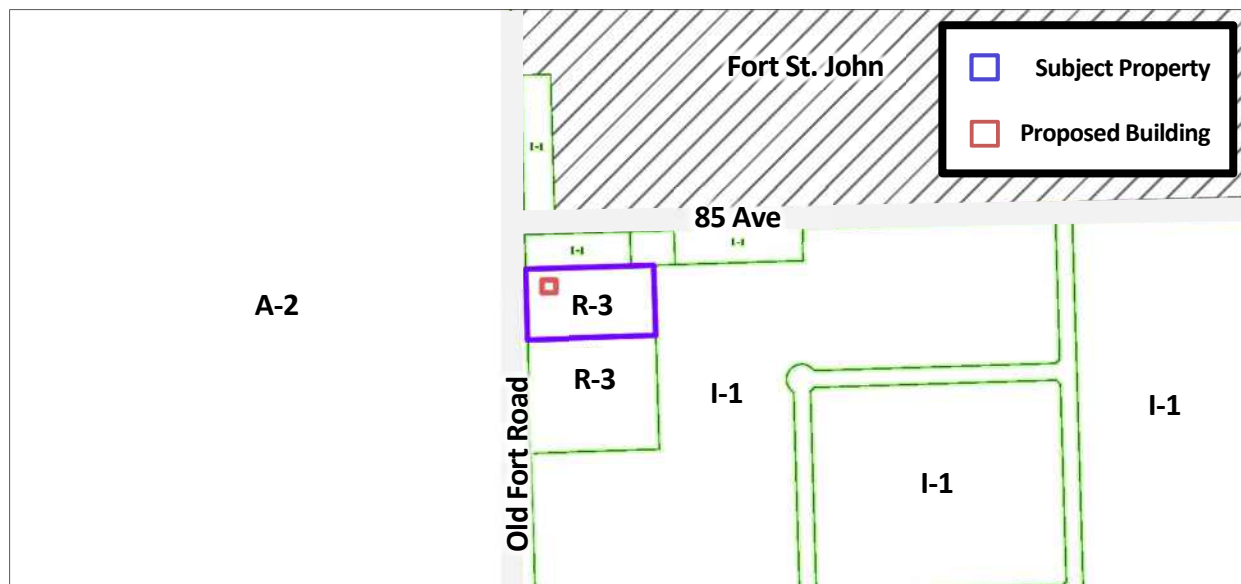
Proposed Building

PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009:

Light/Service Industrial (Serviced)



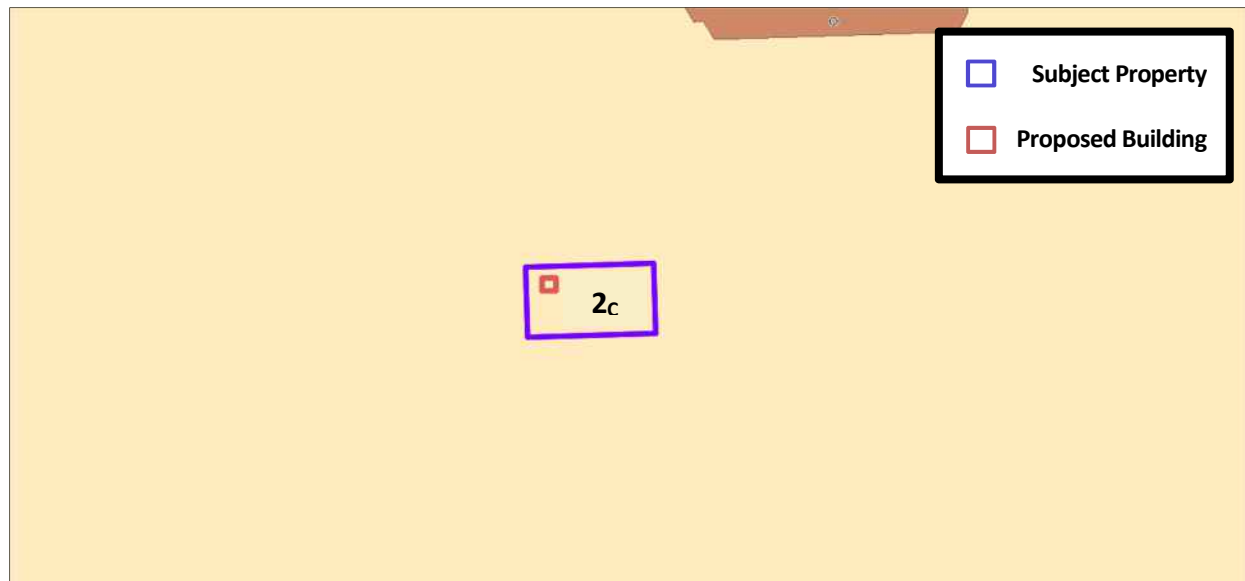
PRRD Zoning Bylaw No. 1343, 2001: R-3 (Residential 3 Zone)



Agricultural Land Reserve: Within



CLI Soil Classification: 2_c





PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
 FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
 [Toll Free: 1-800-670-7773]

Receipt # 7100Application for Development

1. TYPE OF APPLICATION

	FEE
☐ Official Community Plan Bylaw Amendment	\$ 1,000.00
☐ Zoning Bylaw Amendment	650.00
☐ Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
☐ Temporary Use Permit	350.00
☐ Development Permit	165.00
☒ Development Variance Permit	165.00
☐ Sign requirement	150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

2. PLEASE PRINT

Property Owner's Name <u>Paul Marston</u>	Authorized Agent of Owner (if applicable)
Address of Owner [Redacted]	Address of Agent
	City/Town/Village
	Postal Code
	Telephone Number:
	Fax Number:
	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<u>Lot 1 Plan PGP22271 Part NW 1/4 Section 25, Township 83, Range 19, Meridian W6, Peace River land</u>	<u>4.6</u> ha./acres
<u>District N4Y 347.154 Ft of Lot 1 PID.008-985-511</u>	ha./acres
	ha./acres
	TOTAL AREA <u>4.6</u> ha./acres

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

4. Civic Address or location of property: 8360 Old Fort Rd.

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your proposal:

- ☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

- ☐ Zoning Bylaw amendment:

Existing zone: _____

Proposed zone: _____

Text amendment: _____

- ☒ Development Variance Permit – describe proposed variance request:

The ability to build a larger shop than currently
allowed for a home based business

- ☐ Temporary Use Permit – describe proposed use:

- ☐ Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:

Currently main residences (home) and garden
sheds.

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North Light industrial.

(b) East BC hybrid Zoned Light industrial.

(c) South Residential.

(d) West agricultural - Residential purchased by owner to
turn into light industrial

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

To remain residence and home business (see sheet)

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

(see sheet)

10. Describe the means of sewage disposal for the development:

cast waste water tank.

11. Describe the means of water supply for the development:

Cistern

THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
 - (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

[Redacted Signature]

Signature of Owner

May 18 2018

Date signed

Signature of Owner

Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We authorize	and	hereby
(name) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	

May 18, 2018

Re: Paul Marston Application for Development Variance

Question 8:

Subsequently revised to
3900 square feet



The plan of the proposed development is to build a larger shop than permitted (4875 sq ft) to accommodate a home based (mechanic) business. The proposed shop will have three bays, an office space and storage areas.

Question 9:

The property I am living on has been surrounded by light industrial land and shops for many years which I have had little say in. There is no privately owned residential land around me except for what is across Old Fort Road which I know will be applying for an application in to remove it from the ALR and be put into Light Industrial. The proposed shop will be close to the Old Fort Road which will help block the noises that now occur due to the Industrial lands surrounding me, the shop would back an existing shop to the north that is already zoned Industrial.

The reason for build a larger than permitted shop is that after working in numerous shops around Fort St John I have found that many, if not almost all, are poorly equipped and set up to do the job properly. I do not want any washing of parts or equipment done in my yard as I want it contained to control contamination which I can, after twenty one years, tell you that it is not all just mud.

The shop to the North of me has an outside wash pit that when it overflows – due to rain, snow or washing – flows onto my property. The shop I am proposing to build would have an inside wash bay and be set up to recycle wash water. Another problem is used oil and filters left outside that make a mess and leach into the ground. This too would be inside the shop I am proposing because with outside containment it can fill with snow or rain and the first thing to leak out is oil because it is on top.

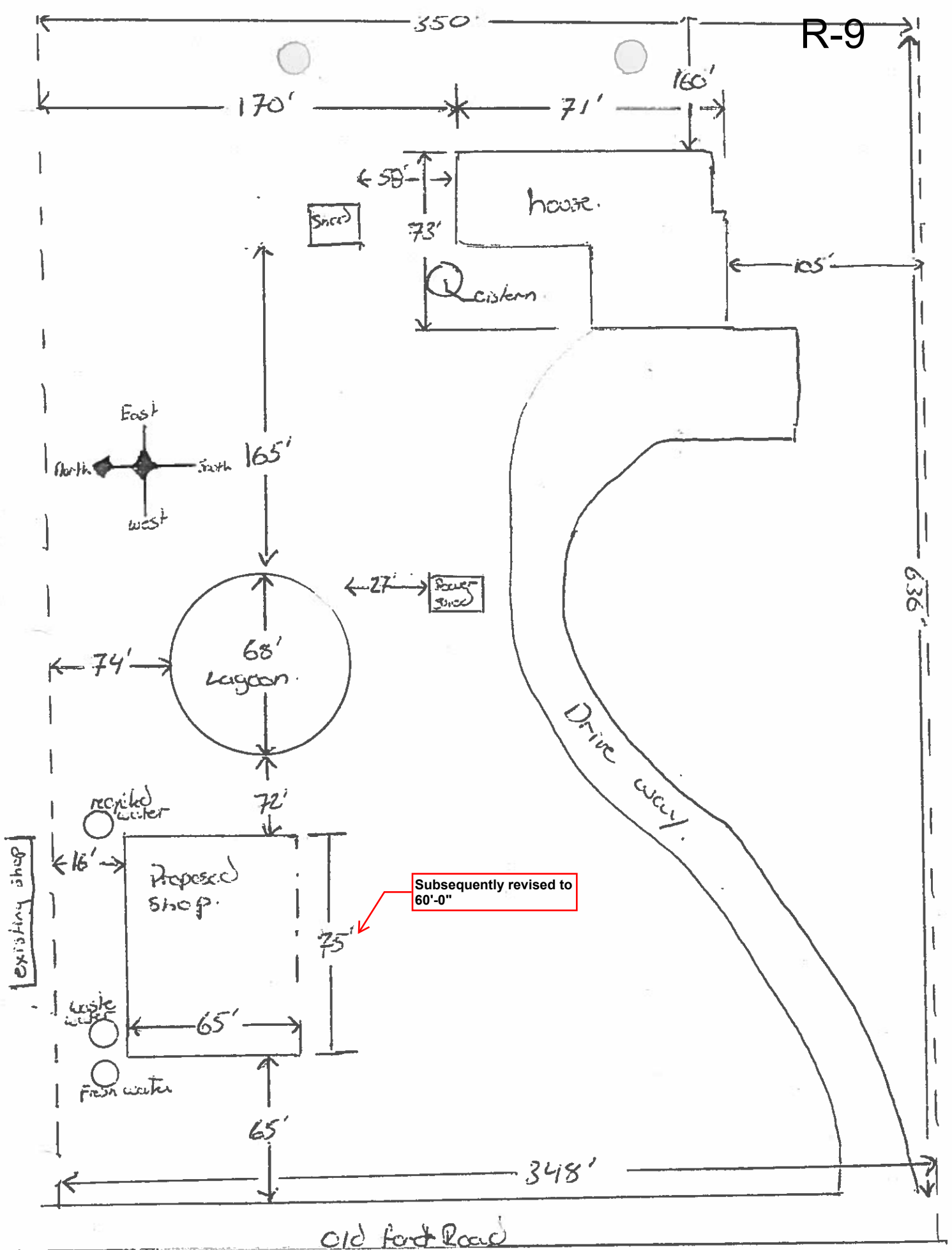
I have worked at a shop near the underpass which is not lived at by the owner and is used for repair work and all the washing is done outside and oil is kept outside which causes a mess and a concern. Many yard are miss used and this is just an example. Furthermore I would like all work done indoors as not to disturb the neighbors I do have, including my own family, which has not been the courtesy I have received from many, including a pipe yard to the North with an unnecessarily noisy loader working all hours of the day and night.

This is a problem and I do understand that it needs to be addressed however I think that every situation should be looked at as an individual case. I do live on the property of the proposed shop and I do not want to live in a junk yard. The only items that will be outside will be a dumpster and a steel bin, which I already have on the property. Again, I do not want to be surrounded by Industrial land with little say in what happens. BC Hydro has been fair and decent but unfortunately they cannot tell me any of the proposed plans for the land behind my house so I do not think that I am affecting anyone by asking for this variance.

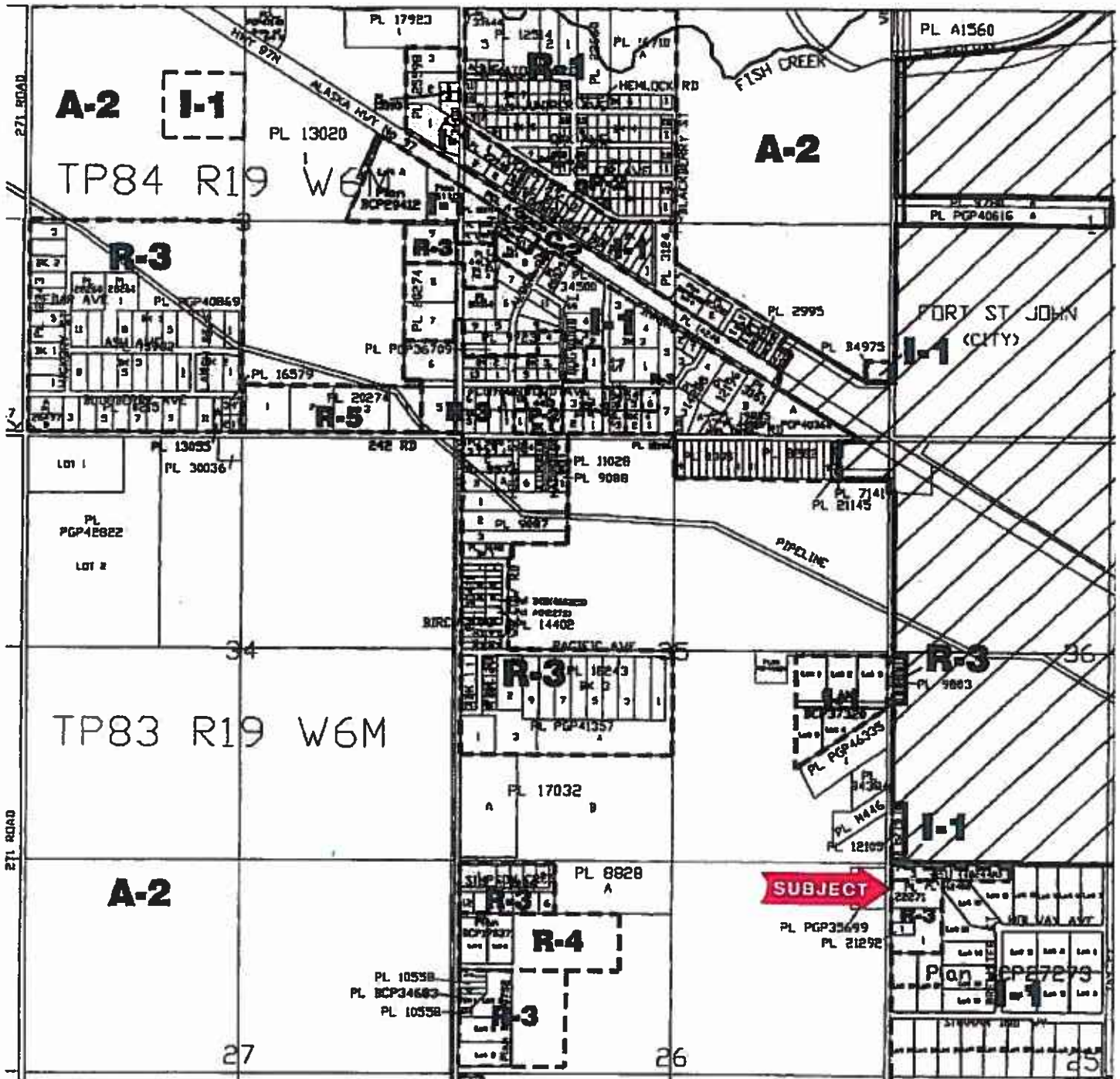
The property itself does not lend itself well to Industrial development due to its slope. The property to the North is developed and the property to the East is high and flat. The Old Fort Road is to the West and after sloping the land to make a flat lot with road access you would be in a hole, which is not ideal, and have about 1.5 acres of usable land left.

Thank you for your consideration.

September 5, 2019



September 5, 2019



View From front of proposed shop
Facing toward the north end
85th ave or holloway Rd

September 5, 2019



View from front of proposed shop
Facing toward the west (old fort)



R-9

September 5, 2019

R-9

View from house of property
facing toward the south

September 5, 2019

Michael Blatz

From: Wog Enterprises <[REDACTED]>
Sent: Monday, August 19, 2019 3:20 PM
To: Michael Blatz
Subject: Re: Marston/Garbe Building Permit Application

CAUTION: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ya sure ill deal with that then
Right now i just want to put 4 walls up

Sent from my iPhone

On Aug 19, 2019, at 3:08 PM, Michael Blatz <Michael.Blatz@prrd.bc.ca> wrote:

The ALC non-farm use was for the building footprint, but the variance is for the building floor area. In [the zoning bylaw](#), Floor Area is defined as “the total floor area of all floors, measured to the outside surface of the exterior walls of the building(s)”

I will proceed with the 65’ x 60’ building size with no mezzanine, for a total floor area of 3900 square feet. Note that if you add a mezzanine in the future, you will likely need additional building and development variance permits at that time.

Best,
Michael Blatz

From: Wog Enterprises <[REDACTED]>
Sent: Monday, August 19, 2019 2:57 PM
To: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Subject: Re: Marston/Garbe Building Permit Application

CAUTION: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Well scrap the mezzanine idea cause it may happen later on cause i cant afford it right now but wanted to make sure i planned for it if i wanted in the future
Those plans are mine and not necessarily construction plans. I prefer to plan for the future rather than dealing with the bs that you are trying to stir up now
The foot print of the building is your only concern any way as that is what the variance is for

Sent from my iPhone

On Aug 19, 2019, at 2:21 PM, Michael Blatz <Michael.Blatz@prrd.bc.ca> wrote:

Hello again,

As I reviewed the attached blueprints, I noticed a few differences from the previous building plans:

- Instead of a 65'-0" x 58'-6" building, the new drawings show a 65'-0" x 60'-0" building
- The new drawings also show a mezzanine level

These changes mean the building floor area has grown from 3802.5 square feet to approximately 4635.8 square feet.

I spoke with the ALC, who approved a non-farm use for the 65'-0" x 58'-6" building size. They indicated that the new, larger building size is a small difference and would fall within substantial compliance with their decision, so no action is needed with the ALC.

As far as your Development Variance Permit application with us goes, please respond to this email to confirm that you wish to proceed with your application as amended (as indicated above).

Best,

Michael Blatz | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084

michael.blatz@prrd.bc.ca | www.prrd.bc.ca

<image001.jpg><image002.jpg> <image003.jpg>

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From: WOG Enterprises <[REDACTED]>

Sent: Monday, August 19, 2019 9:07 AM

To: Michael Blatz <Michael.Blatz@prrd.bc.ca>

Subject: Re: Marston/Garbe Building Permit Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you.

I called Jacqui and she gave me the wrong email address to send it to.

Shannon

Sent from my iPhone

On Aug 19, 2019, at 9:01 AM, Michael Blatz <Michael.Blatz@prrd.bc.ca> wrote:

Thank you – I will forward this over to the building permit team

From: WOG Enterprises <[REDACTED]>
Sent: Monday, August 19, 2019 8:59 AM
To: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Subject: Fwd: Marston/Garbe Building Permit Application

CAUTION: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Michael,

I sent the building permit application to Jacqui on July 22nd.
I have attached the email I sent to her.

Shannon

Sent from my iPhone

Begin forwarded message:

From: "[REDACTED]" <[REDACTED]>
Date: July 23, 2019 at 9:40:23 AM MST
To: building.construction@prrd.bc.ca
Subject: Marston/Garbe Building Permit Application

Good Morning,

Please find the Building Permit Application and construction plans attached.

Any questions please contact me.

Paul Marston
[REDACTED]

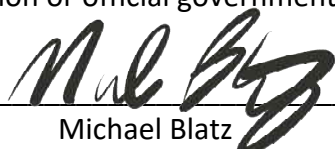
<R00218_Marston_Shop-r2.pdf>

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DEVELOPMENT VARIANCE PERMIT
REFERRAL FORM

Peace River Regional District **R-9**
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

Peace River Regional District	Development Variance Permit 18-153	Date: July 15, 2019									
You are requested to comment on the attached Development Variance Permit (DVP) application for potential effect on your agency's interests. We would appreciate your response within 21 days (due August 6, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.											
PURPOSE OF PERMIT: To allow an increase to the maximum accessory building floor area from 232 m² (2496 ft²) to 353 m² (3800 ft²), an increase of 121 m² (1300 ft²) or 52%.											
GENERAL LOCATION: Fort St. John, BC		Subsequently revised to 3900 square feet									
LEGAL DESCRIPTION: N 347.154 FT OF Lot 1 Section 25 Township 83 Range 19 W6M Peace River PL 22271; PID 008-985-511.											
AREA OF PROPERTY 2.02 ha (5.00 acres)	ALR STATUS: Within	OCP DESIGNATION: Light/Service Industrial (Serviced)									
Land Owners: Paul Marston & Shannon Garbe											
Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.  Michael Blatz Title: <u>North Peace Land Use Planner</u>											
This referral has also been forwarded to the following agencies: ☐ Northern Health Authority ☐ Ministry of Transportation & Infrastructure via eDAS ☐ Ministry of Forests, Lands, Natural Resources Operations and Rural Development ☐ Agricultural Land Commission ☐ Oil & Gas Commission											
Other: <table border="0"><tr><td>☐ District of Chetwynd</td><td>☐ District of Hudson's Hope</td><td>☐ District of Taylor</td></tr><tr><td>☐ City of Dawson Creek</td><td>☐ Village of Pouce Coupe</td><td>☐ District of Tumbler Ridge</td></tr><tr><td>☐ City of Fort St. John</td><td>☐ Fort St. John Fire Rescue</td><td>☐ School District 60</td></tr></table>			☐ District of Chetwynd	☐ District of Hudson's Hope	☐ District of Taylor	☐ City of Dawson Creek	☐ Village of Pouce Coupe	☐ District of Tumbler Ridge	☐ City of Fort St. John	☐ Fort St. John Fire Rescue	☐ School District 60
☐ District of Chetwynd	☐ District of Hudson's Hope	☐ District of Taylor									
☐ City of Dawson Creek	☐ Village of Pouce Coupe	☐ District of Tumbler Ridge									
☐ City of Fort St. John	☐ Fort St. John Fire Rescue	☐ School District 60									
(As per the Management of Development Function)											

September 5, 2019


Agricultural Land Commission

201 – 4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

July 24, 2019

Reply to the attention of Sara Huber
 ALC Issue: 51160
 Local Government File: 18-153

Michael Blatz, Land Use Planner
 Peace River Regional District
Michael.Blatz@prrd.bc.ca
Delivered Electronically

Re: Peace River Regional District Development Variance Permit 18-153

Thank you for forwarding a copy of Peace River Regional District (PRRD) Development Variance Permit 18-153 (the “DVP”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the DVP is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the “General Regulation”), the Agricultural Land Reserve Use Regulation (the “Use Regulation”), and any decisions of the ALC.

Application History

In September 2018, the ALC received a referral (the “Previous Referral”) from the PRRD for a DVP to increase the maximum accessory building floor area from 232 m² to 452 m² on the property identified as 8360 Old Fort Road, Fort St. John (the “Property”), to allow for the development of a detached 14.6 metre by 18.3 metre shop to accommodate a home based mechanic business. The shop was proposed to have 3 bays, an office and storage areas.

In response to the Previous Referral, the ALC advised that a non-farm use application must be submitted for the Commission’s consideration.

In March 2019, the Commission received ALC Application: 58533, which requested permission to build the mechanic shop to accommodate the home-based business on 0.1 ha of land. The Commission conditionally approved the proposal by Resolution #214/2019, citing the Commission’s previous endorsement of the Property for Light Industrial in its review of the Fort St. John and Area Comprehensive Development Plan (the “CDP”) and lack of objection to the subsequent North Peace Fringe Area Official Community Plan’s (OCP) designation of the Property as Light Industrial. As a condition of approval, the applicant was required to site the mechanic shop in accordance with Schedule A attached to Resolution #214/2019.

Current Proposal

The PRRD has now re-referred the DVP (the “Current Referral”) and advised that the applicant has amended the proposal by reducing the size of the proposed mechanic shop from 453m² to 353m². Despite reducing the building size, it still exceeds the 232 m² maximum accessory building floor area, which is why the DVP is being pursued.

ALC Response

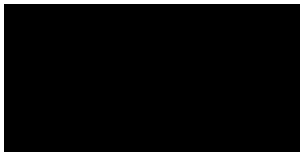
The ALC has no objection to the DVP as it is consistent with previous approvals of the Commission. The ALC advises that the condition of approval in Resolution #214/2019 to site the building in accordance with Schedule A remains in effect.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

If you have any questions about the above comments, please contact the undersigned at 604-660-7019 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD Development Variance Permit 18-153
58533d1 (Maston-Garbe)

CC: Ministry of Agriculture – Attention: Lori Vickers

51160m1



June 27, 2019

ALC File: 58533

Paul Martson
DELIVERED ELECTRONICALLY

Dear Paul Martson:

Re: Application 58533 to conduct a non-farm use in the Agricultural Land Reserve

Please find attached the Reasons for Decision for the above noted application (Resolution #214/2019). As agent, it is your responsibility to notify the applicants accordingly.

Request for Reconsideration of a Decision

Under section 33(1) of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. The request must be received within one (1) year from the date of this decision's release. For more information, refer to *ALC Policy P-08: Request for Reconsideration* available on the Commission website.

Please direct further correspondence with respect to this application to Jennifer Carson at ALC.North@gov.bc.ca

Yours truly,

A black rectangular box redacting the signature of Jennifer Carson.

/ Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #214/2019)
Schedule A: Decision Map

cc: Peace River Regional District (File: ALR NFU 19-010)

September 5, 2019



AGRICULTURAL LAND COMMISSION FILE 58533

REASONS FOR DECISION OF THE CHIEF EXECUTIVE OFFICER

Non-Farm Use Application Submitted Under s. 20(2) of the *Agricultural Land Commission Act*

Applicants: Shannon Garbe
Paul Marston

Agent: Paul Marston

Property: Parcel Identifier: 008-985-511
Legal Description: The North 347.154 Feet of Lot
1, Section 25, Township 83, Range 19, West of the
6th Meridian, Peace River District, Plan 22271
Civic: 8360 Old Fort Road, Fort St. John
Area: 2.0 ha

Chief Executive Officer: Kim Grout
(the "CEO")



OVERVIEW

- [1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

- [2] Pursuant to s. 20(2) of the ALCA, the Applicants are applying to the Agricultural Land Commission (the "Commission") to build a mechanic shop to accommodate a home based business on 0.1 ha of ALR (the "Proposal").

- [3] The Proposal along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

- [4] Under Section 27 of the Agricultural Land Commission Act the ALC, by resolution, may establish criteria under which the CEO may approve applications for exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use applications. By resolution, the Commission as specified that the following applications may be decided by the CEO:

2. Exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use applications that are consistent with a specific planning decision of the Commission made by resolution (e.g.: Peace River- Fort St. John Comprehensive Development Plan).

Clarification: This criterion for decision-making does not include general comments or endorsement of the Commission regarding Official Community Plans, Zoning Bylaws or their respective amendments.

BACKGROUND

- [5] In 2005, the Property was designated "Light Industrial" under Area 7 of the Fort St. John and Area Comprehensive Development Plan (the "CDP"). The Commission had no objection to the "Light Industrial" designation for Area 7, as it was close to existing services and industrial lands, but noted that it did not support retention of these lands within the ALR



(Application 17438; Resolution #111/2005). In support of the CDP, a “Fort St. John and Area CDP Final Report on Development Areas and Phasing (2005)” was submitted which included the following information with respect to Area 7:

Light Industrial Area 7 is proposed for Light Industrial use, and it is about 470 hectares in area. The uses in this area would include the types of light industrial uses that already occur in the nearby industrial areas southwest of the Alaska Highway. This area will also accommodate light industrial uses that require extensive amounts of land and a limited level of services, such as oil field equipment storage compounds. This large area will be developed gradually, with some areas close to existing services being provided with community sewer, water and roads. Other areas, further from existing services, are identified for land extensive uses that do not require sewer and water services. Further refinement and definition of the types of uses and phasing of development with the public should occur during the Official Community Plan update process. Buffering measures should be considered to mitigate potential impacts on existing residents. Phasing Area 7 will be developed over two phases. The first phase, closer to the City, will be developed earlier, and is more appropriate for uses requiring services. The second phase, further from the City, located between Phase I and area 8b, will be developed later. The second phase is more appropriate for uses requiring extensive sites without sewer and water services.

- [6] In 2009, the Commission reviewed the draft North Peace Fringe Area Official Community Plan (OCP), which consolidated and replaced the CDP, the Charlie Lake OCP, and the North Peace OCP. The Commission did not raise objections to the designation of the Property as Light Industrial.

DECISION

- [7] This Application was submitted on January 22, 2019 and was forwarded to the Commission by the Peace River Regional District on March 15, 2019. On February 22, 2019, the ALCA was amended and changes were made to its regulations. The Applicant was given an opportunity to make written submissions relating to the amendment of the ALCA and



changes to its regulations. While the Application was submitted under the former s. 20(3) of the ALCA, the CEO has considered it under s. 20(2) of the ALCA as amended. The considerations to be weighed by the CEO on this application are unchanged.

[8] After reviewing the Application, I am satisfied that the Proposal is consistent with Criterion #2 and approve the Proposal.

[9] The Proposal is approved subject to the following condition:

a. Siting of the non-farm use in accordance with Schedule A.

[10] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

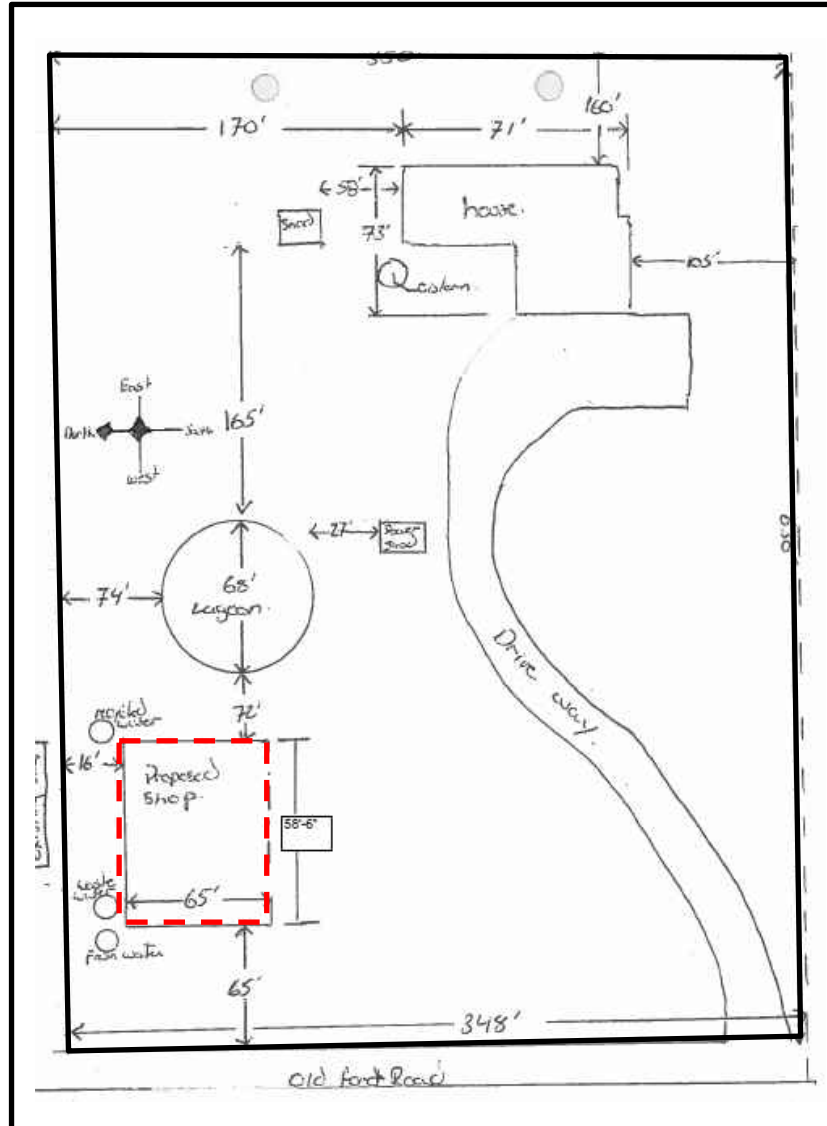
[11] A decision of the CEO is a decision of the Commission pursuant to s. 27(5) of the ALCA.

[12] Resolution #214/2019

Released on June 27, 2019



Kim Grout, Chief Executive Officer



Michael Blatz

From: ALC North Land Use ALC:EX <ALC.North@gov.bc.ca>
Sent: Monday, August 19, 2019 2:12 PM
To: Michael Blatz
Subject: RE: ALC File 58533

CAUTION: This email originated from outside of the organization.
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Hi Michael,

As discussed, the discrepancy is simply that 0.1 ha is the minimum number you can enter into the ALC's online system for a non-farm use.

You mentioned the current building plan is 65' by 60' instead of the 65' by 58.5' approved in Schedule A of the decision (58533d1). Considering how small the variance is and the reasons for approval given in the decision, that would fall within substantial compliance with the decision.

If you have any further questions, please let me know.

Michael McBurnie

Land Use Planner, North Region
 Agricultural Land Commission
 ALC.North@gov.bc.ca | 604.660.7016

From: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Sent: August 19, 2019 9:31 AM
To: ALC North Land Use ALC:EX <ALC.North@gov.bc.ca>
Subject: ALC File 58533
Importance: High

Good morning,

The attached decision grants an exclusion for the proposed shop but references two different sizes: the siting on the site plan (a 65' x 58'-6" building, or 0.035 ha) and a 0.1 ha area. Just wondering which number takes precedence? Please call if you'd like to discuss.

Thanks,

Michael Blatz | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084

michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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Michael Blatz

From: Marco D'agostino <MDagostino@fortstjohn.ca>
Sent: Tuesday, July 30, 2019 2:02 PM
To: Michael Blatz
Cc: Darrell Blades
Subject: RE: PRRD File 18-153 | Development Variance Permit Re-referral

CAUTION: This email originated from outside of the organization.
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Good Day Michael,

Thank you for providing us with the invitation to comment on this application. The Fort St John Fire Department has review the attached documents and has no issues with this application moving forward.

If you require further assistance please feel free to contact me.

Regards,

Marco D'Agostino

Captain | Fire Prevention Officer
Direct Line 250-787-8002
Cell 250-793-0307



From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: July-16-19 11:20
To: PRRD_Internal
Subject: PRRD File 18-153 | Development Variance Permit Re-referral

Good morning,

The PRRD invites you to review the attached application for a Development Variance Permit in the Fort St. John area. Please respond with any comments by **August 6, 2019**.

Please note that the application was referred to your organization in September, 2018. Since then, the applicant changed the proposal – rather than a 453 m² (4875 ft²) building, he is now proposing a 353 m² (3800 ft²) building. He also was also granted a non-farm use by the ALC for the building. Due to these new developments and the time elapsed since the original referral, the PRRD is re-referring the file to your organization.

Please get in touch if you have any questions.

Best,

Michael Blatz | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084

michael.blatz@prrd.bc.ca | www.prrd.bc.ca



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Michael Blatz

From: Caputa, Adam O FLNR:EX <Adam.Caputa@gov.bc.ca>
Sent: Tuesday, July 16, 2019 4:10 PM
To: Michael Blatz
Cc: Reiter, Tammy FLNR:EX
Subject: FW: PRRD File 18-153 | Development Variance Permit Re-referral

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Not at all.

From: Reiter, Tammy FLNR:EX
Sent: Tuesday, July 16, 2019 4:07 PM
To: Caputa, Adam O FLNR:EX
Subject: RE: PRRD File 18-153 | Development Variance Permit Re-referral

Hi Adam

Do you mind sending that response to Michael Blatz?

Thanks!

Tammy

From: Caputa, Adam O FLNR:EX
Sent: Tuesday, July 16, 2019 1:53 PM
To: Reiter, Tammy FLNR:EX
Subject: RE: PRRD File 18-153 | Development Variance Permit Re-referral

This is private property so we have no comments!
Adam

From: Reiter, Tammy FLNR:EX
Sent: Tuesday, July 16, 2019 1:44 PM
To: Caputa, Adam O FLNR:EX
Subject: FW: PRRD File 18-153 | Development Variance Permit Re-referral

From: FrontCounter BC FLNR:EX
Sent: Tuesday, July 16, 2019 1:38 PM
To: FLNR FortStJohn ARFD FLNR:EX
Subject: FW: PRRD File 18-153 | Development Variance Permit Re-referral

For Response,



Julia Podealuk

Contact Center Representative, Certified Service Professional (CSP)

FrontCounter BC & Authorizations Provincial Team

Ministry of Forests, Lands, Natural Resource Operations & Rural Development

Tel: 1-877-855-3222

[FrontCounter BC Website](#) | Toll-Free Contact Centre: 1-877-855-3222

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From: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Sent: July 16, 2019 11:20 AM
To: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: PRRD File 18-153 | Development Variance Permit Re-referral

Good morning,

The PRRD invites you to review the attached application for a Development Variance Permit in the Fort St. John area. Please respond with any comments by **August 6, 2019**.

Please note that the application was referred to your organization in September, 2018. Since then, the applicant changed the proposal – rather than a 453 m² (4875 ft²) building, he is now proposing a 353 m² (3800 ft²) building. He also was also granted a non-farm use by the ALC for the building. Due to these new developments and the time elapsed since the original referral, the PRRD is re-referring the file to your organization.

Please get in touch if you have any questions.

Best,

Michael Blatz | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084

michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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Ministry of
Transportation
and Infrastructure

Peace River Regional District
PO Box 810
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

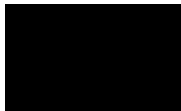
Attn: Michael Blatz, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure has received and reviewed your referral of July 16, 2019 to allow an increase to the maximum accessory building floor area from 232 m² (2496 ft²) to 353 m² (3800 ft²), an increase of 121 m² (1300 ft²) or 52%. The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the development variance permit.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Jennifer Dyer at (250) 787-3335.

Sincerely,



Jennifer Dyer
Development Technician
Peace District

September 5, 2019

Michael Blatz

From: Gu, Kang Min <KangMin.Gu@northernhealth.ca>
Sent: Tuesday, July 16, 2019 1:18 PM
To: Michael Blatz
Subject: RE: PRRD File 18-153 | Development Variance Permit Re-referral
Attachments: subdivision-guidelines.pdf

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Good afternoon Michael,

The following is the comments from Northern Health regarding PRRD File 18-153 Development Variance Permit:

- Must not cause a health hazard and or must not contaminate or cause to contaminate any drinking water sources, wells, any water bodies.
- Must follow Public Health Act, Drinking Water Act and its applicable regulations, Sewerage System Regulations as applicable.
- Must have appropriate sewerage system installed and all the regulatory requirements are met as applicable.
- Proper subdivision protocol be followed for subdividing this property in the future. Please refer to Northern Health's 'Guidelines for Subdivision' for more information.

Please see attached subdivision guideline for your reference. Should you have any questions, please contact the undersigned.

Best regards,

From: Michael Blatz [<mailto:>]
Sent: Tuesday, July 16, 2019 11:20 AM
To: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: PRRD File 18-153 | Development Variance Permit Re-referral

Good morning,

The PRRD invites you to review the attached application for a Development Variance Permit in the Fort St. John area. Please respond with any comments by **August 6, 2019**.

Please note that the application was referred to your organization in September, 2018. Since then, the applicant changed the proposal – rather than a 453 m² (4875 ft²) building, he is now proposing a 353 m² (3800 ft²) building. He also was also granted a non-farm use by the ALC for the building. Due to these new developments and the time elapsed since the original referral, the PRRD is re-referring the file to your organization.

Please get in touch if you have any questions.

Best,
 Michael Blatz | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084
michael.blatz@prrd.bc.ca | www.prrd.bc.ca



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Michael Blatz

From: Brenda Hooker <bhooker@prn.bc.ca>
Sent: Thursday, July 18, 2019 8:39 AM
To: Michael Blatz
Subject: Re: PRRD File 18-153 | Development Variance Permit Re-referral

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Hi Michael,
the Board is off until the end of August, however we don't see any concerns with the proposed changes

On Tue, Jul 16, 2019 at 11:21 AM Michael Blatz <Michael.Blatz@prrd.bc.ca> wrote:

Good morning,

The PRRD invites you to review the attached application for a Development Variance Permit in the Fort St. John area. Please respond with any comments by **August 6, 2019**.

Please note that the application was referred to your organization in September, 2018. Since then, the applicant changed the proposal – rather than a 453 m² (4875 ft²) building, he is now proposing a 353 m² (3800 ft²) building. He also was also granted a non-farm use by the ALC for the building. Due to these new developments and the time elapsed since the original referral, the PRRD is re-referring the file to your organization.

Please get in touch if you have any questions.

Best,

Michael Blatz | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084

michael.blatz@prrd.bc.ca | www.prrd.bc.ca



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--

Brenda Hooker, CPA, CGA
Secretary Treasurer
School District 60: Peace River North
bhooker@prn.bc.ca
Work: 250-262-6001
Cell: 250-261-0088

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PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Brad Sperling, Director of Area C
 FROM: Michael Blatz, North Peace Land Use Planner
 DATE: August 7, 2019
 RE: **Application for a Development Variance Permit**

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The application and report are provided for your review.

Please find attached a copy of a Development Variance Permit application (**File # 18-153**) concerning Paul Marston.

COMMENTS

Response requested by August 21, 2019

No comment

☐

_____ Director/Municipality	_____ Date
--------------------------------	---------------

diverse. vast. abundant.

PLEASE REPLY TO:

☐ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
☒ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1125 Email: prrd.fsj@prrd.bc.ca

September 5, 2019

Michael Blatz

From: Chair Brad Sperling
Sent: Wednesday, August 7, 2019 10:31 AM
To: Michael Blatz
Cc: PRRD_Internal
Subject: RE: PRRD File 18-153 | Development Variance Permit | Marston
Attachments: image001.jpg; image002.jpg; image003.jpg

_please forward to the board _____

From: Michael Blatz
 Sent: Wednesday, August 07, 2019 9:46 AM
 To: Chair Brad Sperling
 Cc: PRRD_Internal
 Subject: PRRD File 18-153 | Development Variance Permit | Marston

Good morning Chair Sperling,

Please review the attached report regarding a Development Variance Permit. If you have any comments or questions about the file, please forward them to me by August 21, 2019.

Best,
 Michael Blatz | Land Use Planner
 PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084 michael.blatz@prrd.bc.ca<mailto:michael.blatz@prrd.bc.ca> |
 www.prrd.bc.ca<http://www.prrd.bc.ca/>
 [prrdlogo]<http://www.prrd.bc.ca/>[fb]<https://www.facebook.com/Peace-River-Regional-District-Official-Page-205166546170683/timeline/> [Image may contain: text] <http://www.nebcalerts.ca/>
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PEACE RIVER REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT NO. 18-153

Issued to: Paul Marston & Shannon Garbe

Site 26, Comp 10
SS 2 LCD Main
Fort St. John, BC, V1J 4M7

1. Property affected: N 347.154 ft of Lot 1 Section 25, Township 83, Range 19, W6M, PRD, Plan PGP22271; PID 008-985-511
2. Official Community Plan: *PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 - Light/Service Industrial (Served)*
3. Zoning Bylaw: *PRRD Zoning Bylaw No. 1343, 2001; Residential 3 Zone*
4. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit. The provisions of this Development Variance Permit shall prevail over any other provisions of the bylaws in the event of a conflict.
5. This Development Variance Permit allows an increase to the maximum accessory building floor area from 232 m² (2496 ft²) to 362.3 m² (3900 ft²), an increase of 130.3 m² (1404 ft²) or 56%, for the property legally described as N 347.154 ft of Lot 1 Section 25, Township 83, Range 19, W6M, PRD, Plan PGP22271 in order to build a single-storey shop, including office and storage areas.
6. The land described herein, shall be developed strictly in accordance with the terms, conditions and provisions of this permit and any plans and specifications attached to this Permit which shall form a part thereof.
7. This Permit is **NOT** a building permit.

ISSUED THIS _____ day of _____, 20__.

This permit is authorized by Peace River Regional District Board Resolution No.

passed on the _____ day of _____, 20__.

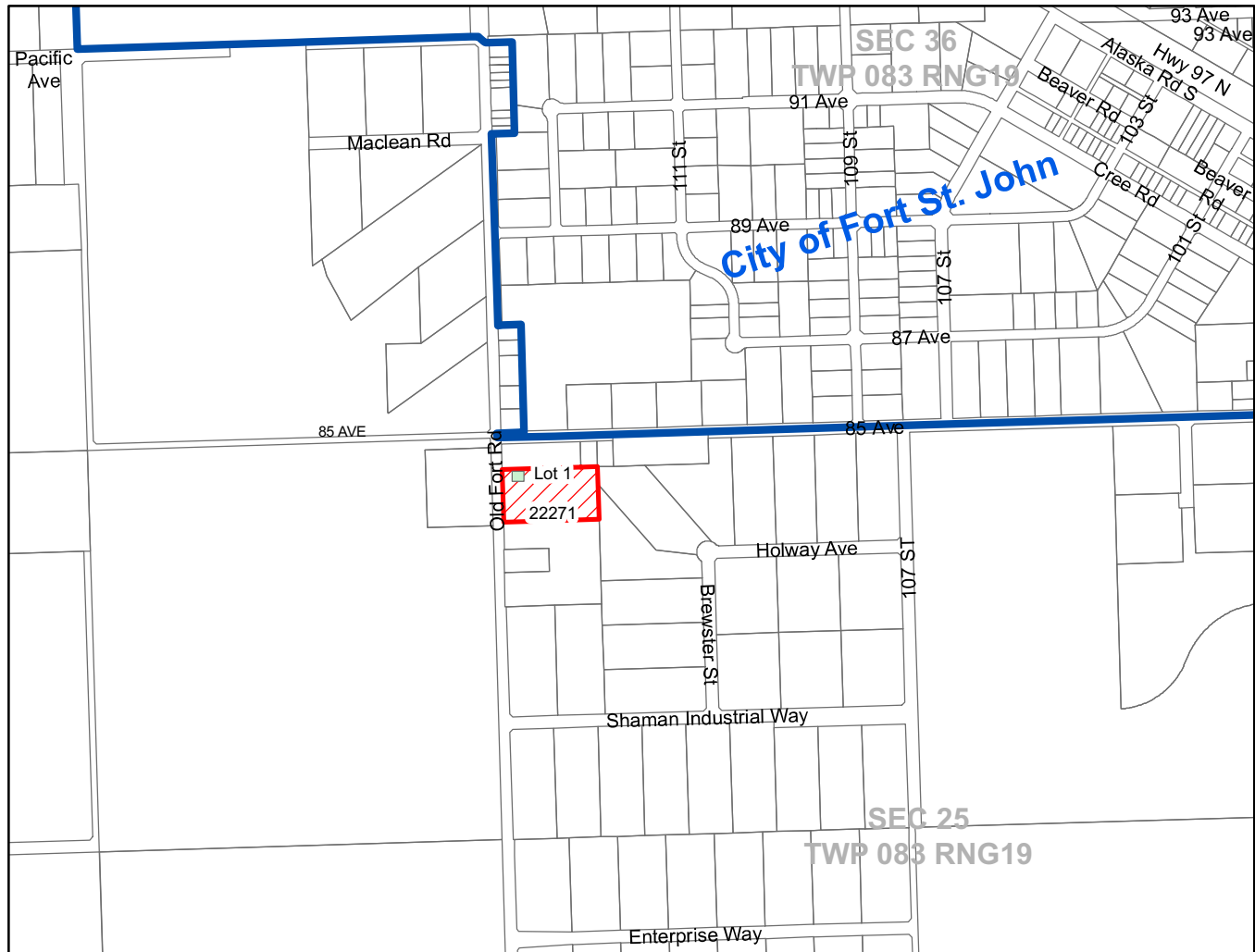
Authorized Signatory

Schedule A: Property Map & Schedule B: Building Plans are attached to and form part of Peace River Regional District Development Variance Permit No.18-153

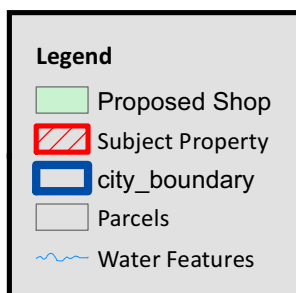
September 5, 2019



Peace River Regional District
SCHEDULE "A"
 Development Variance Permit
 No. 18-153



Detail Map



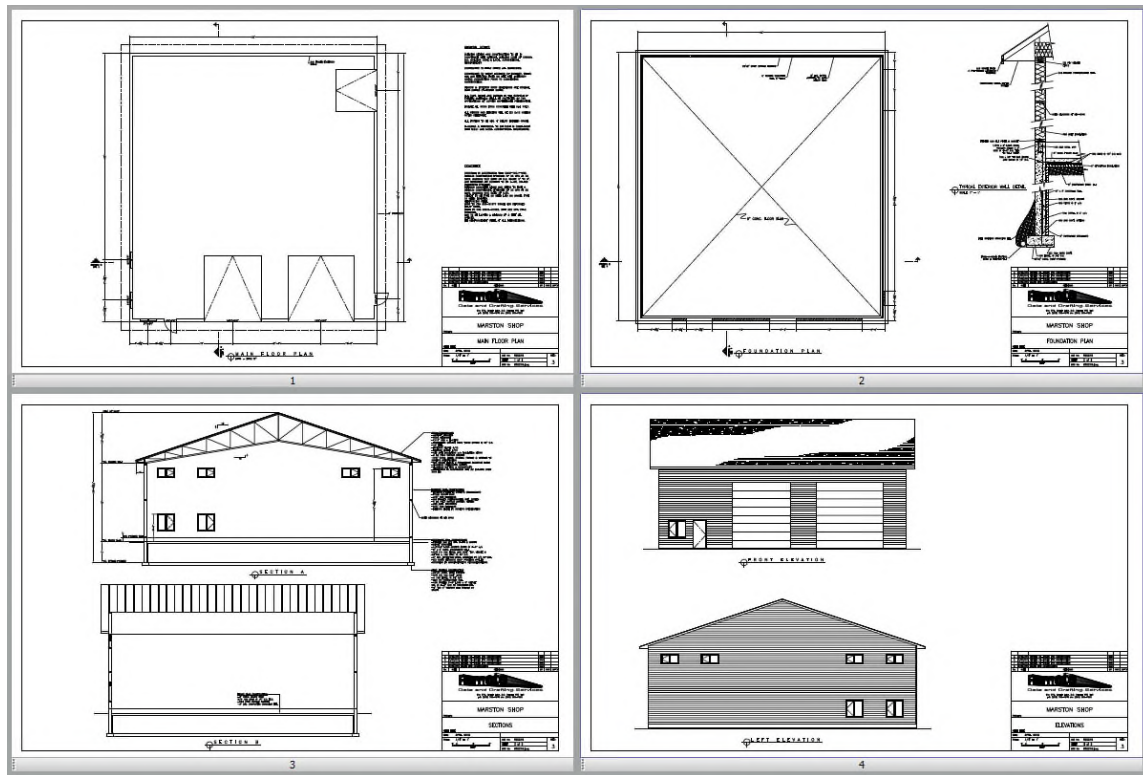
Old Fort Rd

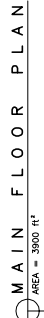
Lot 1
22271

Proposed Shop
362.3 m²
(3900 ft²)



Peace River Regional District
SCHEDULE "B"
 Development Variance Permit
 No. 18-153





ALL FOOTING TO BE MIN. 4" BELOW FINISHED GRADE.
PLUMBING & ELECTRICAL TO BE DONE IN COMPLIANCE
WITH N.B.C. AND LOCAL JURISDICTIONAL REQUIREMENTS.

CONCRETE IN ACCORDANCE WITH CANS-1231-M90.
MINIMUM COMPRESSIVE STRENGTH OF 28
DAYS, MAXIMUM W/C RATIO OF 0.5, SLUMP 3" TO 4",
AND ENTRAINED AIR CONTENT TO BE 3-6%, UNLESS
OTHERWISE SPECIFIED.

INTERIOR CONCRETE SLABS AND STEPS TO HAVE A
MINIMUM COMPRESSIVE STRENGTH OF 30 MPA AT 28
DAYS, MAXIMUM W/C RATIO OF 0.45,
SLUMP 3" TO 4", AND ENTRAINMENT TO BE 3% WHEN LAID ON GRADE. TYPE
I REINFORCING STEEL.

REINFORCING STEEL

BARBERS TO CSA G30-M1977 GRADE 40 DEFORMED
BULLETS STEEL.

MESH TO CSA G30-S-M1983, WITH 385 MPA YIELD
STRENGTH. ALL REINFORCEMENT SHALL BE LAPPED A MINIMUM OF 2 FEET ALL
SPICES.

THE REINFORCEMENT STEEL AT ALL INTERSECTIONS.

No.	DATE	REVISIONS	CHK	APPRO
0	02/05/2018	ISSUED FOR CONSTRUCTION	RAM	BY
1	07/05/2018	REVISED RE-ISSUED FOR CONSTRUCTION	RAM	
2	15/07/2018	REVISED RE-ISSUED FOR CONSTRUCTION	RAM	
3	20/08/2018	REVISED RE-ISSUED FOR CONSTRUCTION	RAM	



Box 674, Charlie Lake, B.C. Canada V0C 1H0
ph: (250) 785-7548 fax (250) 785-7598

MARSTON SHOP

MAIN FLOOR PLAN

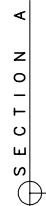
SHEET TITLE:		DATE: APRIL 2018		JOB NO: R00218		REV:
SCALE: 1/4" = 1'				SHEET: 1 of 4		3
				DWG NO: R00218.dwg		



NAME	COMPANY	TELEPHONE	FAX	CITY	STATE	ZIP
						
Data and Drafting Services Box 474, Charlie Lake, B.C. Canada V0C 1H0 Ph: (250) 765-7548 fax: (250) 765-7598						

FOUNDATION PLAN

SHEET TITLE:	
DATE:	APRIL 2018
SCALE:	1/4" = 1'
JOB No:	R00218
SHEET:	2 of 4
DWG No:	R00218.dwg
REV:	3



FLOOR SLAB CONSTRUCTION
-6" CONC. FLOOR SLAB
R/W 15M BARS @ 16" O.C. E.W.
-6m1 POLY VAPOUR BARRIER
-6" MIN. COMPACTED GRANULAR FILL



No.	DATE	DESCRIPTION	BY	CHK	ASSTN
3	20/08/2018	REVISED RE-ISSUED FOR CONSTRUCTION			
2	15/07/2018	REVISED RE-ISSUED FOR CONSTRUCTION			
1	07/05/2018	REVISED RE-ISSUED FOR CONSTRUCTION			
0	02/05/2018	ISSUED FOR CONSTRUCTION			



Box 674, Charlie Lake, B.C. Canada V0C 1H0
 Tel: (250) 785-7548 fax (250) 785-7598

MARSTON SHOP

PROJECT:

SECTIONS

SHEET TITLE

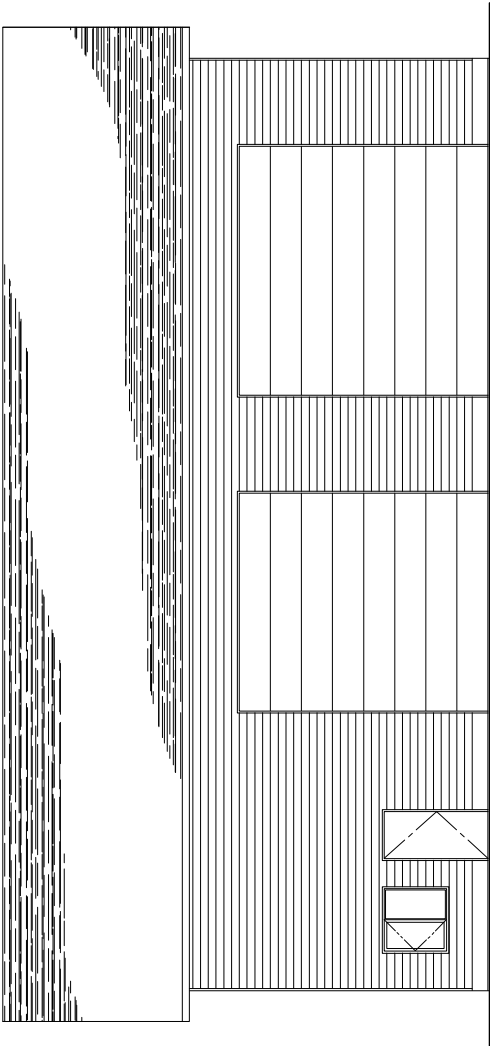
DATE: APR 11 2018

DATE	APRIL 2018
TIME	1:15 - 1:45

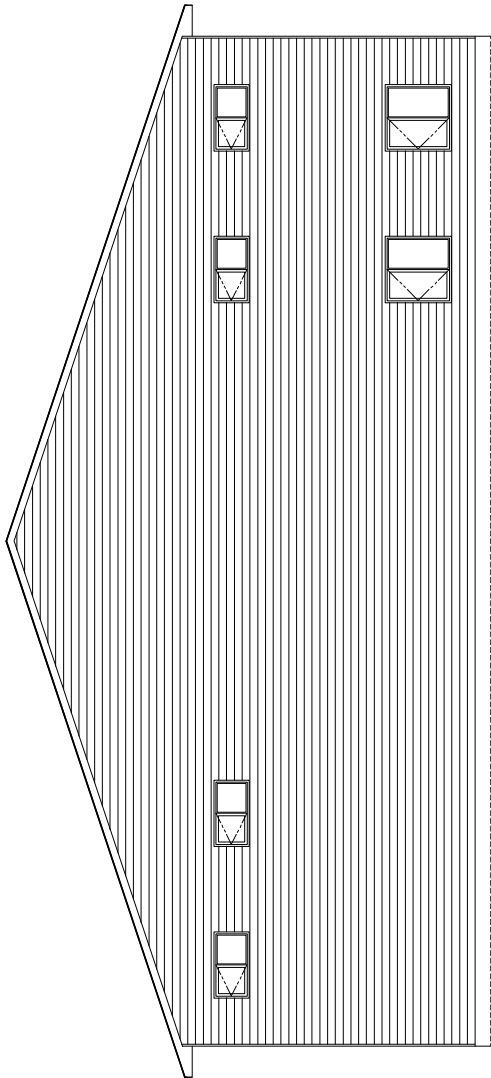
$$1/4 = 1$$

SHEET: 3 of 4

September 5, 2019



FRONT ELEVATION



LEFT ELEVATION

1	10/06/2018	REVISED RE-ISSUED FOR CONSTRUCTION	RAM
2	10/07/2018	REVISED RE-ISSUED FOR CONSTRUCTION	RAM
1	07/06/2018	REVISED RE-ISSUED FOR CONSTRUCTION	RAM
0	02/06/2018	ISSUED FOR CONSTRUCTION	RAM
Rev	DATE	REVISIONS	BY



R-9
Data and Drafting Services
Rev: 07/14, Cheryl Lohs, R.C. Company, VOS 110
ph: (250) 785-7248 fax: (250) 785-7298

PROJECT: MARSTON SHOP

ELEVATIONS

SHEET TITLE:	DATE:	SCALE:	1/4" = 1'	REV:	3
				JOB No:	RD0218
				SHEET:	4 of 4
				DWG No:	RD0218.dwg