



REPORT

To: Chair and Directors

Report Number: DS-BRD-197

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

Date: December 17, 2021

Subject: Development Variance Permit No. 21-008

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board authorize the issuance of Development Variance Permit No. 21-008, to reduce the northern interior side parcel line setback from the required 3.0 metres to 2.1 metres and 3.0 metres to 1.4 metres to bring the existing accessory structures, which consist of a utility shed and sign shop, into compliance for the property identified as PID: 013-234-421.

BACKGROUND/RATIONALE:

Proposal

The applicant is seeking to reduce the northern interior side parcel line setback from 3.0 m to 2.1 m and 1.4 m, as shown on Schedule A of the permit attached to this report. This variance is required to bring the existing accessory structures, which consist of a utility shed and a sign shop, into compliance with the zoning bylaw, to facilitate the consolidation of the subject property with lands to the south.

Background

The applicant submitted a Development Permit application, 21-013 DP, to facilitate a consolidation of the subject property with lands to the south, pursuant to Ministry of Transportation and Infrastructure Subdivision File No. 2019-02351. Upon review of the subdivision plan submitted with the Development Permit application, it was determined that two of the existing structures, a utility shed and sign shop, on the subject property are encroaching into the required exterior parcel line setback along the northern interior side parcel line. The applicant was subsequently advised by staff that a Development Variance Permit must be obtained prior the issuance of the Development Permit.

File Details

Owner: Kevin and Lori MacLean
 Agent: Jim Little
 Area: Electoral Area C
 Location: Fort St. John
 Legal: That Part of the South East 1/4 of Section 35 Township 83 Range 19 West of the 6th Meridian Peace River District as Shown On Plan M446
 PID: 013-234-421
 Civic Address: 8753 & 8585 Old Fort Road
 Lot Size: 2.02 ha (5.0 ac)

Site Context

The subject property is located south of the City of Fort St. John along Old Fort Road. The subject property is surrounded by Agricultural lands to the north and west and Light Industrial zoned lands to the south and east.

Staff Initials: *AM*

Dept. Head: Kathy Suggitt

CAO: Shawn Dahlen

Page 1 of 5

Site FeaturesLand

The subject property is mostly cleared and developed with a mixture of residential and industrial uses.

Structures

There is an existing single detached dwelling, utility sheds, above ground pool and shop which are all considered residential in nature, and a sign shop which houses a “printing or graphics design studio”, a permitted use in the Light Industrial zone.

Access

The subject property is accessed via Old Fort Road.

Canada Land Inventory Soil Rating

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

Comments & ObservationsApplicant

A development permit application has been submitted for this property. A requirement for approval is to obtain a variance permit for the existing structure where the sign shop operates. There are existing natural buffers along the western edge of the property between the subject property and the adjacent hay field.

Agricultural Land Reserve (ALR)

The subject property is outside the Agricultural Land Reserve.

Official Community Plan (OCP)

Pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject property is designated LSI (Serviced) – Light/Service Industrial (Serviced). The purpose for this (serviced) Light/Service Industrial designation is to encourage future industrial development with a priority for connection to a community sewage system. Within this designation the principal use of the land will generally be for industrial uses, including but not limited to, construction trade, or oil field service contractors, automotive, recreation vehicle, machinery or equipment servicing, repair and sales, etc. subject to zoning regulations. The minimum parcel size for this designation is 8 ha (20 acres) for lands not connected to a community sewage system.

The subject property is not connected to a community sewage system, and therefore is not consistent with the Official Community Plan designation. Minimum parcel size requirements within the OCP cannot impede the lawful use of a property, and as noted below the existing use of the subject property is in compliance with the zoning bylaw. Therefore, no amendment to the OCP is required at this time.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1343, 2001, the subject property is zoned Light Industrial (I-1). Land within this zone may be used for uses such as automotive service station, trucking contractor, printing and publishing establishment, etc. The existing sign shop is considered a printing and publishing

establishment. In addition to industrial uses, one single family dwelling is permitted on a Light Industrial zoned parcel, pursuant to Section 45.2(c) of the zoning bylaw. Therefore the use of land conforms to zoning.

The minimum parcel size is 1.8 ha (4.5 ac) for Light Industrial zoned lands not connected to a community sewer. The subject property is 2.02 ha and therefore meets the minimum parcel size requirements for this zone.

Section 45.2(3) of the Light Industrial zone, states that the required interior side parcel line setback is 3.0 m. The existing utility shed and sign shop are therefore not in compliance with the bylaw, as they are located 2.1 m and 1.4 m from the interior side parcel line, respectively. Therefore this development variance permit is required to bring the existing structures into compliance with the zoning bylaw.

Fire Protection Area

The subject property is within the Fort St. John Fire Protection Area.

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

Development Permit Area

The subject property is within Industrial Development Permit Area No. 2 pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009. A Development Permit application has been submitted and will be required prior to subdivision.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The subject property is within the School District 60 School Site Acquisition Charge Area. However, the charge is not applicable at this time because no new residential lots are proposed.

Impact Analysis

Context

The existing use is consistent with the context of the area which consists of a mixture of residential, agricultural and light industrial uses.

Population & Traffic

No change anticipated as no new development proposed. The Bylaw enforcement officer noted concerns regarding access to the subject property in their referral response, however staff have received confirmation from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development that their concerns regarding the encroachment of the parking and access onto the crown parcel to the north have been addressed at this time.

Sewage & Water

Subject property has a lagoon and cistern.

Comments Received from Municipalities & AgenciesAgricultural Land Commission

In 2019, the applicant applied for exclusion of the 2 ha Property and 2.3 ha of the adjacent PID: 014-590-689 in order to consolidate and rezone the properties for Light Industrial (I-1) use (ALC Application File 59366). The Commission approved the application, subject to the submission of a survey plan in substantial compliance with the approval within three years (due December 11, 2022) (Resolution #491/2019). See attached letter for additional details.

BC Hydro

BC Hydro will require a statutory right of way to cover existing works on the subject property.

Fort St. John Fire Department

Interests unaffected.

Ministry of Agriculture

See attached letters.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

No concerns.

Ministry of Transportation and Infrastructure

No objections. See attached letter.

PNG

Interests unaffected.

PRRD GIS

No concerns.

PRRD Bylaw Enforcement Officer

The subject structure was built contrary to the building permit. If a DVP is not approved, the building inspector should move ahead with a Section 57 Notice on Title. 3 accessory structures do not have building permits. The parking for this business is on property that is not owned by the applicant, both access points to this business cross 2 separate properties neither of which are owned by the same landowner and one may be owned by the Province. Plans for correcting this issue should be part of this application before a DVP is considered by the RB.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse the issuance of Development Variance Permit No. 21-008, to reduce the northern interior side parcel line setback from the required 3.0 metres to 2.1 metres and 1.4 metres, as shown on Schedule A of the permit attached to and forming part of this report, for the property identified as PID: 013-234-421.
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):

Notifications were sent on December 2, 2021 pursuant to Section 499 of the *Local Government Act*.

The Regional Board's decision will be communicated to the applicant.

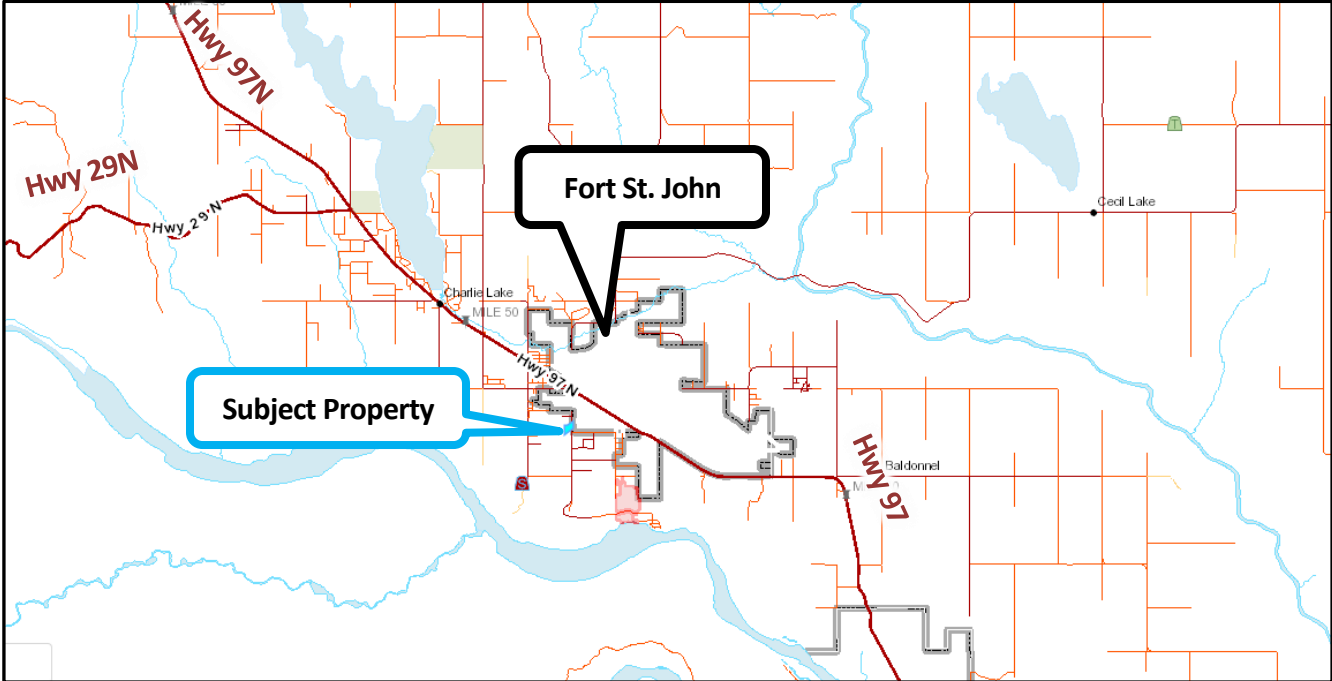
OTHER CONSIDERATION(S):

None at this time.

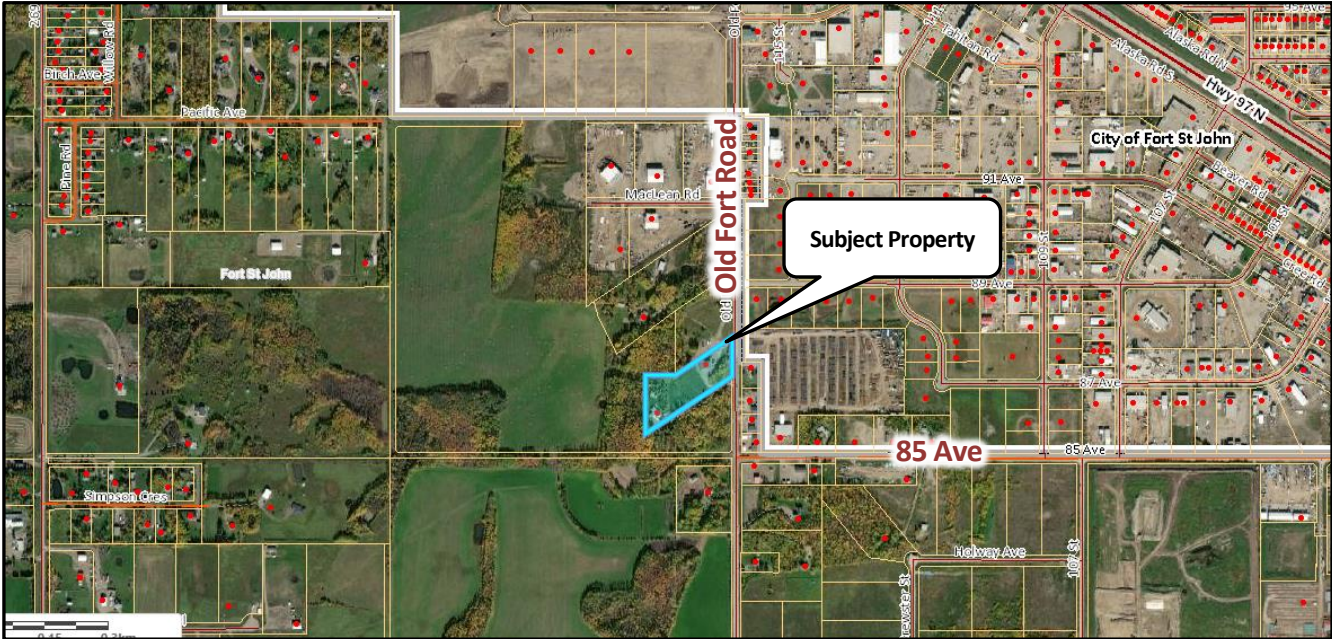
Attachments:

1. Application - 21-008 DVP
2. Maps - 21-008 DVP
3. Comments Received from Municipalities & Agencies - 21-008 DVP
4. Development Variance Permit No. 21-008

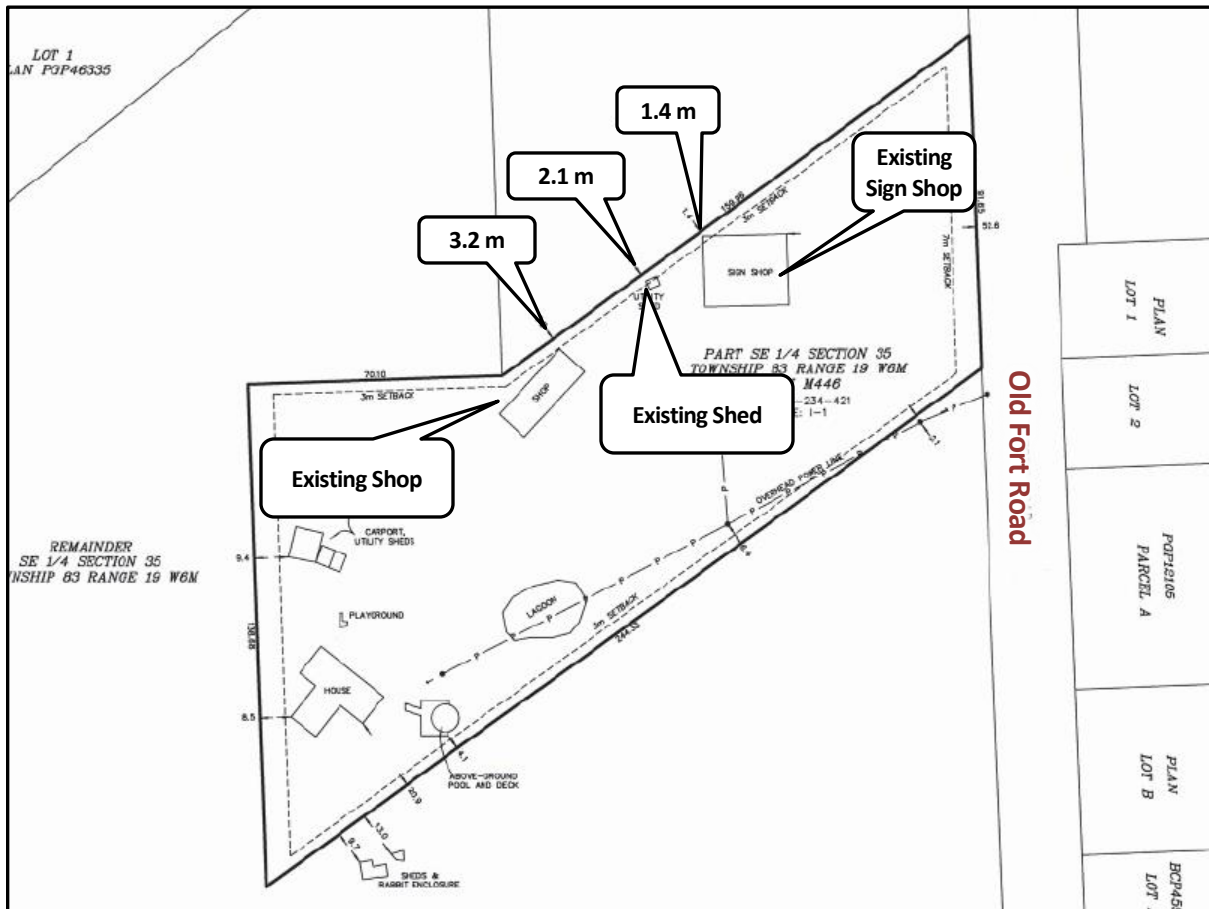
Location: Fort St. John



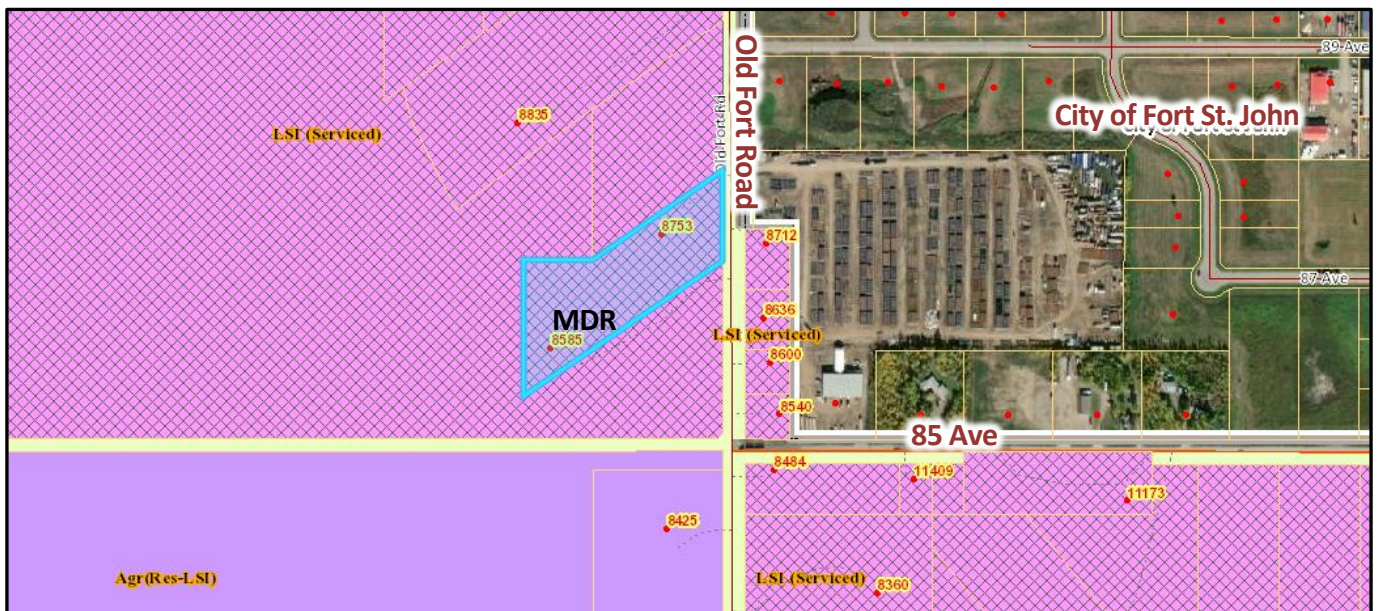
Aerial imagery



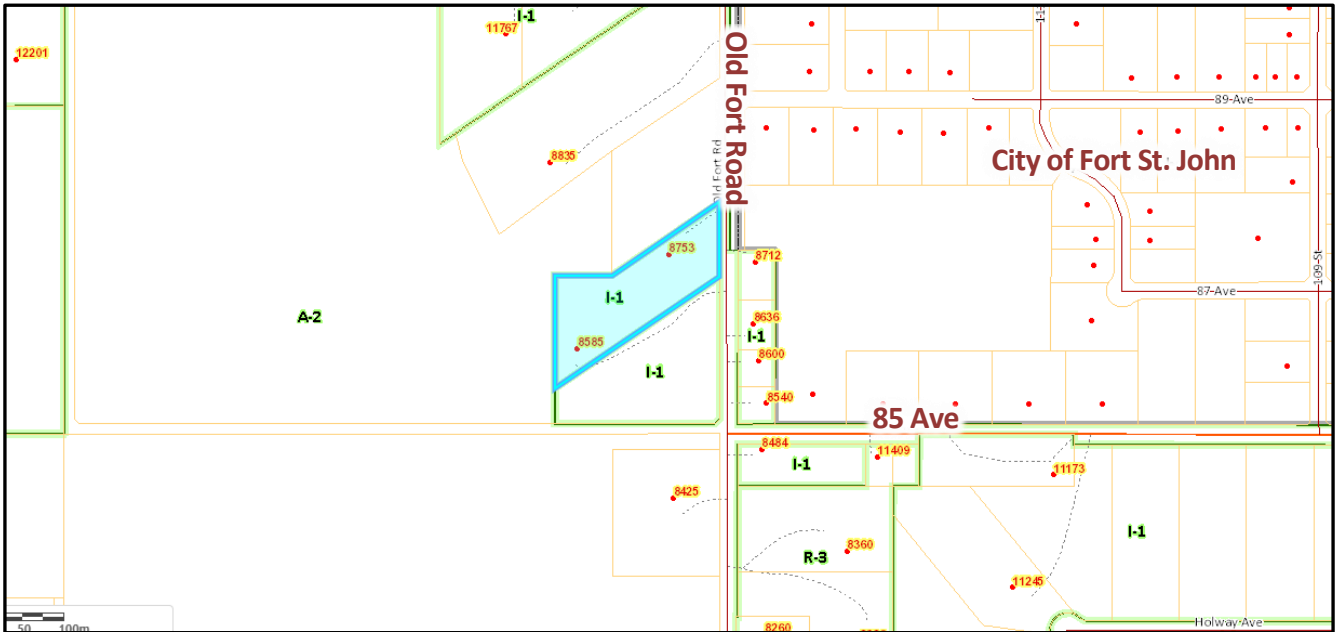
Proposal – Reduce the northern parcel line setback from 5 m to 3.2 m, 2.1 m and 1.4 m as shown below



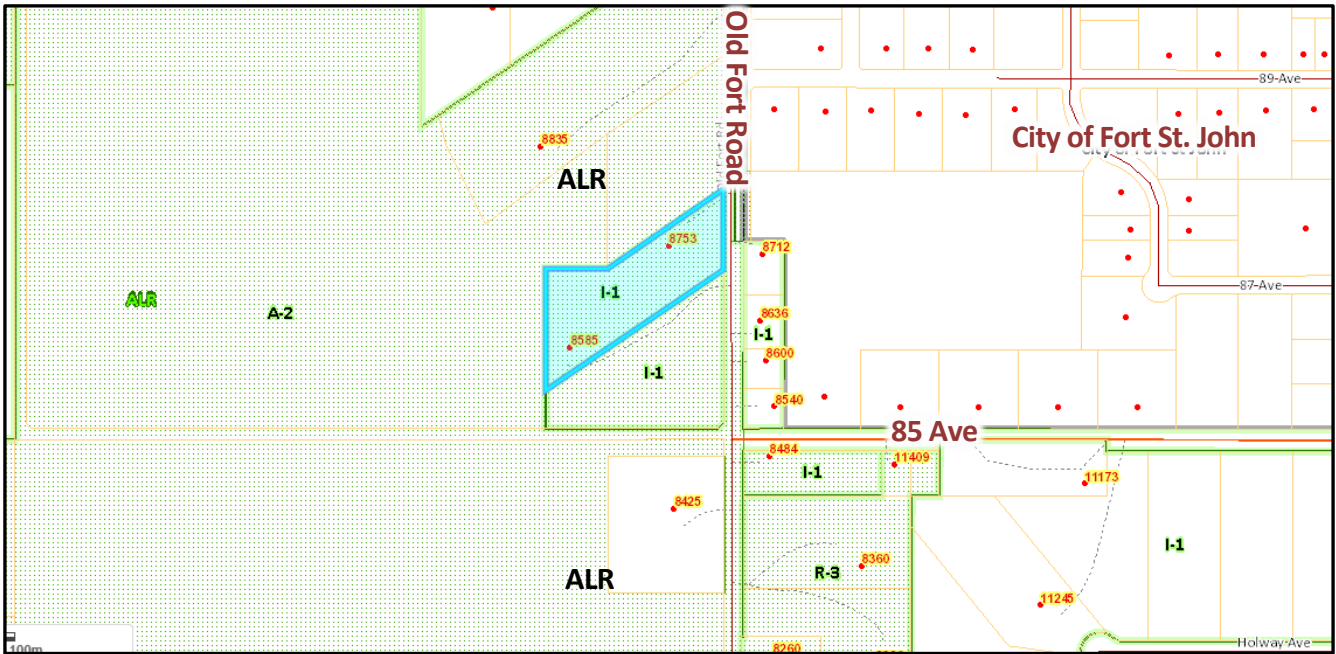
PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009: Light Service Industrial (LSI)



PRRD Zoning Bylaw No. 1343, 2001: Light Industrial (I-1)



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 # _____

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 Kevin & Lori Maclean	Authorized Agent of Owner (if applicable) Jim Little
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village [REDACTED]	City/Town/Village [REDACTED]
Postal Code [REDACTED]	Postal Code [REDACTED]
Telephone Number:	Telephone Number: [REDACTED]
Fax Number:	Fax Number:
E-mail:	E-mail: mackeno@xplornet.ca

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
SE 1/4 SECTION 35 TWP 83 RGE 19 W6M EXCEPT PLANS B4384, M446, PGP46335 & BCP37320 PID 014-590-689	4.29ha ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 4.29ha 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: 8585 Old Fort 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:

Relief from setback requirement for existing building with established business. The building is 1.4m from the property boundary. Zoning by-law requires 3m.

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. _____ Section No. _____

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

Residential and sign shop (light industrial)

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

(a) North Agriculture, light industrial

(b) East Light industrial

(c) South Agriculture, rural residential, light industrial

(d) West Agriculture, light industrial

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

Residential and sign shop (light industrial) > no change

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

A development permit has been submitted for this property. A requirement for approval is to obtain a variance permit for the existing structure where the sign shop operates.

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

Lagoon

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 complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.



Signature of Owner

Oct 20, 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	and	hereby
authorize		
(name)		to act on my/our behalf regarding this
application.		
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:		Date:
Signature of Owner:		Date:

See attached Agent Authorization Letter.

AGENT AUTHORIZATION LETTER

I (we) Kevin Ian MacLean & Lori Joanne MacLean
Printed/typed name(s) of landowner(s)

hereby appoint James Little to
Printed/typed name of agent


make application to the Agricultural Land Commission as agent on my/our behalf with respect to the following parcel (s): *Insert legal description for each parcel under application*

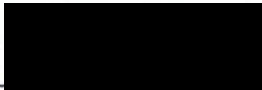
That part of the SE 1/4 of Section 35 Township 83 Range 19 West of the Sixth Meridian Peace River District as shown on Plan M446

I James Little understand that as
Printed/typed name of agent

agent, I am required to ensure that all landowners are provided with information being submitted to and received from the Agricultural Land Commission.

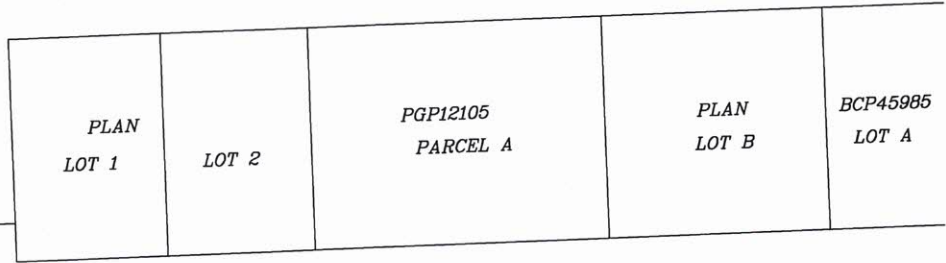
Signature(s) of landowner(s):

 Kevin Ian MacLean
Signature Printed Name Date

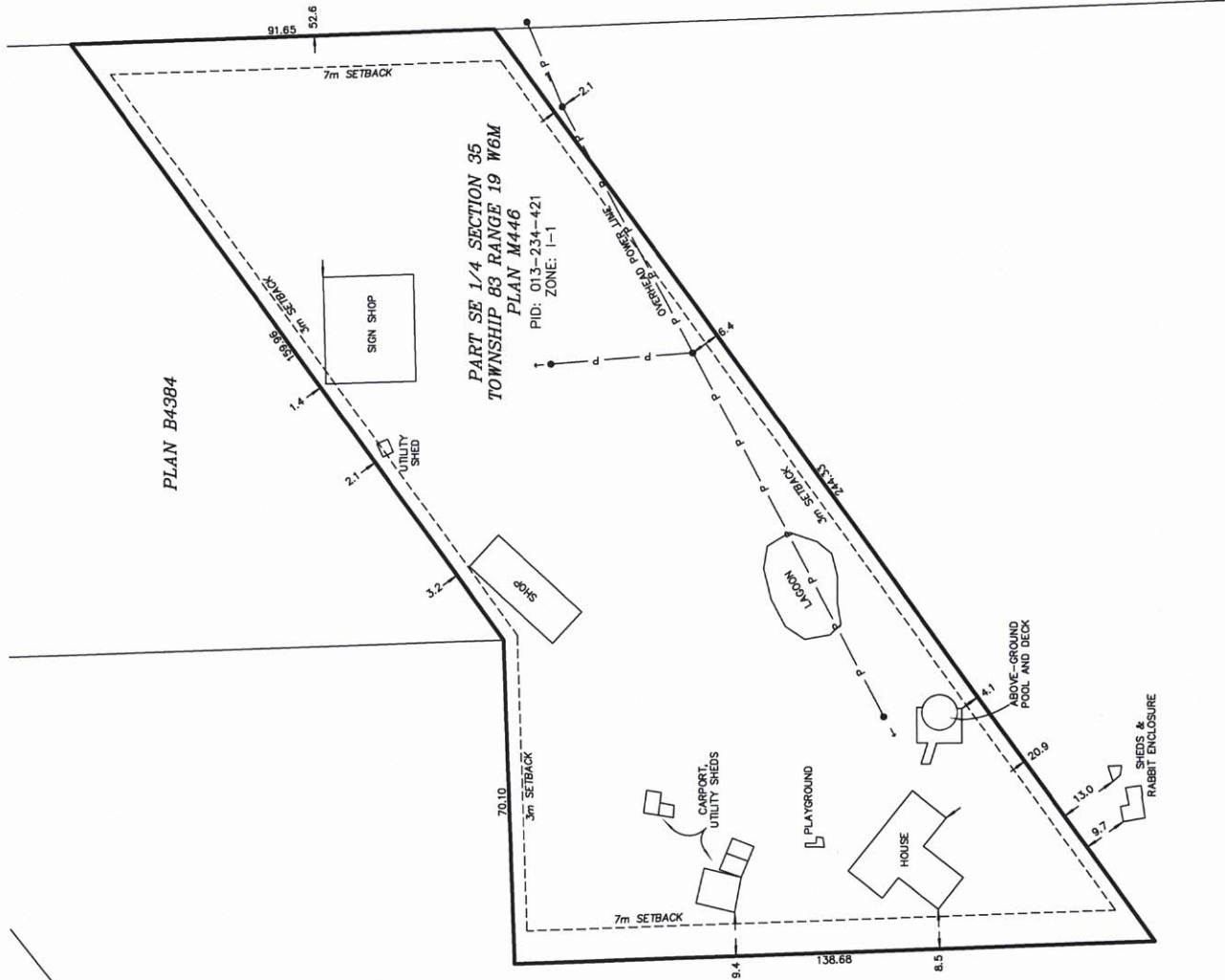
 Lori Joanne MacLean
Signature Printed Name Date



LOT A
SECTION 36
PLAN PGP25561



OLD FORT ROAD



PLAN B4384

PART SE 1/4 SECTION 35
TOWNSHIP 83 RANGE 19 W6M
PLAN M446

PID: 013-234-421
ZONE: 1-1

LOT 1
PLAN PGP46335

REMAINDER
SE 1/4 SECTION 35
TOWNSHIP 83 RANGE 19 W6M



Tryon Land Surveying Ltd
Dundas Centre 250-782-5868
Fort St John 250-262-0031
www.tryongroup.ca

MACKENO VENTURES

SITE PLAN OF
PART OF SE 1/4 SECTION 35
TOWNSHIP 83 RANGE 19 W6M
PEACE RIVER DISTRICT PLAN M446
BCGS 94A.026



TRYON FILE:
2019-0506
04.19/21 RV1



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033

November 18, 2021

Reply to the attention of Michael McBurnie
ALC Inquiry: 52407
Local Government File: 21-008 DVP

Ashley Murphey
Planning Services Manager, PRRD
Ashley.Murphey@prrd.bc.ca

Re: Peace River Regional District Development Variance Permit No. 21-008 DVP

Thank you for forwarding a draft copy of Peace River Regional District Development Variance Permit No. 21-008 DVP (the “DVP”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the bylaw 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 Development Variance Permit proposes to reduce the northern exterior parcel line setback from 5m to 3.2 m, 2.1 m and 1.4 m on the property identified as 8753 Old Fort Road; PID: 013-234-421 (the “Property”).

ALC File History:

In 2005, the Property was designated “Light Industrial” under Area 7 of the Fort St. John and Area Comprehensive Development Plan (the “CDP”). The Commission had no objection to the “Light Industrial” designation for Area 7, as it was close to existing services and industrial lands but required that these lands be excluded from the ALR (Application 17438; Resolution #111/2005).

In 2009, the PRRD North Peace Fringe Area Official Community Plan (OCP) designated the Property as Light/Service Industrial – Serviced (LSI).

In 2019, the applicant applied for exclusion of the 2 ha Property and 2.3 ha of the adjacent PID: 014-590-689 in order to consolidate and rezone the properties for Light Industrial (I-1) use (ALC Application File 59366). The Commission approved the application, subject to the submission of a survey plan in substantial compliance with the approval within three years (due December 11, 2022) (Resolution #491/2019).

In 2020, the ALC authorized registration of Plan EPP107194 for the subdivision, which would result in PID: 013-234-421 and portions of PID: 014-590-689 being consolidated and excluded from the ALR.

PRRD staff submit that prior to the Property being consolidated with 2.3 ha of the adjacent parcel, the Applicant must obtain a Development Permit from the PRRD and they cannot obtain the Development Permit until the encroachment issue is addressed.

The ALC recognizes that the Commission has previously endorsed the Property for industrial use and the Property has been conditionally approved for exclusion from the ALR. For this reason, ALC staff has no objection to the Development Variance Permit to enable the consolidation and exclusion of the Property, as approved in ALC Resolution #491/2019.

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions 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 236-468-3246 or by e-mail (michael.mcburnie@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Michael McBurnie, Regional Planner

Enclosure: Referral of Development Variance Permit No. 21-008 DVP

CC: Ministry of Agriculture – Attention: Gregory Bartle

52407m2



November 18, 2021

Local Government File: 21-008 DVP

Ashley Murphey
Planning Services Manager
Peace River Regional District (PRRD)

VIA EMAIL: planning@prrd.bc.ca

Re: Development Variance Permit – Old Fort Road

Dear Ashley Murphey:

Thank you for providing the Ministry of Agriculture, Food and Fisheries (Ministry) with the opportunity to comment on the proposed Development Variance Permit (DVP) application to relieve the applicant from the Regional District's Zoning Bylaw 5-meter setback distance requirement from the property line for their existing building, shop and shed.

Ministry staff offer the following comments:

- Ministry staff affirm the comments previously provided to the Regional District (letter dated October 7, 2021) regarding the associated Development Permit (DP) application (PRRD 21-013 DP) as they relate to this referral.
- Ministry staff further note that while from orthographic imagery there does not appear to be any visible physical boundary between the subject property and the adjacent northern ALR property, this may change over time. While Regional District staff have informed Ministry staff that this adjacent property is currently (and distinctively) a portion of Old Fort Road, given its ALR designation, the close proximity of the existing structures to the adjacent property line may potentially increase farm practices complaints and reduce land use compatibility in the future.
- Ministry staff are available to discuss viable agricultural opportunities with the landowners considering pursuing farming activities on ALR land. For more information on [B.C.'s Land Matching Program](#), please visit the [Agrarians Foundation](#) organization website.

If you have any questions or concerns about our comments, please do not hesitate to contact us.

Sincerely,

Gregory Bartle
Land Use Planner
Ministry of Agriculture, Food and Fisheries
Phone: (778) 974-3836
Email: Gregory.Bartle@gov.bc.ca

Nadia Mori, P.Ag
Regional Agrologist
Ministry of Agriculture, Food and Fisheries
Phone: (778) 576-1196
Email: Nadia.Mori@gov.bc.ca

Email copy: Michael McBurnie, ALC Regional Planner, Michael.McBurnie@gov.bc.ca



Local Government File: DP #21-013

October 7, 2021

ATTN: Ashley Murphey
Planning Services Manager
Peace River Regional District (PRRD)
VIA EMAIL: planning@prrd.bc.ca

Re: Development Permit 21-013 Application

Dear Ashley Murphey:

Thank you for providing the Ministry of Agriculture, Food and Fisheries (Ministry) with the opportunity to comment on the proposed development permit (DP) application to facilitate a three-lot subdivision for two parcels and a remainder located in the Agricultural Land Reserve (ALR). Ministry staff offer the following comments:

- Ministry staff note that the subject parcels are either within or adjacent to the Agricultural Land Reserve (ALR). The ALR is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are restricted. The proposed subdivision is located on prime agricultural land with an agricultural capability rating of Class 2, which are lands with very high potential for agricultural land use activities.
- Ministry staff note that this property is within Regional District's Industrial Development Permit Area #2 (as confirmed by PRRD staff October 1, 2021) and as described in the North Peace Fringe Area Official Community Plan (Bylaw 1870, 2009). As stated in Section 13 (Development Permit Areas) Guideline 4 (Landscaping/Buffering):

"Off-street parking, loading and storage areas should be separated from adjacent residential or agricultural designated parcels, by landscaped buffers consisting of fencing at the property line, grass, shrubs, or trees at least 6 cm in diameter at breast height at time of planting, spaced at maximum 10 metres intervals. Such landscaped buffers should be at least 6 metres in width.

Alternative buffers may be considered including, earth berms that block the line of sight between industrial and residential and agricultural areas, consisting of soil, seeded to grass

.../2

in the same year the berm is built, with optional vegetative growth such as shrubs planted along the top of berm. Such berms should be a height of approximately 3 metres above adjacent grades and have a base of approximately 9 metres.”

- While this DP is to facilitate a subdivision, which assembles two parcels outside of the ALR and one remainder within the ALR, the information in the application does not appear to address and/or meet the guidelines, nor does the application provide a plan or assurances that they will do so in the future.
- Strong vegetative buffers and edge planning between agricultural and non-agricultural properties can help play a valuable role in minimizing potential complaints and/or other conflicts between land uses.
- If approved, disclosure statements in the form of a restrictive covenant under section 219 of the *Land Title Act* could be placed on title of the newly created lots, specifying that the lot is located near a farming area, and that noise, odour, and dust associated with farming practices may be expected, and that, for example, development along the agricultural edge be restricted.
- The Regional District may wish to consider further edge planning guidelines when reviewing this DP. For more information, please visit the Ministry's Edge Planning [webpage](#) and [Guide the Edge Planning](#).

If you have any questions or concerns about our comments, please do not hesitate to contact us.

Sincerely,

Gregory Bartle
Land Use Planner
Ministry of Agriculture, Food and Fisheries
Phone: (778) 974-3836
Email: Gregory.Bartle@gov.bc.ca

Nadia Mori, P.Ag
Regional Agrologist
Ministry of Agriculture, Food and Fisheries
Phone: (778) 576-1196
Email: Nadia.Mori@gov.bc.ca

Email copy: Shannon Lambie, ALC Regional Planner, Shannon.Lambie@gov.bc.ca



Ministry of
Transportation
and Infrastructure

Our file: 2021-05995
Your file: 21-008 DVP
Date: November 26, 2021

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

Attn: Development Services

The Ministry of Transportation and Infrastructure has received and reviewed your referral of November 10, 2021 to Reduce the northern exterior parcel line setback from 5m to 3.2 m, 2.1 m and 1.4 m at location THAT PART OF THE SOUTH EAST 1/4 OF SECTION 35 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT AS SHOWN ON PLAN M446. Section 505 of the Local Government Act does not apply and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the development variance permit.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Beth Bahm at (778) 576-1114.

Sincerely,

Beth Bahm, Development Officer
Peace District



**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT VARIANCE PERMIT NO. 21-008**

Issued to: Kevin and Lori MacLean
c/o Jim Little
SS#2 Site 13 Comp 23
Fort St. John, BC
V1J 4M7

1. Property affected: That Part of the South East 1/4 of Section 35 Township 83 Range 19 West of the 6th Meridian Peace River District as Shown On Plan M446
2. PID: 013-234-421
3. Official Community Plan: North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009; Light Service Industrial (Served)
4. Zoning Bylaw: PRRD Zoning Bylaw No. 1343, 2001; Light Industrial 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 to the northern interior side parcel line setback from 3.0 m to 2.1 m and 1.4 m, as illustrated in Schedule A, for the property legally described as That Part of the South East 1/4 of Section 35 Township 83 Range 19 West of the 6th Meridian Peace River District as Shown On Plan M446.
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 _____, 2021.

Authorized Signatory

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



SCHEDULE "A"

