



REPORT

To: Chair and Directors

Date: July 19, 2019

From: Michael Blatz, North Peace Land Use Planner

Subject: **Development Variance Permit Report, PRRD File No. 19-091**

RECOMMENDATION: *[Corporate Unweighted]*

That the Regional Board authorize Development Variance Permit No. 19-091, to increase the maximum accessory building floor area from 232 m² (2496 ft²) to 281 m² (3024 ft²), an increase of 49 m² (528 ft²) or 21%, for the property legally described as Lot 1 District Lot 484 Peace River Plan PGP45135.

BACKGROUND/RATIONALE:

Proposal

To increase to the maximum accessory building floor area from 232 m² (2496 ft²) to 281 m² (3024 ft²), an increase of 49 m² (528 ft²) or 21%. The applicant intends to build an enclosed detached garage with an unenclosed covered lean-to on two sides.

File Details

File No.: 19-091
 Owners: Edward & Coralee Penner
 Area: Electoral Area E
 Location: Chetwynd
 Legal: Lot 1 District Lot 484 Peace River Plan PGP45135
 PID: 024-715-662
 Civic Address: 3219 Jackfish Lake Road
 Lot Size: 4.00 ha (9.88 ac)

Site Context

The subject property is near Jackfish Lake in the Chetwynd area, east of Highway 29. It is a residential property with residential and agricultural uses directly adjacent to it.

Site Features

Land

The property is mainly treed, with cleared areas for the home and yard.

Structures

There is a home on the property.

Access

The parcel has access from Jackfish Lake Road.

CLI Soil Rating

The subject property has a soil rating of 4_x. Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices. Subclass X denotes soils with limitations due to two or more adverse characteristics.

Comments & Observations**Applicant**

The applicants also applied for a Building Permit.

Agricultural Land Reserve (ALR)

The subject property is within the ALR.

Official Community Plan (OCP)

The subject property is designated as S (Settlement) within PRRD West Peace Official Community Plan Bylaw No. 1086, 1997. The Official Community Plan does not address accessory buildings.

Land Use Zoning

The subject property is zoned R-4 (Residential 4 Zone) pursuant to PRRD Zoning Bylaw No. 1343, 2001. At a height of approximately 5.75 m (19 ft), the building complies with the height restriction of 10 m (32.8 ft). Section 13 of the bylaw states the maximum building floor area for a 4.00 ha (9.88 ac) parcel is 232 m² (2496 ft²). The proposed building is 281 m² (3024 ft²), an increase of 49 m² (528 ft²) or 21%, so a Development Variance Permit is required.

Fire Protection Area

The subject property is outside all fire protection areas.

Mandatory Building Permit Area

The property is outside the Mandatory Building Permit Area.

Development Permit Areas

The property is outside all Development Permit Areas.

Development Cost Charge Area

The property is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The property is outside the School District 60 School Site Acquisition Charge Area.

Impact Analysis**Context**

The applicants' proposed site plan shows the building near the east property line, which would have the greatest impact on the parcel immediately east of the subject property.

Population & Traffic

No population or traffic changes are anticipated.

Sewage & Water

No changes to sewage or water are proposed or anticipated.

Comments Received from Municipalities & Provincial AgenciesALC, Chetwynd & MoTI

No objections.

Dawson Creek & Fort St. John

Interests unaffected.

Northern Health

Must not cause a health hazard and must comply with application acts and regulations.

Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, MoFLNRORD & SD 59

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 verbally.

ALTERNATIVE OPTIONS:

1. That the Regional Board refuse Development Variance Permit No. 19-091, to increase the maximum accessory building floor area from 232 m² (2496 ft²) to 281 m² (3024 ft²), an increase of 49 m² (528 ft²) or 21%, for the property legally described as Lot 1 District Lot 484 Peace River Plan PGP45135.
2. That the Regional Board provide further direction.

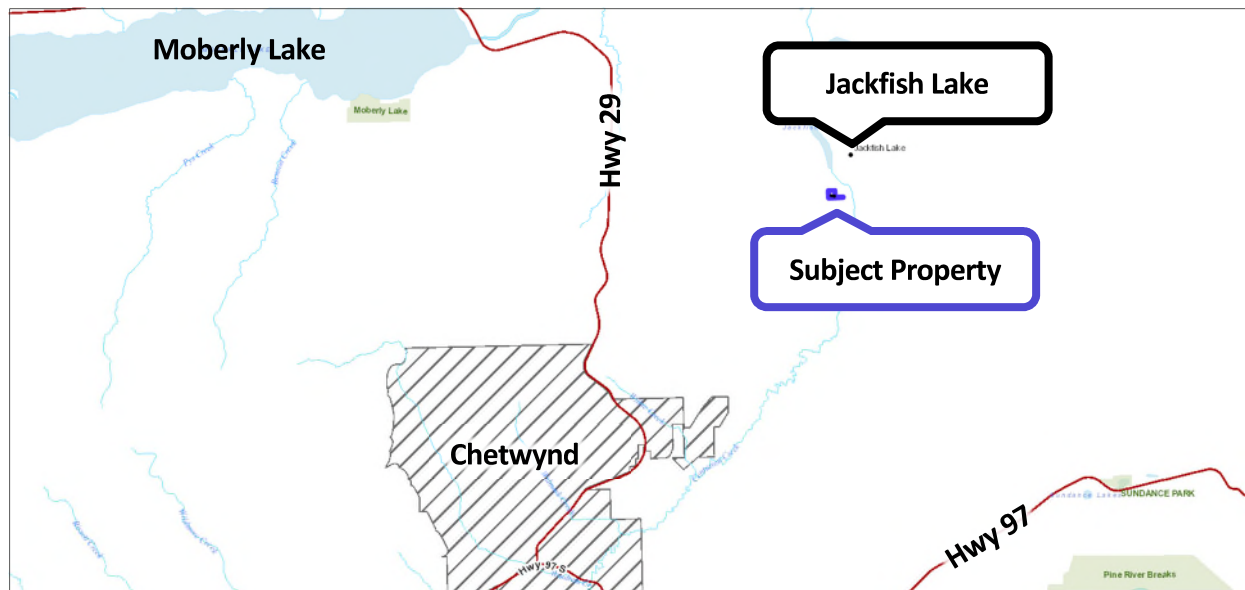
STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

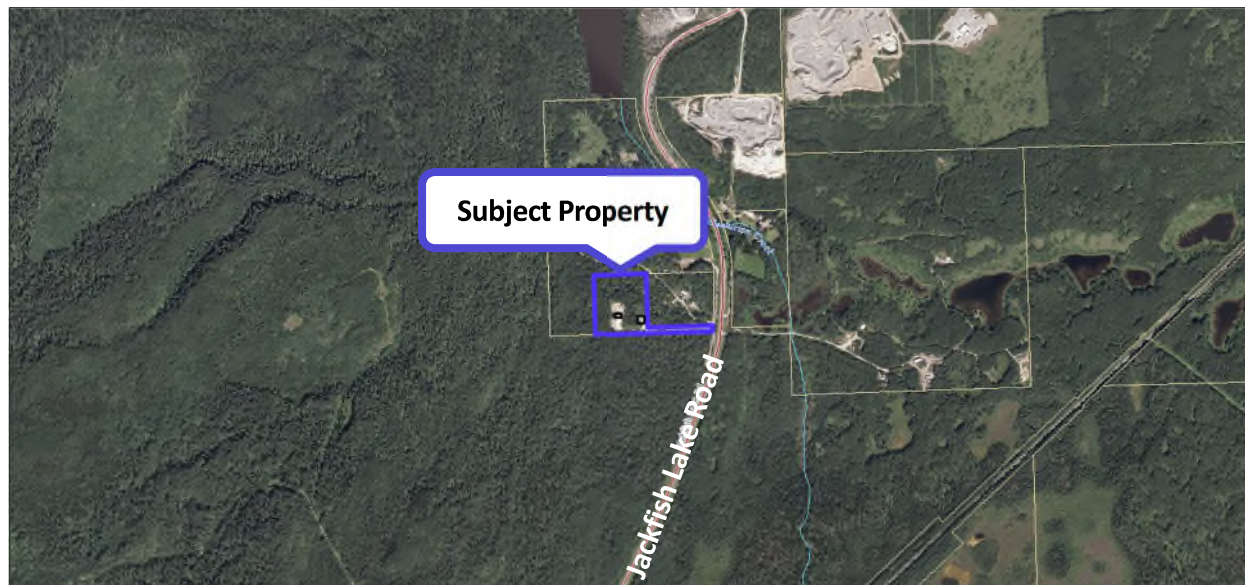
FINANCIAL CONSIDERATION(S):**COMMUNICATIONS CONSIDERATION(S):****OTHER CONSIDERATION(S):****Attachments:**

1. Maps
2. Application
3. Referral responses from agencies
4. Director comments
5. Development Variance Permit No. 19-091

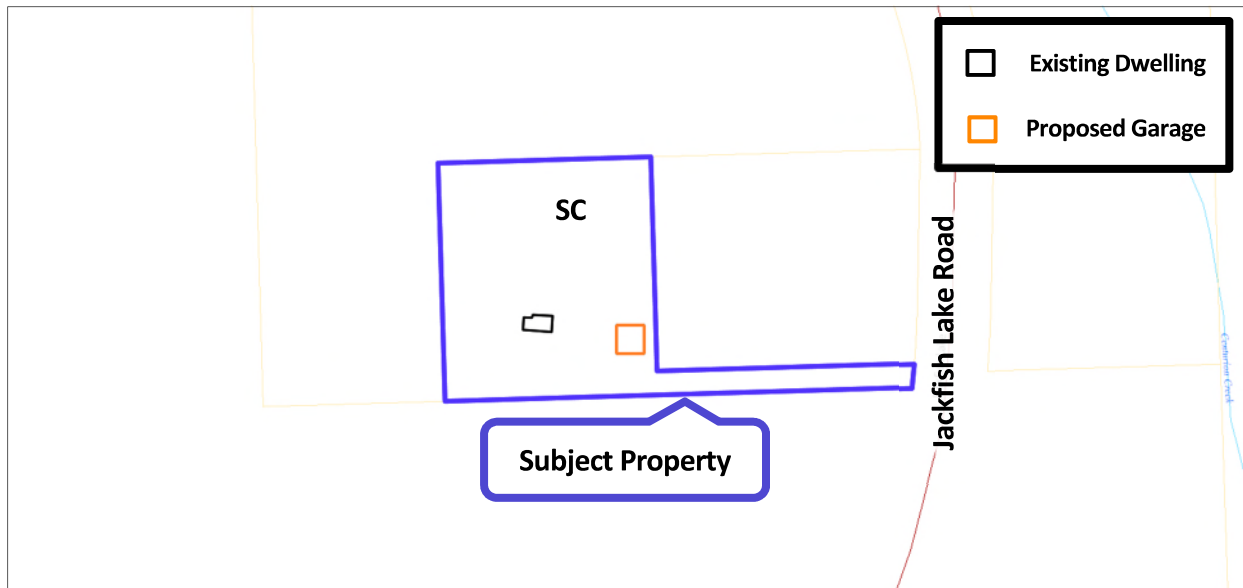
Location: Chetwynd



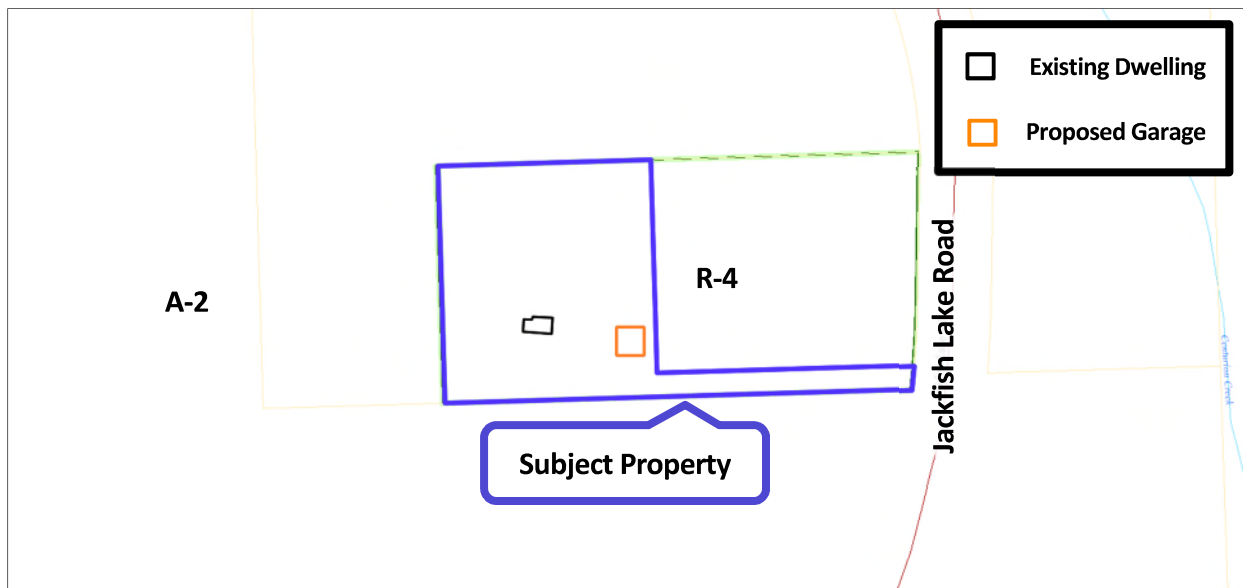
Aerial imagery



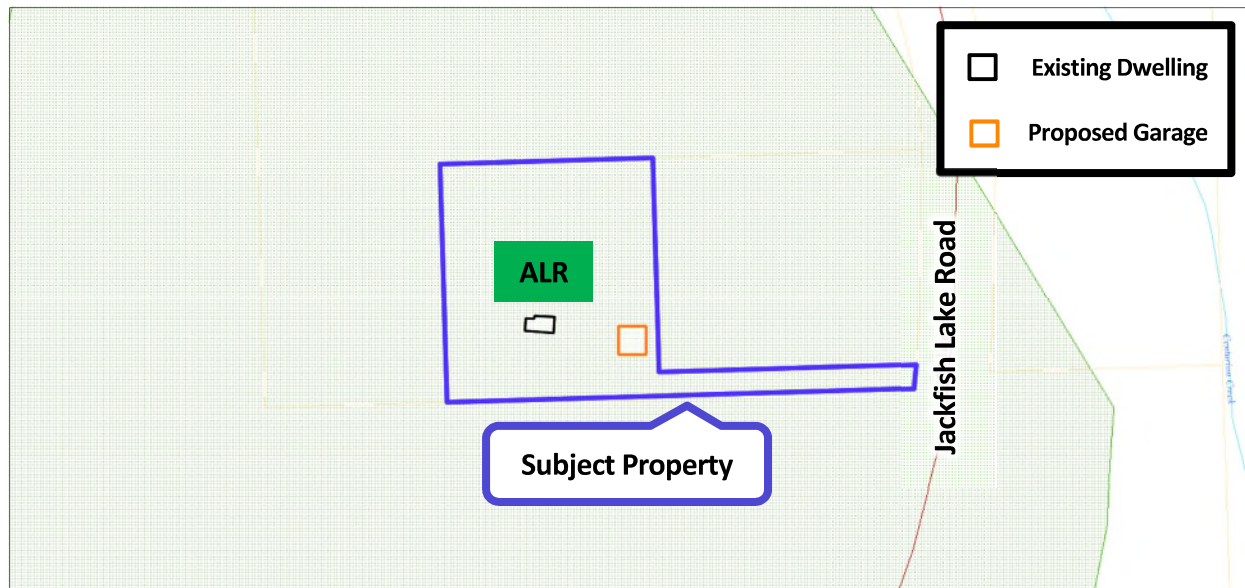
PRRD West Peace OCP Bylaw No. 1086, 1997: Settlement Centre (SC)



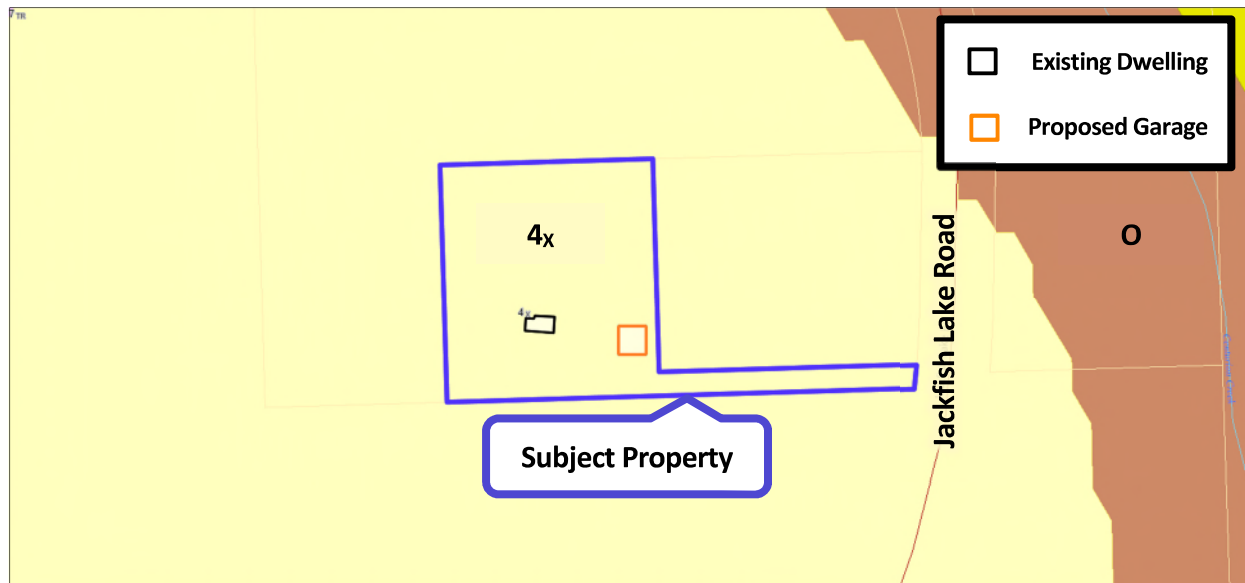
PRRD Zoning Bylaw No. 1343, 2001: Residential 4 Zone (R-4)



Agricultural Land Reserve: Within



CLI Soil Classification: 4_x



KOLE

R-10

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



PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4
[Toll Free: 1-800-670-7773]

(T) 250-784-3200 (F) 250-784-3201
(T) 250-785-8084 (F) 250-785-1125

Receipt #

Referred To

File No.

KC
19-091

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 EDWARD G. PENNER CORALEE K. PENNER	Authorized Agent of Owner (if applicable)
	Address of Agent
	City/Town/Village
	Postal Code
	Telephone Number:
	Fax Number:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
LOT 1, PLAN PC-P45135,	9.88 ACRES. ha./acres
DISTRICT LOT 484	ha./acres
PEACE RIVER LAND DISTRICT	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*.

4. Civic Address or location of property: 3219 JACKFISH CRD.
CHETWYND B.C.

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 ALLOW COVERED STORAGE ON A
BUILDING TO EXCEED 528 SQ FT. ABOVE
ALLOWED ACCESSORY BUILDING SIZE

- ☐ Temporary Use Permit – describe proposed use:

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

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

PERSONAL DWELLING EXISTING AND
PROPOSED DETACHED GARAGE.

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

- (a) North PRIVATE BUSH LAND
(b) East PRIVATE RESIDENCE + BUSH LAND
(c) South CROWN FOREST.
(d) West PRIVATE BUSH LAND.

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

DETACHED ~~GARAGE~~ GARAGE
ADDITIONAL COVERED STORAGE.

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

APPLIED FOR A BUILDING PERMIT OUTSIDE
OF THE MANDATORY AREA. I WOULD LIKE EXTRA
COVERED STORAGE OUTSIDE OF BUILDING
I WOULD ALSO LIKE THIS COVERED BY A
LEGAL PERMIT. 2

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

EXISTING SEPTIC SYSTEM ON PROPERTY FOR
RESIDENCE / BUT NO PLANS TO USE
IT FOR GARAGE

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

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

APRIL 25, 2019

Date signed

Signature of Owner

Date signed

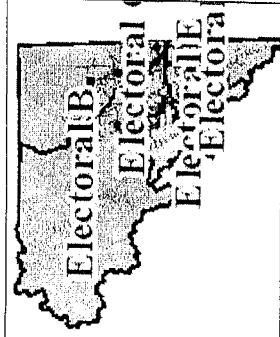
16. **AGENT'S AUTHORIZATION**

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:	



Peace River Regional District



Legend

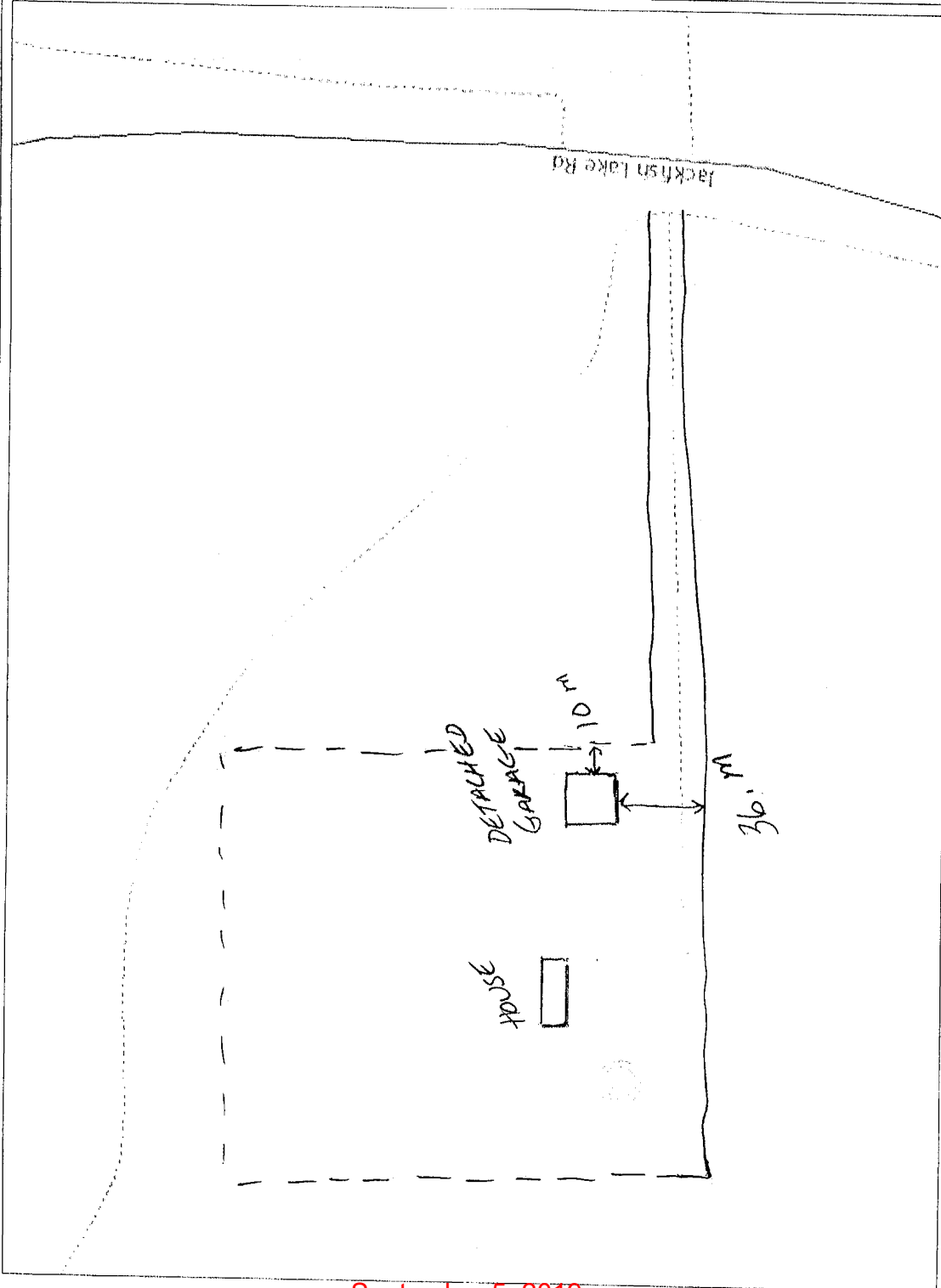
- Parcels
- Highway
- Municipal Road
- Hard Surface
- Gravel
- Rural Road >1:250k
- Hard Surface
- Gravel
- Seasonal
- Driveway
- Streams/Rivers
- Locality
- Municipal Boundary
- Regional District Boundary

1:2,500



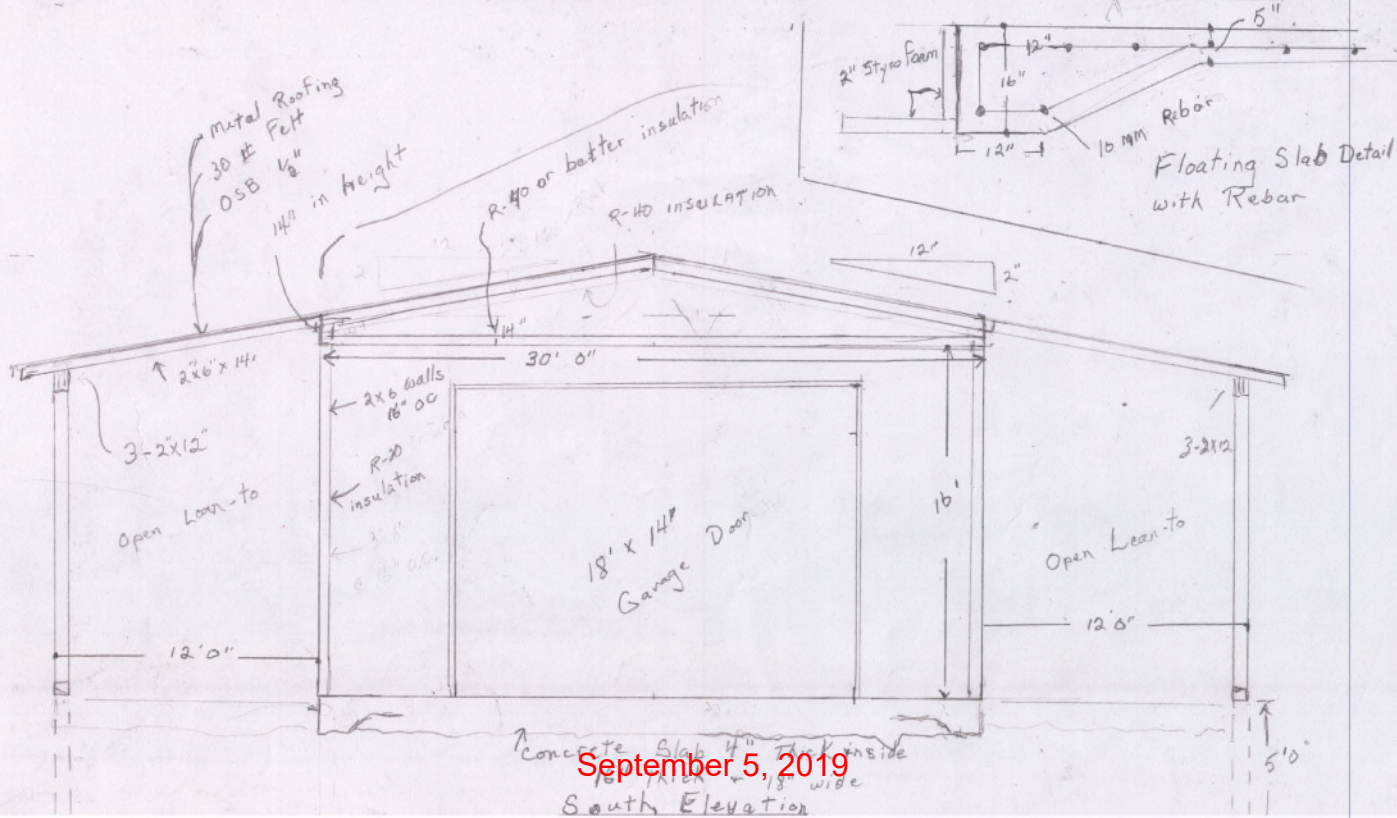
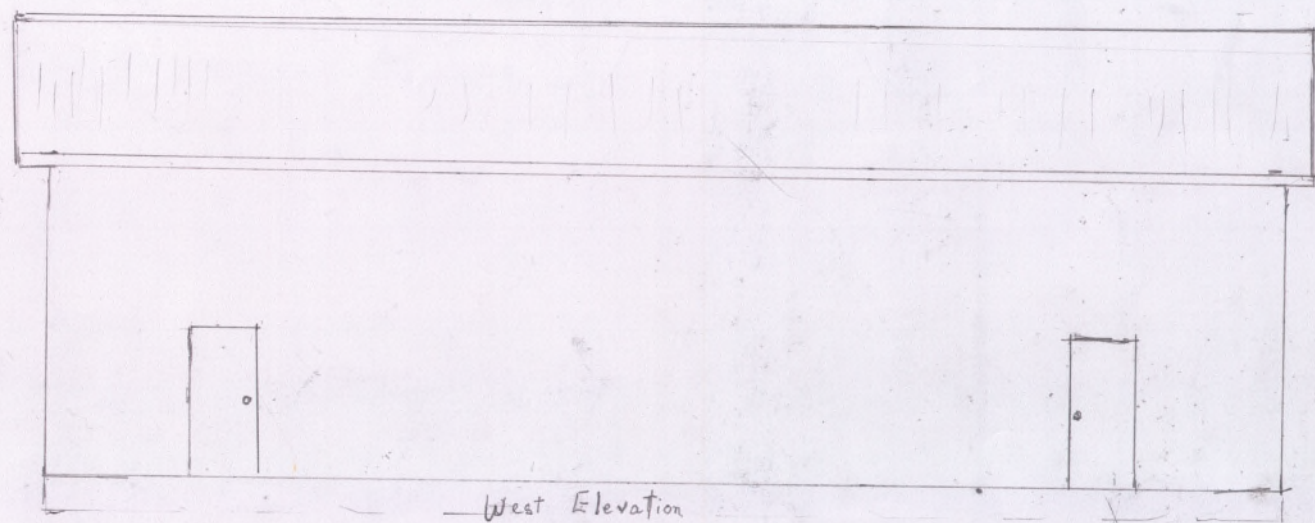
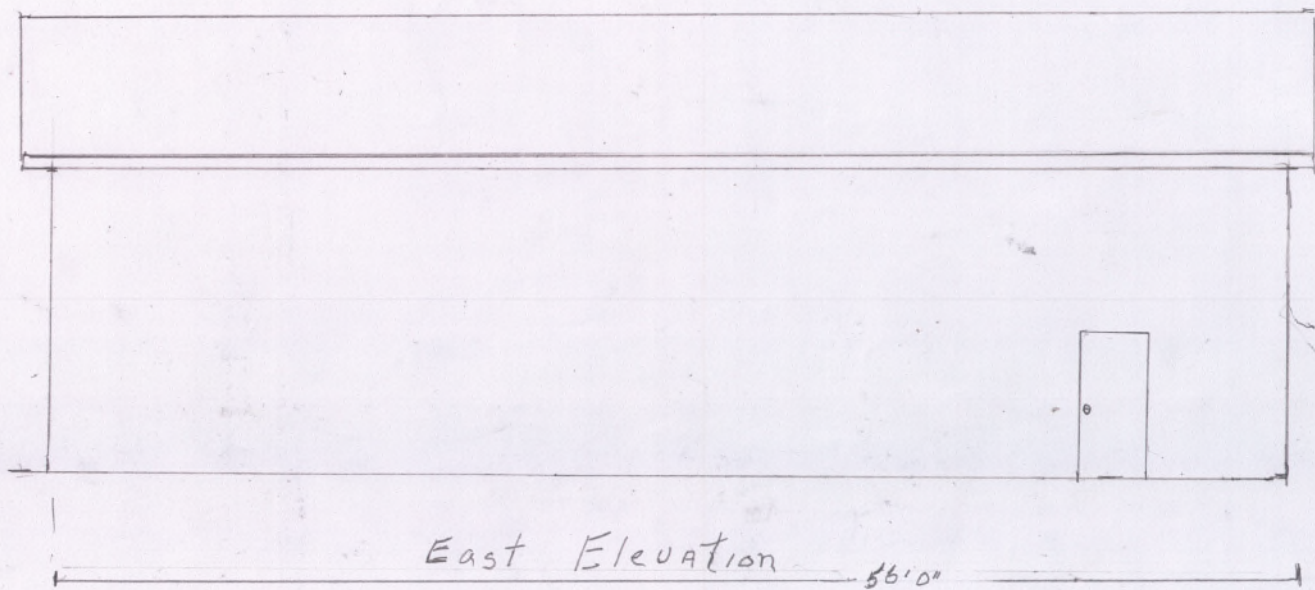
Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



127.0 63.50 127.0 Meters

NAD_1983_UTM_Zone_10N
© Latitude Geographics Group Ltd.



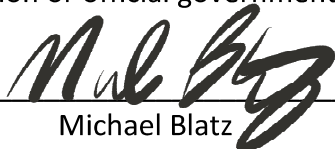
September 5, 2019



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

R-10

Peace River Regional District	Development Variance Permit 19-091	Date: June 5, 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 June 26, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.											
PURPOSE OF PERMIT: To allow an increase to the maximum accessory building floor area from 232 m² (2496 ft²) to 281 m² (3024 ft²), an increase of 49 m² (528 ft²) or 21%.											
GENERAL LOCATION: Chetwynd, BC											
LEGAL DESCRIPTION: Lot 1 District Lot 484 Peace River Plan PGP45135; PID 024-715-662.											
AREA OF PROPERTY 4.00 ha (9.88 acres)	ALR STATUS: Within	OCP DESIGNATION: Settlement Centre									
Land Owners: Edward Penner & Coralee Penner											
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 ☐ Agricultural Land Commission											
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 59</td><td></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 59	
☐ 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 59										
(As per the Management of Development Function)											

September 5, 2019

**Agricultural Land Commission**

201 – 4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

June 25, 2019

Reply to the attention of Sara Huber
 ALC Issue: 51451
 Local Government File: DVP 19-091

Michael Blatz
 Land Use Planner
 Peace River Regional District
Delivered Electronically

Re: Peace River Regional District Development Variance Permit 19-091

Thank you for forwarding a copy of Peace River Regional District (PRRD) Development Variance Permit 19-091 (the “DVP”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the DVP is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the “General Regulation”), the Agricultural Land Reserve Use Regulation (the “Use Regulation”), and any decisions of the ALC.

The applicant is proposing an increase to the maximum accessory building floor area from 232 m² to 281 m² in order to allow covered storage in a detached garage on the property identified as 3219 Jackfish Lake Road (PID: 024-715-662) (the “Property”).

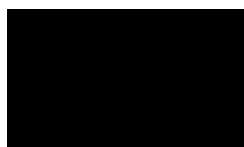
The ALC has no objection to the proposed DVP on the Property.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

If you have any questions about the above comments, please contact the undersigned at 604-660-7019 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: PRRD File 19-091 DVP Referral Package

CC: Ministry of Agriculture – Attention: Lori Vickers

51451m1

Michael Blatz

From: Carol Newsom <[REDACTED]>
Sent: Tuesday, June 18, 2019 11:17 AM
To: Michael Blatz
Cc: Deanne Ennis
Subject: RE: PRRD File 19-091 | Development Variance Permit | Referral

Good morning Michael; this DVP was considered by Council at its June 17, 2019 Regular Council Meeting and Council had no objectives to the project. Thank you.

From: Carol Newsom
Sent: June 6, 2019 7:42 AM
To: Lenora
Subject: FW: PRRD File 19-091 | Development Variance Permit | Referral

Could you please put this on the next Council agenda with the option to receive for info; or to provide comments in regard to the application. Thanks!

From: Michael Blatz [<mailto:Michael.Blatz@prrd.bc.ca>]
Sent: June 5, 2019 3:18 PM
To: PRRD_Internal
Subject: PRRD File 19-091 | Development Variance Permit | Referral

Good day,

Please review the attached application and respond with any comments by **June 26, 2019**.

Proposal: : To allow an increase to the maximum accessory building floor area from 232 m² (2496 ft²) to 281 m² (3024 ft²), an increase of 49 m² (528 ft²) or 21%.

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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[Report as Not Spam](#)

[Forget previous vote](#)

Michael Blatz

From: Aaron Thompson <[REDACTED]>
Sent: Wednesday, June 5, 2019 3:21 PM
To: Michael Blatz
Subject: RE: PRRD File 19-091 | Development Variance Permit | Referral

Michael,

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



Aaron Thompson

City Planner

The Corporation of the City of Dawson Creek

Phone 250-784-3601

www.dawsoncreek.ca

Like us on Facebook 



Please ~ only print this email if necessary!

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From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: June-05-19 3:18 PM
To: PRRD_Internal
Subject: PRRD File 19-091 | Development Variance Permit | Referral

Good day,

Please review the attached application and respond with any comments by **June 26, 2019**.

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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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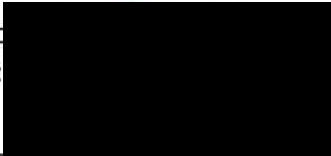
DEVELOPMENT VARIANCE PERMIT
REFERRAL FORM

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

R-10

	RESPONSE SUMMARY	Development Variance Permit 19-091
☐ Approval recommended for reasons outlined below	☒ Interests unaffected by bylaw	
☐ Approval recommended subject to conditions below	☐ Approval NOT recommended due to reasons outlined below	

None.

Signed: 	Title: Planning Manager.
Date: June 7, 2019.	Agency: City of Fort St. John

September 5, 2019



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

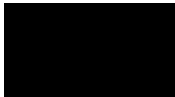
Attn: Michael Blatz

The Ministry of Transportation and Infrastructure has received and reviewed your referral of June 5, 2019 for a development variance permit to allow an increase to the maximum accessory building floor area from 232 m² (2496 ft²) to 281 m² (3024 ft²), an increase of 49 m² (528 ft²) or 21%. 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 Jennifer Dyer at (250) 787-3335.

Sincerely,



Jennifer Dyer
Development Technician
Peace District

June 17, 2019

Michael Blatz
North Peace Land Use Planner
Peace River Regional District

**RE: Development Variance Permit 19-091 Lot 1 District Lot 484 Peace River
Plan PGP45135; PID 024-715-662**

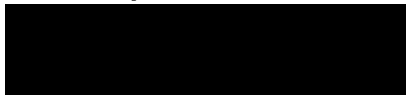
This letter is in regards to the Development Variance Permit (DVP) application located at the above noted location near Chetwynd. The intent of the permit is to allow an increase to the maximum accessory building floor area from 232 m² (2496 ft²) to 281 m² (3024 ft²), an increase of 49 m² (528 ft²) or 21%.

Based on the intended use of the DVP application, **Northern Health has no objections** subject to the following conditions:

- As per the Public Health Act [SBC 2008] Ch. 28, the property owner must not create a health hazard.
- As per the Public Health Act [SBC 2008] Ch. 28, if the operator is required by regulation to have a licence or permit to engage in a regulated activity, the operator must obtain such licence or permit by submitting the appropriate application to the health officer prior to construction or operation of the regulated activity.
- As per the Public Health Act [SBC 2008] Ch. 28, an operator who engages in a regulated activity must comply with any requirement or duty set out in a regulation respecting the regulated activity.
- As per the Drinking Water Protection Act [SBC 2001] Ch. 9, the owner must not cause or allow contamination of a drinking water source, a well recharge zone, or an area adjacent to a drinking water source.

If you have any additional questions regarding this matter please contact me at 250-719-6500.

Sincerely,



Ali Moore CPHI(c)
Environmental Health Officer
Northern Health

September 5, 2019



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Dan Rose, Director of Electoral Area E
 FROM: Michael Blatz, North Peace Land Use Planner
 DATE: July 19, 2019
 RE: **Application for a Development Variance Permit**

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The application and report are provided for your review.

Please find attached a copy of a Development Variance Permit application (**File # 19-091**) concerning Edward & Coralee Penner.

COMMENTS

Response requested by August 2, 2019

No comment



I have no concerns about this application

____ Dan Rose Dir. Area E _____ July 20, 2019 _____
 Director/Municipality Date

diverse. vast. abundant.

PLEASE REPLY TO:

☐ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
☒ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8081 Fax: (250) 785-1125 Email: prrd.fsj@prrd.bc.ca

September 5, 2019

**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT VARIANCE PERMIT NO. 19-091**

Issued to: Edward Penner & Coralee Penner

Box 2597
Chetwynd, BC
V0C 1J0

1. Property affected: Lot 1 District Lot 484 Peace River Plan PGP45135
2. Official Community Plan: *PRRD West Peace Official Community Plan Bylaw No. 1086, 1997; Settlement Centre*
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 to the maximum accessory building floor area from 232 m² (2496 ft²) to 281 m² (3024 ft²) for the property legally described as Lot 1 District Lot 484 Peace River Plan PGP45135, 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 _____ day of _____, 20____.

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

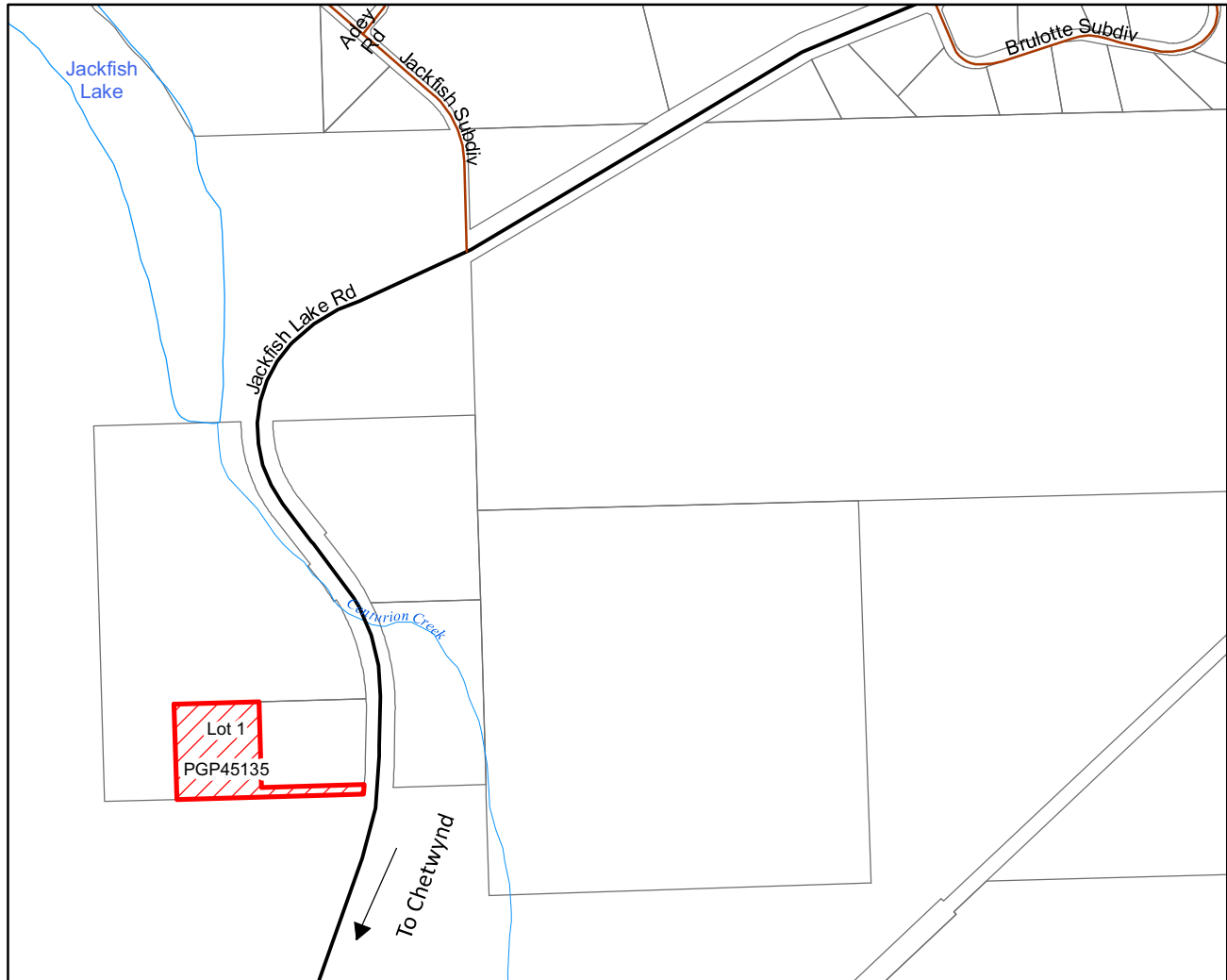
passed on the _____ day of _____, 20____.

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

September 5, 2019



Peace River Regional District
SCHEDULE "A"
 Development Variance Permit
 No. 19-091



Detail Map

