



REPORT

To: Chair and Directors

Report Number: DS-BRD-210

From: Ashley Murphey, RPP, MCIP, Planning Services Manager

Date: February 10, 2022

Subject: Development Variance Permit No. 21-005 Amendment

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board authorize an amendment to Development Variance Permit No. 21-005, to increase the maximum permitted accessory building floor area from 187 m² to 268.5 m² (an increase of ±81.5 m²) to permit an addition to the existing shop, for the property identified as PID 004-417-232, within PRRD Zoning Bylaw No. 1343, 2001.

BACKGROUND/RATIONALE:

Proposal

The applicant is seeking permission to allow an increase in the maximum permitted accessory building floor area from 187 m² to 268.5 m² (an increase of ±81.5 m²) to permit a ±4.8 m wide addition onto the east side of the existing shop, for the property identified as PID 004-417-232. Within PRRD Zoning Bylaw No. 1343, 2001 the maximum allowed is 187m². The existing shop is 18.32 m long by 9.78 m wide (179.17 m²), as shown on the site plan attached to the application.

Background

On September 9, 2021 the Regional Board authorized the issuance of Development Variance Permit No. 21-005 pursuant to resolution RD/21/09/27:

MOVED, SECONDED and CARRIED

That the Regional Board authorize Development Variance Permit No. 21-005, to increase the maximum permitted accessory building floor area from 187m² to 246m² (a difference of ±59m²) to permit an addition/extension to an existing shop, for the property identified as PID 004-417-232, within PRRD Zoning Bylaw No. 1343, 2001.

The original variance granted only permits an increase in accessory building floor area from 187m² to 246m² (a difference of ±59m²), however the actual increase that the applicant was looking for, which should have been noted in the report, is 187 m² to 268.5 m² (an increase of ±81.5 m²). This amendment represents an additional 22.5 m² from the original variance that was granted on September 9, 2021.

While preparing documents for the building permit application, the applicant noted the error on the variance permit and contacted staff to advise that the shop addition could not be constructed as planned due to the permitted additional floor area being insufficient. Upon review, it was noted that the original application does note that the proposed addition is to be 16 feet (±4.8 m) wide and run the length of the existing building. It appears as though staff made an error in the maximum floor area calculations at the time the DVP was first

brought to Regional Board. Therefore this amendment report is being brought forward to allow the development to proceed as originally intended by the applicant.

File Details

Owner: Gerber Transport Ltd.
Area: Electoral Area C
Location: Fort St. John Area
Legal: Lot 1 Section 30 Township 83 Range 18 W6M Peace River District Plan 11226
Civic Address: 7953 265 Rd Fort St. John Rural BC
PID: 004-417-232
Lot Size: 0.40 ha (1 ac)

Site Context

The subject property is in a residential neighbourhood on the fringe of Fort St. John with frontage on 265 Road and flankage on 79 Avenue.

Site Features

Land

Based on information from the applicants and aerial imagery, the subject property is flat with manicured grass and an asphalt driveway that extends to both the 265 Road and 79 Avenue.

Structures

There is one dwelling and one accessory building on the property.

Access

The subject property is accessed by both the 265 Road and 79 Avenue.

Comments & Observations

Applicant

The applicant intends to build a ± 4.8 m wide addition onto the east side of the existing shop on the subject property, which will exceed the permitted accessory building floor area for a property in the Residential 3 Zone in PRRD Zoning Bylaw No. 1343, 2001. The existing shop and expansion area will be used for the storage of equipment and trailers and other items to keep them out of sight.

Agricultural Land Reserve

The subject property is outside of the Agricultural Land Reserve.

Official Community Plan

Pursuant to North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject property is designated as Medium Density Residential. The North Peace Fringe Area Official Community Plan does not regulate accessory building floor area.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned Residential 3 Zone. Section 13 states the maximum accessory building floor area for a property greater than 0.2 ha but less than 1.8 ha is 187m². The applicant intends to extend the eastern side of the existing shop by ± 4.8 m that will increase the

accessory building floor area by 81.5 m². As such a total permitted accessory building floor area of 268.5 m² is sought on the subject property. Therefore, a Development Variance Permit (DVP) is required.

The existing shop is currently located a minimum of 7.82 m from the interior side parcel line. The proposed addition will reduce this setback to 2.9m. Within the R-3 zone the minimum interior side parcel line setback for accessory buildings is 1.5m, therefore the proposed addition would be in compliance with Section 36.2(h)(ii) of the zoning bylaw.

Fire Protection Area

The subject property is in the Fort St. John 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 of the 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 in the School District 60 School Site Acquisition Area, however, this fee is not applicable since a new residential lot or dwelling are not being proposed.

Impact Analysis

Context

The increased accessory floor area on the subject property is expected to have a minimal impact on the surrounding area as it is intended for storage uses only. The property is on the edge of a residential area with industrial type uses to the south and a small business to the north. The residential property to the east is primarily wooded in the area adjacent to the existing shop.

Population & Traffic

Population and traffic will not be impacted by the increase in accessory floor area.

Sewage & Water

Sewage and water will not be impacted by the increase in accessory floor area for the subject property.

Comments Received from Municipalities & Provincial Agencies

Fort St. John Fire Department

Interest are not affected.

ALTERNATIVE OPTIONS:

1. That the Regional Board refuse the amendment to Development Variance Permit No. 21-005, to increase the maximum permitted accessory building floor area from 187 m² to 268.5 m² (an increase of ±81.5 m²) to permit an addition to the existing shop, for the property identified as PID 004-417-232, 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 decision will be communicated to the applicant.

OTHER CONSIDERATION(S):Alternative Recommendation

Should the Board choose Alternative Option 1, the current Development Variance Permit DVP No. 21-005 will remain registered on title.

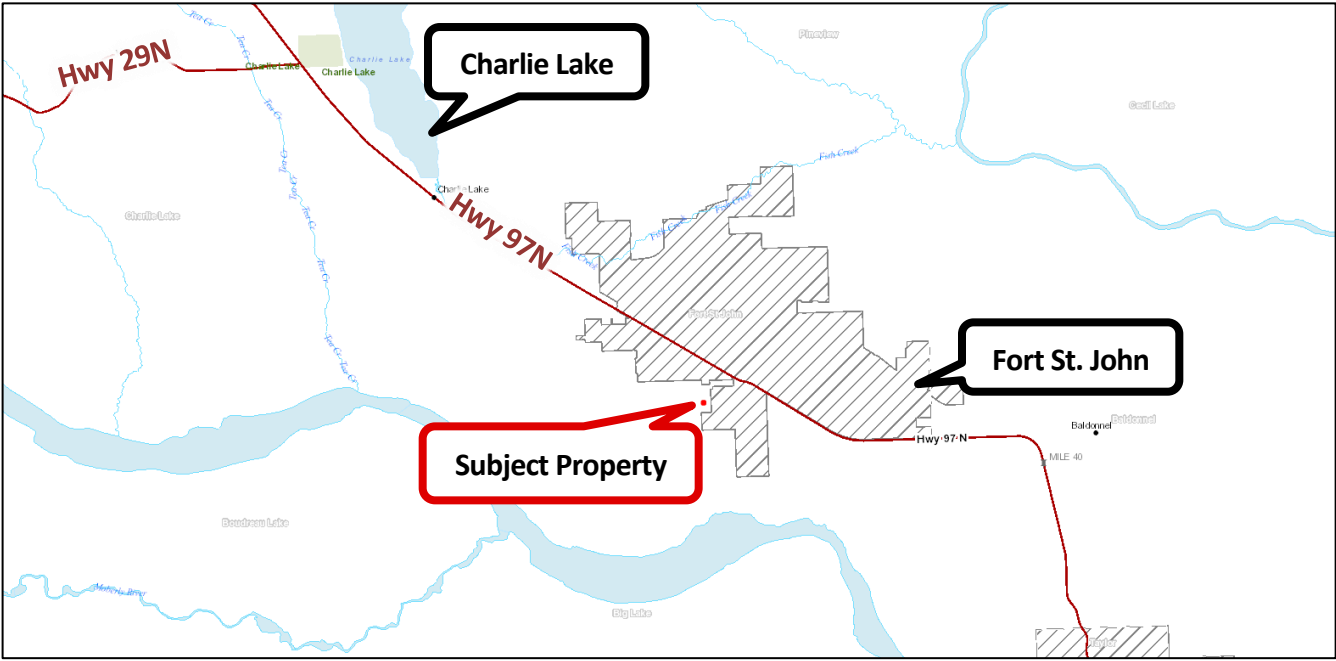
Attachments:

1. Application (21-005 DVP Amendment)
2. Site Plan (21-005 DVP Amendment)
3. Maps (21-005 DVP Amendment)
4. Development Variance Permit (21-005 DVP Amendment)

External Links:

1. [Development Variance Permit No. 21-005](#) – See item 10.13

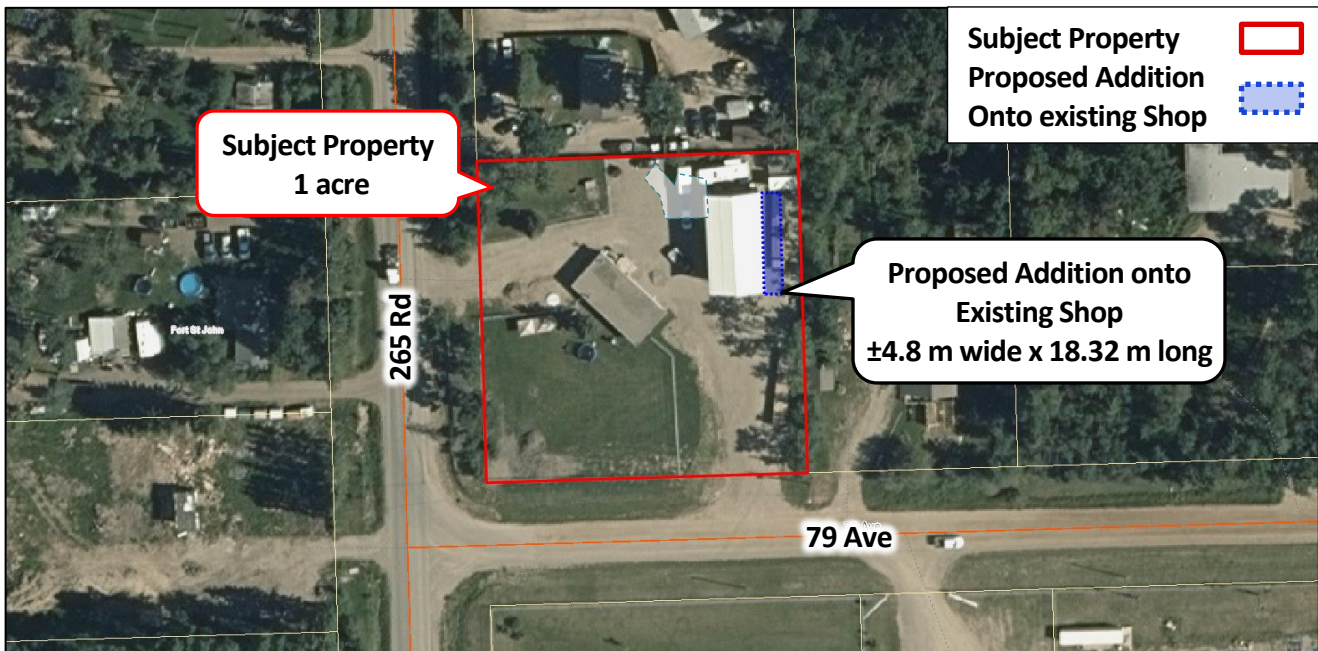
Location: Fort St John



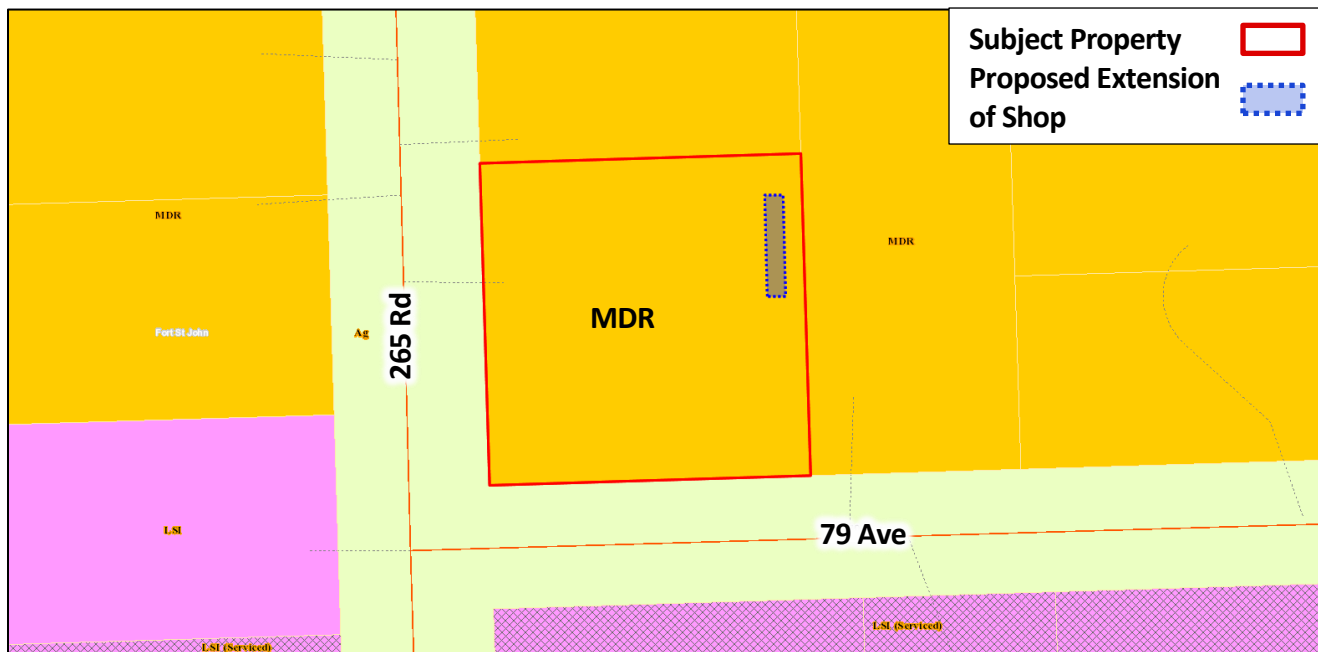
Aerial imagery



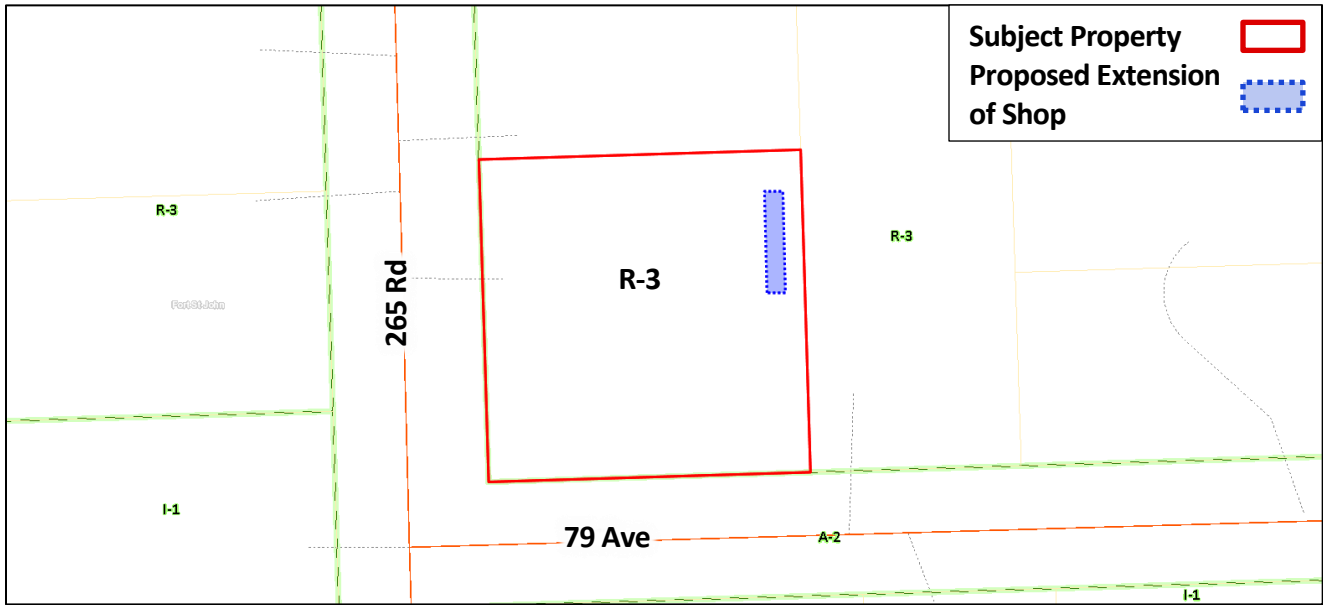
Proposal



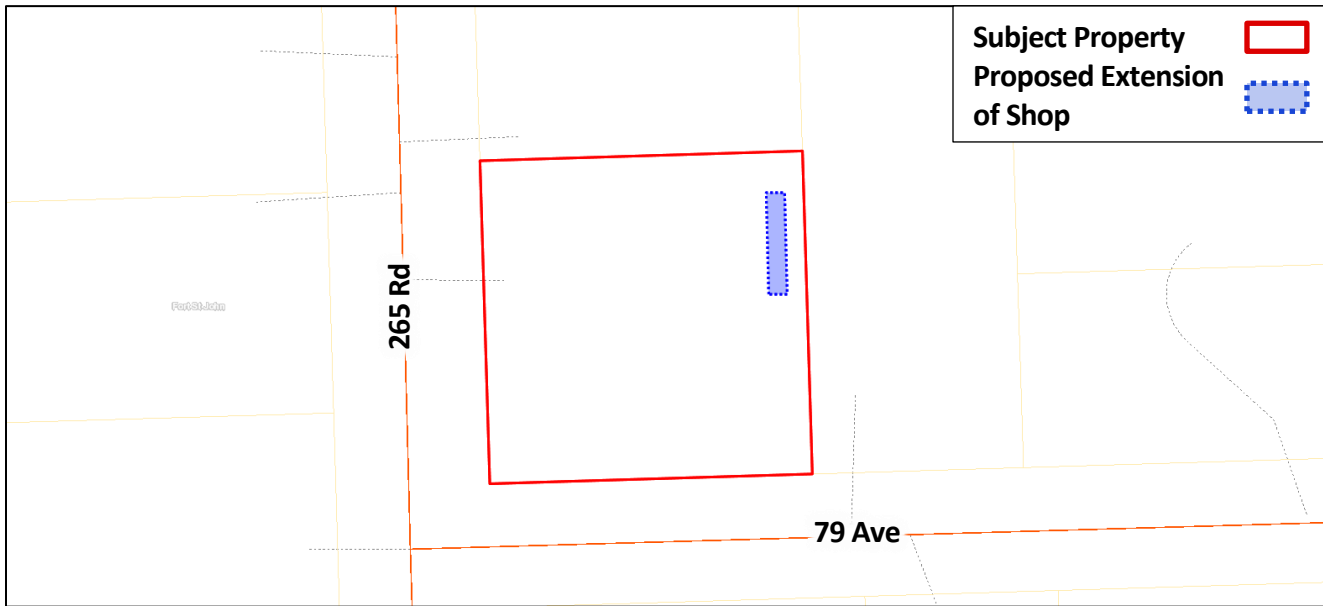
PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009:
Medium Density Rural Residential (MDR)



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



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 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
 [Toll Free: 1-800-670-7773]

Receipt # 8340

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 GERBER Transport Ltd.	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
83 Lot 1, Plan PGP11226, Section 30	1 ACRE ha./acres
Town Ship 83, Range 18 Merdiam W6	ha./acres
Peace River Land District	ha./acres
	TOTAL AREA 1 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:

Would like to extend roof 16' on east side of bldg.
applying for variance of 720 square feet

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. _____ Section No. _____

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

small house on property as well as storage shed.
Also a heated shop used for parking eq. and storage

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

(a) North small bussiness/flagging - home and out bldgs.
(b) East log residence and out bldgs.
(c) South Road/Avenue and office bldg. across road
(d) West 265 road - acreage/residence beyond that

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

Extend roof and enclose with coloured metal to
match shop, will have matching overhead door as well.
Will be pole structure same as existing shop bldg

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

This area is used somewhat for trailer storage and is
not suitable for other uses because of snow falling hazard.
Want to use for same but ~~out~~ out of weather, also
will keep unsitely items out of site

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

N/A

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

N/A

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.

<div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> Signature of Owner	(President)	<div style="text-align: right; font-family: cursive;">June 17, 2021</div> Date signed
<div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> Signature of Owner	(Secretary)	<div style="text-align: right; font-family: cursive;">June 17, 2021</div> 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:	

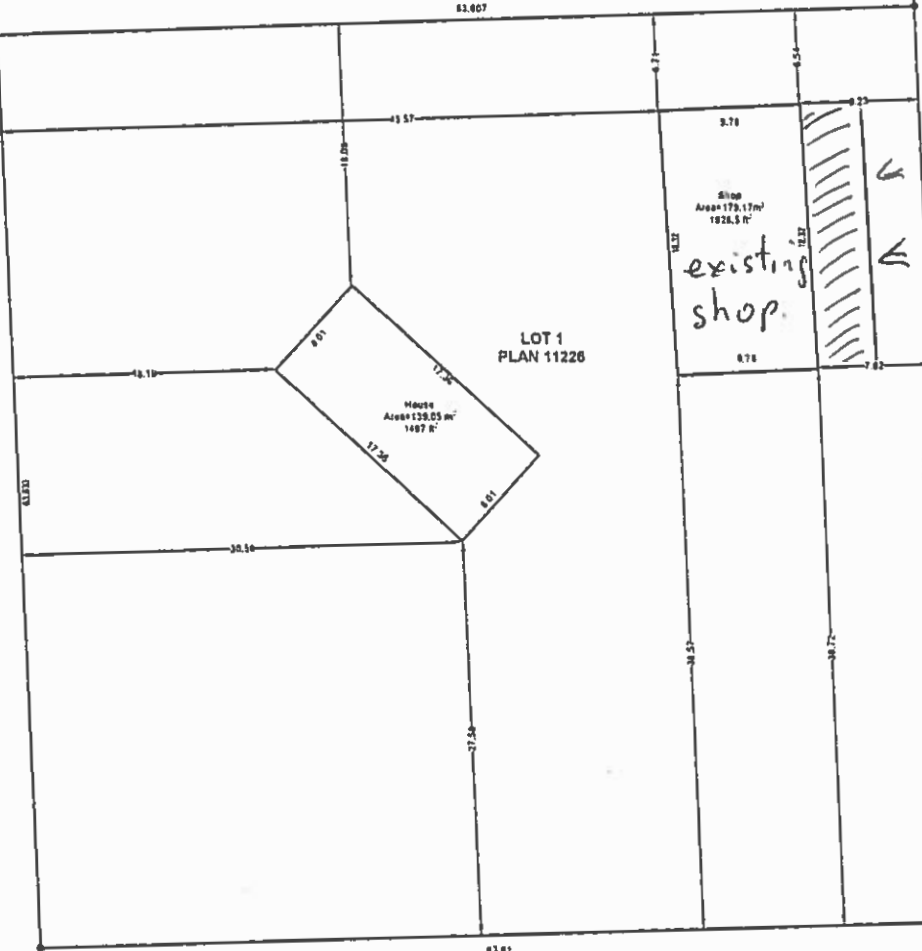
Sec 30

Rge 18

LOT 2
PLAN 11226

W6M

BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE
LOT 1 SEC 30 TP 83 RGE18 W6M
PEACE RIVER DISTRICT
PLAN 11226



Would like to extend roof to facilitate safe use for trailer parking

LOT 1 BLK 2
PLAN 13536

CIVIC ADDRESS
753 283 Ave
PRRD BC
RD 010-417-227

PARCEL MAY BE AFFECTED BY THE FOLLOWING CHARGES APPEARING ON THE CERTIFICATE OF TITLE.

CA3725597 MORTGAGE
CA3725596 ASSIGNMENT OF RENTS

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF, AND ARE DERIVED FROM PLAN 11226

ALL BUILDING DIMENSIONS ARE TO EXTERIOR SIDING.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR CORNERS.

THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. NO PERSON MAY COPY OR ALTER THIS CERTIFICATE WITHOUT PRIOR CONSENT OF McELHANNY GEOLATICS.

© THIS PLAN IS PROTECTED BY COPYRIGHT.

THIS BUILDING CERTIFICATE IS CERTIFIED CORRECT ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEYS. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED THIS 31ST DAY OF MAY, 2021.

[Signature]
LYNNHAIQ BCL S #182
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

LEGEND:

● Iron Post Found

79TH

AVE

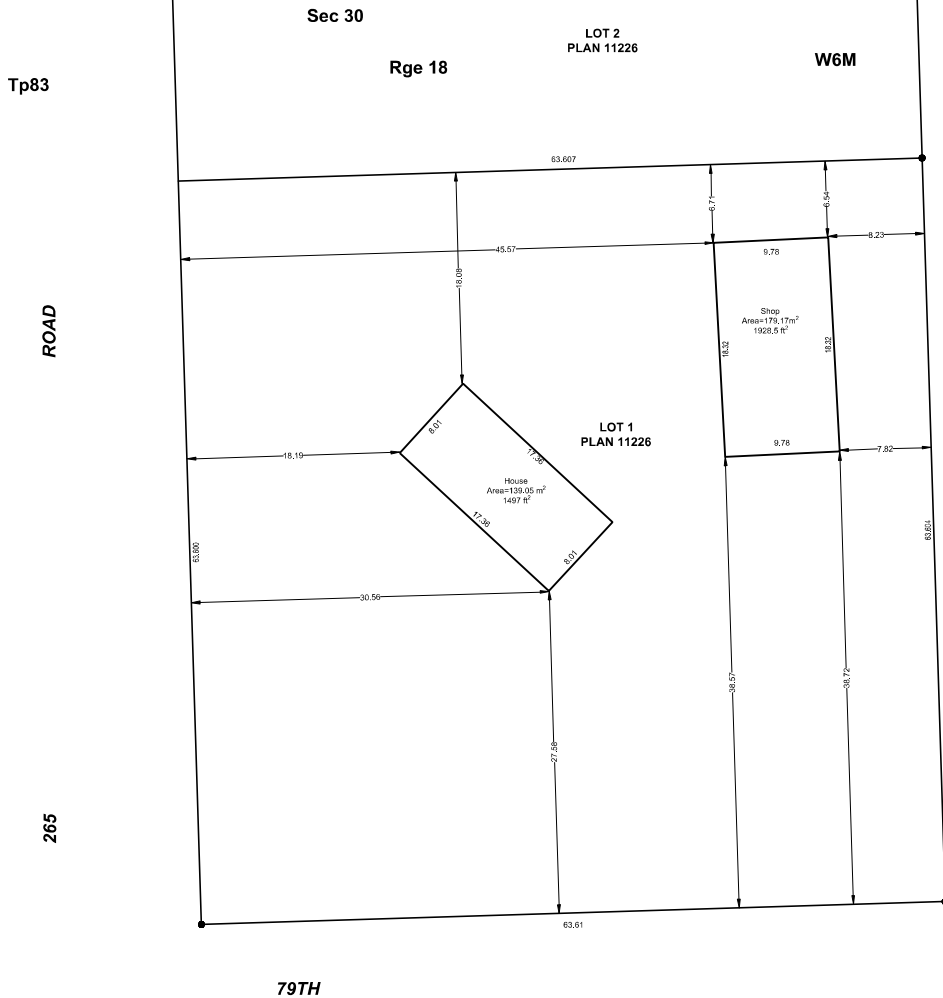
SCALE 1:250



JOB: 3116-26670	DD/MM/YY: 31/05/21
DRAFTED BY:	McElhanny Associates Land Surveying Ltd. 8106 - Macdonald Express Drive Fort St. John, BC Phone: (250) 767-0356
SURVEYED BY: VL	
CHECKED BY: GH	
REVISION: 0	



BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE
LOT 1 SEC 30 TP 83 RGE18 W6M
PEACE RIVER DISTRICT
PLAN 11226



LOT 1 BLK 2
PLAN 13536

CDIC ADDRESS:
791 79th Ave
PRRD, BC
PE: 0104-417-232

PARCEL MAY BE AFFECTED BY THE FOLLOWING CHARGES APPEARING ON THE CERTIFICATE OF TITLE:
 CA3725597 MORTGAGE
 CA3725598 ASSIGNMENT OF RIGHTS

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF, AND ARE DERIVED FROM PLAN 11226
 ALL BUILDING DIMENSIONS ARE TO EXTERIOR SIDING.
 THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR CORNERS.

THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.
 NO PERSON MAY COPY OR ALTER THIS CERTIFICATE WITHOUT PRIOR CONSENT OF McElhannay Geomatics.
 © THIS PLAN IS PROTECTED BY COPYRIGHT.

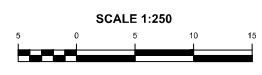
THIS BUILDING CERTIFICATE IS CERTIFIED CORRECT ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEYS. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED THIS 31ST DAY OF MAY, 2021.

[Signature] EVAN HIAO E.C.L.S. #882
 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

LEGEND:

● Iron Post Found



JOB: 3111-26670		DD/MM/YY: 31/05/21	
DRAFTED BY:		McElhannay Associates Land Surveying Ltd. 8808 - Northern Lights Drive Fort St. John, BC Phone: (250)75-2336	
SURVEYED BY: WL			
CHECKED BY: EH			
REVISION: 0			



**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT VARIANCE PERMIT NO. 21-005**

Issued to: Gerber Transport Ltd.
10511 114 Avenue
Fort St. John, BC
V1J 6H7

1. Property affected: Lot 1 Section 30 Township 83 Range 18 West of the 6th Meridian Peace River District Plan 11226
2. PID: 004-417-232
3. Official Community Plan: North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009; Medium Density Rural Residential
4. Zoning Bylaw: PRRD Zoning Bylaw No. 1343, 2001; 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 an increase in the maximum permitted accessory building floor area from 187 m² to 268.5 m² (an increase of ±81.5 m²) to permit a ±4.8m wide addition onto the eastern side of the existing shop, as illustrated in Schedule A, for the property legally described as Lot 1 Section 30 Township 83 Range 18 West of the 6th Meridian Peace River District Plan 11226.
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 10th day of February, 2022.

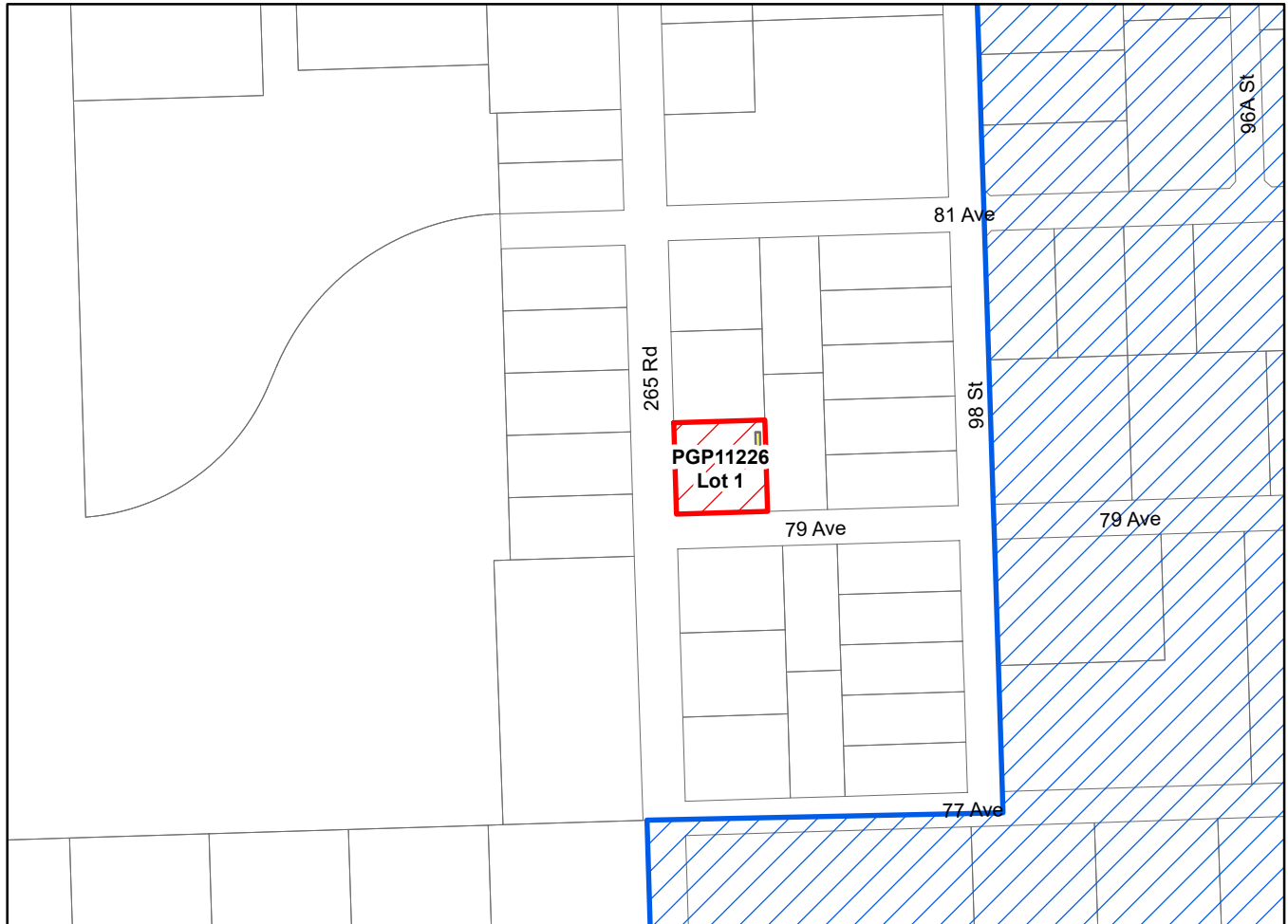
This permit is authorized by Peace River Regional District Board Resolution No.
passed on the 10th day of February, 2022.

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. 21-005



Detail Map



Legend

- Existing Shop Extension
- Subject Property
- City of Fort St John
- Parcels