



PEACE RIVER REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT NO. 23-006

Issued to: Robert L. Finley

Address: 9204 50th Ave
Grande Prairie AB
T8W 2G7

- 1) Property affected: Parcel D (Being A Consolidation of Lots 1 And 2, See CB683324)
Block 2 Section 24 Township 26 Peace River District Plan 5689

PID: 031-982-255

911 Address: 98 Tupper Village Sub
- 2) Official Community Plan: South Peace Fringe Area OCP Bylaw No. 2048, 2012
Designation: Rural Neighbourhood (RN)
- 3) Zoning Bylaw: 1343, 2001
Zone: R-4 (Residential 4 Zone)
- 4) 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.
- 5) This Development Variance Permit authorizes:
 - i) an increase of the maximum accessory building floor area by 0.37 m², from 100 m² to 100.37 m²; and
 - ii) a reduction of the western exterior side parcel line setback from 5.0 m to 4.27 m;to construct an accessory building, as shown on Schedule A, which is attached to and forms part of this permit.
- 6) This development permit is subject to the following condition:
 - i) That a Structure Setback permit shall be issued by The Ministry of Transportation and Infrastructure and provided to the PRRD by the applicant for the subject accessory building before a building permit is issued; and
 - ii) That a surveyed site plan shall be provided in accordance with Schedule A attached to and forming part of this permit, at the building permit stage.



- 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 14th day of December, 2023.

This permit is authorized by Peace River Regional District Board Resolution No. RD/23/12/21 passed on the 8th day of December, 2023.

AUTHORIZED SIGNATORY

Original Signed by

Tyra Henderson, Corporate Officer



PEACE RIVER REGIONAL DISTRICT

SCHEDULE "A"

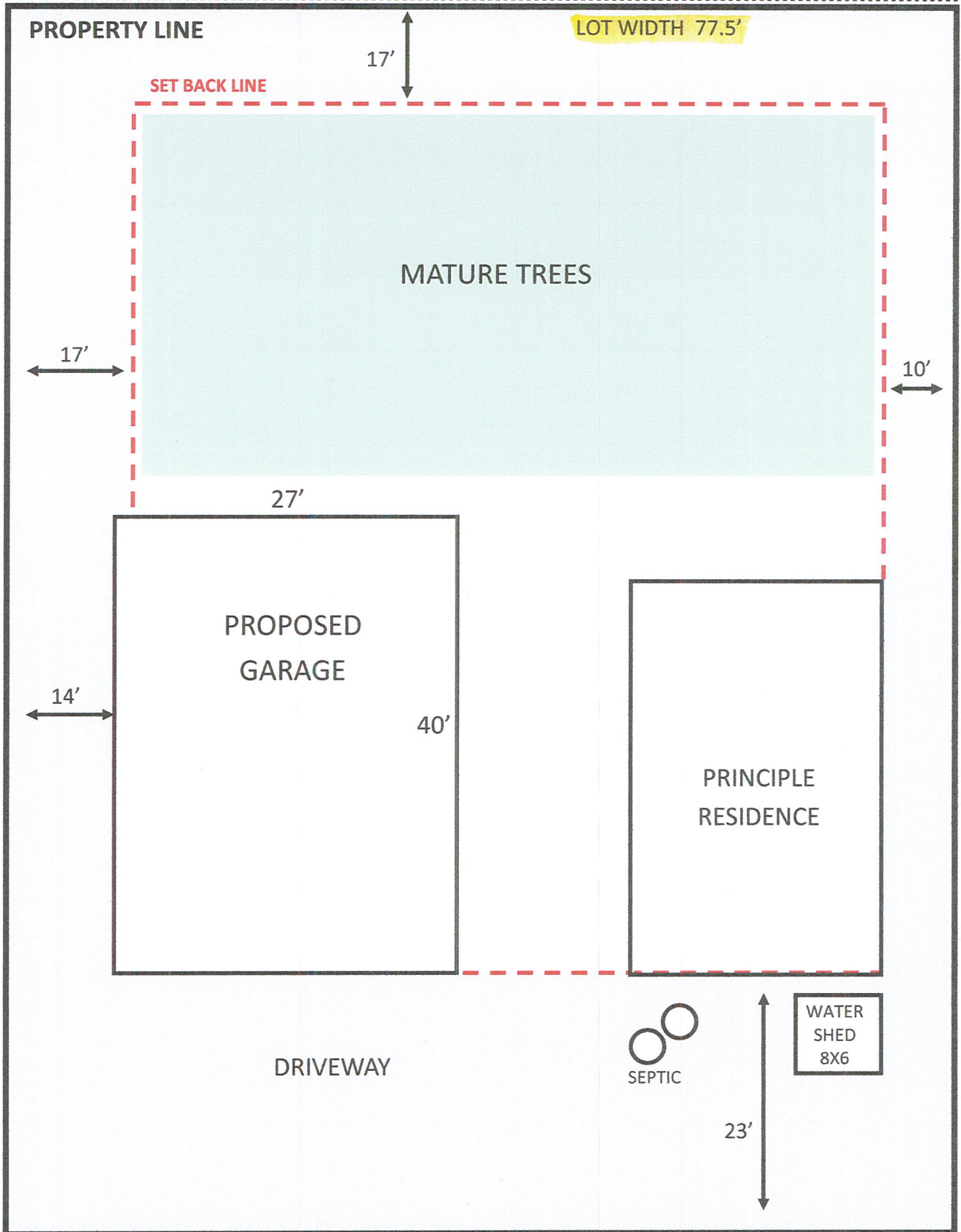
Development Variance Permit

No. 23-006

diverse. vast. abundant.

GUNDY ROAD

LANE WAY



LOT WIDTH 77.5'

LOT DEPTH 110'

STREET: TUPPER VILLAGE WAY