



REPORT

To: Chair and Directors

Report Number: DS-BRD-135

From: Kathy Suggitt, General Manager of Development Services

Date: April 15, 2021

Subject: Development Variance Permit, PRRD File No. 21-002 DVP

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board approve Development Variance Permit No. 21-002, for the property identified as PID 012-664-367, to allow a reduction in the northern interior parcel line setback from 3 m to 2.13m.

BACKGROUND/RATIONALE:

Proposal

The applicant is requesting a reduction in the northern interior parcel line setback from 3 m to 2.13 m within PRRD Zoning Bylaw No. 1343, 2001, to place a 6m X 23m modular house on the subject property.

File Details

Owners: Cornerstone Industries Inc.
Area: Electoral Area C
Location: Fort St. John
Legal: Lot 9 Section 26 Township 83 Range 19 W6M Peace River District Plan 10558
PID: 012-664-367
Civic Address: 7929 269 Rd
Lot Size: 0.08 ha (0.2 ac)

Site Context

The subject property is situated approximately 7 km southwest of the City of Fort St. John and is bordered by 269 Rd to the west. Residential uses surround the property to the north, east, and south. The land to the west is zoned A-2 (Large Agricultural Holdings Zone). The subject property as well as the land to the north, south, east, and west of the subject property lies within the ALR.

Site Features

Land

Based on the aerial imagery, the subject property is cleared, with a tree buffer on the eastern and southern edge.

Structures

The subject property is vacant.

Access

The subject property is accessed via 269 Rd.

Comments & Observations

Applicant

The applicant is seeking approval to reduce the north interior parcel line setback from 3 m to 2.13 m within PRRD Zoning Bylaw No. 1343, 2001, to construct a proposed 6 m X 23 m modular house on the northern portion of the subject property. The applicant intends for the exterior doors and most of the windows to be south facing and would like to have an extra 3 feet of usable yard space in the southern portion.

Agricultural Land Reserve (ALR)

The subject property is within 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 Rural Residential (MDR). Within this designation, the principal use of land will generally be limited to residential and home based businesses. The NPFA OCP does not address setbacks.

Land Use Zoning

Pursuant to the PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned R-3 (Residential 3 Zone). Section 36 states that a dwelling unit is a permitted principal use within this zone. Section 36.2 (g) states that no structure shall be located within 3 metres (10 ft.) of an interior side parcel line. Therefore, the applicant is requesting a reduction in the required setback of the north interior parcel line.

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 and a Building Permit will be required prior to construction.

Development Permit Areas

The subject property is outside of all Development Permit Areas.

Development Cost Charge Area

The subject property is outside of 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. The charge will be applicable at the time the Building Permit is issued.

Impact AnalysisContext

The subject property is surrounded by residential uses. There is an existing modular residence on the subject property immediately to the north. There are residential acreages to the south and the east. Given the location of the buildings on the adjacent properties, it is not anticipated that the proposed reduced setback will have any adverse impacts to the surrounding context.

Population & Traffic

If the proposed modular home is constructed, the increase in population and traffic would only be associated to the applicants' residence. Overall traffic is not anticipated to increase.

Sewage & Water

A septic tank will be used for sewage disposal. A cistern will be used for water supply.

Comments Received from Municipalities & Provincial AgenciesMinistry of Transportation and Infrastructure

No objections.

Fort St. John

No comments.

Charlie Lake Fire Department

No concerns; however, recommend maintaining a clear unobstructed access around the structure.

Chetwynd, Dawson Creek, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, Front Counter BC & School District 60, Northern Health, Agricultural Land Commission

No response received.

Comments Received from the Public

Public notification was completed in accordance with *Local Government Act* section 499, alerting the public and adjacent property owners that the variance was to be considered at the April 15, 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 April 15, 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. 21-002, for the property identified as PID 012-664-367, to allow a reduction in the northern interior parcel line setback from 3 m to 2.13 m.
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.

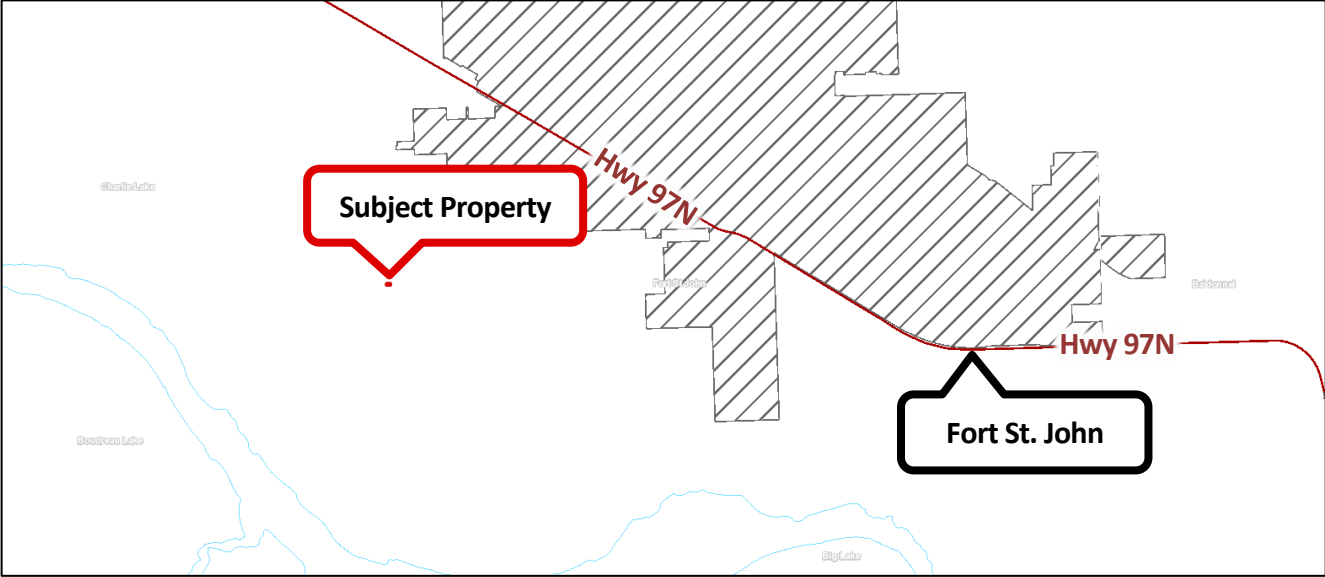
OTHER CONSIDERATION(S):

None.

Attachments:

1. Maps
2. Application
3. Referral responses from agencies
4. Director's comments
5. Draft Development Variance Permit No. 21-002

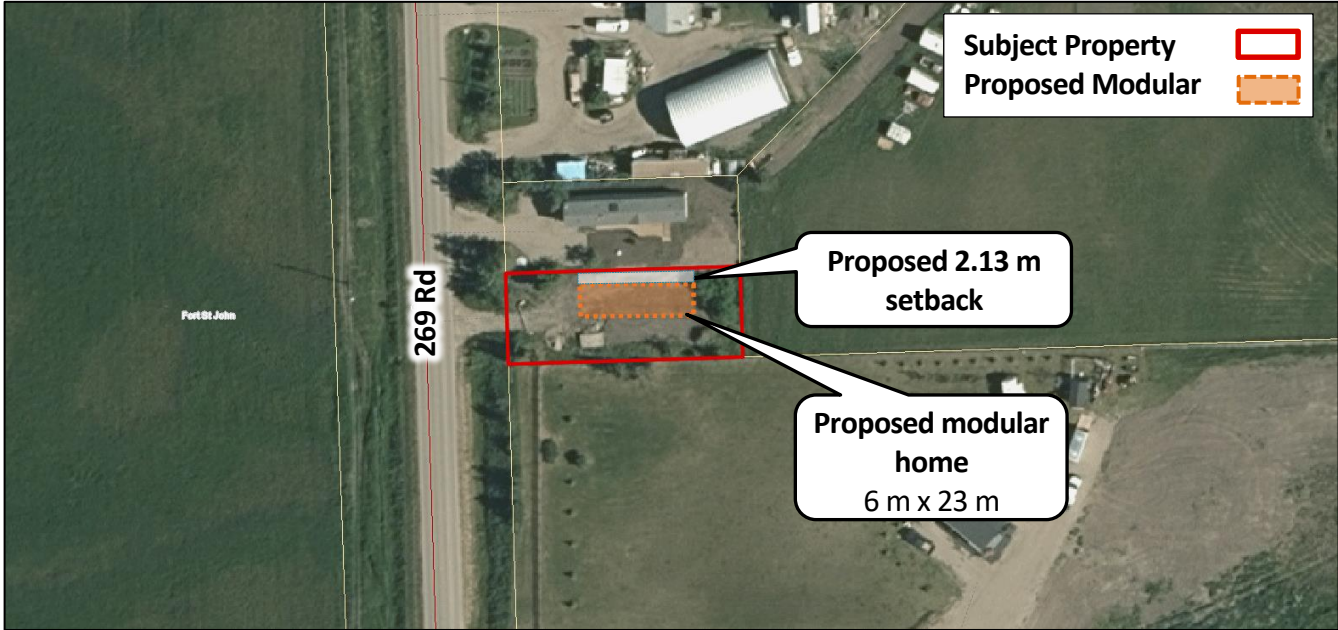
Location: Fort St. John



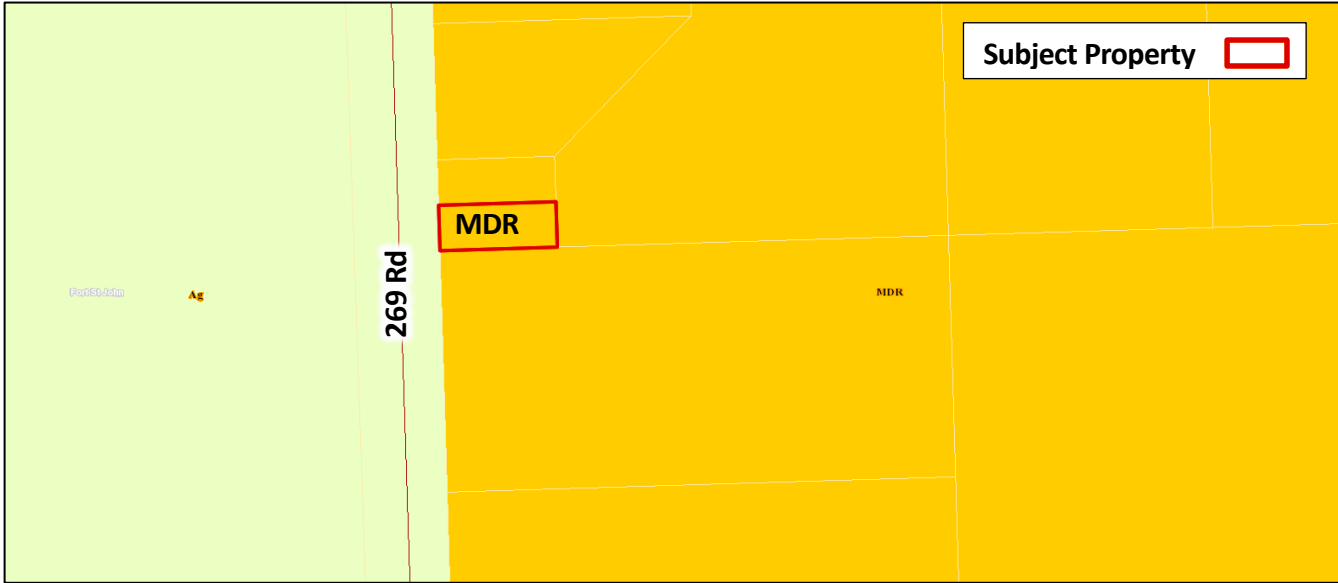
Aerial imagery



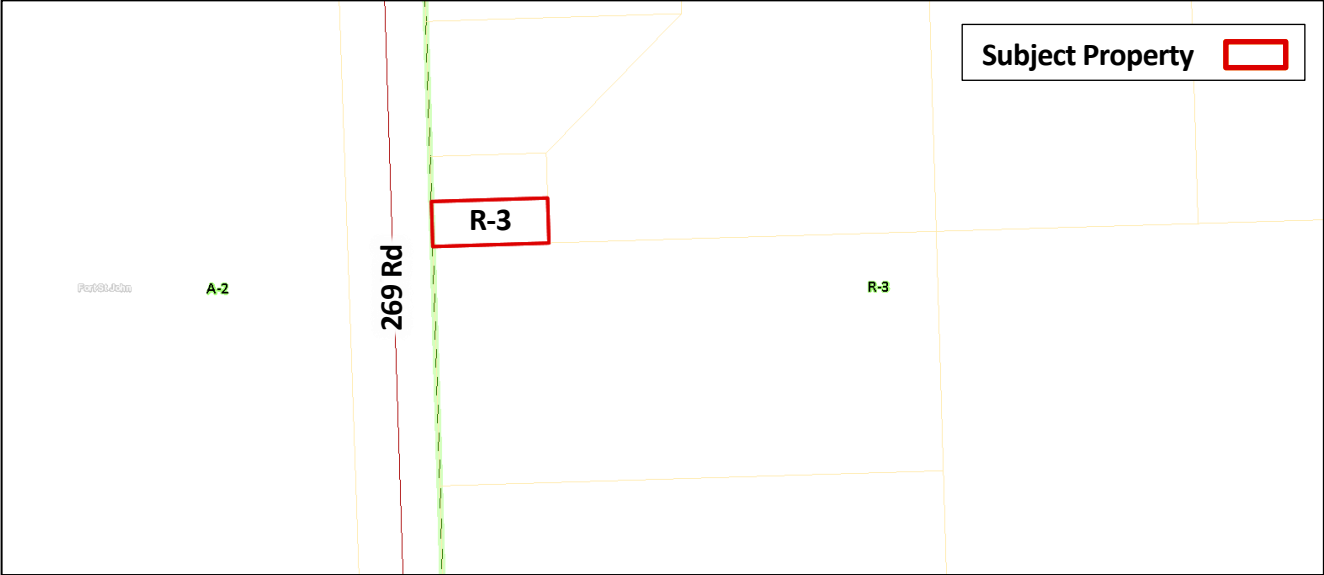
Proposal



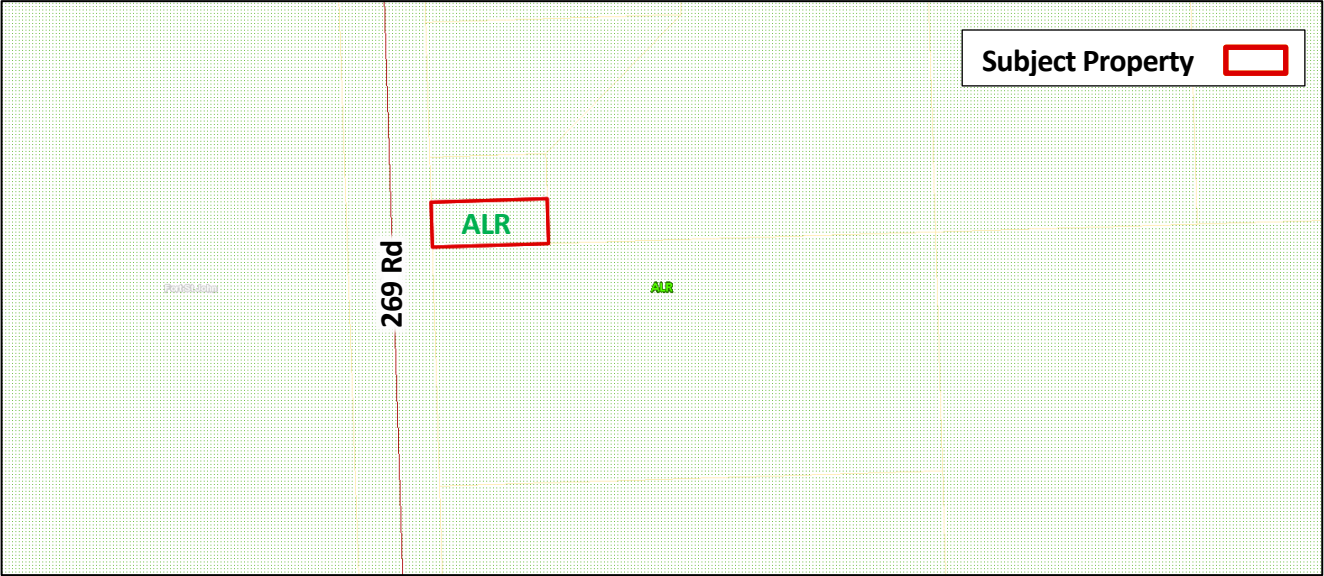
PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009:
Medium Density Residential (MDR)



PRRD Zoning Bylaw No. 1343, 2001: Residential 3 Zone (R-3)



Agricultural Land Reserve: Within





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 # 8223

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>Cornerstone Industries Inc.</i>	Authorized Agent of Owner (if applicable) <i>Tylene Wilson</i>
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village [REDACTED]	City/Town/Village [REDACTED]
Postal Code [REDACTED]	Postal Code [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
Fax Number: [REDACTED]	Fax Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<i>7929 269 Rd. Lot 9, Plan PGP10558, Section 26, Township S3, Range 19, Meridian W6, Peace River Land District. PID: 012-664-367</i>	<i>0.08 ha / 0.2 acres</i>
	ha./acres
	ha./acres
	TOTAL AREA <i>0.08 ha / 0.2 acres</i>

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: 7929 269 Rd

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:

Applying for a setback adjustment from 10 feet to 7 feet on the north side (interior) of property for the placement of a 20'x76' modular.

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. _____ Section No. _____

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

Vacant lot, prior homesite

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

- (a) North Modular on lot - residential.
- (b) East Residential acreage.
- (c) South Residential acreage
- (d) West 269 Road

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

We would like to set up a 20'x76' modular home on this property.

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

As both exterior doors and most of the windows would be south-facing, it seems prudent to have an extra 3 feet of useable yardspace on that side, and 7 feet is still more than the required 5 feet on similar lot sizes in town.

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

septic tank

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

Cistern

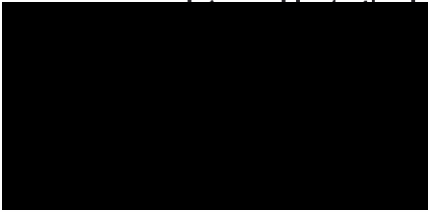
THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

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 to the best of my / our knowledge, a true statement of the facts related



Feb 24, 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.

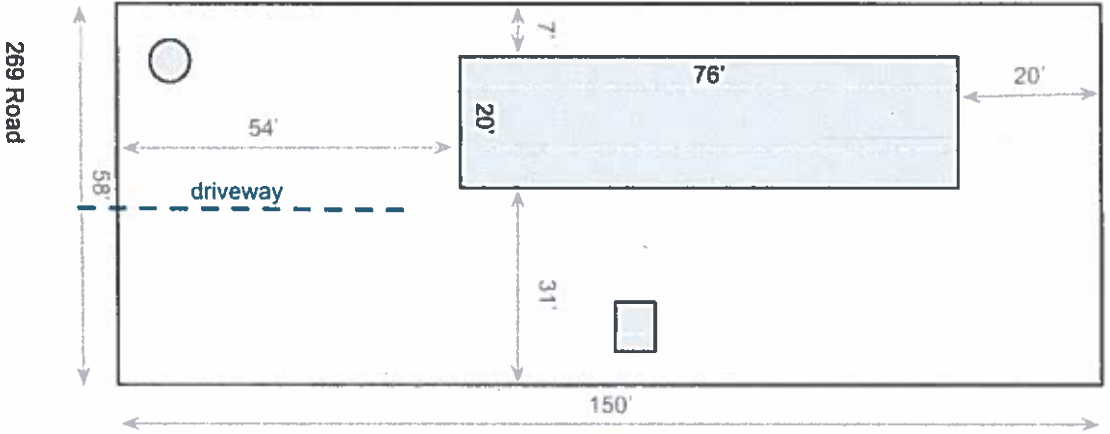
I / We <u>Quentin Thomas</u> and	hereby
authorize <u>Cornerstone Ind. Inc.</u>	
(name) <u>Tylene Wilson</u>	to act on my/our behalf regarding this application.
Agent address:	[Redacted]
Telephone: [Redacted]	Fax: [Redacted] Email: [Redacted]
Signature of Owner: [Redacted]	Date: <u>Feb 24, 2021</u>
Signature of Owner: [Redacted]	Date:

East

North

South

West



[Light blue rectangle] = modular

[Dashed line] = driveway

[Circle] = cistern

[Light blue square] = septic tank

7929 269 Rd



Ministry of
Transportation
and Infrastructure

Our file: 2021-01325

Your file: 21-002 DVP

Date: March 19, 2021

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

Attn: Nikita Kheterpal, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral of March 9, 2021 to reduce the interior parcel line setback from 3 m to 2.13 m for a proposed 6 m X 23 m modular house. Section 505 of the Local Government Act does not apply and will not require Ministry formal approval.

The Ministry has no objections to the development permit.

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

Sincerely,

[REDACTED]

Beth Bahm
Development Officer, Peace District

Nikita Kheterpal

From: Charlene Jackson <[REDACTED]>
Sent: Thursday, March 18, 2021 10:31 AM
To: Nikita Kheterpal
Cc: Renée Jamurat
Subject: Development Variance Permit #21-002 - City of Fort St. John Referral

CAUTION: This email originated from outside of the organization.

Good Morning Nikita,

The City has no comments regarding Development Variance Permit 21-002.

Kind regards,

Charlene Jackson
Planning Technologist

Direct [REDACTED]

Beaton Building | 10003 110 Avenue | Fort St. John, BC | V1J 6M7



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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: March 9, 2021

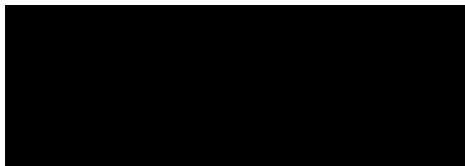
Re: Referral, Development Variance Permit #21-002, 7929. 269 Road

Interests Unaffected by Bylaw, Permit #21-002 DVP.

Charlie Lake Fire Department (CLFD) has no concerns with the proposed development (20'x 76' Modular Home).

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



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Brad Sperling, Director of Electoral Area C
FROM: Nikita Kheterpal, North Peace Land Use Planner
DATE: March 9, 2021
RE: **Application for Development Variance Permit (PRRD File 21-002)**

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 23, 2021

No comment

Ok to proceed.

Brad Sperling
Director/Municipality

March 9, 2021
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. 21-002

Issued to: Cornerstone Industries Inc.
7929, 269 Rd. / Box 903
Charlie Lake BC
V0C 1H0

1. Property affected: Lot 9 Section 26 Township 83 Range 19 W6M Peace River District Plan 10558
2. PID: 012-664-367
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-3 (Residential 3 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 a reduction in the northern interior parcel line setback from 3 metres to 2.13 metres for the property legally described as Lot 9 Section 26 Township 83 Range 19 W6M Peace River District Plan 10558, as shown in Schedule A of this permit.
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 _____, 2021.

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

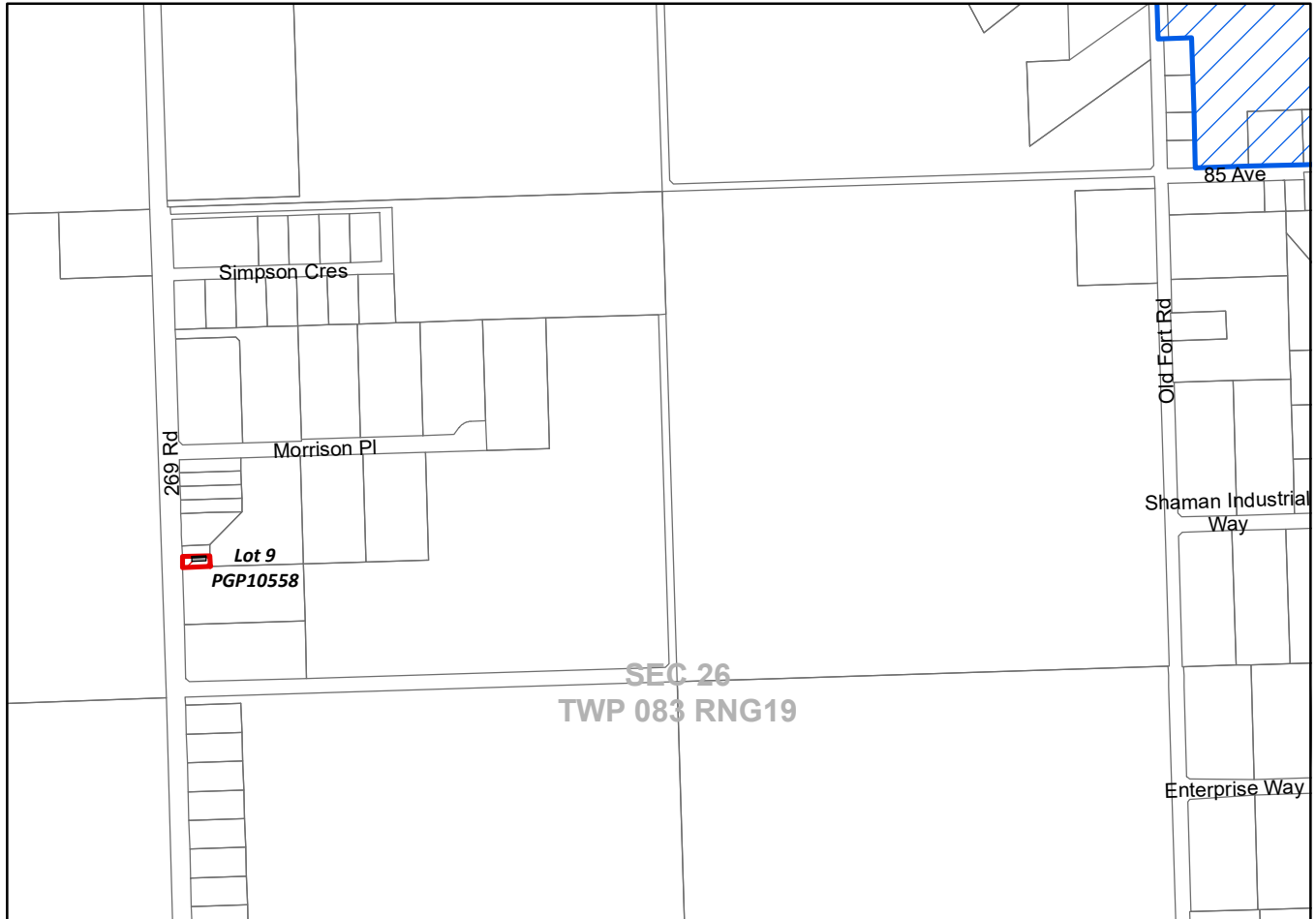
passed on the _____ day of _____, 20__.

Authorized Signatory

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



Peace River Regional District
SCHEDULE "A"
 Development Variance Permit
 No. 21-002



Detail Map

Legend

- Setback
- Proposed Building
- Subject Property
- City of Fort St John
- Parcels

