



# REPORT

To: Chair and Directors

Report Number: DS-BRD-118

From: Shawn Dahlen, Chief Administrative Officer

Date: February 25, 2021

**Subject: Development Variance Permit, PRRD File No. 21-001 DVP**

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## **RECOMMENDATION: [Corporate Unweighted]**

That the Regional Board authorize Development Variance Permit No. 21-001, to increase the maximum allowable accessory building floor area from 300 m<sup>2</sup> to ±500 m<sup>2</sup> for the property identified as PID 029-879-965,

## **BACKGROUND/RATIONALE:**

### **Proposal**

The applicant would like to increase the maximum allowable accessory building floor area on the subject property from 300 m<sup>2</sup> to ±500 m<sup>2</sup> for the purpose of performing maintenance on his vehicles for his trucking business.

### **File Details**

Owners: Hermann Dick and Christine Dick  
Area: Electoral Area C  
Location: Charlie Lake  
Legal: Lot 1 Section 35 Township 84 Range 20 W6M Peace River District Plan EPP62555  
PID: 029-879-965  
Civic Address: 13759 281 Rd  
Lot Size: 8.14 ha (20.11 ac)

### **Site Context**

The subject property is situated along Highway 97, approximately 20 km northwest of the City of Fort St. John. Residential uses surround the property to the north, west, east, and south. The land to the north and west of the subject property is within the ALR.

### **Site Features**

#### Land

Based on the aerial imagery, the subject property is cleared with a tree buffer on the northern edge fronting Highway 97.

#### Structures

The subject property has a mobile home, where the applicant currently resides.

#### Access

The subject property is accessed via 281 Rd.

**Comments & Observations**Applicant

The applicant is seeking approval to increase the maximum allowable accessory building floor area on the subject property to perform maintenance on his two trucks, pickup, and skid steer for his trucking business. The applicant currently rents a smaller shop which is not adequate to perform maintenance on his vehicles.

Agricultural Land Reserve (ALR)

The subject property is outside the ALR.

Official Community Plan (OCP)

Pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject property is designated Medium Density Residential (MDR). The principal uses within this designation will generally be limited to residential and home based businesses. The NPFA OCP does not address accessory building floor areas.

Land Use Zoning

Pursuant to the PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned R-4 (Residential 4 Zone). Section 13.2 states that the aggregate floor area of all accessory buildings for a parcel size greater than 4 ha (10 ac) is 300 m<sup>2</sup>. Therefore, the applicant is requesting for an increase in the allowable accessory building floor area from 300m<sup>2</sup> to ± 500 m<sup>2</sup>.

Fire Protection Area

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

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

Development Permit Areas

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 Area

The subject property is within the School District 60 School Site Acquisition Charge Area. However, the charge is not applicable as no new residential lots or dwellings are proposed.

**Impact Analysis**Context

The subject property is separated from ALR land in the north by Highway 97 and to the west by 281 Rd. There are existing residences neighboring the subject property to the east and the south, however they are buffered by trees.

### Population & Traffic

There are no anticipated impacts to population. The proposed structure will increase the number of vehicles on the property as the vehicles are used by the applicant for his business. Overall traffic is not anticipated to increase.

### Sewage & Water

A lagoon is used for sewage disposal. Water is supplied via a water well on the property. Bottled water is used for drinking.

## **Comments Received from Municipalities & Provincial Agencies**

### Ministry of Transportation and Infrastructure

All access to the property must be via 281 Road. The applicant is required to apply for an access permit (residential & agricultural).

### Agricultural Land Commission

No objections to the proposal.

### Fort St. John

No objections to the proposal.

### Charlie Lake Fire Department

The Fire Department has no concerns with the proposal, however, recommends maintaining a clear unobstructed access around the structure.

### Northern Health

No objections to the proposal. The applicant must apply and obtain permit(s) for Drinking Water System(s) for the building if the building is used for the purpose of supplying water and / or preparing food to sell for the public.

### Chetwynd, Dawson Creek, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, Front Counter BC & School District 60

No response received.

## **Comments Received from the Public**

Public notification was completed in accordance with *Local Government Act* section 499. The notices indicated that the DVP was to be considered at the February 25, 2021 Regional Board Meeting. At the time of preparing the report, no comments from the public had been received. Should any be submitted prior to the February 25, 2021 Board meeting, they will be reported verbally and attached as late items to the report as an addendum to the agenda.

## **ALTERNATIVE OPTIONS:**

1. That the Regional Board respectfully refuse Development Variance Permit No. 21-001 DVP, for the property identified as PID 029-879-965, to increase the maximum accessory building floor area from 300 m<sup>2</sup> to ±500 m<sup>2</sup> within PRRD Zoning Bylaw No. 1343, 2001.
2. 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.

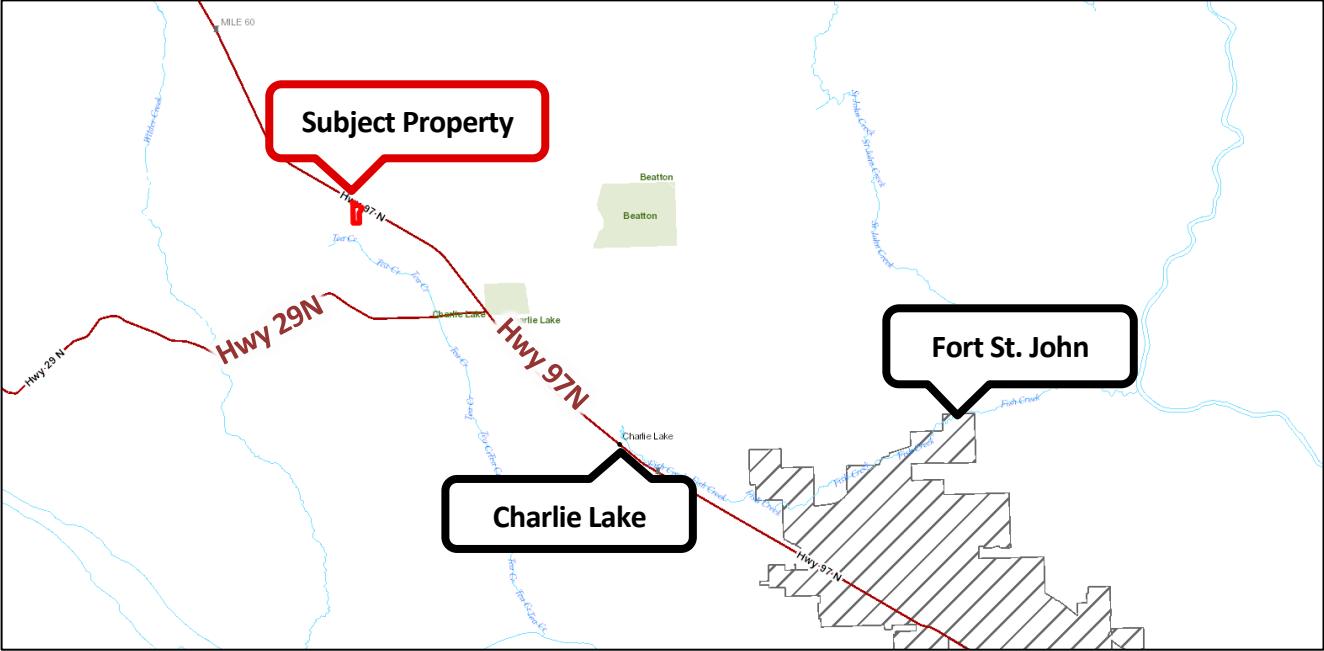
**OTHER CONSIDERATION(S):**

The applicant is in the process of applying to MOTI for the required access permit.

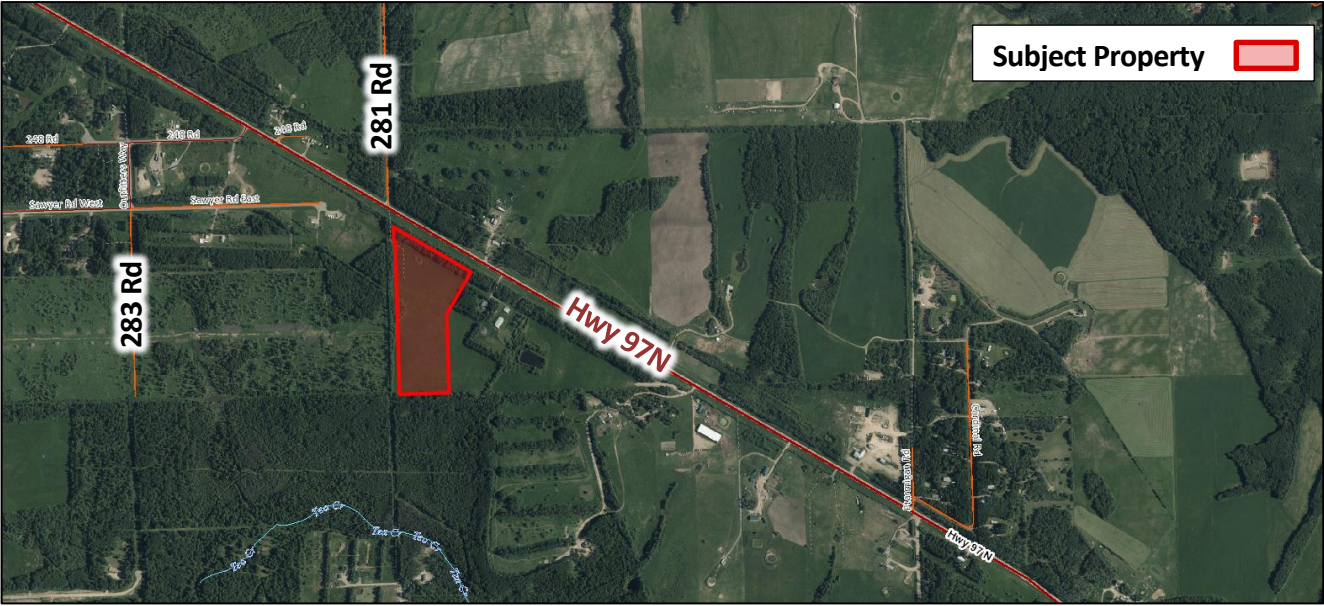
Attachments:

1. Maps
2. Application
3. Referral responses from agencies
4. Director’s comments
5. Draft Development Variance Permit No. 21-001

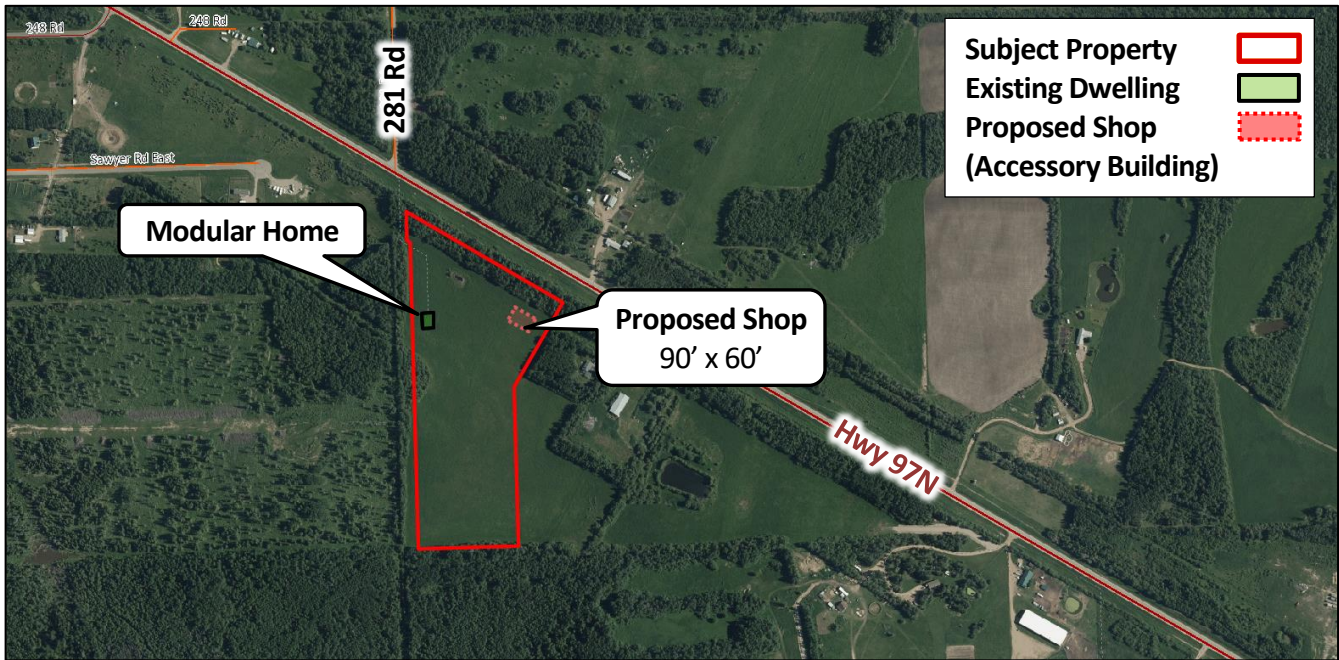
**Location: Charlie Lake**



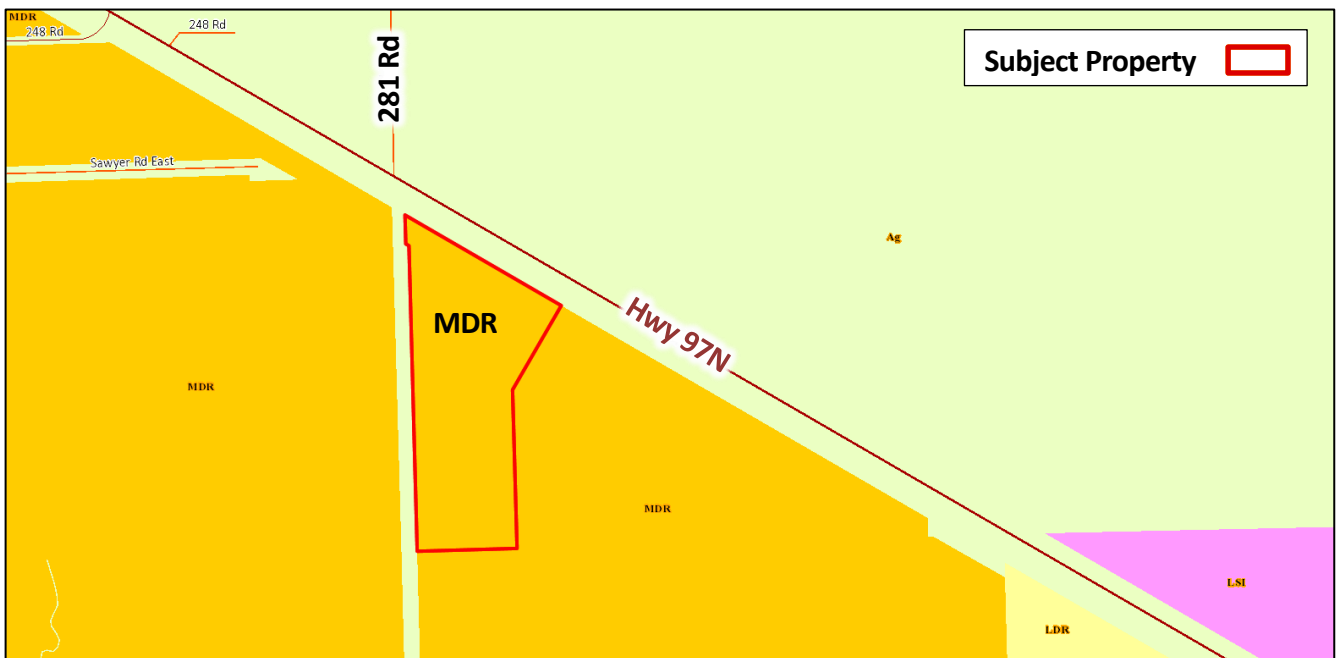
**Aerial imagery**



### Proposal

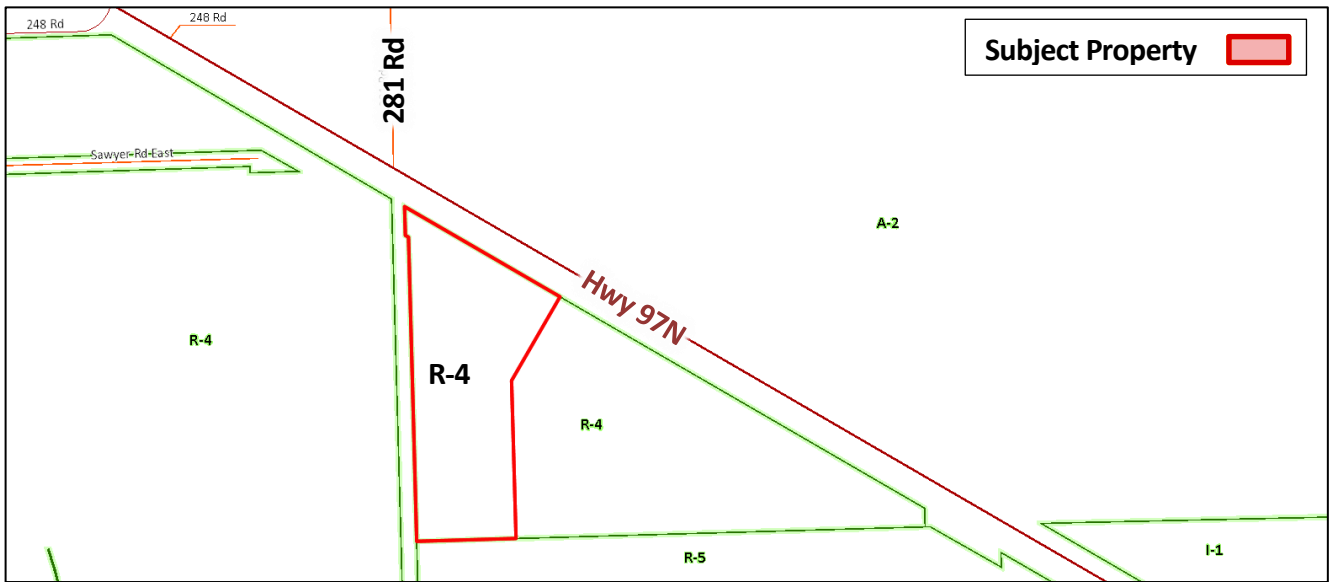


**PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009:**  
Medium Density Residential (MDR)

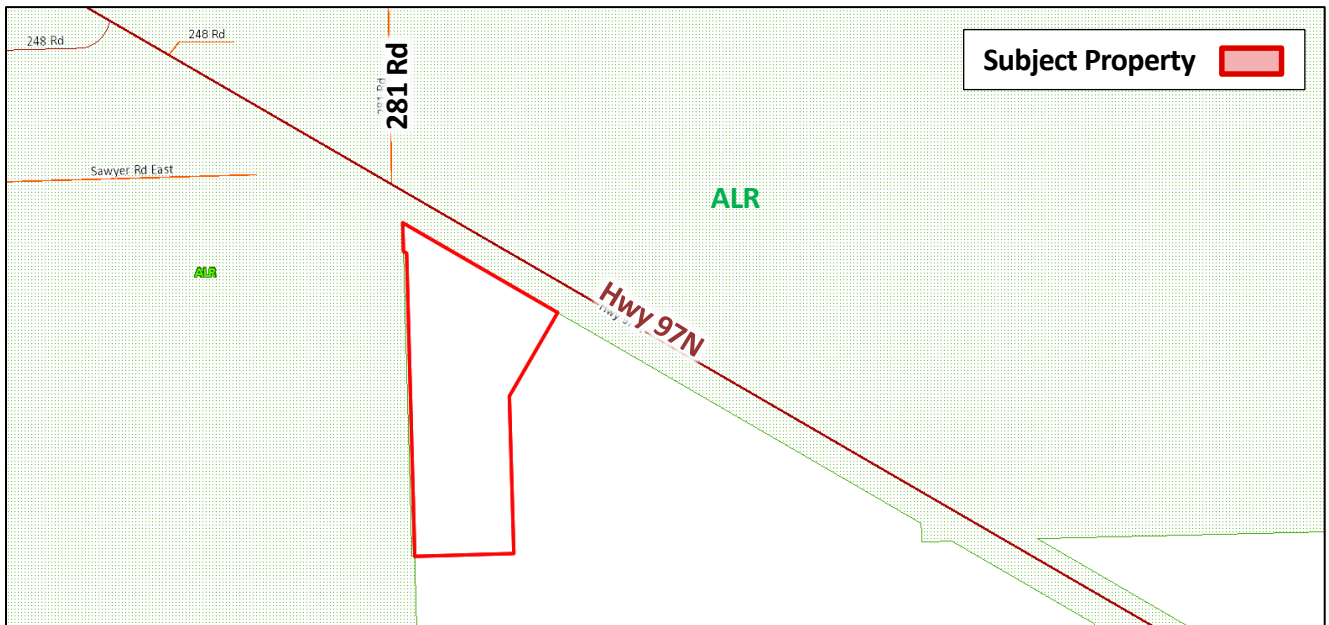




**PRRD Zoning Bylaw No. 1343, 2001: Residential 4 Zone (R-4)**



**Agricultural Land Reserve: Outside**





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 100<sup>TH</sup> 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
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input type="checkbox"/> Zoning Bylaw Amendment	650.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input checked="" type="checkbox"/> Development Variance Permit	165.00
<input type="checkbox"/> 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 <i>Hermann Dick</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:
Fax Number:	Fax Number:
E-mail:	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<i>PID 029- 879-965</i>	<i>20</i> ha. <del>acres</del>
	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*.



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:

60x90 Shop for home based business

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. \_\_\_\_\_ Section No. \_\_\_\_\_

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

1 Modular home on property for residential use

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

(a) North \_\_\_\_\_

(b) East \_\_\_\_\_

(c) South \_\_\_\_\_

(d) West \_\_\_\_\_

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

Proposing for a 60x90 Shop for home based business as I have 2 units with trailers, and a skid steer pickup and a trailer.

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

Current shop I rent is 40x80 and I have to open overhead doors to do my pretrip and oil checks, I would like a shop a little larger to be able to not open overhead doors for maintenance, I have 2 trucks and trailers which would occupy 2 bays, last bay would be used for skid steer pickup, laundry room, and to wash covers, and Bathroom, also storage for my parts room

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

lagoon that is on site  
\_\_\_\_\_  
\_\_\_\_\_

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

water well that is on site  
\_\_\_\_\_  
\_\_\_\_\_

**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.

  
 \_\_\_\_\_  
 Signature of Owner

Jan 11, 2021  
 \_\_\_\_\_  
 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)		to act on my/our behalf regarding this
application.		
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:		Date:
Signature of Owner:		Date:



# Peace River Regional District



### Legend

- Hwy Mile Marker
- Rural Community
- 911 Civic Address-Label
- 911 Civic Address Rural
- 911 Civic Address Municipal
- Regional Park
- Parks
- Parcel / District Lot
- Highway
- Municipal Road
  - Hard Surface
  - Gravel
- Rural Road >1:250k
  - Hard Surface
  - Gravel
  - Seasonal
- Driveway
- PRRD Sewer Systems
  - Sewer Line
  - Storm Water Drainage
- PRRD Water Systems
- Streams/Rivers
- ALR
- ☒ NPFA OCP Dev Permit
- ☒ SPFA OCP Dev Permit
- ☒ Rural OCP Dev Permit
- Locality
- ☒ Municipal Boundary

1: 5,000



254.0 0 127.00 254.0 Meters

NAD\_1983\_UTM\_Zone\_10N  
© Latitude Geographics Group Ltd.

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**

### Notes



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

Attention: Planning Services, PRRD

The Ministry of Transportation and Infrastructure (ministry) has received and reviewed your referral dated January 22, 2021 to increase the maximum accessory building floor area from 300 m2 to ±500 m2 in PRRD Zoning Bylaw No. 1343, 2001 for the subject property (PID 029-879-965, Lot 1, Sec 35, Twp 84, Rge 20, W6M, Peace River, Plan EPP62555). The Ministry is in support of the proposal however the Transportation Act still applies, and the ministry has following comments:

The subject lot fronts on a Controlled Access (CA) Highway. For protection of the highway corridor and the safety of the travelling public, private accesses are permitted only at the discretion of the ministry. CA Highways carry stringent requirements for access, with a preference for alternate access.

- No direct access to Alaska Highway 97N is supported from the subject lot. All access is to be via the side street network 281 Road
- Applicant to apply online for an "Access, Residential and Agricultural" permit before the work commences for an access to the subject lot from 281 Road here:

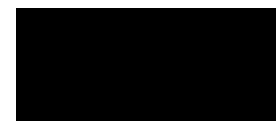
<http://www.th.gov.bc.ca/permits/Apply.asp>

Additional permitting and approval from the ministry may be required for any construction and/or road upgrades within the ministry Right of Way and road allowances. Below is a link to ensure that you are complying with the ministry permitting requirements and apply online for the appropriate permits.

<http://www.th.gov.bc.ca/permits/index.asp>

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at [REDACTED]

Sincerely,



Raj Chopra District Development Officer



**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](http://www.alc.gov.bc.ca)

February 1, 2021

Reply to the attention of Sara Huber  
ALC Issue: 52069  
Local Government File: DVP 21-001

Nikita Kheterpal  
North Peace Land Use Planner, PRRD  
[Nikita.Kheterpal@prrd.bc.ca](mailto:Nikita.Kheterpal@prrd.bc.ca)

**Re: Peace River Regional District Development Variance Permit 21-001**

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Development Variance Permit 21-001 (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 ALC Act, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The DVP proposes to increase the maximum accessory building floor area from 300 m<sup>2</sup> to 500 m<sup>2</sup> on the property identified as 13759 281 Road, Charlie Lake; PID: 029-879-965 (the “Property”) in order to construct a 90’ by 60’ shop (~501.7 m<sup>2</sup>).

**Proposal Map:**



The ALC recognizes that the Property is not within the ALR; however, the west and north boundaries of the Property are adjacent to ALR lands.

ALC staff would typically recommend that the PRRD incorporate Part 3 of the Ministry of Agriculture’s [Guide to Edge Planning](#) (2015) urban-side edge planning tools to promote urban/rural compatibility and reduce the potential for complaints about farm noise and smells, as well as potential impacts to agriculture, such as trespass, litter, theft, etc. However, in this circumstance, the Property is buffered from ALR lands to the north by Highway 97 North and the proposed shop is located on the eastern side of the Property, thus is setback from the ALR lands to the west. For this reason, ALC staff have no objection to the DVP.

\*\*\*\*\*

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.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at [REDACTED]

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

[REDACTED]

Sara Huber, Regional Planner

Enclosure: Referral of PRRD DVP 21-001

CC: Ministry of Agriculture – Attention: Lori Vickers ([REDACTED])

52069m1





BYLAW AMENDMENT  
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	Development Variance Permit #21-001	Date: January 22, 2021
<p>You are requested to comment on the attached zoning bylaw amendment for potential effect on your agency's interests. We would appreciate your response within 21 days (<b>February 12, 2021</b>). If no response is received within that time, it will be assumed that your agency's interests are unaffected.</p>		
<p>PURPOSE OF AMENDMENTS:</p> <p>To increase the maximum accessory building floor area from 300 m<sup>2</sup> to ±500 m<sup>2</sup>.</p>		
<p>GENERAL LOCATION: Charlie Lake</p>		
<p>LEGAL DESCRIPTION: Lot 1 Section 35 Township 84 Range 20 W6M Peace River District Plan EPP62555</p>		
<p>AREA OF PROPERTY 8.14 ha (20.11 ac)</p>	<p>ALR STATUS: Outside</p>	<p>OCP DESIGNATION: Medium Density Residential (MDR)</p>
<p>Land Owners: Hermann Dick and Christine Dick</p>		
<p>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.</p> <p><u>Nikita Kheterpal</u> Title: <u>North Peace Land Use Planner</u></p>		
<p>This referral has also been forwarded to the following agencies:</p> <ul style="list-style-type: none"> <li>✓ Agricultural Land Commission</li> <li>✓ Ministry of Transportation &amp; Infrastructure via eDAS</li> <li>✓ Ministry of Forests, Lands and Natural Resource Operations and Rural Development</li> <li>✓ Northern Health Authority</li> <li>✓ Charlie Lake Fire Department</li> </ul>		
<p>Other:</p> <ul style="list-style-type: none"> <li>✓ District of Chetwynd</li> <li>✓ District of Hudson's Hope</li> <li>✓ District of Taylor</li> <li>✓ City of Dawson Creek</li> <li>✓ Village of Pouce Coupe</li> <li>✓ District of Tumbler Ridge</li> <li>✓ City of Fort St. John</li> <li>✓ School District #60</li> </ul> <p style="text-align: center;"><i>(As per the Management of Development Function)</i></p>		




BYLAW AMENDMENT  
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

	<b>RESPONSE SUMMARY</b>	Development Variance Permit #21-001
<input type="checkbox"/> Approval recommended for reasons outlined below	<input checked="" type="checkbox"/> Interests unaffected by bylaw	
<input type="checkbox"/> Approval recommended subject to conditions below	<input type="checkbox"/> Approval NOT recommended due to reasons outlined below	

No comments.

Signature: 	<i>Renée Jamuzt</i>	Title: <i>Planning Manager</i>
Date: <i>Jan. 26, 2021.</i>		Agency: <i>City of Fort St. John.</i>



## PEACE RIVER REGIONAL DISTRICT

CHARLIE LAKE FIRE DEPARTMENT  
13065 FIRE HALL ROAD  
BOX 250, CHARLIE LAKE, BC, V0C-1H0  
250-785-1424



**From:** Office of the Fire Chief, Charlie Lake Fire Department

**Date:** January 25, 2021

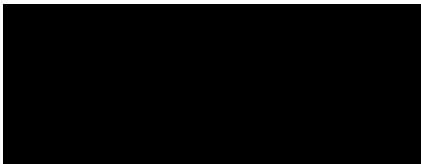
**Re:** Referral PID 029-879-965 (13759 Hwy 97), Permit#21-001

Interests Unaffected by Bylaw, Permit #21-001 DVP.

Charlie Lake Fire Department (CLFD) has no concerns with the proposed development (60'x 90' shop).

CLFD does however, in the interest of fire protection, recommend that the owner makes all efforts to maintain clear unobstructed access completely around the structure once in place.

Regards,



Fire Chief Edward Albury  
Charlie Lake Fire Department

03 February 2021

Peace River Regional District

**RE: Application for development variance permit #21-001- Lot 1 Section 35  
Township 84 Range 20 W6M Peace River District Plan EPP62555**

I have reviewed the application for a development variance increase the maximum accessory building floor area from 300 m<sup>2</sup> to 500 m<sup>2</sup> for the proposed home based business (shop).

Based on the intent of the proposal, Northern Health has no objections, subject to the following conditions:

- As per the Public Health Act [SBC 2008] Ch. 28, the proponent must not cause a health hazard during any demolition or construction activities.
- The proposed “Home based business /Shop” must be connected to permitted sewer as per the requirements of Sewerage System Regulations.
- The applicant must apply and obtain permit (s) for Drinking Water System (s) if building own water system (s) for the purpose of supplying water and or preparing food to sell for the public.
- The applicant must apply and obtain permit (s) or approval from Northern Health if the home based businesses entails preparation and selling of food.

Please do not hesitate to contact me if you have any questions at [REDACTED]

Sincerely  
[REDACTED]

Seyoum Gebeyehu, BSc, MSc, BASc, MPH, CPHI (C)  
Environmental Health Officer,  
Health Protection and Disease Prevention,  
Northern Health

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# PEACE RIVER REGIONAL DISTRICT

## Memorandum

TO: Brad Sperling, Director of Electoral Area C  
 FROM: Nikita Kheterpal, North Peace Land Use Planner  
 DATE: January 22, 2021  
 RE: **Application for Development Variance Permit (PRRD File 21-001)**

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 February 5, 2021

No comment

**I am ok with this going forward but would like a couple of answers first. Confirmation that the shop will be placed where indicated for possible future highway commercial or has rezoning to highway commercial be considered**

Brad Sperling

January 26, 2021

\_\_\_\_\_  
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) 785-1125 Email: prrd.fsj@prrd.bc.ca



## PEACE RIVER REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT NO. 21-001

Issued to: Hermann Dick and Christine Dick  
13759 281 Rd.  
Charlie Lake BC  
V0C 1H0

1. Property affected: Lot 1 Section 35 Township 84 Range 20 W6M Peace River District Plan EPP62555
2. PID: 029-879-965
3. Official Community Plan: PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009; Medium Density Residential (MDR)
4. Zoning Bylaw: PRRD Zoning Bylaw No. 1343, 2001; R-4 (Residential 4 Zone)
5. 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.
6. This Development Variance Permit allows an increase in maximum accessory building floor area from 300 m<sup>2</sup> to ±500 m<sup>2</sup> for the property legally described as Lot 1 Section 35 Township 84 Range 20 W6M Peace River District Plan EPP62555.
7. 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.
8. This Permit is **NOT** a building permit

**ISSUED THIS day of , 20\_\_.**

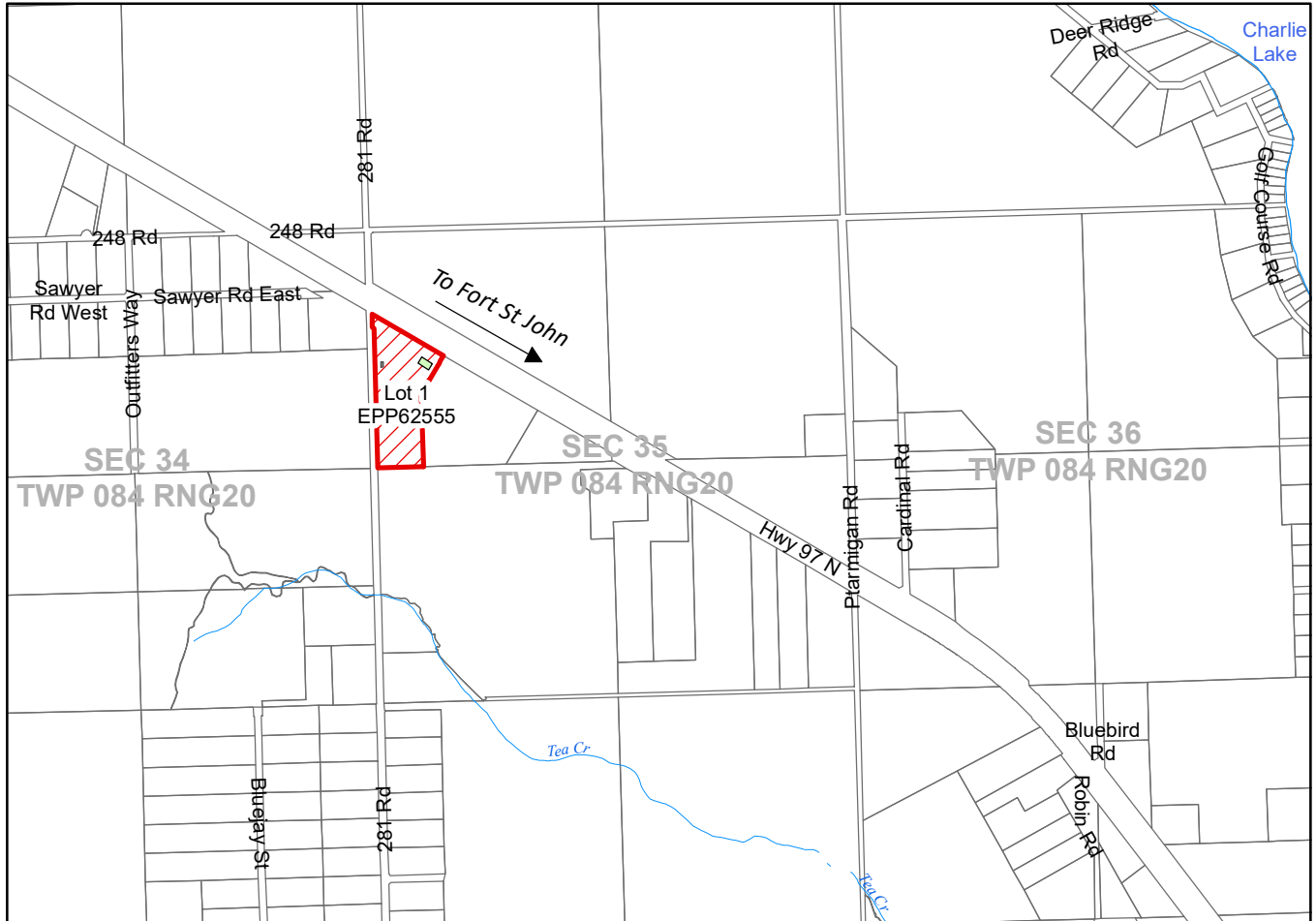
This permit is authorized by Peace River Regional District Board Resolution No.  
passed on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Authorized Signatory

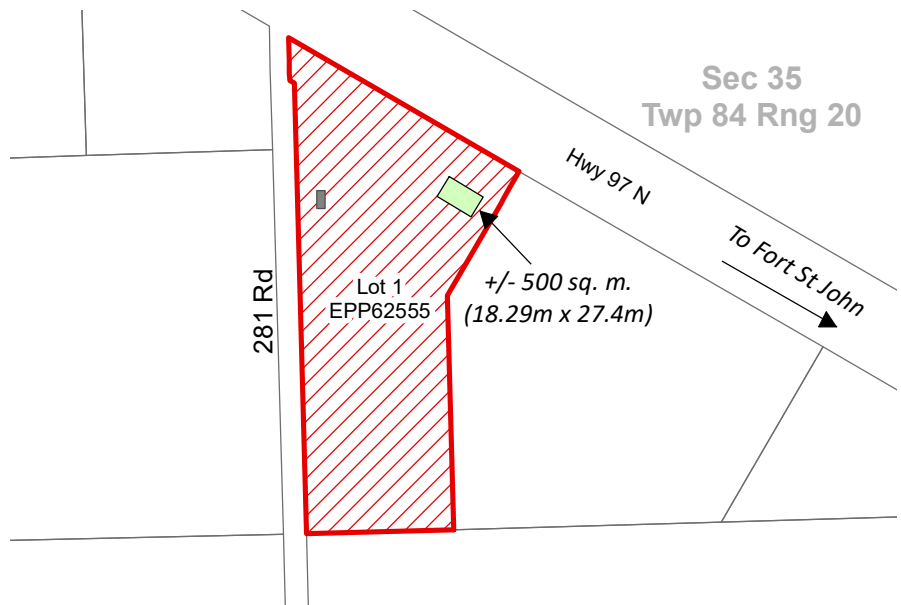
*Schedule A is attached to forms part of this Development Variance Permit.*








Peace River Regional District  
**SCHEDULE "A"**  
 Development Variance Permit  
 No. 21-001



**Detail Map**



**Legend**

-  Proposed Shop
-  Existing Modular Home
-  Parcels
-  Subject Property
-  Water Features