



**PEACE RIVER REGIONAL DISTRICT  
DEVELOPMENT VARIANCE PERMIT NO. 21-005**

Issued to: Gerber Transport Ltd.  
10511 114 Avenue  
Fort St. John, BC  
V1J 6H7

1. Property affected: Lot 1 Section 30 Township 83 Range 18 West of the 6<sup>th</sup> Meridian Peace River District Plan 11226
2. PID: 004-417-232
3. Official Community Plan: North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009; Medium Density Rural Residential
4. Zoning Bylaw: PRRD Zoning Bylaw No. 1343, 2001; Residential 3 Zone
5. 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.
6. This Development Variance Permit allows an increase in the maximum permitted accessory building floor area from 187 m<sup>2</sup> to 268.5 m<sup>2</sup> (an increase of ±81.5 m<sup>2</sup>) to permit a ±4.8m wide addition onto the eastern side of the existing shop, as illustrated in Schedule A, for the property legally described as Lot 1 Section 30 Township 83 Range 18 West of the 6<sup>th</sup> Meridian Peace River District Plan 11226.
7. 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.
8. This Permit is **NOT** a building permit.

**ISSUED THIS 10<sup>th</sup> day of February, 2022.**

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

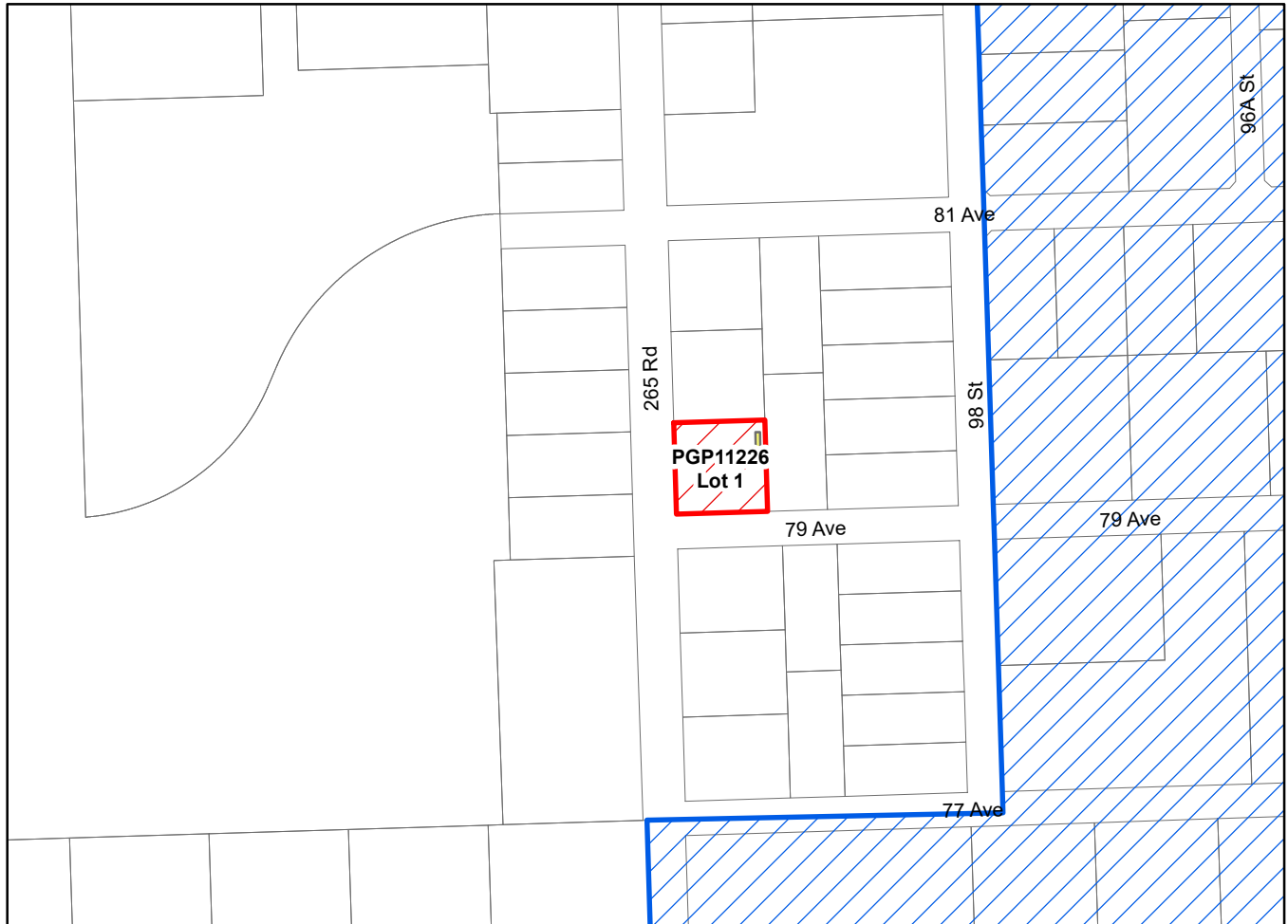
passed on the 10<sup>th</sup> day of February, 2022.

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



Peace River Regional District  
**SCHEDULE "A"**  
 Development Variance Permit  
 No. 21-005



**Detail Map**

**Legend**

- Existing Shop Extension
- Subject Property
- City of Fort St John
- Parcels



To allow an increase in the Maximum Permitted Accessory Building Floor Area from 187 m<sup>2</sup> to 268.5 m<sup>2</sup> (an increase of +/- 81.5 m<sup>2</sup>) to permit an addition onto the existing shop.