



REPORT

To: Chair and Directors

Date: May 3, 2019

From: Michael Blatz, North Peace Land Use Planner

Subject: Development Variance Permit Report, PRRD File No. 18-324

RECOMMENDATION: *[Corporate Unweighted]*

That the Regional Board authorize and issue Development Variance Permit 18-324, to increase the maximum total permitted accessory building floor area for PID 025-573-250 from 300 sq. m. (+/- 3200 sq. ft.) to 402 sq. m. (4331 sq. ft.), an increase of approximately 35%, to build a detached garage.

BACKGROUND/RATIONALE:

Proposal

To increase the maximum total accessory building floor area for PID 025-573-250 from 300 sq. m. (+/- 3200 sq. ft.) to 402 sq. m. (4331 sq. ft.), an increase of approximately 35%, to build a detached garage near the residence. The property has an existing shop that is 297 sq. m. (3200 sq. ft.) and the proposed detached garage is to be 105 sq. m. (1131 sq. ft.).

File Details

File No.: 18-324
 Owners: Jeff & Casey Willms
 Area: Electoral Area C
 Location: East of Charlie Lake
 Legal: Lot 1 Section 29 Township 84 Range 19 W6M, Peace River PL BCP3281
 Civic Address: 12708 246 RD
 PID: 025-573-250
 Lot Size: 6.09 ha (15.06 acres)

Site Context

The subject property is east of Charlie Lake and south of Beaton Provincial Park. It is a residential property with residential uses directly adjacent to the north, across Sunnyside Cove to the west, and across 246 Road to the south. There is also a residence across Sunnyside Drive to the east on a quarter section designated for agricultural use.

Site Features

Land

The property generally slopes down toward the east. The property is mainly treed, with cleared areas for the home, a shop, and yard.

Structures

There is a home, a small garden shed, and a 297 sq. m. (3200 sq. ft.) shop on the property.

Access

The parcel has access from Sunnyside Drive.

CLI Soil Rating

The subject property has a soil rating of 3T. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Subclass 'T' denotes a limitation due to topography.

Fire Protection

The subject property is within the Charlie Lake Fire Protection Area.

Comments & ObservationsApplicant

The applicants are proposing to build a detached garage near their home to store personal vehicles out of the elements. They assert that attaching the garage to the existing house, with its wraparound covered porch, would be arduous and costly. Further, they indicated that a detached garage would have minimal impacts on surrounding properties because it would be at least 95 metres from property lines and hidden from view by vegetation.

Agricultural Land Reserve (ALR)

The subject property is within the ALR. ALC staff indicated the proposal does not require ALC approval.

Official Community Plan (OCP)

The subject property is designated as MDR (Medium Density Rural Residential) within *PRRD North Peace Fringe Area OCP Bylaw No. 1870, 2009*. The OCP does not address accessory building floor areas.

Land Use Zoning

The subject property is zoned R-4 (Residential 4 Zone) pursuant to *PRRD Zoning Bylaw No. 1343, 2001*. Section 13 of the zoning bylaw states the maximum accessory building floor area for a parcel greater than 4 ha. (10 ac.) is 300 sq. m. (+/- 3200 sq. ft.). The existing shop is 297 sq. m. (3200 sq. ft.), so a Development Variance Permit is required for the proposed detached garage. Per Section 17, a Development Variance Permit would not be required for an attached garage, but the applicants indicated attaching the garage would be arduous and costly.

Permit Areas

The subject property is within PRRD's Mandatory Building Permit Area, but outside all Development Permit and Development Cost Charge Areas.

Previous Applications

In 2015, the Regional Board refused a Development Variance Permit to increase the permitted accessory building floor area for the subject property from 300 sq. m. (+/- 3200 sq. ft.) to 444 sq. m. (4748 sq. ft.), an increase of over 48%.

Impact Analysis**Context**

The proposed accessory building location is removed from adjacent streets and property lines, so minimal visual impact is anticipated. If approved, the garage would increase the total allowed accessory building floor area by 35%.

Population & Traffic

No population or traffic changes are anticipated.

Sewage

No changes to sewage are proposed or anticipated.

Comments Received from Municipalities & Provincial Agencies**Agricultural Land Commission**

A non-farm use application is not required.

Charlie Lake Fire Department

Advise landowners to clear vegetation around garage to create a buffer.

Dawson Creek & Fort St. John

Interests unaffected.

MoTI

No objections.

Chetwynd, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, Northern Health, MoFLNRORD & SD 60

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 orally.

ALTERNATIVE OPTIONS:

1. That the Regional Board refuse Development Variance Permit 18-324, to increase the maximum total permitted accessory building floor area for PID 025-573-250 from 300 sq. m. (+/- 3200 sq. ft.) to 402 sq. m. (4331 sq. ft.), an increase of approximately 35%, to build a detached garage.
2. That the Regional Board provide further direction.

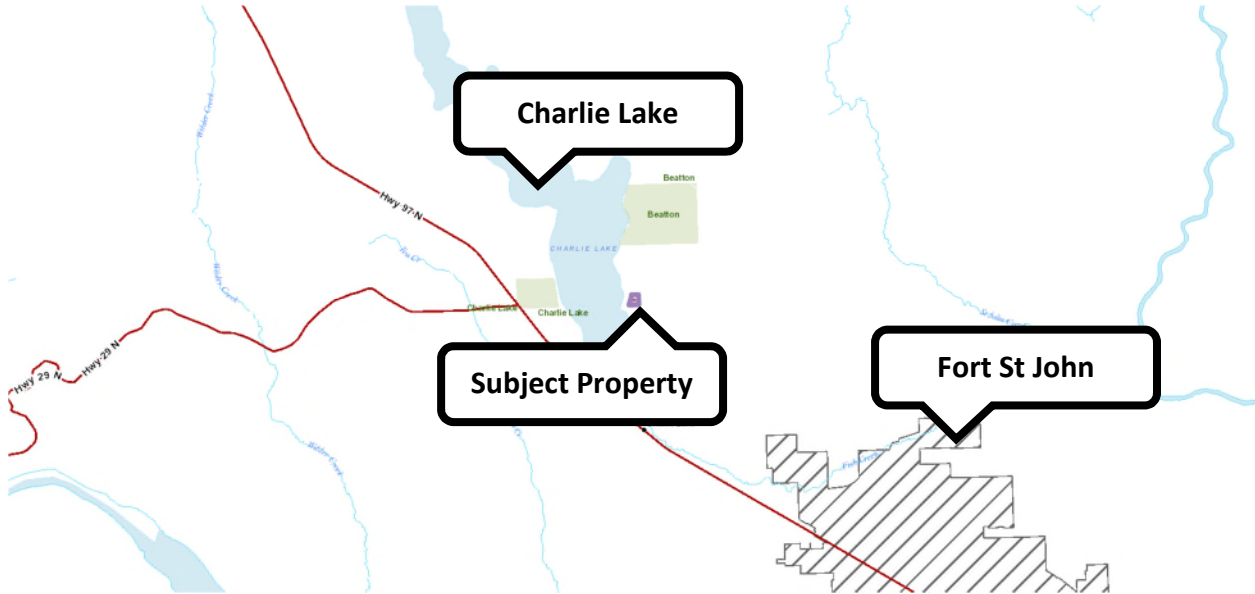
STRATEGIC PLAN RELEVANCE:**FINANCIAL CONSIDERATION(S):****COMMUNICATIONS CONSIDERATION(S):****OTHER CONSIDERATION(S):****Attachments:**

1. Maps
2. Application
3. Referral responses from agencies
4. Director comments
5. Development Variance Permit No. 18-324

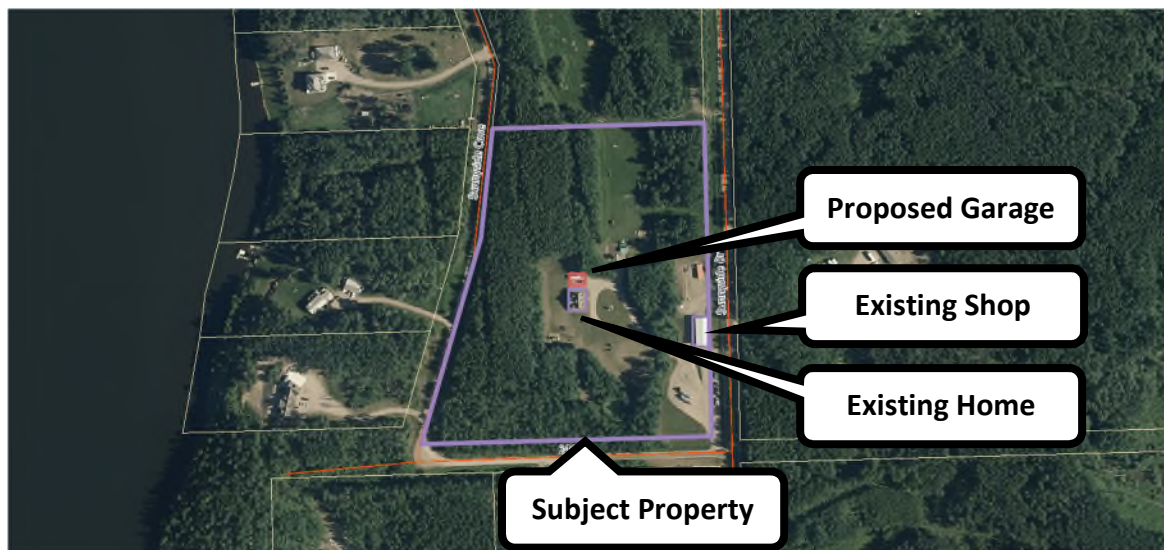


DEVELOPMENT VARIANCE PERMIT REPORT
MAPS
FILE NO. 18-324

Context: Charlie Lake



Aerial Imagery





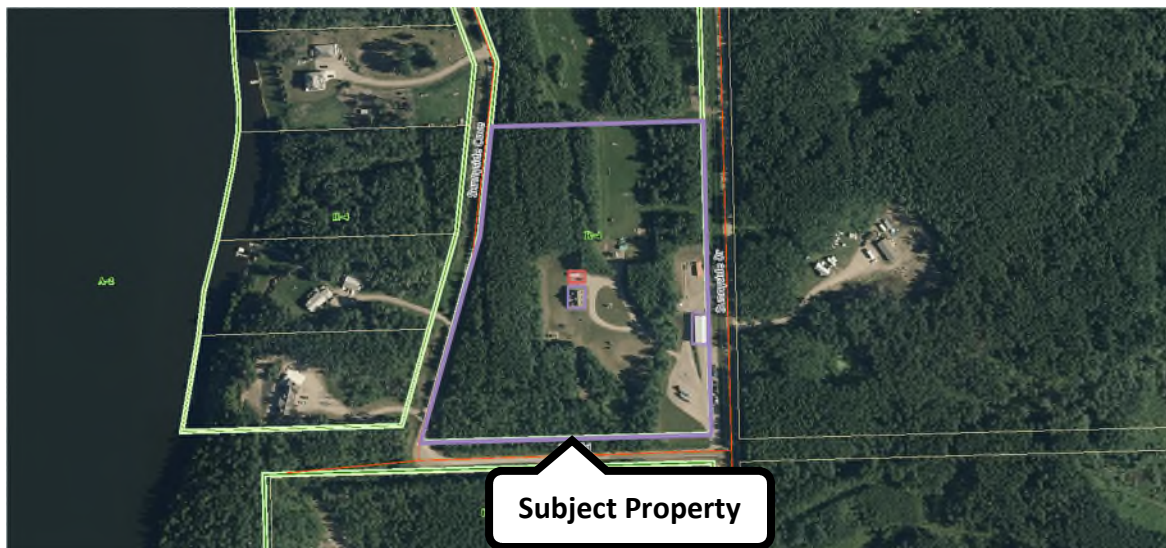
DEVELOPMENT VARIANCE PERMIT REPORT MAPS

FILE NO. 18-324

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



Zoning: PRRD Zoning Bylaw No. 1343, 2001 – Residential 4 Zone





DEVELOPMENT VARIANCE PERMIT REPORT MAPS

FILE NO. 18-324

Agricultural Land Reserve: Within

CLI Soil Classification: 3_T



18-324

Bylaw No. 2165, 2016
Schedule A – Application for Development

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 # _____

Application 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 JEFF & CASEY WILLMS	Authorized Agent of Owner (if applicable)
	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
L1 SEC 29 TP 84 R19 W6m PID: 025-573-250	15 ha./acres
	ha./acres
	ha./acres
	TOTAL AREA
	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*.

Bylaw No. 2165, 2016
Schedule A – Application for Development

4. Civic Address or location of property: _____

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:

TO INCREASE THE MAXIMUM SHOP SQUARE FOOTAGE
FOR ZONING TO ALLOW CONSTRUCTION OF A DETACHED
GARAGE.

☐ Temporary Use Permit – describe proposed use:

☐ Development Permit:

Bylaw No. _____

Section No. _____

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

PRIVATE HOUSE - 3 BEDROOM FAMILY DWELLING
SHOP - EQUIPMENT STORAGE / WORK SHOP
SHED - STORAGE OF GARDEN EQUIPMENT

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

(a) North EMPTY 5 ACRE LOT
(b) East RESIDENCE ON 1/4 SECTION (TREED)
(c) South 5 ACRE LOT WITH RESIDENCE
(d) West 5 ACRE LOTS WITH RESIDENCES

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

BUILD A 3 CAR GARAGE BESIDE FAMILY
DWELLING FOR PARKING OF PERSONAL VEHICLES
OUT OF THE ELEMENTS

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

EXISTING HOUSE WAS NOT DESIGNED FOR AN ATTACHED
GARAGE. HOUSE HAS A WRAP AROUND PORCH AND EXISTING
ROOF LINES THAT MAKE IT VERY DIFFICULT TO
ATTACH GARAGE, PROPOSED SITE IS SURROUNDED BY
TREES KEEPING IT HIDDEN FROM ALL SURROUNDING
PROPERTIES. PROPOSED SITE IS A MINIMUM OF
95 m TO CLOSEST PROPERTY LINE.

Bylaw No. 2165, 2016
Schedule A – Application for Development

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

NONE

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

NONE

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.

Bylaw No. 2165, 2016
Schedule A – Application for Development

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

OCT. 16 / 18

Date signed



Signature of Owner

OCT. 16 / 18

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:	

Bylaw No. 2165, 2016

For Reference - excerpt from "Development Application Procedures and Fees Bylaw No. 2165, 2016."

8. Public Notice Sign Requirements

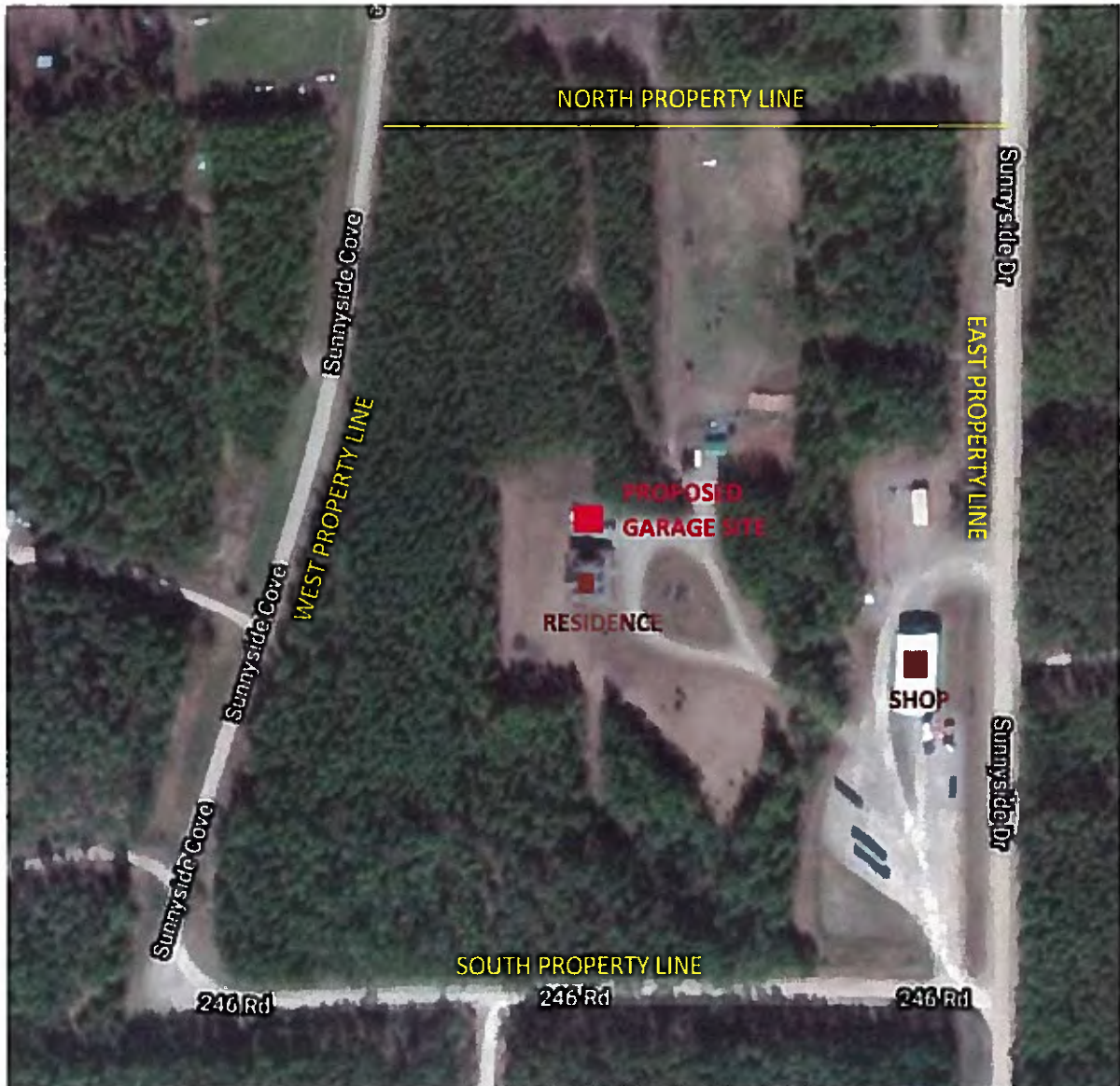
- (a) On those parcel(s) that are subject to an amendment to:
 - (i) an official community plan and / or zoning bylaw; or
 - (ii) temporary use permit;
 the applicant shall post a development application sign on the subject property, which shall be provided by the Peace River Regional District.
- (b) The sign shall be a minimum of 1.2 metres x 1.2 metres (4 feet x 4 feet) in dimension;
- (c) The sign shall be constructed of recyclable material;
- (d) The sign shall have a white background with black block lettering that is not less than 6 centimeters in height;
- (e) The sign shall contain the following wording:
'This site is subject to an application to change land use or density. For further information please contact the Peace River Regional District at 1-800-670-7773';
- (f) The sign must be placed at the driveway entrance or midpoint of the property fronting the main service road, providing the most effective legibility and visibility for passersby from the road;
- (g) The sign shall be erected on the property at a minimum of fourteen (14) days prior to the Regional Board considering the application, and the applicant must submit to the Regional District a photograph clearly showing the sign posted on the property;
- (h) The sign shall be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway, road or lane;
- (i) The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
- (j) The sign shall remain in place continuously until the conclusion of the Public Hearing or issuing of the permit, as the case may be, and shall be removed within fourteen (14) days after the decision(s) of the Regional Board on the said application. Applicants are encouraged to dispose of the signs by recycling them.
- (k) Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the Public Hearing and / or Board decision process;
- (l) Any additional notification costs incurred by the Regional District as a result of the applicant failing to post the required sign shall be payable by the applicant prior to advertising of the Public Hearing or delivering public notification.
- (m) Where a sign required by this bylaw is removed, destroyed or altered due to vandalism or the actions of unknown persons, the validity of any bylaw that is the subject of the relevant application and Public Hearing shall not be impacted;
- (n) If a land owner receives any written comments regarding the land use application, those comments must be delivered to the Peace River Regional District office as soon as they are received so that this information may be considered with the subject application.
- (o) A non-refundable fee in the amount of \$150.00 shall be levied for the sign.



Property size is 15 acres and is bordered on 3 sides by roads.

The proposed garage site is 133m from north, 95m from the west, 158m from the south and 138m from the east property lines.

Over 50% of the property is treed. The proposed site is hidden from all property lines by treed areas.



House Pictures

Creation Date:
05-2018



House Pictures

Page 3 of 3



Michael Blatz

From: Jeff Willms <[REDACTED]>
Sent: Thursday, February 14, 2019 4:45 PM
To: Michael Blatz
Subject: PRRD File 18-324 Development Variance Permit

Hello Michael,

I stopped in to pay our dues for the development variance permit the other day. I will attach a copy of our property tax assessment from 2018 as proof of ownership. In answer to your last 2 questions; the floor area of the existing accessory buildings is 3200 ft² and the floor area of the proposed accessory building is 1131 ft².

Any questions, please don't hesitate to contact me.

Thanks,

Jeff Willms
[REDACTED]

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BEGIN-ANTISPAM-VOTING-LINKS

Teach Can't if this mail (ID 08XALJ683) is spam:

Spam: https://emailfilteringservice.net/c_nortech-ca/b.php?c=s&i=08XALJ683&m=d1da0db12773&rlm=prrd-bc-ca&t=20190214

Fraud/Phish: https://emailfilteringservice.net/c_nortech-ca/b.php?c=p&i=08XALJ683&m=d1da0db12773&rlm=prrd-bc-ca&t=20190214

Not spam: https://emailfilteringservice.net/c_nortech-ca/b.php?c=n&i=08XALJ683&m=d1da0db12773&rlm=prrd-bc-ca&t=20190214

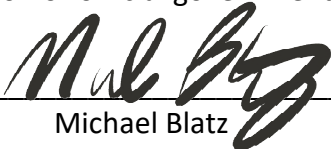
Forget vote: https://emailfilteringservice.net/c_nortech-ca/b.php?c=f&i=08XALJ683&m=d1da0db12773&rlm=prrd-bc-ca&t=20190214

END-ANTISPAM-VOTING-LINKS



DEVELOPMENT VARIANCE PERMIT
REFERRAL FORM

Peace River Regional District **R-12**
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 18-324	Date: February 27, 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 March 20, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.											
PURPOSE OF PERMIT: To increase the maximum accessory building floor area for PID 025-573-250 from 300 sq. m. (+/- 3200 sq. ft.) to 402 sq. m. (4331 sq. ft.), an increase of approximately 35%, to build a detached garage near the residence.											
GENERAL LOCATION: East of Charlie Lake											
LEGAL DESCRIPTION: L 1 SEC 29 TP 84 R 19 W6M PEACE RIVER PL BCP3281											
AREA OF PROPERTY 6.09 ha (15.06 acres)	ALR STATUS: Within	OCP DESIGNATION: Medium Density Rural Residential									
Land Owners: Jeff & Casey Willms											
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											
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>☐ School District 60</td><td>☐ Charlie Lake Fire Dept.</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	☐ School District 60	☐ Charlie Lake Fire Dept.
☐ 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	☐ School District 60	☐ Charlie Lake Fire Dept.									
(As per the Management of Development Function)											

May 16, 2019

Michael Blatz

From: Wilson, Shawna Mary ALC:EX <[REDACTED]>
Sent: Monday, February 25, 2019 3:17 PM
To: Michael Blatz
Subject: RE: PRRD File 18-324 | Non-Farm Use?

Hi Michael,

Yes, based on my understanding of the proposed construction of a detached garage and the new Regulations, an application would not be required.

Thanks!
Shawna

From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: Monday, February 25, 2019 1:46 PM
To: Wilson, Shawna Mary ALC:EX
Subject: RE: PRRD File 18-324 | Non-Farm Use?

Hi Shawna,

Thanks for getting back to me! So I interpret this to mean a non-farm use application is not necessary?

And yeah, the phones here in the Fort St John office are being forwarded to our Dawson Creek office since we don't have a receptionist today.

Thanks,
MB

From: Wilson, Shawna Mary ALC:EX <[REDACTED]>
Sent: Monday, February 25, 2019 2:38 PM
To: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Subject: RE: PRRD File 18-324 | Non-Farm Use?

Hi Michael,

Apologies for not responding sooner. We had anticipated the changes to the regulation to come out around that time, which informs the response; as such, I was holding off until their release.

Residential uses are outlined in the ALCA and Regulation. As per the information bulletin on residences in the ALR (attached), a detached garage is not considered within the definition of total floor area. Regulations to the size of a detached garage would be per the RD.

I am happy to discuss this further over the phone (I tried to call earlier but was told calls can't be forwarded to you?) – please give me a call if you'd like.

Thank you,
Shawna

From: Michael Blatz [<mailto:Michael.Blatz@prrd.bc.ca>]

Sent: Monday, February 25, 2019 12:09 PM

To: Wilson, Shawna Mary ALC:EX

Subject: PRRD File 18-324 | Non-Farm Use?

Hello Shawna,

I'm following up on a voicemail I left you on February 15 since I never heard back from you. I'm working on a Development Variance Permit application for a property within the ALR. It is a residential property and the applicants are applying to build a detached garage, which will put them about 1132 sqft over the maximum accessory building floor area. Do they need to non-farm use from the ALC?

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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Michael Blatz

From: Edward Albury
Sent: Wednesday, February 27, 2019 9:45 AM
To: Michael Blatz
Subject: RE: PRRD File 18-324 | Development Variance Permit | Please respond by March 20 2019

Good morning Michael,

I have reviewed the attachment property (L 1 SEC 29 TP 84 R 19 W6M PEACE RIVER PL BCP3281), one concern is noticed. The concern is with the tree line that will sit at the North East end of the purposed building site. Tree's seem to be very close to the purposed structure.

I would advise that the tree line / shrubbery and building have some distance between them. (Fire Smart) Greens near the building create a potential fire hazard. The property looks to be heavily treed. They have done a good job allowing a buffer zone around the house. They should do the same for the purposed garage.

In saying this, I'm only looking at it from the maps provided and PRRD mapping. Hard to tell if the buffer zone would be adequate.

Other than the advisement, I have no concerns with the purposed building.

Regards,

Edward Albury | Fire Chief



PEACE RIVER REGIONAL DISTRICT



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From: Michael Blatz
Sent: Wednesday, February 27, 2019 9:12 AM
To: PRRD_Internal <[redacted]>
Subject: PRRD File 18-324 | Development Variance Permit | Please respond by March 20 2019

Good morning,

Please review the attached application and respond with any comments by **March 20, 2019**.

If you have any questions, don't hesitate to get in touch.

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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Michael Blatz

From: Aaron Thompson <[REDACTED]>
Sent: Wednesday, February 27, 2019 10:07 AM
To: Michael Blatz
Subject: RE: PRRD File 18-324 | Development Variance Permit | Please respond by March 20 2019

Michael,

The City of Dawson Creek's interests are unaffected by this application.

**Aaron Thompson, BPI**

City Planner
 City of Dawson Creek

www.dawsoncreek.ca

Like us on [facebook](https://www.facebook.com/cityofdawsoncreek)

Please ~ only print this email if necessary!

The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: February-27-19 9:12 AM
To: PRRD_Internal
Subject: PRRD File 18-324 | Development Variance Permit | Please respond by March 20 2019

Good morning,

Please review the attached application and respond with any comments by **March 20, 2019**.

If you have any questions, don't hesitate to get in touch.

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

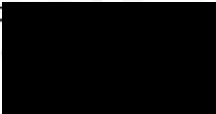
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DEVELOPMENT VARIANCE PERMIT
REFERRAL FORM

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

	RESPONSE SUMMARY	Development Variance Permit 18-324
☐ Approval recommended for reasons outlined below	☒ Interests unaffected by bylaw	
☐ Approval recommended subject to conditions below	☐ Approval NOT recommended due to reasons outlined below	

Signed: 	Title: <i>Planning Manager</i>
Date: <i>March 19, 2019.</i>	Agency: <i>City of Fort St. John.</i>

May 16, 2019



Ministry of
Transportation
and Infrastructure

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

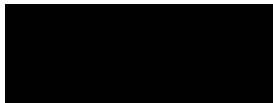
Attn: Michael Blatz, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure has received and reviewed your referral dated February 27, 2019 to increase the maximum accessory building floor area for L 1 SEC 29 TP 84 R 19 W6M PEACE RIVER PL BCP3281 from 300 sq. m. (+/- 3200 sq. ft.) to 402 sq. m. (4331 sq. ft.), an increase of approximately 35%, to build a detached garage near the residence. 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 variance permit.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 261-5745.

Sincerely,



Raj Chopra – Assistant District Development Technician

Ministry of
Transportation and
Infrastructure

Peace District

Mailing Address:
District Office Address:
#300, 10003 - 110th Avenue
Fort St John, BC V1J 6M7
Telephone: (250) 787-3237
Facsimile: (250) 787-3279

Area Office Locations:
1201 103 Ave, 3rd floor
Dawson Creek, BC
4744 – 52 Street
Chetwynd, BC V0C 1J0

May 16, 2019

Michael Blatz

From: Chair Brad Sperling
Sent: Monday, April 8, 2019 9:35 AM
To: Michael Blatz
Cc: PRRD_Internal
Subject: RE: PRRD File 18-324 (DVP) | Please comment by April 8

please forward to the board

From: Michael Blatz
Sent: Monday, March 25, 2019 11:11 AM
To: Chair Brad Sperling
Cc: PRRD_Internal
Subject: PRRD File 18-324 (DVP) | Please comment by April 8

Good morning Chair Sperling,

My report for Development Variance Permit application 18-324 is attached. Please review and comment by April 8, 2019.

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

IMPORTANT: The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.



**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT VARIANCE PERMIT NO. (18-324 DVP)**

ISSUED TO: Jeff & Casey Willms
Name

Address: SS 2 Site 7 Comp 46
Fort St John BC
V1J 4M7

L 1 SEC 29 TP 84 R 19 W6M PEACE RIVER PL
BCP3281

1. Property affected: _____ PID: 025-573-250
(legal description)

2. Official Community Plan: PRRD North Peace Fringe Area OCP, Bylaw No. 1870, 2009 – MDR
(name plus note designation)

3. Zoning Bylaw: PRRD Zoning Bylaw No. 1343, 2001 – Residential 4 Zone
(name plus note 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 for *(specifically state)*
To increase the maximum accessory building floor area for PID 025-573-250 from 300 sq. m. (+/- 3200 sq. ft.) to 402 sq. m. (4331 sq. ft.), an increase of approximately 35%, to build a detached garage near the residence.
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____.

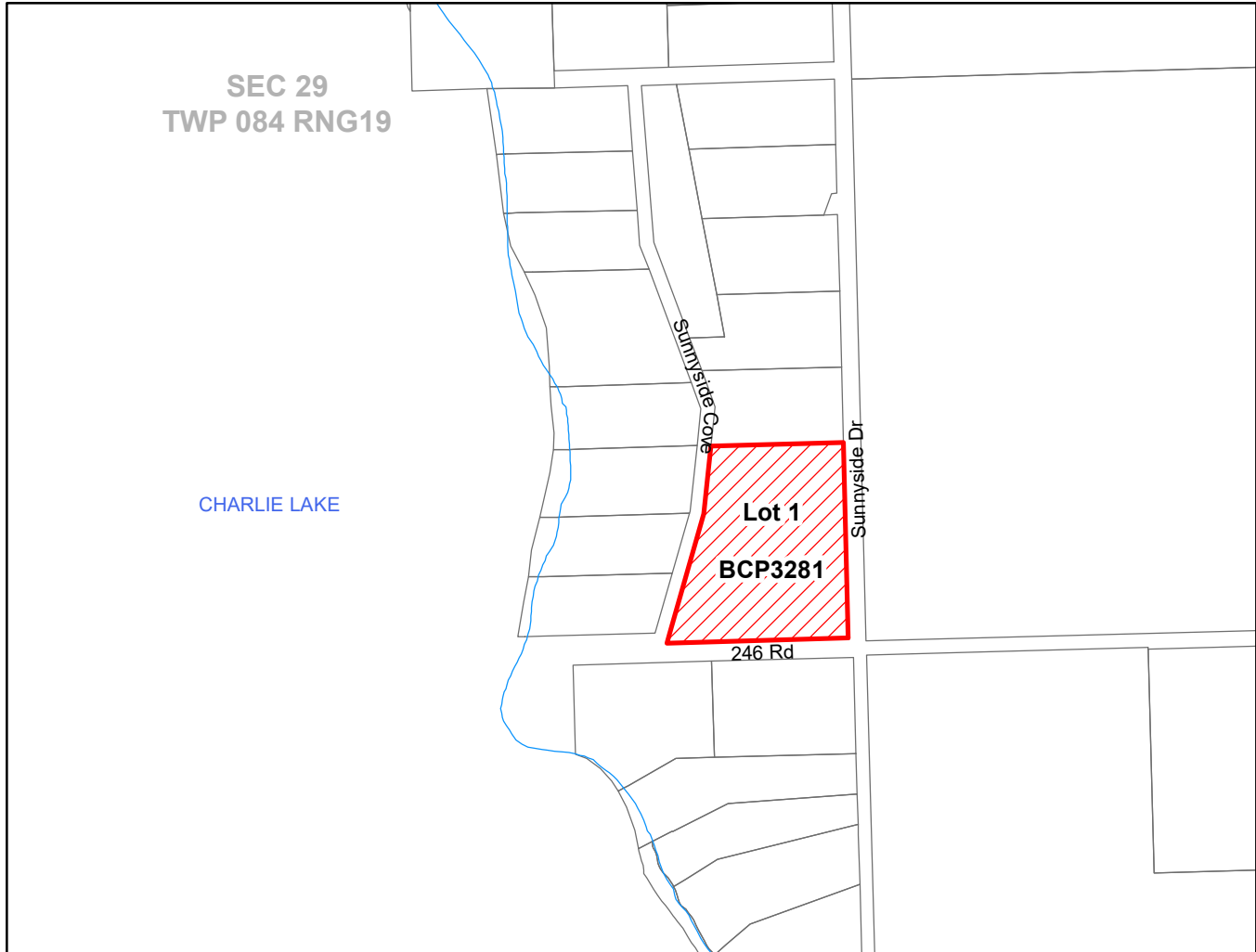
This permit is authorized by Peace River Regional District Board Resolution No. _____
passed on the _____ day of _____, 20____.

Authorized Signatory

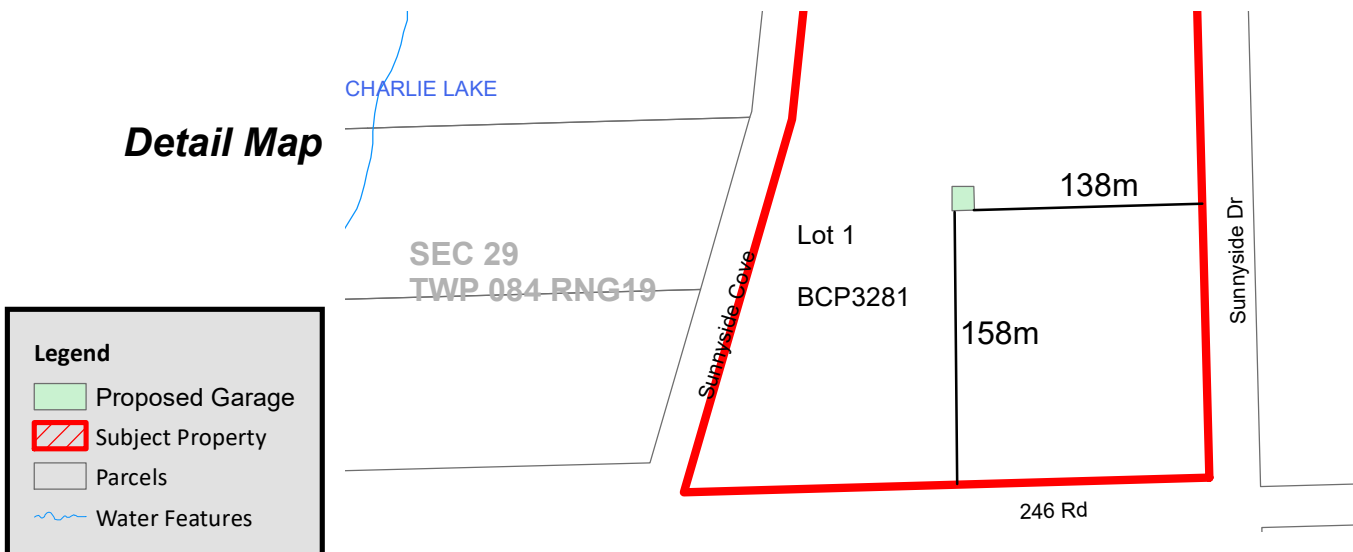
May 16, 2019



Peace River Regional District
SCHEDULE "A"
 Development Variance Permit
 No. 18-324



Detail Map



Legend

- Proposed Garage
- Subject Property
- Parcels
- Water Features