



REPORT

To: Chair and Directors

Report Number: DS-BRD-024

From: Tyra Henderson, Corporate Officer

Date: April 29, 2020

Subject: Temporary Use Permit, PRRD File No. 20-001 TUP

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board authorize the issuance of Temporary Use Permit No. 20-001, for the property identified as PID 010-822-135, for a period of three years for the purpose of storing construction materials, on up to 10% of the parcel area (to a maximum of 100m²) upon receipt of the following:

1. Issuance of a Building Permit for a residence on the property.
2. Proof of an 'Access, Resource and Industrial' permit from the Ministry of Transportation and Infrastructure.

BACKGROUND/RATIONALE:

Bylaw Enforcement

There is an existing bylaw enforcement file for the property (File No. 19-325). The enforcement file was opened on November 21, 2019 and is currently on hold pending the outcome of this application. Upon investigation, the complaint regarding storage of construction materials was deemed to be valid, as the following two infractions have been observed on the subject property:

1. Land use that is contrary to PRRD Zoning Bylaw No. 1343, 2001.
2. Industrial use on a residential property that the operator does not reside on.

Staff is working with the applicant to rectify the infractions; this application for a temporary use permit is to legalize the current storage of construction materials that cannot be characterized as an accessory use/home based business as there is no habitable residence currently on the property. The applicant has been advised that the property is within the mandatory building permit area and that they must also obtain a building permit.

Proposal

To permit the storage of trade contractor construction materials, consisting of wood, materials for concrete formwork, scaffolding, bracing, two tool trailers, a flat deck truck and trailer, and a skid steer, while the applicants renovate the existing house on the subject property.

File Details

Owner: Karleigh and Jonathan Nickel
Area: Electoral Area D
Location: Kilkerran
Legal: Lot 1 Section 28 Township 78 Range 15 W6M PRD Plan 18881
PID: 010-822-135
Civic Address: 2258 Haddow Drive
Lot Size: 0.6 ha (1.6 ac)

Staff Initials: *KC*

Dept. Head: *Tyra Henderson*

CAO: *Shawn Dahlen*

Page 1 of 4

Site Context

The subject property is approximately 70 metres north of the City of Dawson Creek municipal boundary that runs along the 210 Road, and approximately 500 metres east of the Louisiana Pacific facility.

Site FeaturesLand

The subject property is zoned R-4 and intended for residential use. There currently is a non-livable residence located on the eastern portion of the property surrounded by a treed wind break. The western portion of the property is cleared land.

Structures

There is one non-livable residence on the subject property. The applicants state their intention to renovate the structure for their use as a home.

Access

The property is accessed from Haddow Drive.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 2_c. Class C soils have moderate limitations that restrict the range of crops or require moderate conservation practices. Subclass c denotes adverse climate.

Comments & ObservationsApplicant

The applicants intend to renovate the existing residential structure and move onto the subject property. The applicants state that they require three years to be able to build a residence on the property and wish to continue to operate their small business (concrete/construction) from the property while they do so.

Agricultural Land Reserve (ALR)

The subject property is outside the Agricultural Land Reserve.

Official Community Plan (OCP)

Pursuant to the South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012, the subject property is designated Medium Density Residential. Land within this designation should be used for residential and home-based business uses. The minimum parcel size should be 1.6 ha (4 ac). The proposed storage of trade contractor construction materials is not consistent with this designation because this use is considered a light industrial use or limited home based business. However, at this time there are no operators of the home-based business residing on the property.

Therefore, this Temporary Use Permit application is anticipated to bring the property into compliance with the Official Community Plan.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned R-4 (Residential 4) Zone. Land within this zone may be used for principal and accessory residential uses. The minimum parcel size is 1.8 ha (4.5 ac). The proposed storage of construction materials does not comply with the

zoning bylaw because storage of trade contractor construction materials is not a permitted use in the R-4 zone (trade contractor construction material storage is listed as a permitted use in the Light Industrial zone). Home based business is a permitted use in R-4, however, as the operator of the business does not currently reside on the subject property this proposal cannot be considered a home based business.

Therefore, this Temporary Use Permit application, if approved, will bring the property into compliance with the Zoning Bylaw for the term of the permit, at the conclusion of which, if a residence is constructed and the business operators are residing on the property, the uses will be compliant with the zoning bylaw.

Fire Protection Area

The subject property is within the Dawson Creek 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.

Impact Analysis

Context

The surrounding area is a mix of residential and industrial use. If the applicant or operator of the business resides on the property this use could be considered as a home based business within PRRD Zoning Bylaw No. 1343, 2001; as long as the business does not exceed more than two business related vehicles, a maximum of two employees, and the outside storage of the construction materials does not exceed 10% of the parcel area - to a maximum of 100 m².

Population & Traffic

There will be no population increase due to this proposal. Traffic will be associated to the storage of construction material.

Sewage & Water

The property currently has a lagoon for septic and a cistern for water.

Comments Received from Municipalities & Provincial Agencies

Fort St. John

Interests unaffected

Northern Health

Has no objections to the Temporary Use Permit subject to the applicants following the associated *Public Health Act* and *Drinking Water Protection Act*.

Ministry of Transportation and Infrastructure

In support of the proposal with a condition that the applicant apply for an 'Access, Resource and Industrial' permit prior to final TUP approval.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse issuance of Temporary Use Permit No. 20-001 TUP for the property identified as PID 010-822-135, as submitted.
2. That the Regional Board authorize issuance of Temporary Use Permit No. 20-001 TUP, for the property identified as PID 010-822-135, for a period of three years for the purpose of storage of trade contractor construction materials.
3. 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):

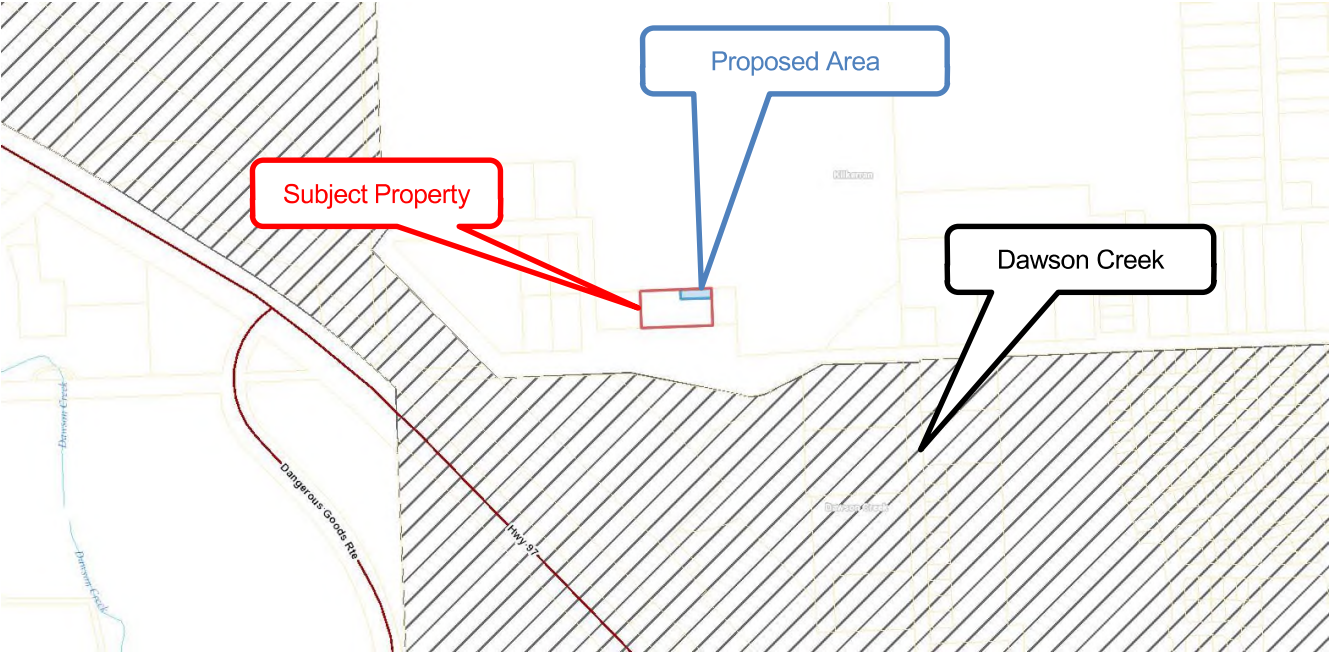
Neither a security nor a waiver is applicable to this application. Provision of security was discussed with the applicant, as the file was received prior to the suspension of the requirement for security and use of a waiver, however, the temporary use does not include any significant changes to the property (storage of construction equipment on the land, no excavation/gravel/paving, or shelter is proposed) and there are no obligations contained in the permit that could be satisfied through use of a security. "Site restoration" would be removal of equipment and nothing more, and the PRRD would not remove personal belongings from a private property without additional court action. The Ministry of Environment and Climate Change Strategy has advised staff that concrete is not an environmental contaminant so no environmental damage to the property requiring site restoration is anticipated.

A waiver is not applicable to this scenario, as the applicant does not have the ability to waive the requirement to return the property to a state suitable for residential use at the conclusion of the TUP; without the TUP in place, the storage of equipment is not a permitted use in the R-4 zone. The waiver can only be used if the applicant wishes to retain the structures or improvements installed to facilitate the temporary use, and those improvements or structures comply with zoning regulations.

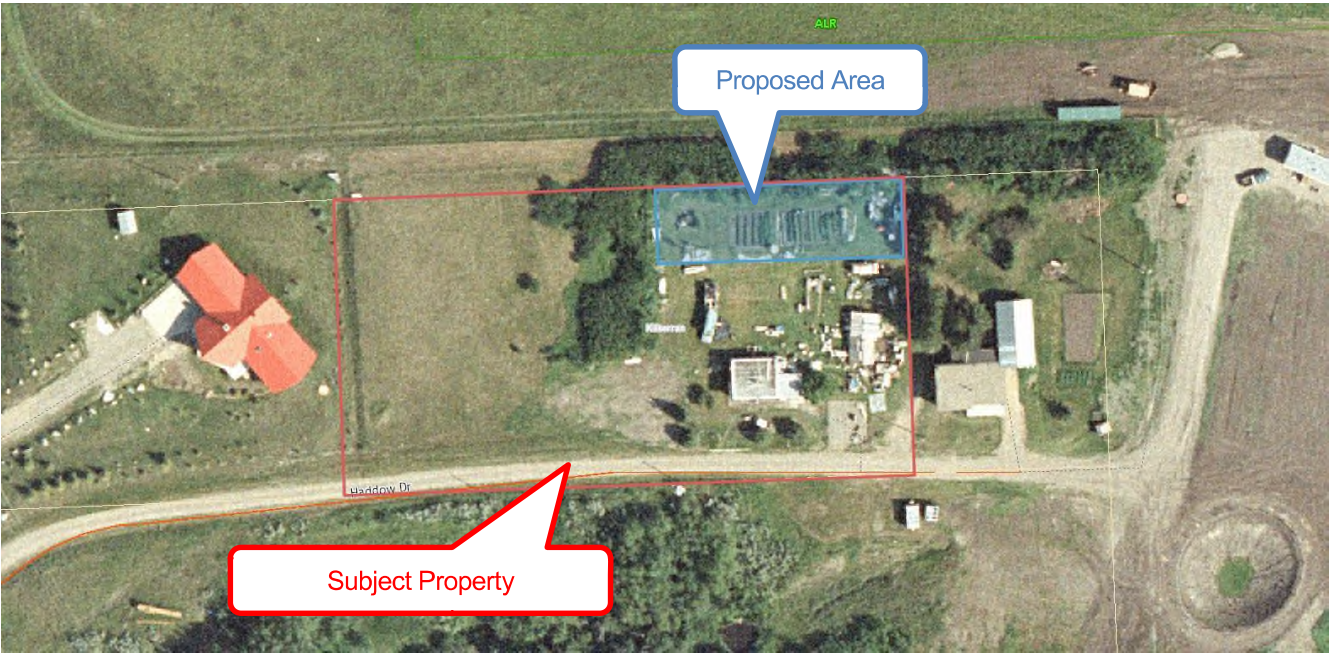
Attachments:

1. Maps
2. Application
3. Section 13 of PRRD SPFA OCP Bylaw No. 2048, 2012 (Temporary Use Permits)
4. Comments Received from Municipalities and Provincial Agencies
5. Comments Received from Electoral Area Director
6. TUP Public Notification
7. Draft Temporary Use Permit No. 20-001 TUP

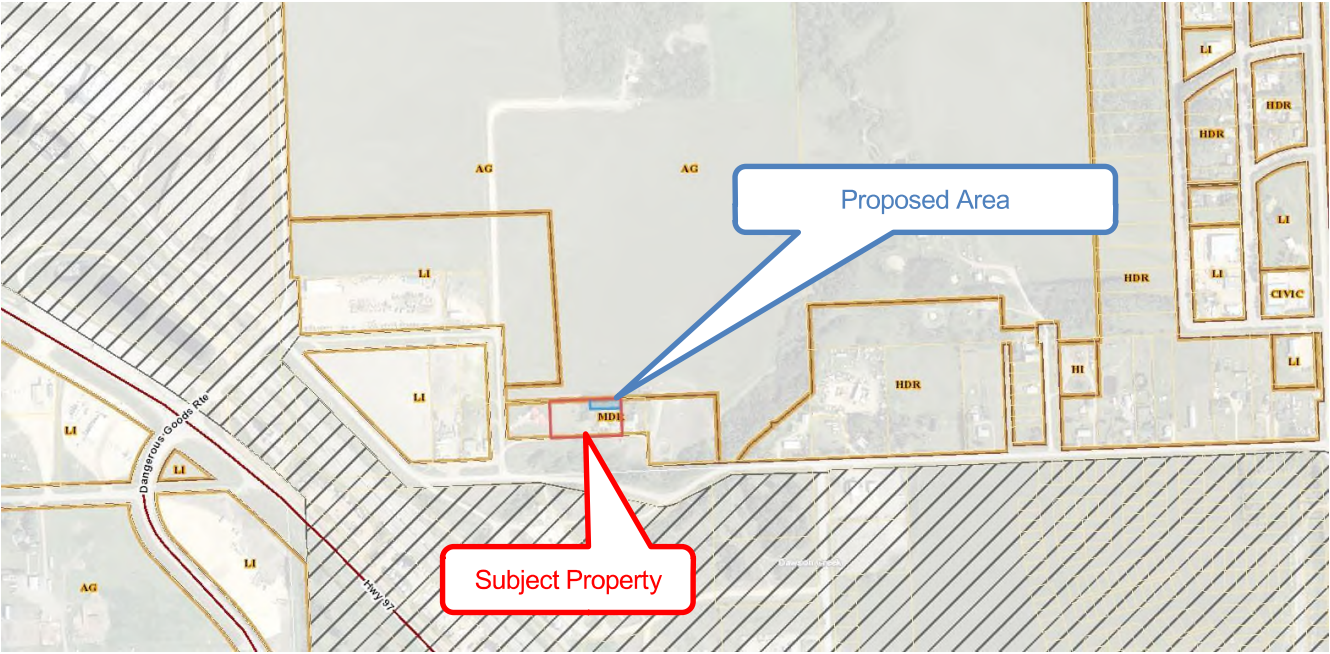
Context Photo



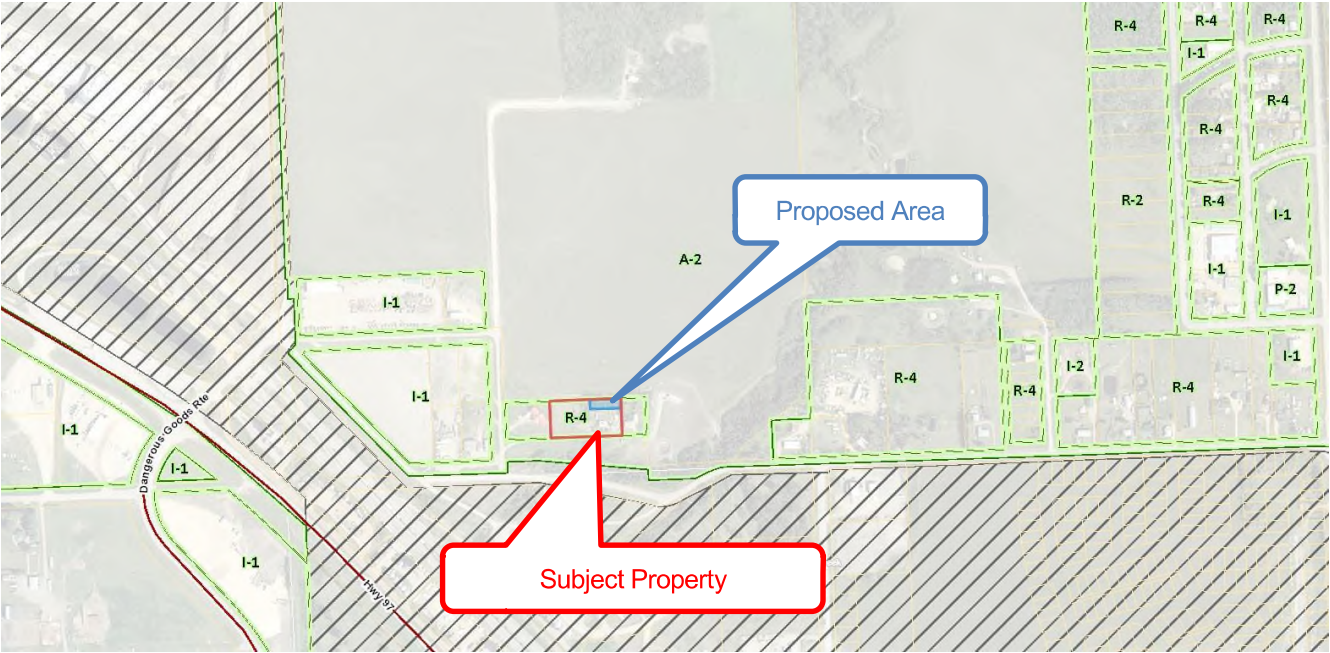
Air Photo:



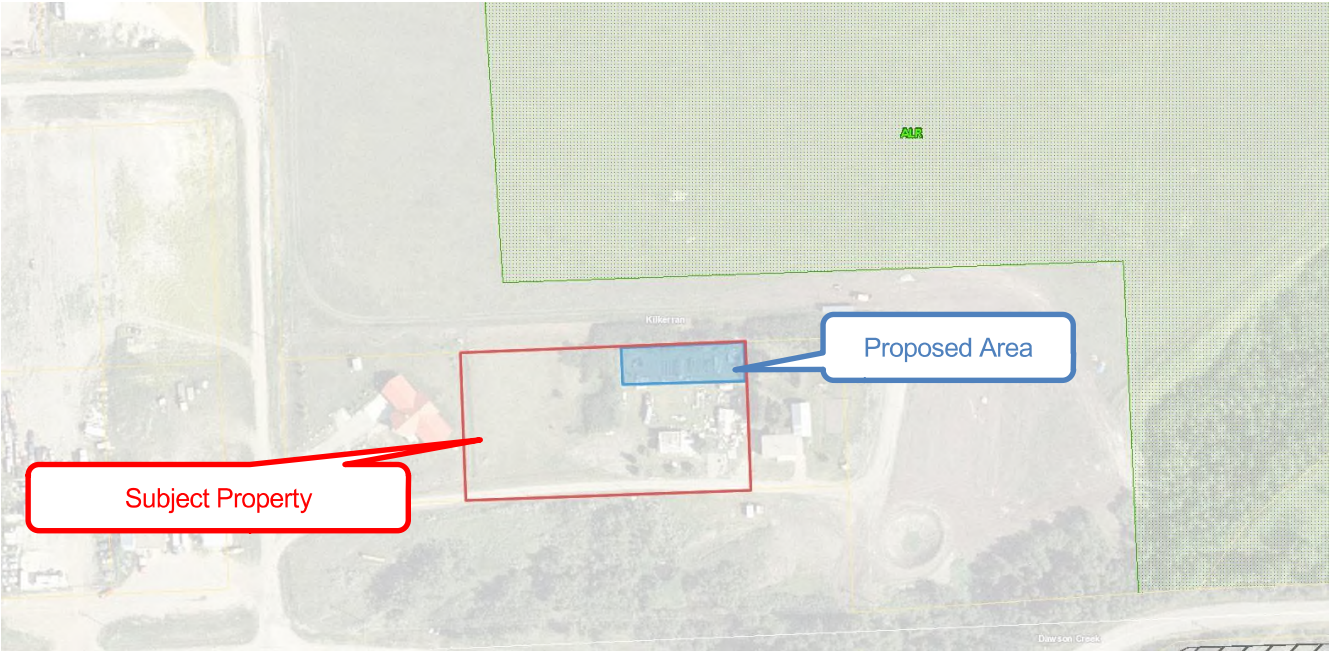
**Peace River Regional District South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012
(Medium Density Residential)**



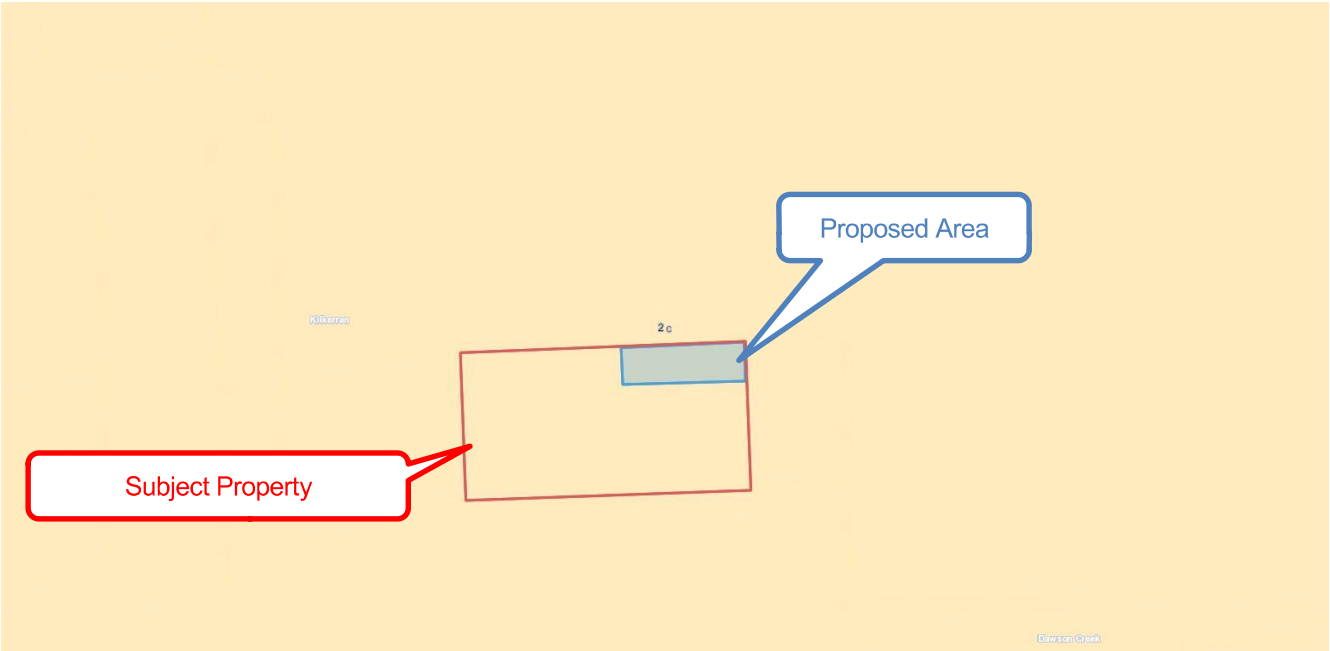
Peace River Regional District Zoning Bylaw No. 1343, 2001 R-4 (Residential 4 Zone)



Agricultural Land Reserve



Soil Classification





PEACE RIVER REGIONAL DISTRICT

20-001 TUP

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 <u>Jonathan Nickel</u>	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:
Fax Number: [REDACTED]	Fax Number:
E-mail: [REDACTED]	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<u>Lot 1, S28, TP78, R15, W6M, PRD, PL18881</u>	<u>1.5 Acres</u> ha./ <u>acres</u>
	ha./acres
	ha./acres
	TOTAL AREA <u>1.5</u> ha./ <u>acres</u>

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: 2258 Haddon Drive

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:

☒ Temporary Use Permit – describe proposed use:

Temporary out door storage of construction materials

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

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

@ currently is a residential lot with one house.

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

(a) North Agricultural

(b) East Residential

(c) South Industrial

(d) West Residential/Industrial

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

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

Our use would fall in line with the current zoning laws if we were to live there. We intend to build + move there but not able to at this time. we require 3 years to be able to build a house

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

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.

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.

[Redacted Signature]

Signature of Owner

1/15/2020

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:	

I want to...

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SECTION 13 - TEMPORARY USE PERMITS

Economic opportunities sometimes arise that are temporary in nature for which permanent development is not desirable. At times, it is beneficial to test the potential of a use at one particular location before committing permanent development. A temporary use permit (TUP) is required for temporary land uses that do not conform to the zoning bylaw and the permit can cover a wide range of activities.

13.1.1 Objective

- a. To consider the issuance of TUPs to allow for temporary uses, subject to specific conditions of the permit, in order to provide for flexibility and diversity that affords employment and economic opportunities.

13.1.2 Policies

- a. Pursuant to the *Local Government Act*, the entire SPFA is designated as an area where temporary uses may be allowed, subject to the issuance of a TUP.
- b. The intent of TUPs is to accommodate a time-limited use.
- c. In addition to public notification requirements, a public meeting may be held at the discretion of the Regional Board concerning an application for a TUP.
- d. A TUP for a use located adjacent to a controlled access highway or other major road may not be approved by the Regional Board where the Ministry of Transportation and Infrastructure indicates that it has an objection to the proposed use with reference to traffic safety.
- e. An approved temporary use may continue in accordance with the provisions specified in the TUP until the date the permit expires, or three (3) years after the permit was issued, whichever occurs first.
- f. TUPs may be renewed only once and should be discouraged from re-application in favour of being considered through a zoning amendment process.
- g. TUP proposals will be examined and considered, subject to factors including, but not limited to, the following:
 - i. plans for vehicle access, parking and circulation on the property;
 - ii. distance to home sites and nearby rural places;
 - iii. the siting, orientation, and layout of proposed structures and activities;
 - iv. arrangements for the dismantling or removal of any buildings or structures that are part of the proposed use, and not otherwise permitted by zoning regulations;
 - v. arrangements for the restoration of the land to an equivalent condition and capability to what existed prior to the development allowed by the TUP's issuance;
 - vi. propensity of the proposed use to emit dust, air emissions (including prevailing wind direction), noise, and light affecting neighbouring properties; and
 - vii. location, visibility, and security of outdoor storage areas.
- h. Temporary uses should be oriented so as to minimize or eliminate conflicts with agriculture.



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

Peace River Regional District	Temporary Use Permit #20-001 TUP	Date: March 11, 2020									
You are requested to comment on the attached TUP for potential effect on your agency's interests. We would appreciate your response within 21 days (April 1, 2020). If no response is received within that time, it will be assumed that your agency's interests are unaffected.											
PURPOSE OF PERMIT: Storage of construction materials											
GENERAL LOCATION: Kilkerran											
LEGAL DESCRIPTION: Lot 1 Section 28 Township 78 Range 15 W6M PRD Plan 18881											
AREA OF PROPERTY 0.6 ha (1.6 ac)	ALR STATUS: Outside	OCP DESIGNATION: Medium Density Residential									
Land Owner: Karleigh and Jonathan Nickel											
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.											
Name: <u>Jessica Russell</u> Title: <u>Junior Planner</u>											
This referral has also been forwarded to the following agencies:											
<table border="0"><tr><td>✓ Northern Health Authority</td><td>✓ Ministry of Transportation & Infrastructure</td><td>✓ Oil & Gas Commission</td></tr><tr><td>✓ Ministry of Forests, Lands, Natural Resources Operations and Rural Development</td><td>✓ Peace River Regional District Community Services Department</td><td>✓ School District #59</td></tr><tr><td>✓ Dawson Creek Fire Department</td><td></td><td></td></tr></table>			✓ Northern Health Authority	✓ Ministry of Transportation & Infrastructure	✓ Oil & Gas Commission	✓ Ministry of Forests, Lands, Natural Resources Operations and Rural Development	✓ Peace River Regional District Community Services Department	✓ School District #59	✓ Dawson Creek Fire Department		
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✓ Dawson Creek Fire Department											
Municipalities or Districts:											
<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></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		
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✓ City of Fort St. John											



REFERRAL FORM

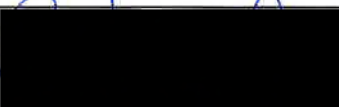
Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

(As per the Management of Development Function)

Nickel	RESPONSE SUMMARY	Temporary Use Permit #20-001 TUP
☐ Approval recommended for reasons outlined below	☐ Approval recommended subject to conditions below	
☒ Interests unaffected by bylaw	☐ Approval NOT recommended due to reasons outlined below	

none

Signed:



Title:

Planning Manager

Date:

March 16, 2020

Agency:

City of Fort St. John

March 27, 2020

South Peace Land Use Planner
Peace River Regional District
Box 810, 1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Dear: Jessica Russell

Re: Lot 1 Section 28 Township 78 Range 15 W6M PRD Plan 18881

This letter is in regards to the Temporary Use Permit application at the above noted location. The purpose of this permit is temporary outdoor storage of construction materials.

Based on the intent of this application, Northern Health has no objections to the issuing of a Temporary Use Permit to the applicant subject to the following conditions:

1. As per the *Public Health Act [SBC 2008] Ch. 28*, the applicant must not cause a health hazard.
2. 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.
3. 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.
4. As per the *Drinking Water Protection Act [SBC 2001] Ch. 9*, the operator 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 questions or concerns, please contact the undersigned.

Sincerely,



Ali Moore
Environmental Health Officer



Ministry of
Transportation
and Infrastructure

Our file: 2020-01606
Your file: PRRD File # 20-001 TUP
Date: April 23, 2020

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

Attention: Jessica Russell, Junior Planner

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral of April 2, 2020 for the temporary use of storage of construction materials within Lot 1 Section 28 Township 78 Range 15 W6M PRD Plan 18881.

The Ministry is in support of the proposal however the Transportation Act still applies, and the following condition must be met:

1. Applicant to apply online for an 'Access, Resource and Industrial' permit to the Ministry of Transportation and Infrastructure prior to final TUP approval.

Permits can be applied for online here: <http://www.th.gov.bc.ca/permits/Apply.asp>.

Thank you for the opportunity to comment. If you or the applicant have any questions or concerns, please contact me at (778) 576-1114 or by email at Beth.Bahm@gov.bc.ca.

Sincerely,

Beth Bahm – Development Officer, Peace District



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Leonard Hiebert, Director of Electoral Area D
FROM: Development Services Department
DATE: March 11, 2020
RE: **Application for Temporary Use Permit (PRRD File 20-001)**

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 bylaw are provided for your review. As instructed at the November 21, 2019 EADC meeting, referrals to Directors will be done earlier in the application review process, at the same time as external agency referrals. As a result, this referral does not include external agency comments or a staff report.

COMMENTS

Response requested by March 25, 2020

No comment ☐

Hi Kole,

One question are they currently using it for storage?

Clarification, is this TUP for 3 years?

Leonard Hiebert

March 12/ 202

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) 785-8084 Fax: (250) 785-1121 Email: prrd.fsj@prrd.bc.ca

Archived: Friday, May 15, 2020 11:09:38 AM
From: [Planning Department](#)
Sent: Wednesday, April 29, 2020 10:51:45 AM
To: Director Leonard Hiebert
Cc: Kole Casey
Subject: RE: 20-001
Sensitivity: Normal
Attachments:
[20-001 TUP Referral Nikel.pdf](#) 

Hello Director Hiebert,

Here are the answers to your questions:

One question are they currently using it for storage?

Yes. This application for a temporary use permit was applied for because of a Bylaw Enforcement Complaint.

Clarification, is this TUP for 3 years?

The applicant has responded that they request a 3 year timeline. Part nine on the application indicates that they need the three years to build a house on the property to reside in.

If you have any more questions, please let staff know

From: [Planning Department](#) <planning@prrd.bc.ca>
Sent: Thursday, March 12, 2020 3:35 PM
To: Kole Casey <Kole.Casey@prrd.bc.ca>
Subject: FW: 20-001

From: [Director Leonard Hiebert](#) <leonard.hiebert@prrd.bc.ca>
Sent: Thursday, March 12, 2020 2:37 PM
To: Planning Department <planning@prrd.bc.ca>; PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: 20-001

Hi Kole,
Here are my comments.

Thanks,

Leonard Hiebert
Director Area "D"
leonard.hiebert@prrd.bc.ca
250-219-8098



Industry

Residential

Farm Use

Notice of Intent to Consider

Temporary Use Permit No. 20-001

FILE NO. 20-001 TUP

Kilkerran

Property Location: Lot 1 Section 28 Township 78 Range 15 W6M PRD Plan 18881

2258 Haddow Drive

Proposal: To permit the storage of construction material



How to Participate

1 Get More Information

Contact the Peace River Regional District to get more information about a proposal. The permit can be viewed at the offices or online at anytime.

View Bylaws

Dawson Creek Office

1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Fort St. John Office

9505-100th Street
Fort St. John, BC V1J 4N4

By Phone, Email or Fax

planning@prrd.bc.ca

250-784-3200

Toll Free 1-800-670-7773

Fax 250-784-3201

Online

View Development
Applications at
prrd.bc.ca/engage



2 Send in a Written Comment

In person, by mail, through Engage, or by email. Written comments or concerns will be accepted until 4:00 pm on May 27, 2020.

3 Watch the Board Meeting

While PRRD Offices are closed due to COVID, Meetings will be livestreamed via the PRRD Facebook Page.

When:

Thursday, May 28, 2020 at 10:00 am

Where:

Peace River Regional District 'Official Page' on Facebook

Peace River Regional District Office
1981 Alaska Avenue Dawson Creek, BC



PEACE RIVER REGIONAL DISTRICT TEMPORARY USE PERMIT NO. 20-001 TUP

ISSUED TO: Name: Jonathan & Karleigh Nickel
 Address: 1136 – 105 Avenue
 Dawson Creek, British Columbia
 V1G 2L5

- A. 1. Property affected: Lot 1 Section 28 Township 78 Range 15 W6M PRD Plan 18881
 PID: 010-822-135
2. Official Community Plan: PRRD South Peace Fringe Area Official Community Plan, Bylaw No. 2048, 2012; 'Medium Density Residential'
3. Zoning Bylaw: PRRD Zoning Bylaw No. 1343, 2001; 'R-4' (Residential 4 Zone)
- B. Development upon the land referenced in this permit shall conform to the following specifications and terms:
1. This *Temporary Use Permit* is valid for a period of up to three years from the date of issue, at which time it shall expire and the property affected by this permit will be subject to the applicable zoning regulations.
 2. The property referenced in Item A (1) above may be used for the following Temporary purposes in addition to those permitted by the zoning applicable to the property:
 - i. **Storage of trade contractor construction materials consisting of wood and materials for concrete formwork, scaffolding, bracing, two tool trailers, a flat deck truck and trailer, and a skid steer.**
 - ii. **Outside storage authorized by this permit shall not exceed 10% of parcel area, to a maximum of 100m² and shall not include more than two business related vehicles.**
 3. The conditions of the Temporary Use Permit are as follows:
 - i. Permit to be posted on site for its duration.
 - ii. Compliance with all statutory and bylaw requirements not specifically varied by this permit.
 - iii. Issuance of a Building Permit from the Peace River Regional District (PRRD).
 - iv. Acquisition of an 'Access, Resource and Industrial Permit' from the Ministry of Transportation and Infrastructure.
 - v. Site photos to document site conditions existing prior to development as permitted by this permit, must be submitted to the PRRD prior to the issuance of this Temporary Use Permit.
 - vi. The temporary use may occur on the noted area of the property as shown on Schedule 'A' attached to and forming a part of this permit.
 - vii. Should the temporary use be required beyond the expiration date of this permit, a temporary use permit renewal application must be received by the Peace River Regional District 6 months prior to the expiration of this permit for consideration by the Regional Board.

- 4. All terms and specifications referred to above are subject to any changes required by the Building Inspector or other officials of the Peace River Regional District where such terms and specifications do not comply with any duly enacted law or bylaw and such noncompliance is not specifically permitted by this Temporary Use Permit.
- 5. THIS 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 MONTH, 2020.

Authorized Signatory

Schedule 'A' (Map) is attached to and forms part of the Temporary Use Permit.

DRAFT



Peace River Regional District
SCHEDULE "A"
Temporary Use Permit
No. 20-001

