



PEACE RIVER REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT NO. 18-318 DVP

Issued to: S & S TURBINE SERVICES LTD

Address:



1. Property affected: LOT A SECTION 36 TOWNSHIP 83 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN PGP46205

PID: 024-899-283

Address: 5953 242 Road
2. Official Community Plan: North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009; Medium Density Rural Residential
3. Zoning Bylaw: PRRD Zoning Bylaw No. 1343, 2001; Residential 4 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 in the maximum permitted accessory building floor area from 232 m² to 373.72 m², an increase of 141.72 m², as shown in Schedule A of this permit.
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 9th day of June, 2022.

This permit is authorized by Peace River Regional District Board Resolution No. RD/22/06/20 passed on the day of June 9, 2022.

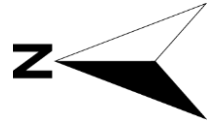
Original signed by Tyra Henderson, Corporate Officer

Authorized Signatory

Schedule A is attached to and forms part of this Development Variance Permit.



Peace River Regional District
SCHEDULE "A"
Development Variance Permit
No. 18-318



SKETCH PLAN SHOWING
EXISTING IMPROVEMENTS ON
LOT A SEC 36 TP83 RGE 18 W6M PLAN PGP46205
PEACE RIVER DISTRICT

242 Road

SEC 36

TP 83

RGE 18

W6M

LEGEND
Red - to be indicated in DVP App.
Green - Exempt from Accessory Building Floor Area Calculation
Blue - To be removed as part of Bylaw Enforcement File

REM Lot 1
Block 2
Plan PGP12215

Lot A
Plan PGP46205

REM Lot 4
Block 2
Plan PGP12215

CIVIC ADDRESS:
6943 & 6943-242 RD
BALDWIN, BC
T8C 0A1

PARCEL MAY BE AFFECTED BY THE FOLLOWING CHARGES APPEARING ON THE CERTIFICATE OF TITLE:
RYLAU CONTRAVENTION NOTICE
COMMUNITY CHARTER SECTION 37
RYLAU CONTRAVENTION NOTICE
COMMUNITY CHARTER SECTION 37
AFRONATIS ACT (CANADA) FILED
1997196 UNDER NO. 30948 (PLAN 24467)
RE: HIGHWAY SEPT PLAN 2169
THE HIGHWAY ACT, S.F.P. 152/65
THE HIGHWAY ACT, S.F.P. 152/65
THE HIGHWAY ACT, S.F.P. 152/65

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF, AND ARE DERIVED FROM PLAN 1215
ALL BUILDING DIMENSIONS ARE TO EXTERIOR WALLS.
THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR CORNERS.
THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSES AND NO PERSON MAY COPY OR ALTER THIS CERTIFICATE WITHOUT PRIOR CONSENT OF McElhanney Geomatics.

THIS BUILDING CERTIFICATE IS CERTIFIED CORRECT ACCORDING TO THE INFORMATION PROVIDED BY THE SURVEYOR AND FIELD SURVEY. UNLESS OTHERWISE NOTED, THE INFORMATION HAS NOT BEEN INCLUDED OR SANCTIONED THIS 10TH DAY OF AUGUST, 2012.

E.H.
E.H. McElhanney
REGISTERED PROFESSIONAL SURVEYOR
ORIGINALY SIGNED AND SEALED

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE OR ACTIONS TAKEN BASED ON THIS DOCUMENT.



SCALE 1:500

JOB: 311-143326 DDMMYY: 1008/20

DRAFTED BY: EH
SURVEYED BY: EH
CHECKED BY: EH
REVISION: 0
McElhanney Associates
10000 Highway 101
8000 - Northgate Drive
Fort St. John, BC
Phone: 250-919-0366

