



REPORT

To: Chair and Directors

Report Number: DS-BRD-415

From: Development Services

Date: July 18, 2024

Subject: Development Variance Permit No. 24-008

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board respectfully refuse the issuance of Development Variance Permit No. 24-008 to increase the maximum allowable accessory building floor area from 187 m² to ±253 m² on the property identified as PID: 012-231-231 as the proposal exceeds the maximum permitted accessory building floor area for the property by ±35%.

BACKGROUND/RATIONALE:

Proposal

To increase the maximum allowable accessory building floor area from 187 m² to ±253 m² (±35%) to accommodate the construction of a new ±206 m² shop.

Rationale

Refusal is recommended because the proposal exceeds the maximum aggregate accessory building floor area of 187 m² by ±66 m² (±35%).

File Details

Owner: Clarke and Crystal Oakley
Area: Electoral Area C
Location: Baldonnel
Legal: Lot 8 Section 1 Township 84 Range 18 West Of The 6th Meridian Peace River District Plan 11345
PID: 012-231-231
Civic Address: 10745 255 Road
Lot Size: 1.57 ha

Site Context

The property is approximately 4.3 km northwest of the City of Fort St. John near the intersection of Airport Road and the 255 Road. Adjacent land uses include Residential 4 (R-4) to the north and south and Large Agricultural Holdings (A-2) to the north, east, and west.

Official Community Plan (OCP)

Pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021, the subject property is designated Rural Residential (RR). Land within this designation is intended to provide large lot residential housing while preserving the character of the North Peace Fringe Area. The principal use

of land within the Rural Residential designation should be residential, subject to zoning regulations. Therefore, the proposal is consistent with the Official Community Plan.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1343, 2001, the subject property is zoned Residential 4 (R-4). Land within this zone may be used for dwelling units and agriculture. The minimum parcel size is 1.8 ha (4.5 ac). The proposed shop does not comply with the zoning bylaw because it exceeds the maximum aggregate accessory building floor area.

The maximum aggregate accessory building floor area for this property is 187 m². The applicant is proposing to remove the existing Building 1 upon completion of the proposed building, therefore this ±69 m² building has not been counted towards the total floor area calculation. There is also an existing ±47 m² car garage (Building 2) on the property which the applicant intends to keep. The proposed building (±206 m²), plus the existing garage (±47 m²) total 252 m², which is ±66 m² (±35%) above the maximum aggregate accessory building floor area for the property. Therefore, a Development Variance Permit is required to increase the maximum aggregate accessory building floor area by ±66 m² (±35%).

Impact Analysis

Context

There are no conflicts to be anticipated and the land use is consistent with the residential uses that surround the property.

Population & Traffic

No change is anticipated for traffic or population.

Sewage & Water

For sewage, there is an existing lagoon on the property. For water, there is an existing cistern on the property.

Site Features

Land

The land is a mix of developed areas and trees with a lagoon to the rear of the property.

Structures

Currently on the property there exists 3 buildings:

- Building 1 – Old shop ±69 m² (to be removed upon completion of proposed building)
- Building 2 – Car garage ±47 m²
- Building 3 – Modular and Addition

Access

The property is accessed off 255 Road.

Comments & ConsiderationsApplicant

We have already ordered the building and need it this large to accommodate our motorhome, boat and vehicles.

Fire Protection Area

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

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

Development Permit Area

The subject property is outside all Development Permit Areas.

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 AgenciesFort St. John Fire Department

Interests unaffected.

BC Hydro

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).
3. Should the development require distribution service, changes to the property's service or the relocation of distribution lines, please contact BC Hydro's Electrical Service Coordination Centre (ESCC) at 1-877-520-1355.

Ministry of Transportation

No concerns. See attached letter.

PRRD GIS

No concerns.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan

COMMUNICATIONS CONSIDERATION(S):

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

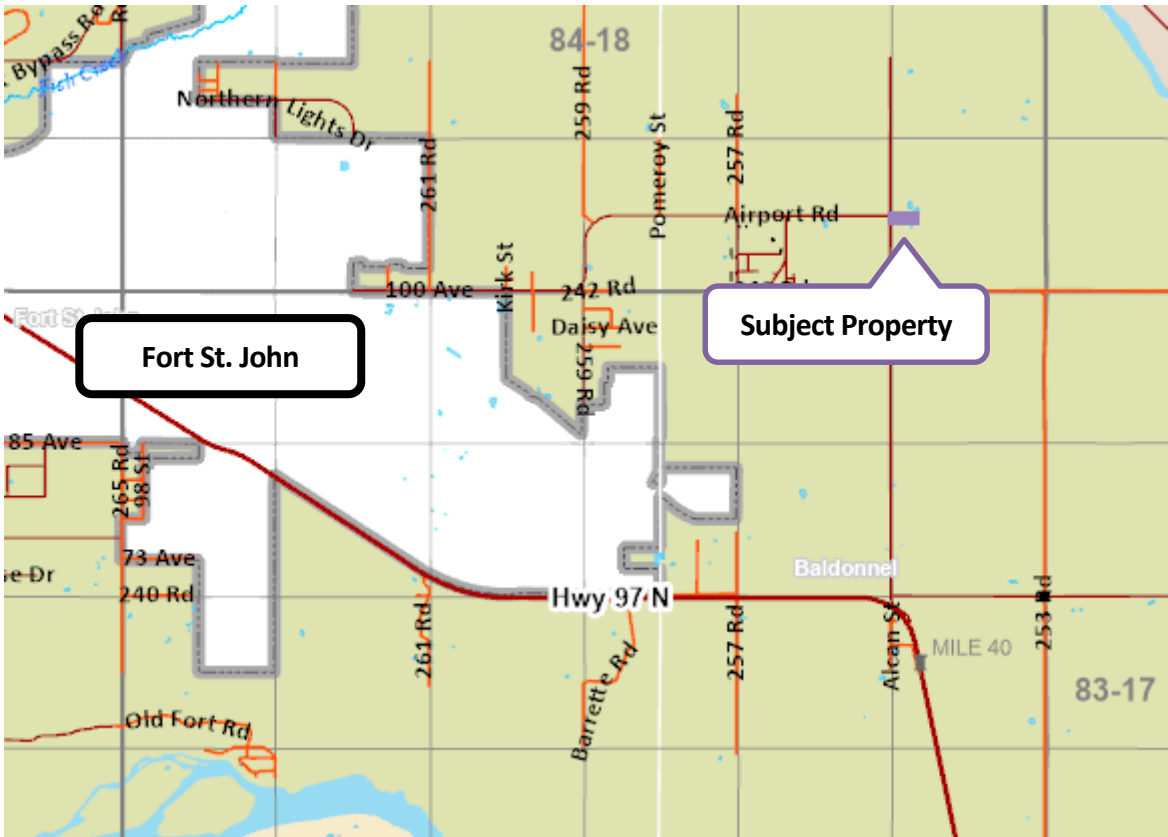
OTHER CONSIDERATION(S):

None at this time.

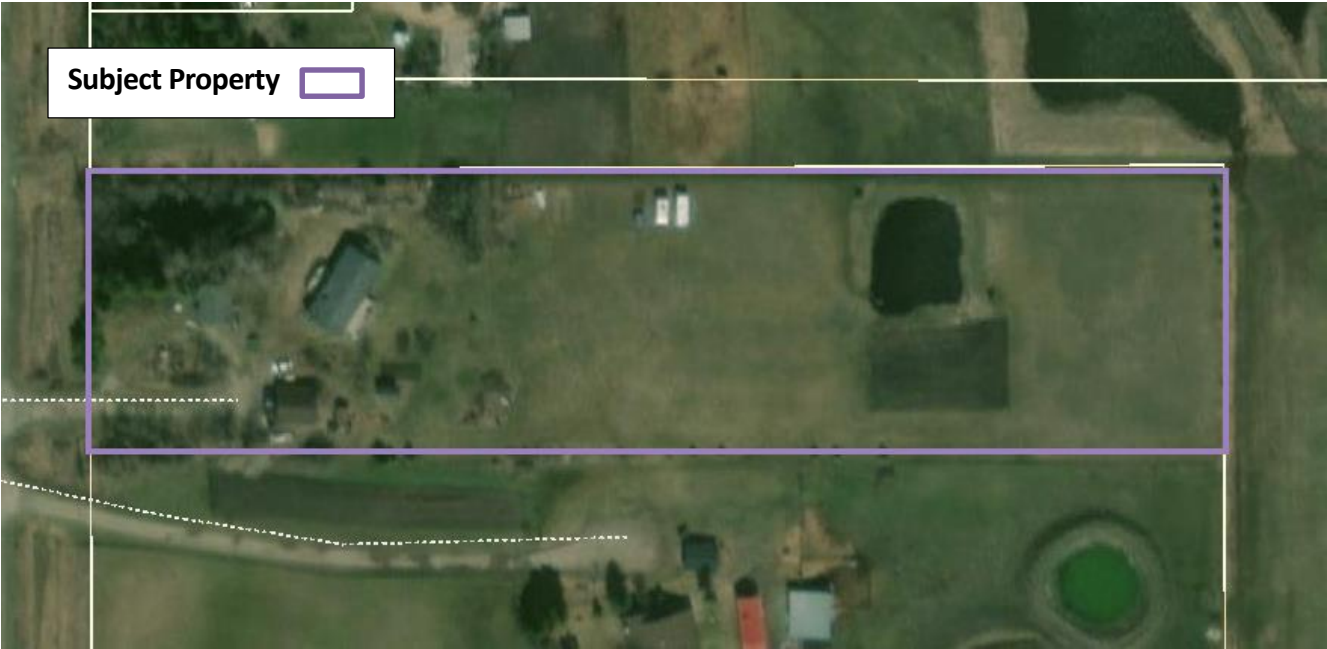
Attachments:

1. Maps, PRRD File No. 24-008 DVP
2. Application, PRRD File No. 24-008 DVP,
3. Comments Received from Municipalities & Provincial Agencies, PRRD File No. 24-008 DVP

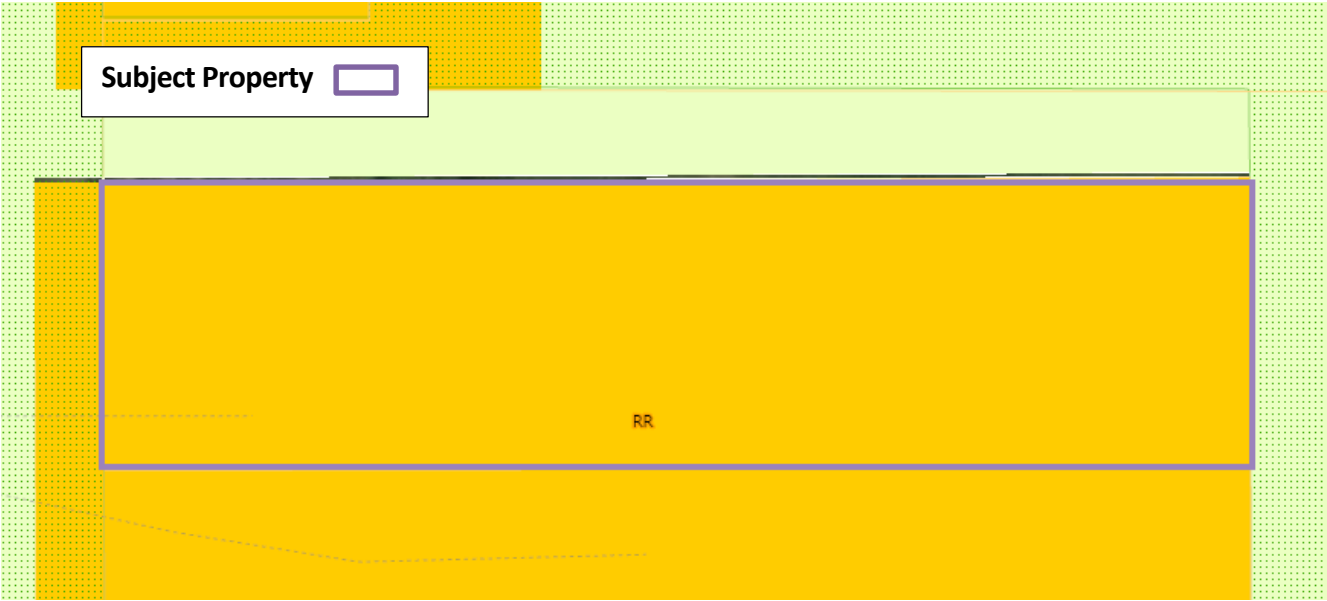
Location: Baldonnel area



Aerial imagery



PRRD North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021: Rural Residential



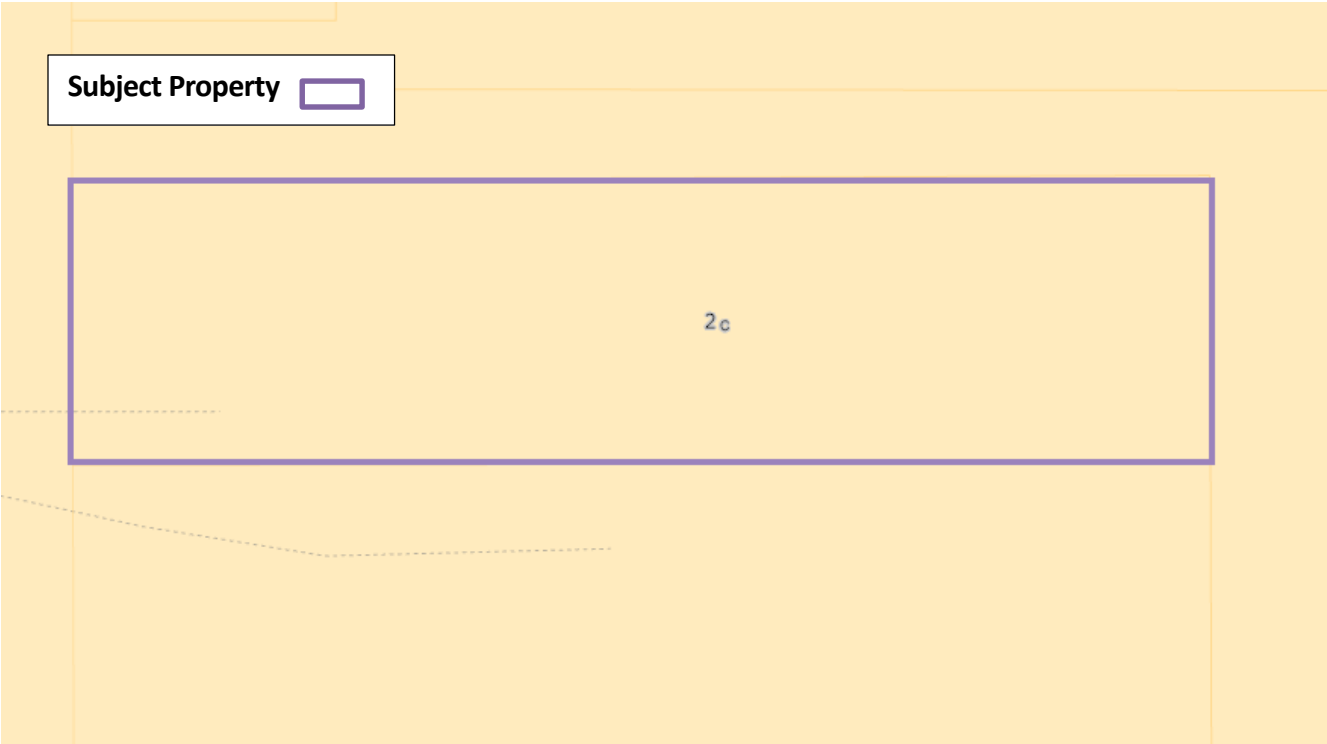
PRRD Zoning Bylaw No. 1343, 2001: Residential 4 (R-4)



Agricultural Land Reserve: Outside



CLI Soil Classification: 2_c





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.fs@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 <i>Clarke and Crystal Oakley</i>	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent
City/Town/Village: [REDACTED]	City/Town/Village:
Postal Code: [REDACTED]	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
84 Lot 8 Plan PGP11345,	ha./acres
Part SW 1/4, Section 1, Township 84	ha./acres
Range 18 Meridian W6	ha./acres
Peace River Land District PID 012-231-231	TOTAL AREA ha./acres

4. Civic Address or location of property: 10745 -255 Rd.

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:

Requesting larger building 35 feet nine inches x 55 feet
9 inches # 5 on map

☐ Temporary Use Permit – describe proposed use:

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

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

House #3
Car Garage #2
Old Garage to be torn down when new building built #1

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

(a) North Farm land
(b) East Farm land
(c) South Residential
(d) West Airport

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

See attached sheet of Building layout

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

See attached Letter

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

Existing large Lagoon on property
No Plumbing in new building, it's only storage

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

Existing cistern on property
No Water in new building, it's only storage

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

June 10 2024
Date signed

Signature of Owner

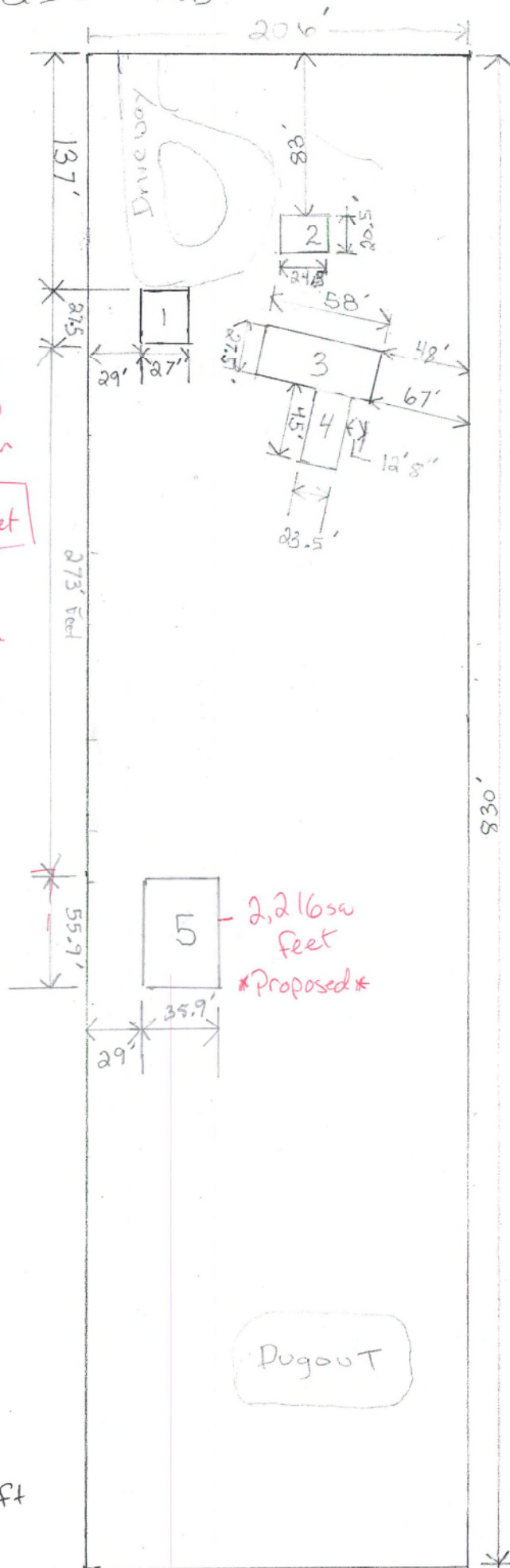
June 10, 2024
Date signed

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.

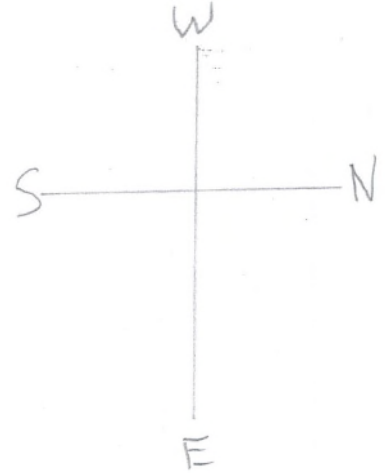
I / We _____ and _____ hereby authorize (name of landowner) (name of landowner)	
_____ to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner:	Date:
Signature of Owner:	Date:

10745 - 255 RD



- 1 Old Shop
- 2 New Shop
- 3 Modular Home
- 4 Addition
- 5 Storage building

Clarke Oakley



1.) to be removed after new construction

2.) 502 sq feet

3.) max 1514 *

1.57 ac.
2016 sq

2,216 sq feet
Proposed

Dugout

4 cm = 100ft



Ministry of
Transportation
and Infrastructure

Our file: 2024-03375
Your file: 24-008 DVP
Date: July 3 2024

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

Attn: Adam Morton, Planner 2

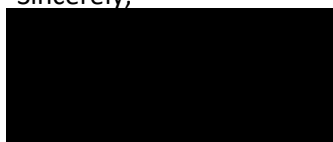
The Ministry of Transportation and Infrastructure has received and reviewed your referral of June 18, 2024, for the proposal of a new 35', 9" x 55', 9" (2,216 sqft) shop for storage on LOT 8 SECTION 1 TOWNSHIP 84 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT, with the understanding that the shop identified as "Building 1" (Old Shop) will be removed after new construction has completed. Section 505 of the Local Government Act does not apply and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the development permit but has the following comment:

The applicant should be aware that there is a chance that the area may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act. Please contact the Archaeology Branch immediately at (250) 953-3334 if archaeological site deposits are encountered on the subject property.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Krista Smith at (250) 795-4107 or by email at krista.smith@gov.bc.ca.

Sincerely,



Krista Smith, Development Services Officer