



REPORT

To: Chair and Directors

Report Number: DS-BRD-417

From: Development Services

Date: July 18, 2024

Subject: Development Variance Permit No. 24-007

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board respectfully refuse issuance of Development Variance Permit No. 24-007 DVP, to increase the maximum permitted accessory building floor area from 187m² to ±258.7m² (a difference of ±71.7m²) to construct a ±167.2m² Quonset, on the subject property identified as PID: 012-273-155.

BACKGROUND/RATIONALE:

Proposal

The applicant is proposing to increase the permitted maximum accessory building floor area by ±71.7m² (±38%) from 187m² to ±258.7m² to construct a new ±9.1m x ±18.3m (±167.2m²) accessory structure (Quonset) on the property.

Rationale

Refusal of this proposal is being recommended as it exceeds the maximum permitted accessory building floor area of 187m² by ±71.7m² or ±38%.

File Details

Owner: Joseph & Sandra Bueckert
Area: Electoral Area C
Location: Fort St. John
Legal: LOT 2 BLOCK 2 SECTION 30 TOWNSHIP 83 RANGE 18 WEST OF THE 6TH MERIDIAN
PEACE RIVER DISTRICT PLAN 13536
PID: 012-273-155
Civic Address: 9977 81 Avenue
Lot Size: 0.4 ha (0.99 ac)

Site Context

The property is approximately 115m away from the City of Fort St. John, just to the west of 98 Street. Surrounding properties are a mix of residential and industrial zoned parcels.

Official Community Plan (OCP)

Pursuant to the PRRD North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021, the subject property is designated LSI (Light Service Industrial). Land within this designation should be used for industrial uses. Currently, there is existing residential use on the parcel. This proposal is for an accessory building that supports the existing residential use however it is not out of context for the surrounding industrial shops and could be transitioned to an industrial use in the future.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned R-3 (Residential 3 Zone). Land within this zone may be used for a dwelling unit, market garden, and agriculture. Accessory buildings are permitted in this zone. The maximum accessory building floor area is 187m². The proposed accessory building is 167.2m². There are seven existing accessory buildings on the property:

<u>Structure</u>	<u>Floor Area</u>	<u>Floor Area Count</u>
Shed #1	18.6m²	YES
Shed #2	14.9m²	YES
Shed #3	18.6m ²	EXEMPT
Greenhouse	5.6m ²	EXEMPT
Garage	58.0m²	YES
Sewer Utility Shed	3.3m ²	EXEMPT
Water Utility Shed	8.9m ²	EXEMPT
EXISTING ACCESSORY BUILDING FLOOR AREA (EXCLUDING EXEMPTED BUILDINGS)	91.5m²	
Proposed Quonset	167.2m²	YES
TOTAL ACCESSORY BUILDING FLOOR AREA PROPOSED	258.7m²	

Section 13.3 of PRRD Zoning Bylaw No. 1343, 2001 provides exemptions for accessory buildings that are less than 11m² in floor area. The applicant's Greenhouse, Sewer Utility Shed and Water Utility Shed are all undersized structures that are excluded from the calculation of aggregate floor area for accessory buildings. Additionally, the Zoning Bylaw excludes one garden shed, tool shed or greenhouse having a floor area not exceeding 20m². As a result, Shed #3 is also excluded from the calculation of aggregate floor area for accessory buildings.

With the proposed ±167.2m² structure, the total accessory building floor area on the parcel would be ±258.7m². This is ±71.7m² or a ±38% increase from what is permitted by the Zoning Bylaw. Therefore, this variance is required.

Impact AnalysisContext

The proposed variance is not consistent with the surrounding residential properties. It should be noted that this area is intended to transition to Light Industrial (I-1) zoning wherein such structures could be supported. However, this proposal is not intended for industrial use.

Population & Traffic

No change is anticipated for population or traffic.

Sewage & Water

There is an existing septic tank and cistern on the property. No changes are anticipated with this development.

Site Features

Land

The land is cleared of trees. There are no significant topographical features.

Structures

There is one residence on the property with one detached garage, three sheds, a greenhouse and two utility sheds.

Access

The property is accessed off 81 Avenue.

Comments & Considerations

Applicant

This proposal is cheaper and easier than building onto existing garage. This structure could be removable as well.

Fire Protection Area

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

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

Development Permit Area

The subject property is within the Industrial Development Permit Area pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021. A Development Permit will be required prior to the issuance of a Building Permit for the accessory building.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The subject property is within the School District 60 School Site Acquisition Charge Area. However, the charge is not applicable at this time because no new residential lots are proposed.

Comments Received from Municipalities & Provincial Agencies

BC Hydro

BC Hydro has no objection in principle to the Development Variance Permit application.

The following comments are for the property owner's information:

1. For new construction, BC Hydro wishes to ensure that building permits do not get issued that allow for encroachment of buildings into the safety clearance zones required around existing bare utility conductors, including those utility works installed within road allowance adjacent to the property.
2. It is the responsibility of the Architect and Electrical Engineer of Record (EEOR) to ensure compliance with the Canadian Electrical Code (CEC), Canadian Safety Association (CSA) and WorkSafeBC

(WSBC). The CEC, CSA and WSBC stipulate minimum clearances of powerlines and equipment from buildings for safety and safe working clearances (Limits of Approach).

Ministry of Transportation and Infrastructure (MOTI)

See attached letter.

PRRD GIS Department

No concerns.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board's decision will be communicated to the applicant.

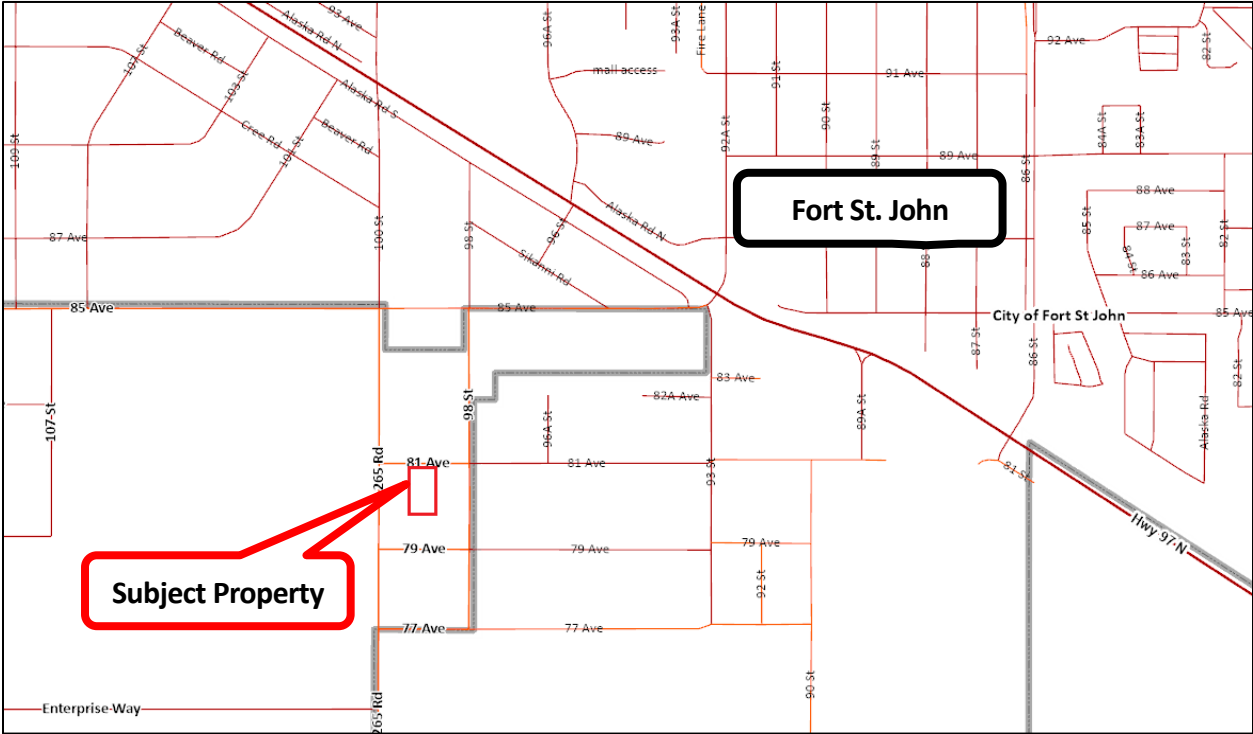
OTHER CONSIDERATION(S):

None at this time.

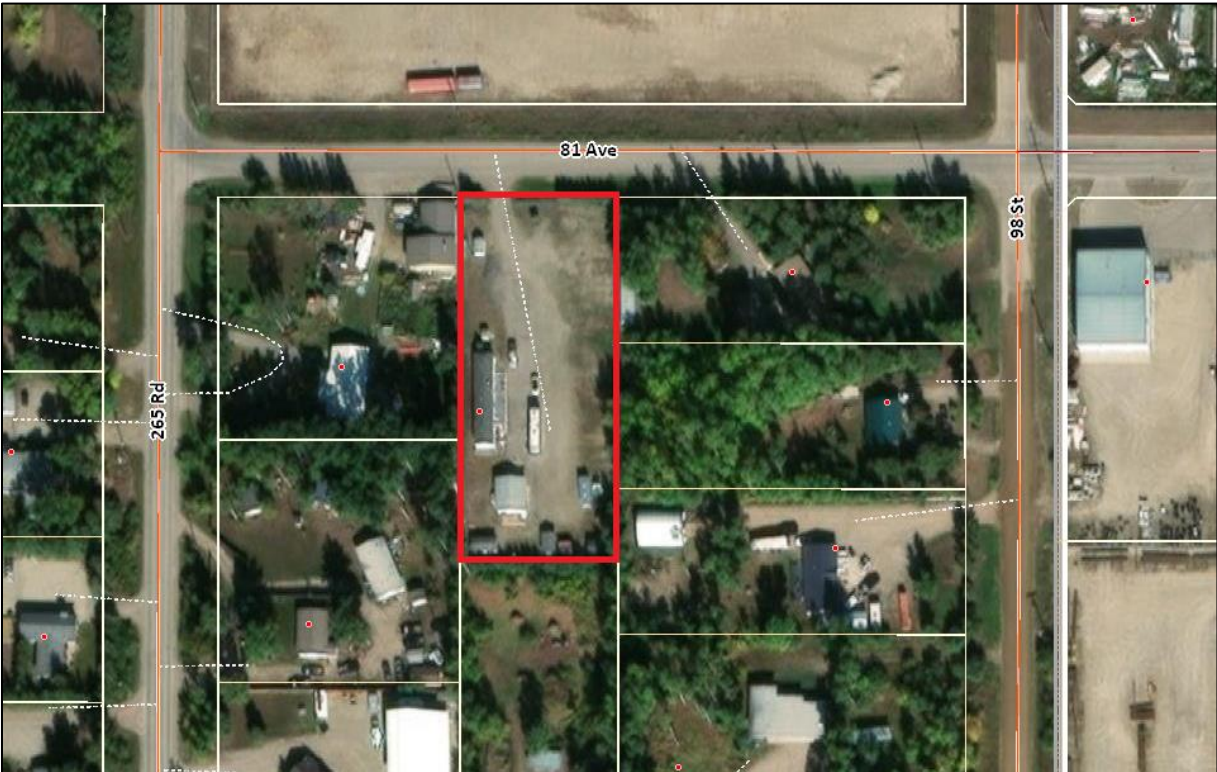
Attachments:

1. Maps, PRRD File No. 24-007 DVP
2. Application, PRRD File No. 24-007 DVP
3. Comments Received From Municipalities and Provincial Agencies, PRRD File No. 24-007 DVP

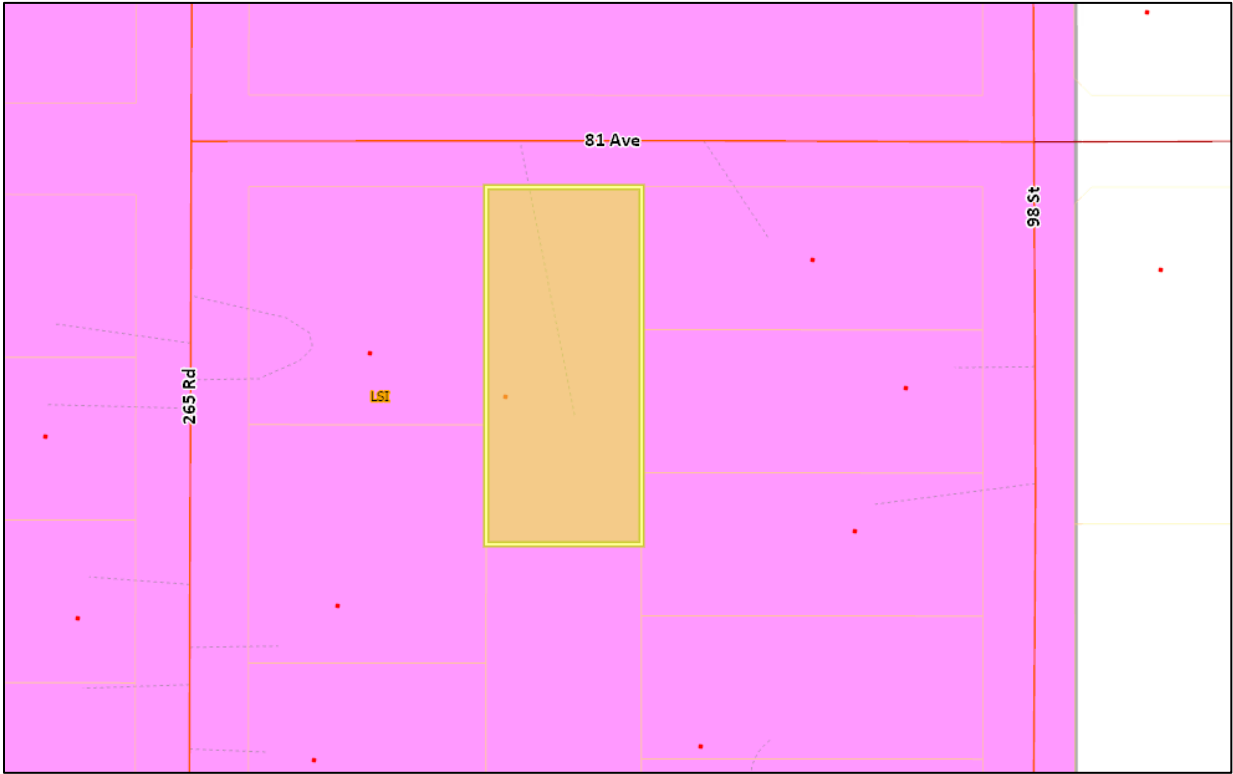
Location: Fort St. John area



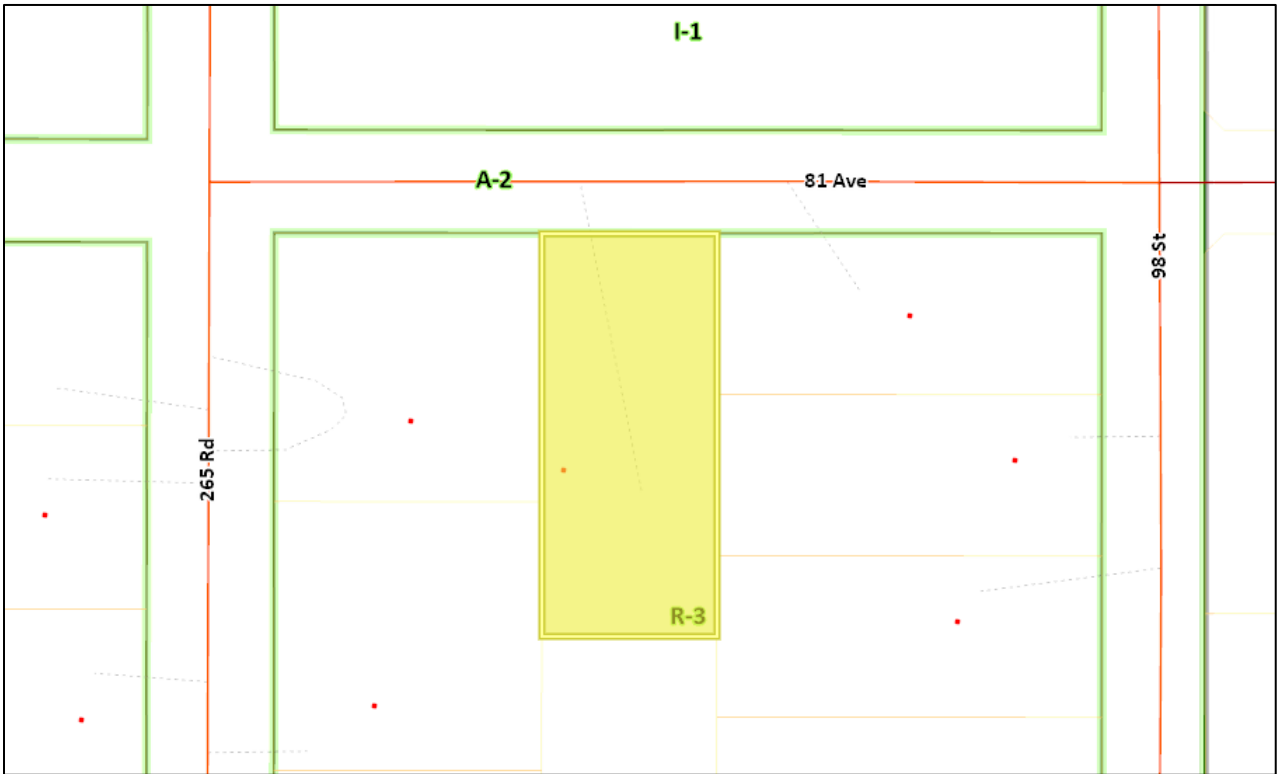
Aerial imagery



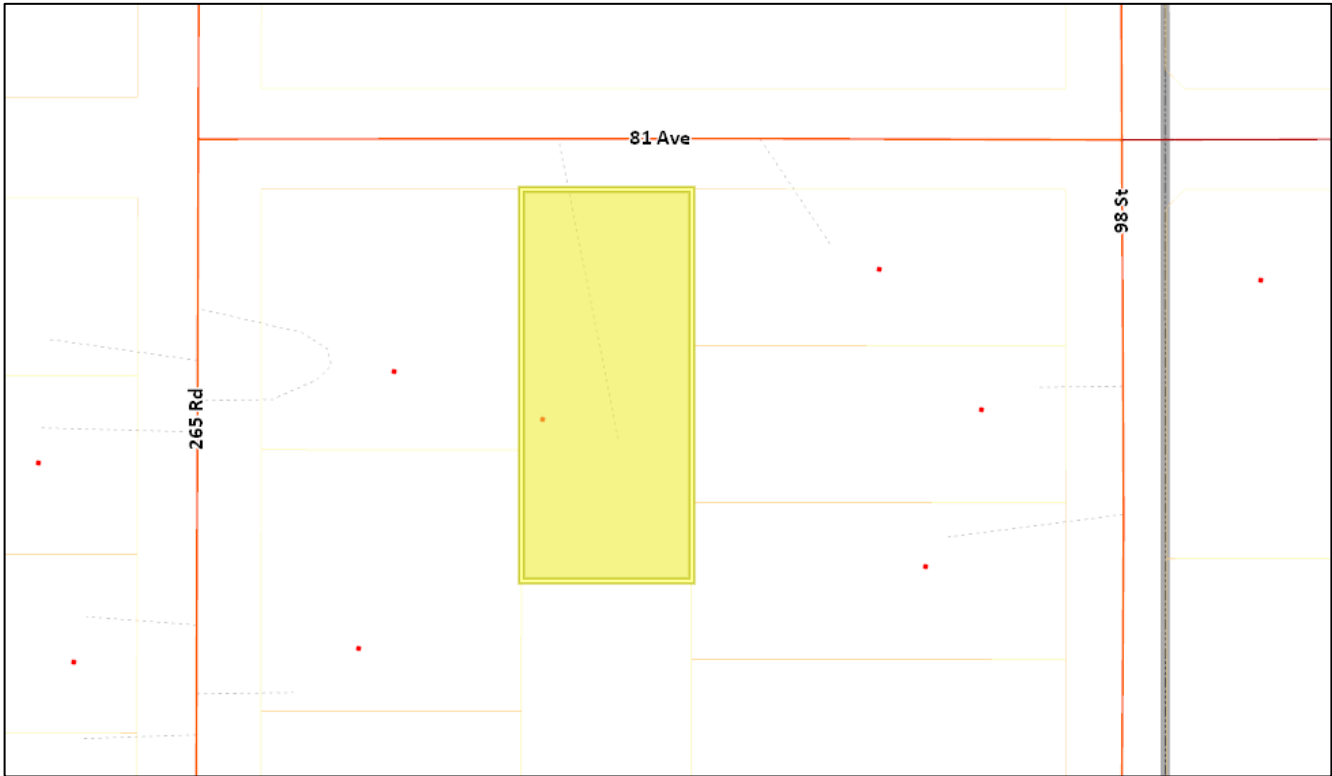
PRRD North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021: LSI (Light Service Industrial)



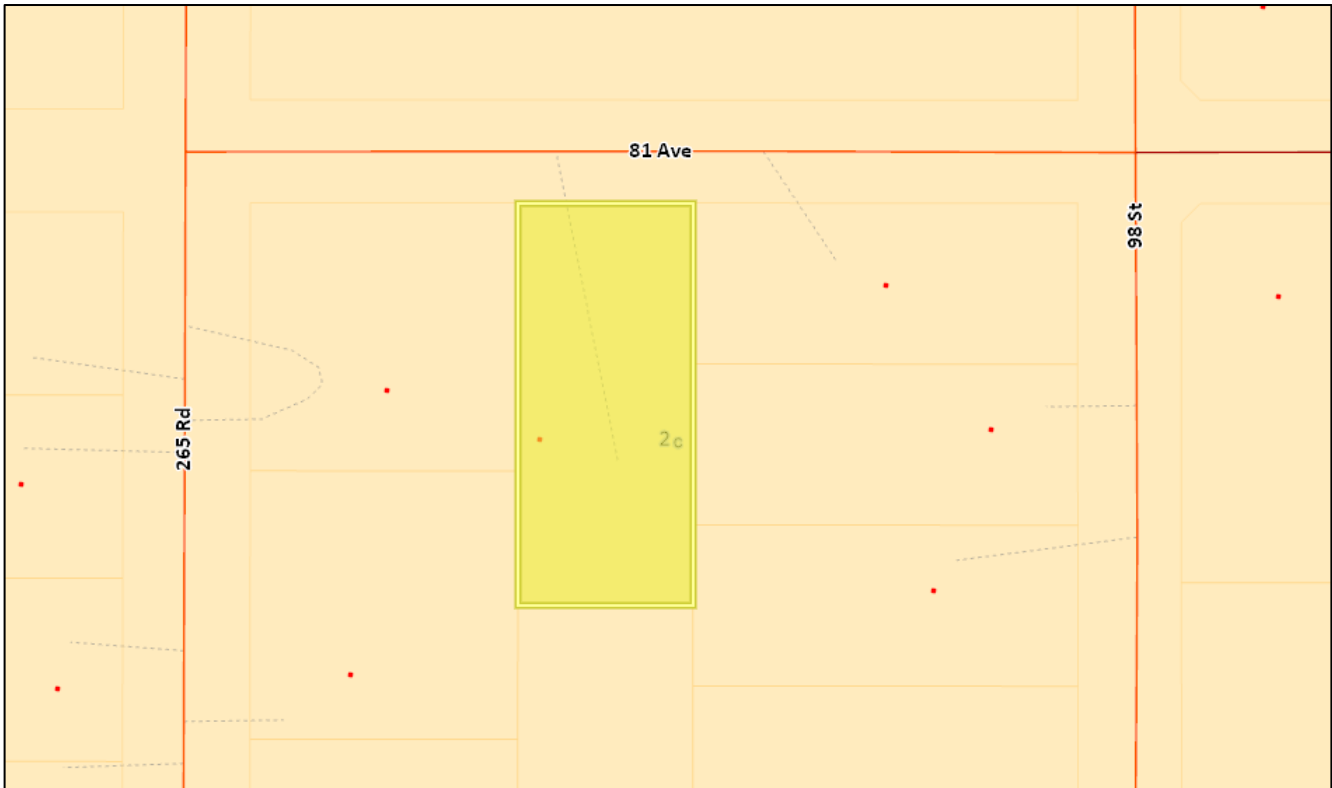
PRRD Zoning Bylaw No. 1343, 2001: R-3 (Residential 3 Zone)



Agricultural Land Reserve: Not Within



CLI Soil Classification: 2c





PEACE RIVER REGIONAL DISTRICT

Dawson Creek | Box 810, 1981 Alaska Avenue BC, V1G 4H8
(T): (250) 784-3200 prrd.dc@prrd.bc.ca

Fort St. John | 9505 100 Street BC, V1J 4N4
(T): (250) 785-8084 prrd.fsj@prrd.bc.ca

For Office Use:

Receipt # _____

Date Received _____

File No. _____

Sign Issued: Yes ☐ No ☐ N/A ☐

Application for Development

1. TYPE OF APPLICATION

	FEE
☐ Official Community Plan Bylaw Amendment*	\$ 1,150.00
☐ Zoning Bylaw Amendment* #	\$ 800.00
☐ Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
☐ Temporary Use Permit*	\$ 500.00
☐ Temporary Use Permit Renewal	\$ 350.00
☐ Development Permit #	\$ 165.00
☒ Development Variance Permit	\$ 165.00

* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

Contaminated Site Declaration Form required for this application type.

- ☐ Exclusion from the Agricultural Land Reserve \$ 1,500.00
(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)

2. PLEASE PRINT

Property Owner's Name Joseph & Sandra Bueckert	Authorized Agent of Owner (if applicable)
Address of Owner 9977 81 Ave	Address of Agent
City/Town/Village: FORT ST JOHN BC	City/Town/Village:
Postal Code: V1J 8K5	Postal Code:
Telephone Number: [REDACTED]	Telephone Number:
E-mail: [REDACTED]	E-mail:

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*.

3. PROPERTY DESCRIPTION

Full legal description and PID of each property under application	Area of each lot
Lot 2 Block 2 BPlan PGP13536	ha./acres
PART NW1/4, SECTION 30,	ha./acres
Township 83, RANGE 18, MERIDIAN 10 W6	ha./acres
PEACE RIVER LAND DISTRICT	TOTAL
PID # 012-273-155	AREA ha./acres

4. Civic Address or location of property: 9977 81 Ave Fort St John BC

5. PARTICULARS OF PROPOSED AMENDMENT

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

☐ 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:

Put up a covered shelter. No heat No power

☐ Temporary Use Permit – describe proposed use:

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

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

Residential home with garage, Sheds & Green house

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

(a) North Commercial Lot - empty
 (b) East Residential
 (c) South Residential
 (d) West Residential

8. Describe your proposal. Attach a separate sheet if necessary:

Put up cover all shelter for cold storage of
Moto home & Trailers

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

10. Describe the proposed and/or existing means of sewage disposal for the property:

11. Describe the proposed and/or existing means of water supply for the property:

THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/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 the following:
- (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 and size of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location and size 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 survey 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.

Signature of Owner

March 25/2024
Date signed

Signature of Owner

Mar 25/2024
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 _____ and _____ hereby authorize (name of landowner) (name of landowner)	
_____ to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner:	Date:
Signature of Owner:	Date:



PEACE RIVER REGIONAL DISTRICT

CONTAMINATED SITE DECLARATION FORM

I, Sandra Bueckert, hereby acknowledge that the
Environmental Management Act, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

9977 81 Ave
Lot 2, Block 2, Plan P6P 13536, Part NW1/4, Sect 30
Township 83, Range 18, Meridian W6, Peace River Land Dist

Please check only one:

☒ I have read Schedule 2 and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in Schedule 2 of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the Act.

☐ I have read Schedule 2 and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.

*Please contact staff to submit a "site disclosure statement" at planning@prrd.bc.ca

I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation.

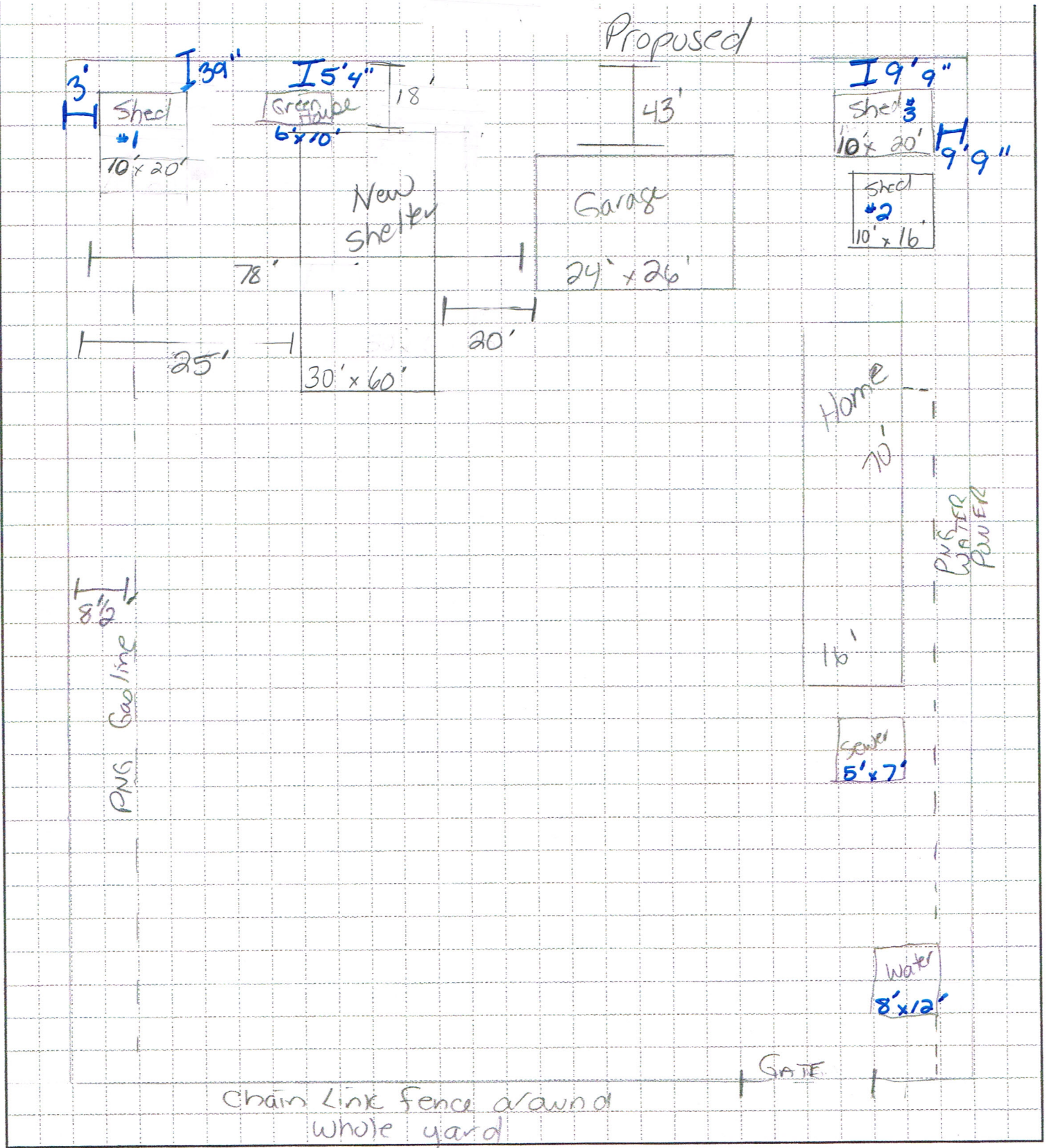
Owner/Agent

05 / 03 / 24 /
dd mm yyyy

Owner/Agent

05 / 03 / 24 /
dd mm yyyy

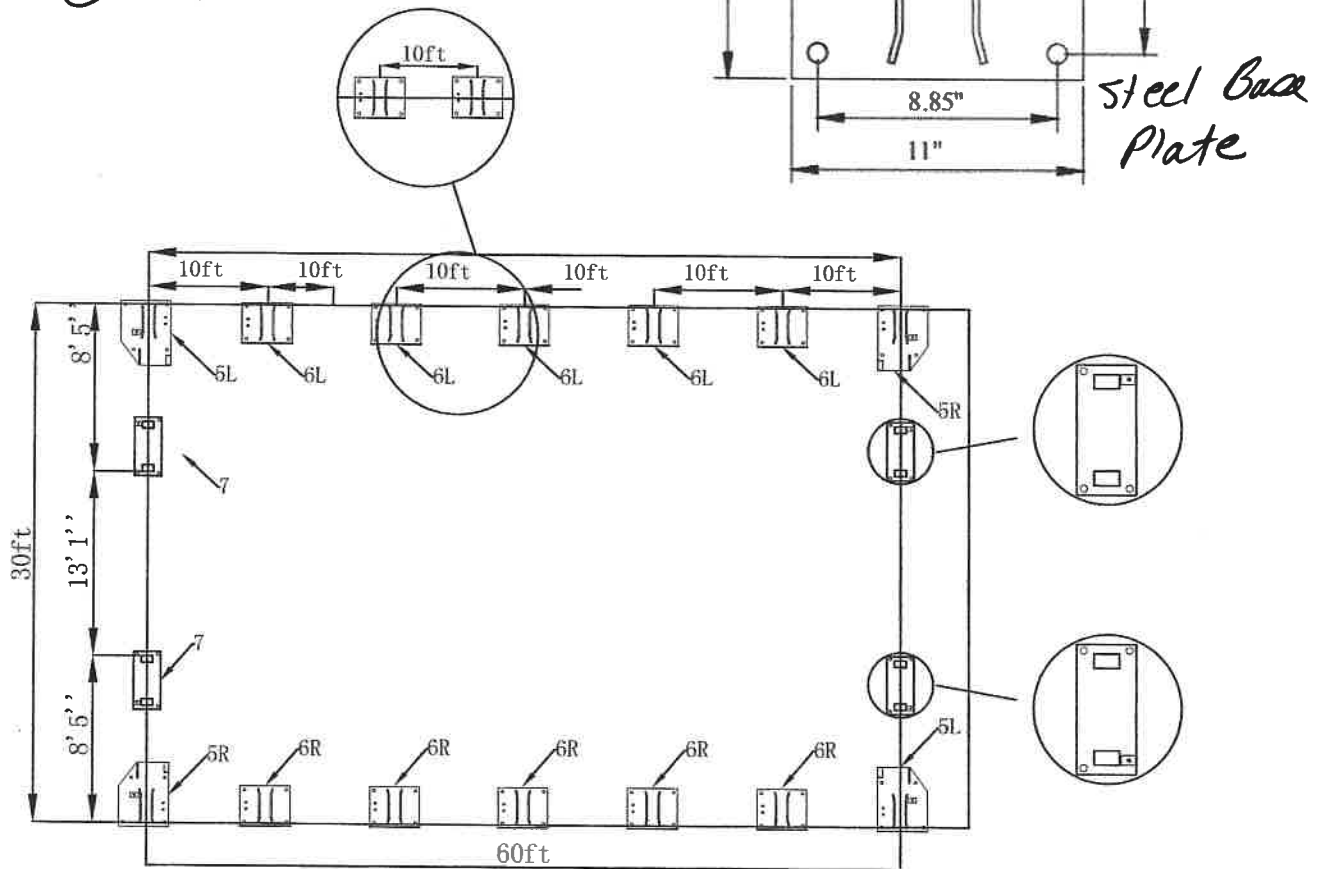
For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail SiteID@gov.bc.ca



"Your Hottest Stress Relieving Company in Town"

Anchor Points For Structure

For every anchor point
the base will be attached
to ① concrete block



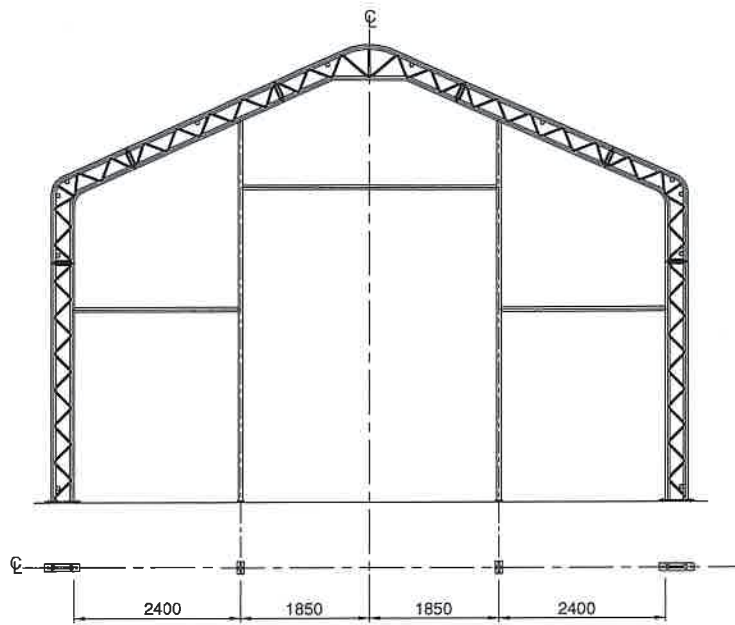
Concrete Blocks

Dimensions

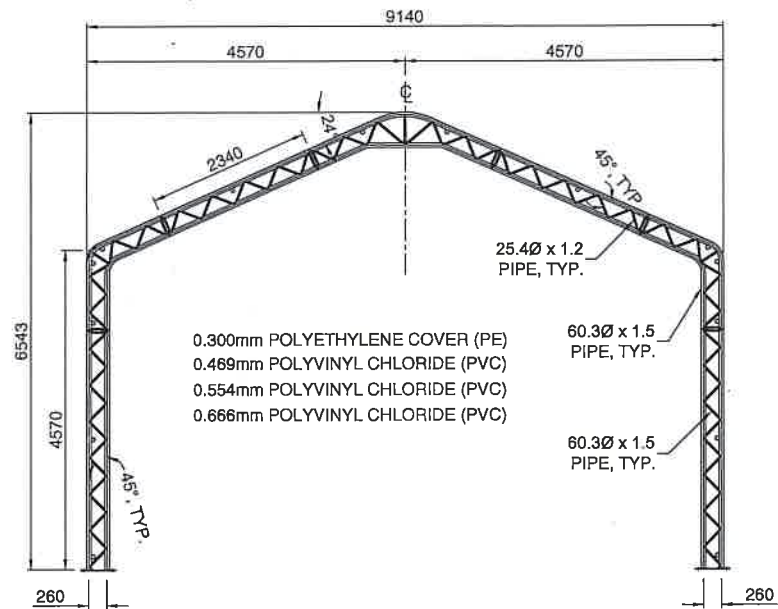
2.5' x 2.5' x 2.5

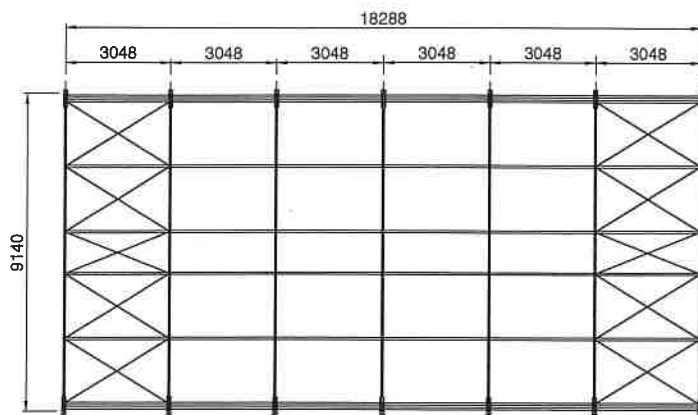
Weight 2200lb

Need 18 concrete block in total
Will skirt bottom in with plywood around
base of concrete blocks

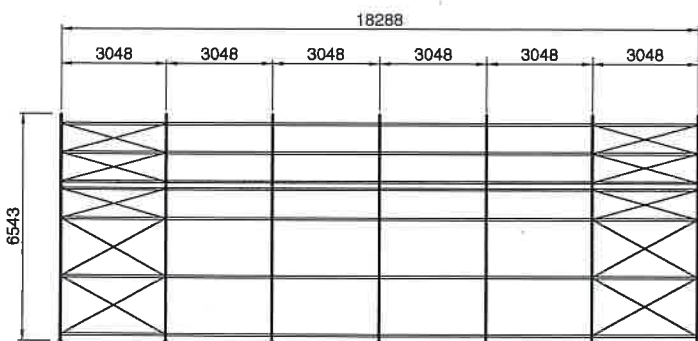


FRONT ELEVATION
SCALE 1:50

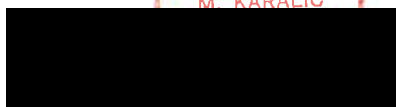




PLAN VIEW
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



ARCTIC SHELTER DESIGN

30'x60' ARCTIC SHELTER

SCALE: AS SHOWN

APPROVED BY:

DRAWN BY: W.S.L.

DATE: MARCH 2019

REVISED

PLAN AND ELEVATIONS

DRAWING NUMBER

SH. 1 OF 3

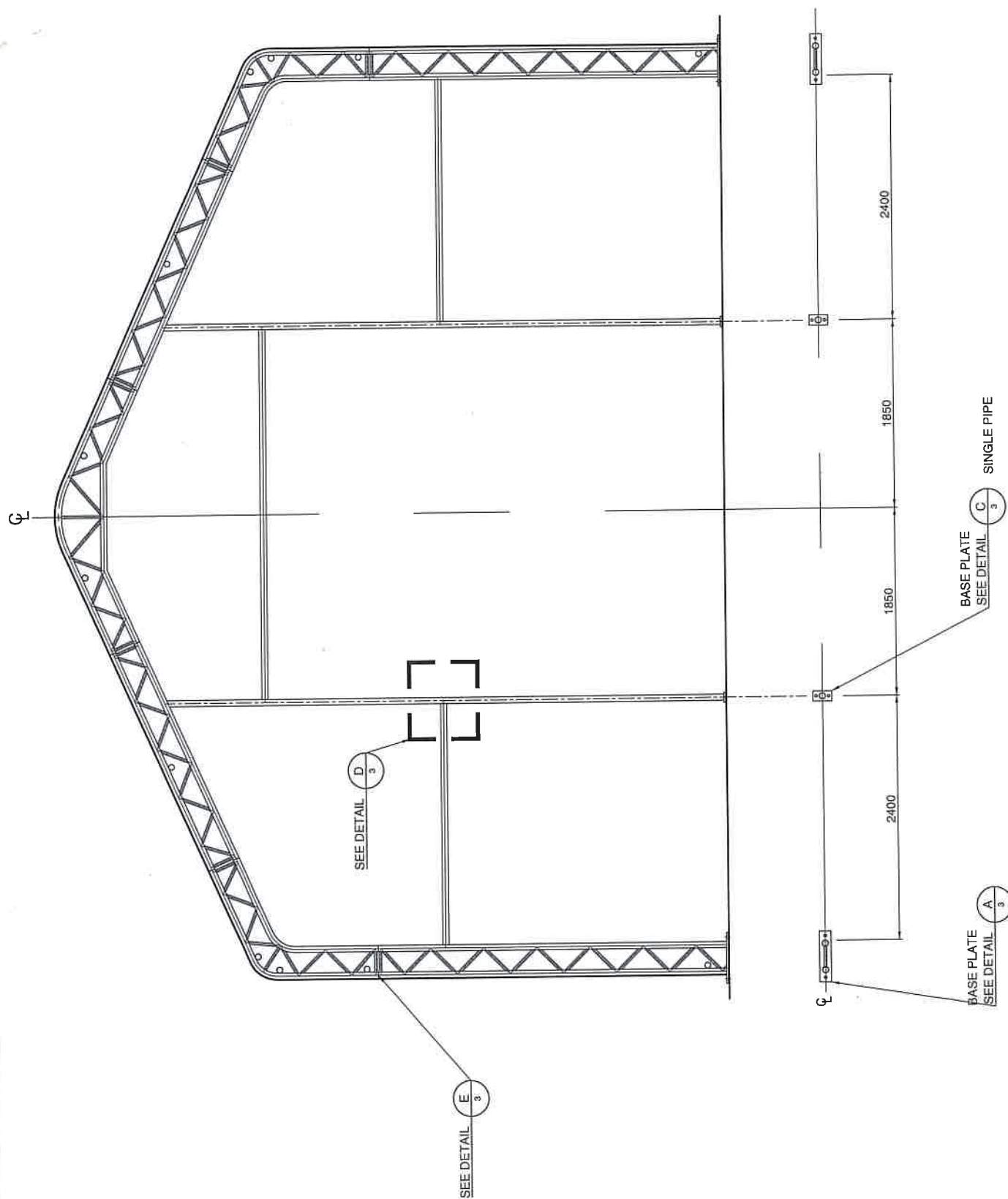
K1-005

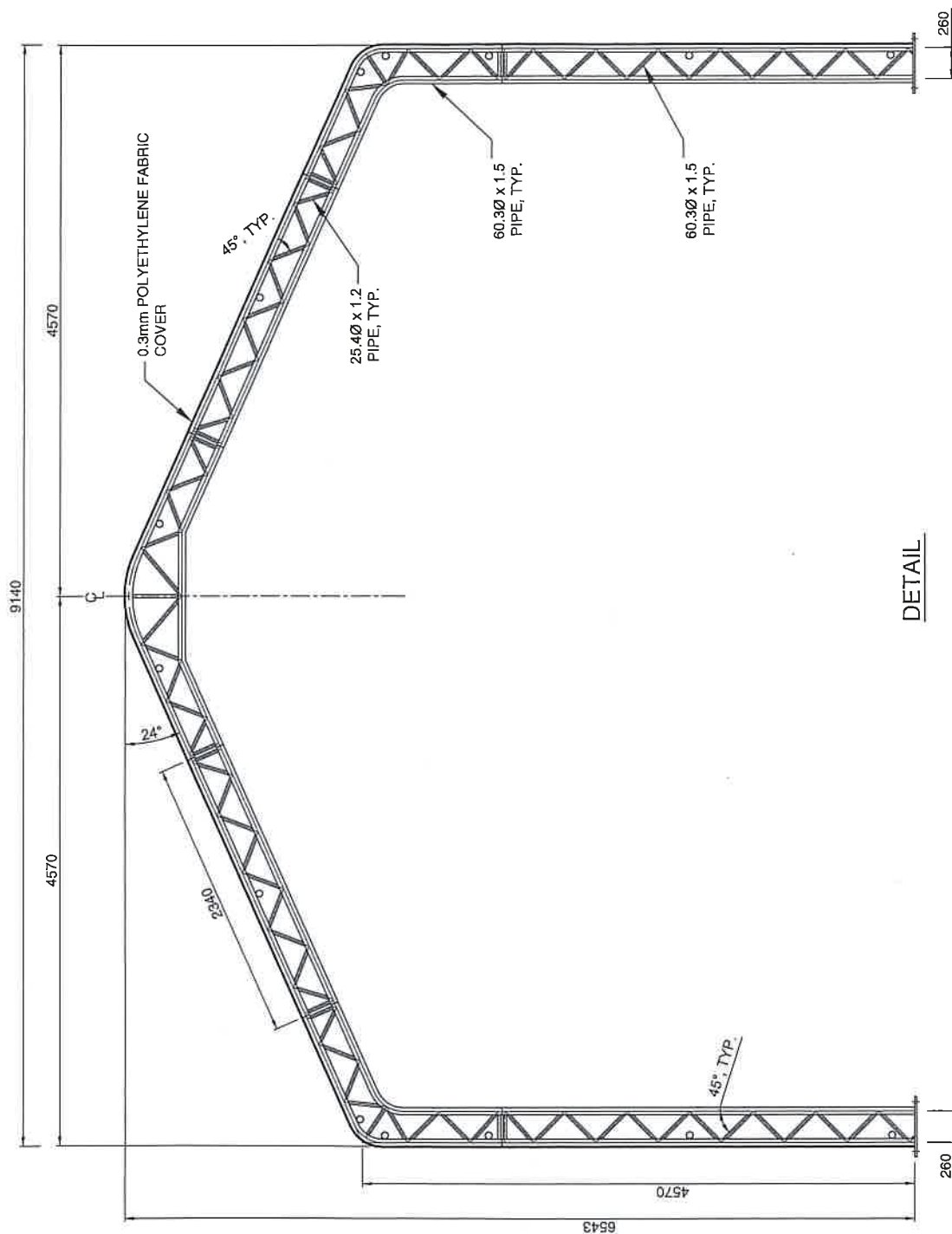
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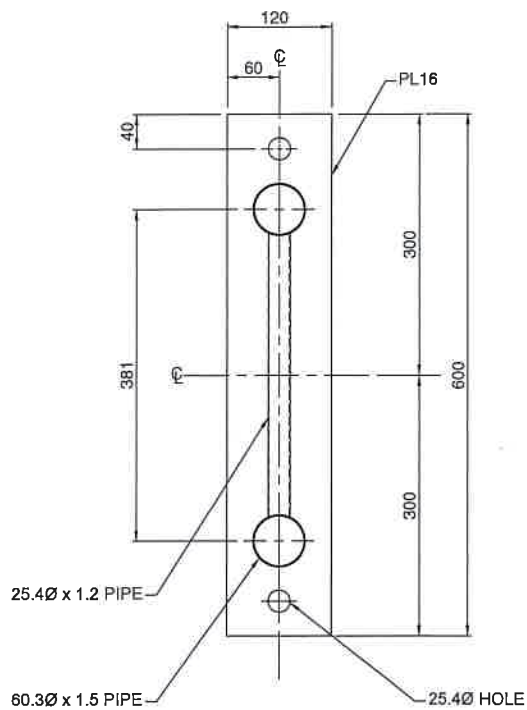
WestCAD
Services
Ltd.

SUITE 201 - 7382 WINSTON STREET
BURNABY, B.C.
V5A-2G9
Tel. 604-421-3808 Fax. 604-421-3808

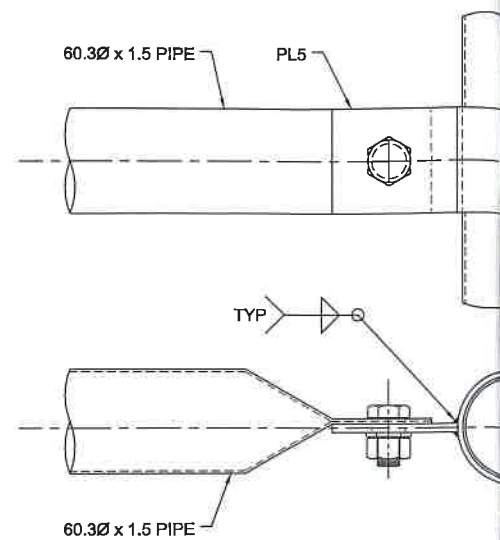




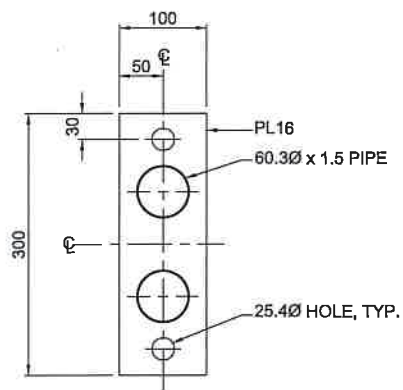
ARCTIC SHELTER DESIGN		
30'x60' ARCTIC SHELTER		
SCALE: AS SHOWN	APPROVED BY:	DRAWN BY: W.S.L.
DATE: MARCH 2019		REVISED
FRAME ELEVATION AND DETAIL		
SH. 2 OF 3		DRAWING NUMBER K1-005



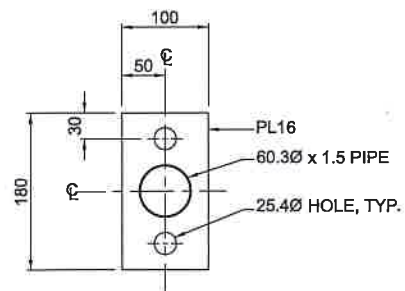
DETAIL A
SCALE 1:4
TYPICAL BASE PLATE



DETAIL D
SCALE 1:2

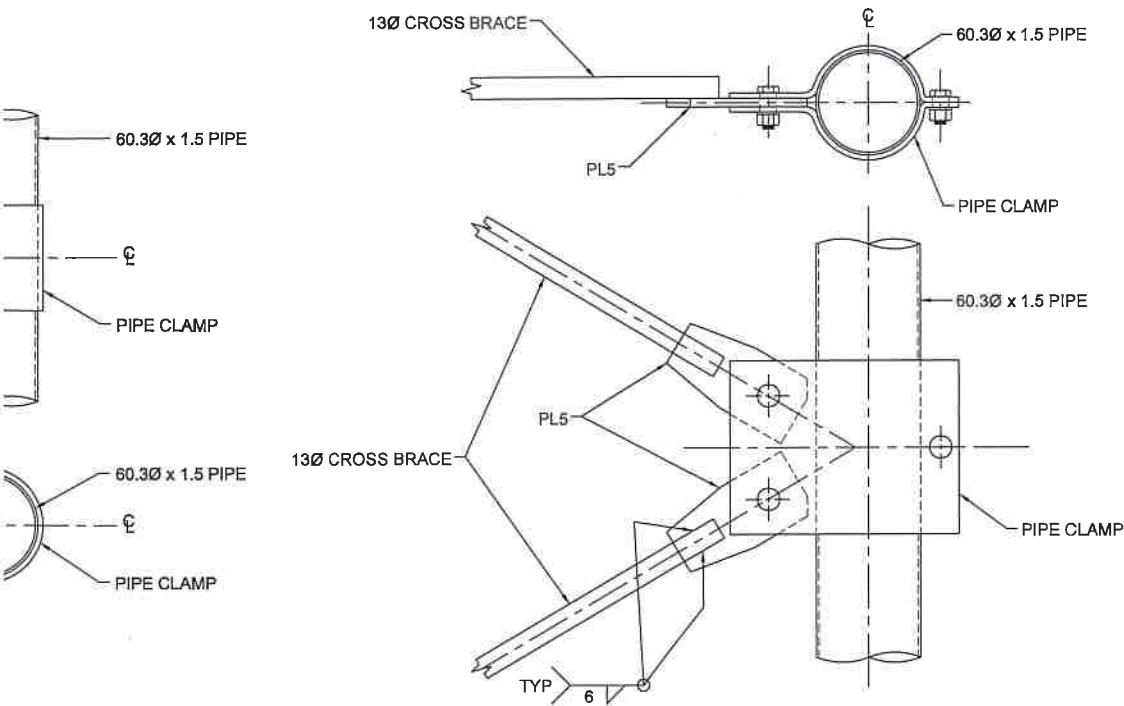


DETAIL B
SCALE 1:4
DOUBLE PIPE

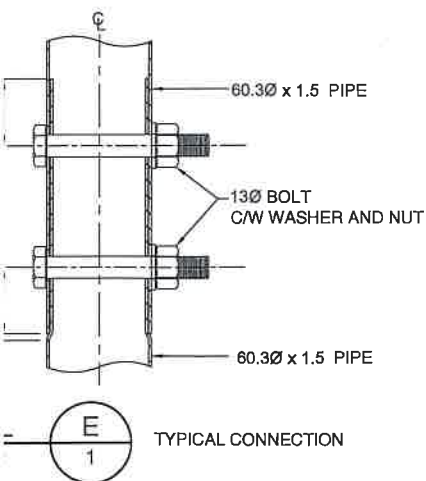


DETAIL C
SCALE 1:4
SINGLE PIPE

DETAIL
SCALE



DETAIL
SCALE 1:2



ARCTIC SHELTER DESIGN

30'x60' ARCTIC SHELTER

SCALE: AS SHOWN
DATE: MARCH 2019

APPROVED BY:

DRAWN BY: W.S.L.

REVISED

DETAILS

DRAWING NUMBER

SH. 3 OF 3

K1-001

DRAWING BY:



**WestCAD
Services
Ltd.**

SUITE 201 - 7382 WINSTON STREET
BURNABY, B.C.
V5A-2G9
Tel: 604-421-3800 Fax: 604-421-3806



Ministry of
Transportation
and Infrastructure

Our file: 2024-02709
Your file: 24-007 DVP
Date: July 02, 2024

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

Attention: Devin Croin, Planner 3

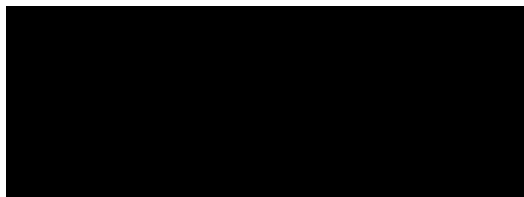
The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated May 17, 2024 for a proposal to increase the permitted maximum accessory building floor area by 71.4m², to construct a new accessory building on LOT 2 BLOCK 2 SECTION 30 TOWNSHIP 83 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT. The proposal does not fall within Section 505 of the Transportation Act and will not require formal MoTI approval and signature.

The Ministry is in support of the proposal but has the following comment:

- 1) Buildings or structures adjacent to 81st Avenue are to be set back from the property line, a minimum of 4.5 meters. If buildings or structures are proposed within the 4.5m setback from 81st Avenue road dedication, the land owner is encouraged to contact the ministry as additional permitting is required and may not be supported.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Peace District Development Services at (250) 787-3237 or by email at DevApps.FSJ@gov.bc.ca

Sincerely,



Krista Smith, Development Services Officer