



REPORT

To: Chair and Directors

Report Number: DS-BRD-476

From: Development Services

Date: March 20, 2025

Subject: Development Variance Permit No. 24-012

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board respectfully refuse the issuance of Development Variance Permit No. 24-012 to increase the maximum permitted accessory building floor area on the property identified as PID: 012-355-267 from 187 m² to ±312 m² (for the existing 5 m wide lean-to additions on the existing 156 m² shop), as the proposal exceeds the maximum permitted accessory building floor area by ±125 m² (±66.8%).

BACKGROUND/RATIONALE:

Proposal

The applicant is requesting to increase the maximum accessory building floor area for their property from 187 m² (2012 ft²) to ±312 m² (3358 ft²), an increase of ±125 m² (1345 ft²) or ±66.8%.

This increase is to accommodate two existing 5 m (17 ft) wide lean-to additions, constructed without permits, on the existing 156 m² (1679 ft²) shop. The lean-to additions provide an additional 156 m² of floor area, bringing the total shop size to 312 m².

Rationale

Refusal is recommended because the existing lean-to additions exceed the maximum accessory building floor area of 187 m² by ±125 m² or ±66.8% as set out in the PRRD Zoning Bylaw No. 1343, 2001.

File Details

Owner:	Shawn & Mary-Beth Roste
Area:	Electoral Area C
Location:	Fort St. John
Legal:	Lot 1 Block 1 Section 3 Township 84 Range 19 West Of The 6th Meridian Peace River District Plan 12243
PID:	012-355-267
Civic Address:	10205 271 Rd
Lot Size:	0.81 ha (2 ac)

Background

February 8, 2021 The applicant submitted a Building Permit application (File No. 21-009 BP) to construct a walkway from the existing 78 m² (840 ft²) garage to the principal dwelling and to construct a 179 m² (1,925 ft²) shop.

March 15, 2021	A site inspection found the applicant omitted a 30 m ² barn and two 30 m ² sea cans from the Building Permit application. The total accessory building floor area would have been 269 m ² , exceeding the permitted maximum floor area by 82 m ² . Therefore, the application was withdrawn.
October 5, 2021	<p>Building Permit No. 21-082 was issued for the construction of a 156 m² (1679 ft²) shop. The shop brought the property's total accessory building floor area to 186 m² by the following:</p> <ul style="list-style-type: none">• An attachment was constructed between the 78 m² garage and the principal dwelling. Therefore, the garage was not an accessory building and was excluded from the total accessory building floor area. The attachment was constructed without the mandatory Building Permit.• The two 30 m² sea cans were to be removed after the 156 m² shop was constructed.• The 30 m² barn was to remain on the property and would be included in the total accessory building floor area.
June 24, 2022	The PRRD Building Official completed a Final Inspection on BP 21-082. The principal dwelling was attached to the 78 m ² garage, and no lean-to additions were present.
October 2024	<p>The PRRD became aware of the following infractions:</p> <ul style="list-style-type: none">• The attachment between the 78 m² garage and the principal dwelling was removed and a 38.6 m² addition had been added to the garage without a mandatory Building Permit.• Two 5 m wide lean-to additions were constructed on the side and rear of the 156 m² shop without a mandatory Building Permit, bringing the total floor area of the shop to 312 m².• The two 30 m² sea cans were not removed.
November 8, 2024	The PRRD requested for a legal survey showing the size and setback distances for all buildings and structures. The legal survey was not provided.
November 27, 2024	The Bylaw Enforcement Officer requested that the property be brought into compliance with PRRD Zoning Bylaw No. 1343, 2001 by bringing the total accessory building floor area on the subject property down to 187 m ² or applying for a Development Variance Permit.
December 6, 2024	<p>The applicant submitted Development Variance Permit application No. 24-012 to increase the maximum accessory building floor area for the existing 5 m wide lean-to additions. The applicant also proposed the following to bring the property into compliance:</p> <ul style="list-style-type: none">• Removing the 30 m² barn;• Removing the two 30 m² sea cans.

- Re-attaching the ± 116.6 m² garage to the principal dwelling with the mandatory building permit.

At this time, the applicant has re-attached the ± 116.6 m² garage without the mandatory Building Permit but has provided the PRRD with engineering design reports confirming the structure garage addition is safe for its intended use. The remaining accessory structure on the subject property would be the 156 m² shop with the two 5 m wide lean-to additions, bringing the total accessory building floor area on the subject property to 312 m².

Site Context

The subject property is 2.7 km west of the City of Fort St. John boundary and Highway 97 N. The subject property is located within a rural residential neighborhood and is adjacent to actively farmed agricultural land to the west.

Official Community Plan (OCP)

Pursuant to the *NPFA Official Community Plan Bylaw No. 2460, 2021* the subject property is designated Rural Residential (RR). Section 6.1 states land within this designation is intended to provide large lot residential housing options where the principal use of land will be residential, subject to zoning regulations.

Therefore, the proposal is consistent with the Official Community Plan.

Land Use Zoning

Pursuant to *PRRD Zoning Bylaw No. 1343, 2001*, the subject property is zoned Residential 3 (R-3). Section 36.1 states dwelling unit is a permitted principal use and accessory buildings are a permitted accessory use. Section 36.2 states the minimum parcel size is 1.8 ha (4.5 ac). Section 13 states the maximum accessory building floor area is 187 m² (2016 ft²).

The subject property currently has the following accessory structures:

- 312 m² shop
 - Building Permit No. 21-082 was issued for the construction of a 156 m² shop.
 - Two 5 m wide lean-to additions were constructed on the side and rear of the shop without a building permit, increasing the floor area to 312 m².
 - The shop is used for storing vehicles, holiday trailer, boat, etc.
- 30 m² barn
 - The structure is proposed to be demolished to reduce the property's total accessory building floor area.
- Two 30 m² sea cans
 - One sea can is placed under the lean-to additions of the 312 m² shop and the second sea can is placed on the north-east corner of the property. Both sea cans are proposed to be removed from the property.

Currently, the property has a total of 402 m² of accessory build floor area. Removing the 30 m² barn and the two 30 m² sea cans would bring the total floor area down to 312 m². As the maximum accessory

building floor area permitted is 187 m², a Development Variance Permit is needed to increase the building floor area by ±125 m² or ±66.8%.

Impact Analysis

Context

The maximum accessory building floor area ensures consistent land uses in rural residential areas. Accessory structures that greatly exceed maximum floor area may allow for home-based businesses to be conducted at a larger scale that conflict with neighboring properties. A variance to increase the accessory building floor area by ±66.8% is not consistent with the intended intensity of land uses in rural residential areas.

Population & Traffic

No change with population or traffic is anticipated with the proposed variance.

Sewage & Water

The property has on-site sewer and water services.

Site Features

Land

The subject property is mostly cleared for residential use and is treed along Blueberry Ave and 271 Road.

Structures

The subject property has one dwelling unit, a 312 m² shop, a ±116.6 m² attached garage, a 30 m² barn and two 30 m² sea cans.

Access

The subject property is accessed by an existing driveway off Blueberry Avenue.

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 & Considerations

Applicant

The two 5 m wide lean-to additions are for personal storage (vehicles, holiday trailer, boat etc.).

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 Area

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 Charge Area

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

Comments Received from Municipalities & Provincial AgenciesPacific Northern Gas (PNG)

PNG's gas meter is located on the south side of the 312 m² shop under the lean-to addition. PNG has no concerns provided that the lean-to is never enclosed with walls and doors installed. If the lean-to additions were to be enclosed, the landowner would have to relocate the meter outside the enclosure. See attached PNG map.

MOTT

See attached letter.

Comments Received from Internal DepartmentsBuilding Inspector

The construction of the two 5 m wide lean-to additions was completed without the mandatory building permit. The structure will require engineering design and certification prior to a building permit being issued. As the construction has already been completed, the Building Official will rely on the comprehensive engineer review that the construction is safe for its intended use.

Bylaw Enforcement Officer

This application is the result of an enforcement file. There is a 40 ft sea can east of the barn that has not been shown on the site plan. Unless the sea can is removed, it should be included in the request for additional accessory building floor area.

ALTERNATIVE OPTIONS:

1. 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.

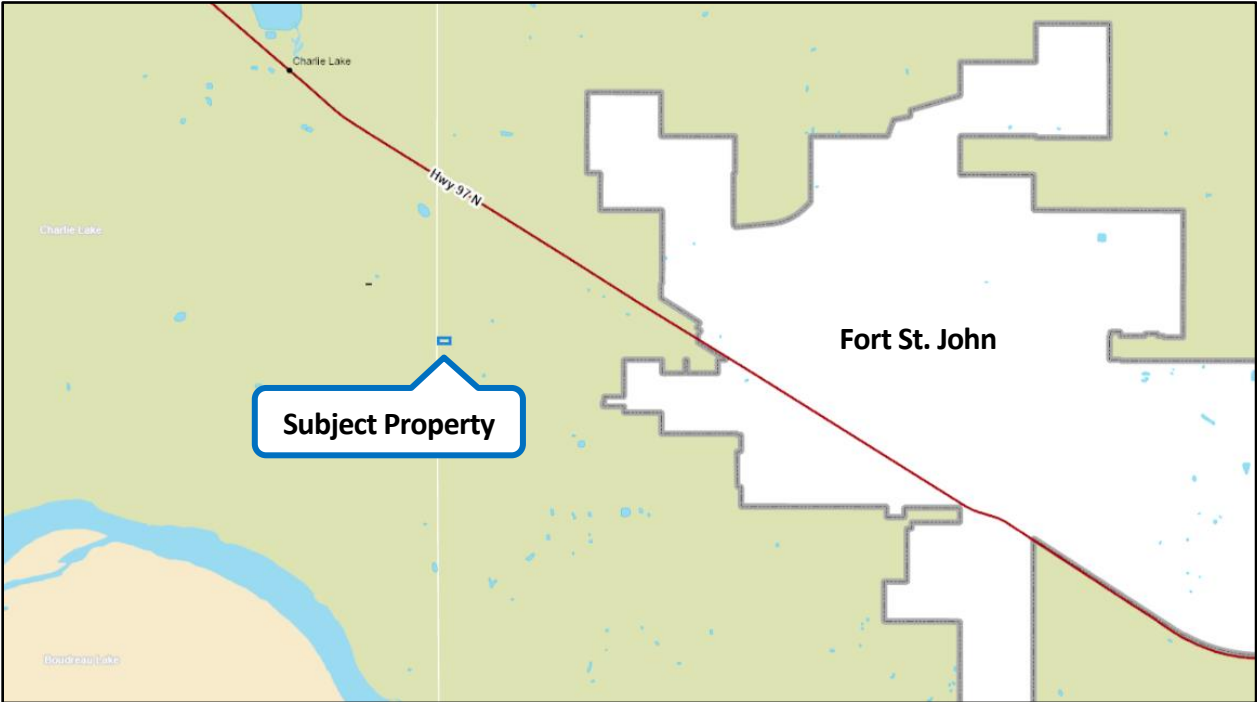
OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Application, PRRD File No. 24-012 DVP
2. Maps, PRRD File No. 24-012 DVP
3. Comments Received from Municipalities & Provincial Agencies, PRRD File No. 24-012 DVP
4. Development Variance Permit No. 24-012

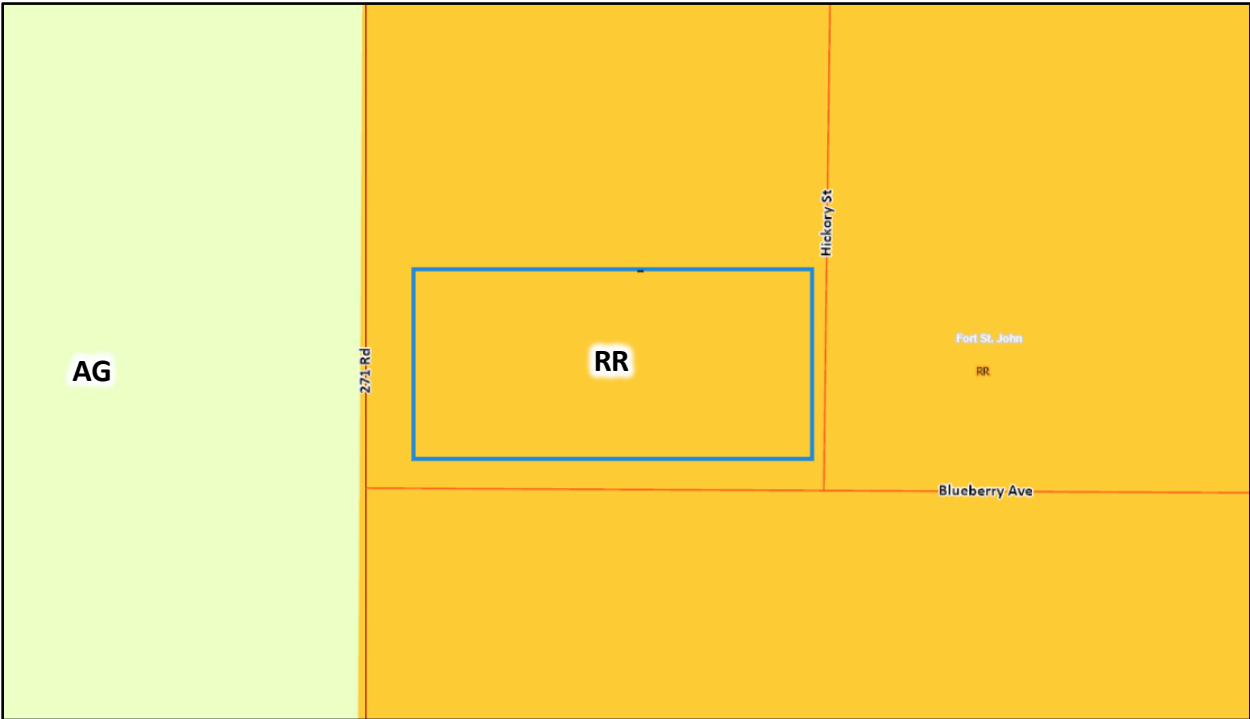
Location: Fort St. John / Charlie Lake area



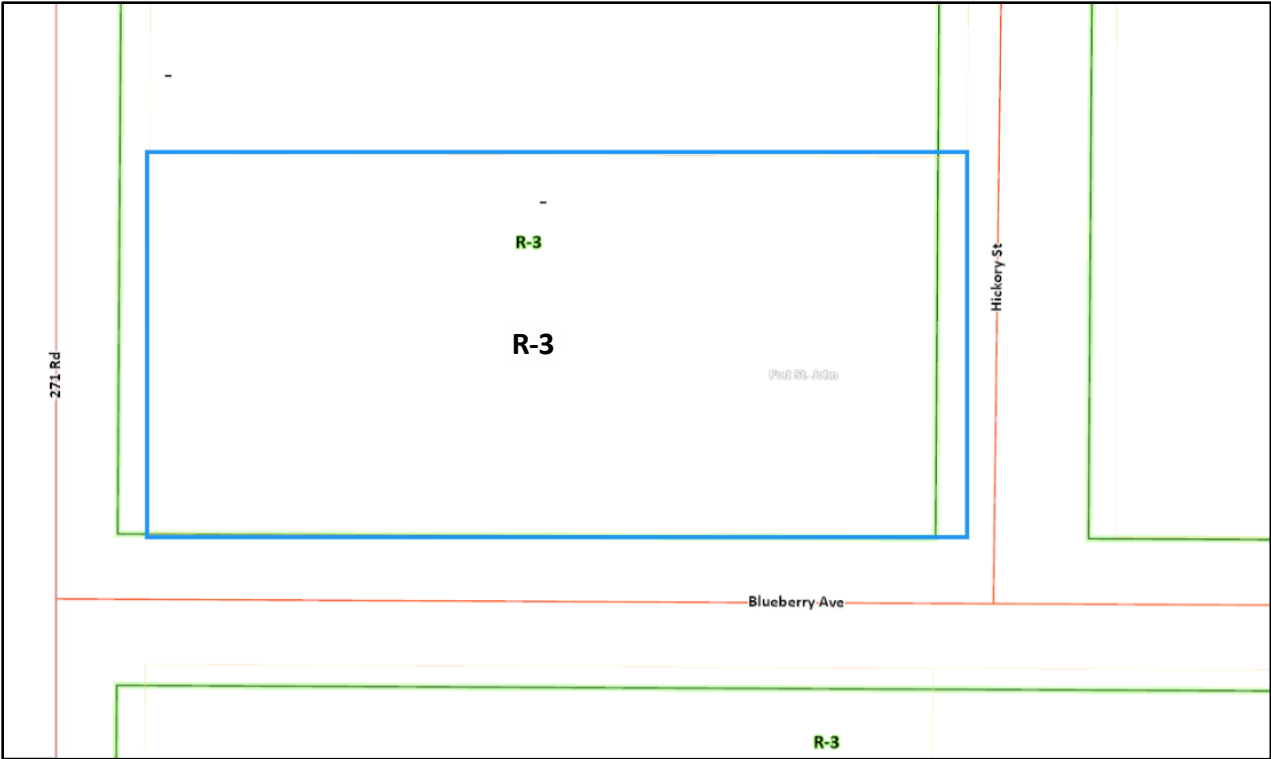
Aerial imagery



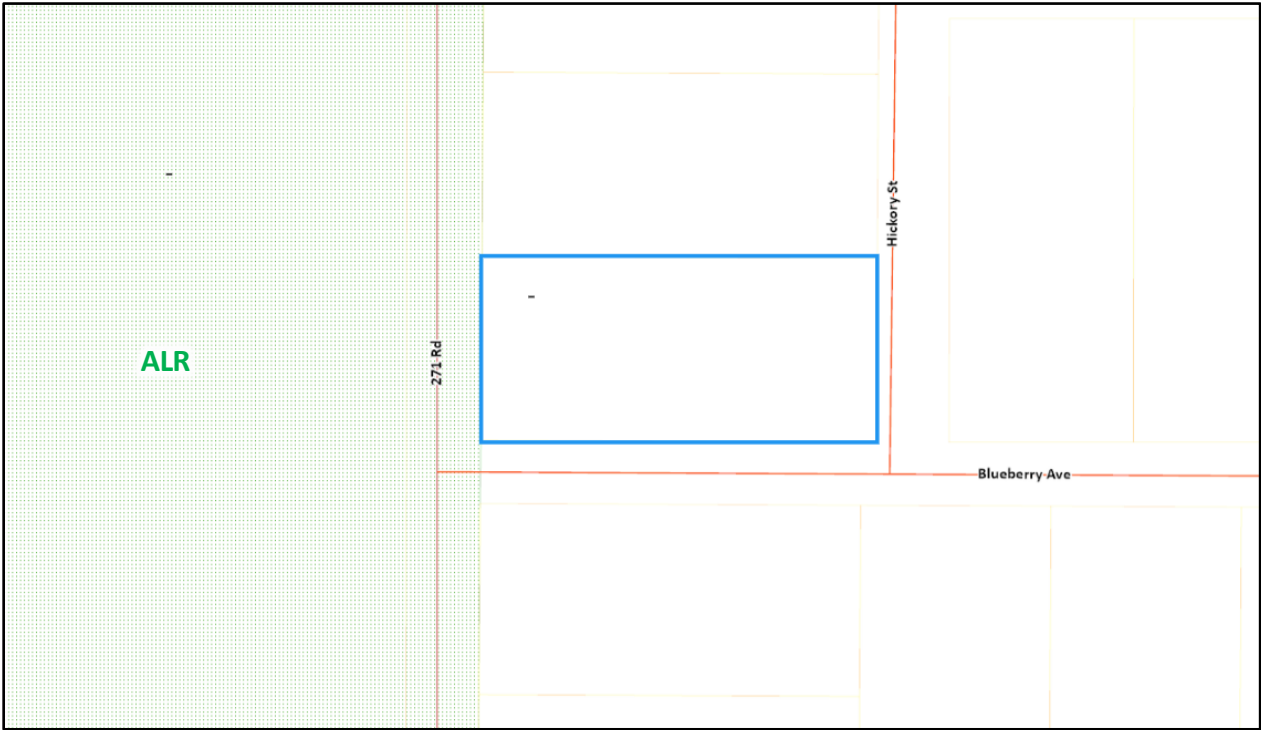
PRRD NPFA Official Community Plan Bylaw No. 2460, 2021: Rural-Residential (RR)



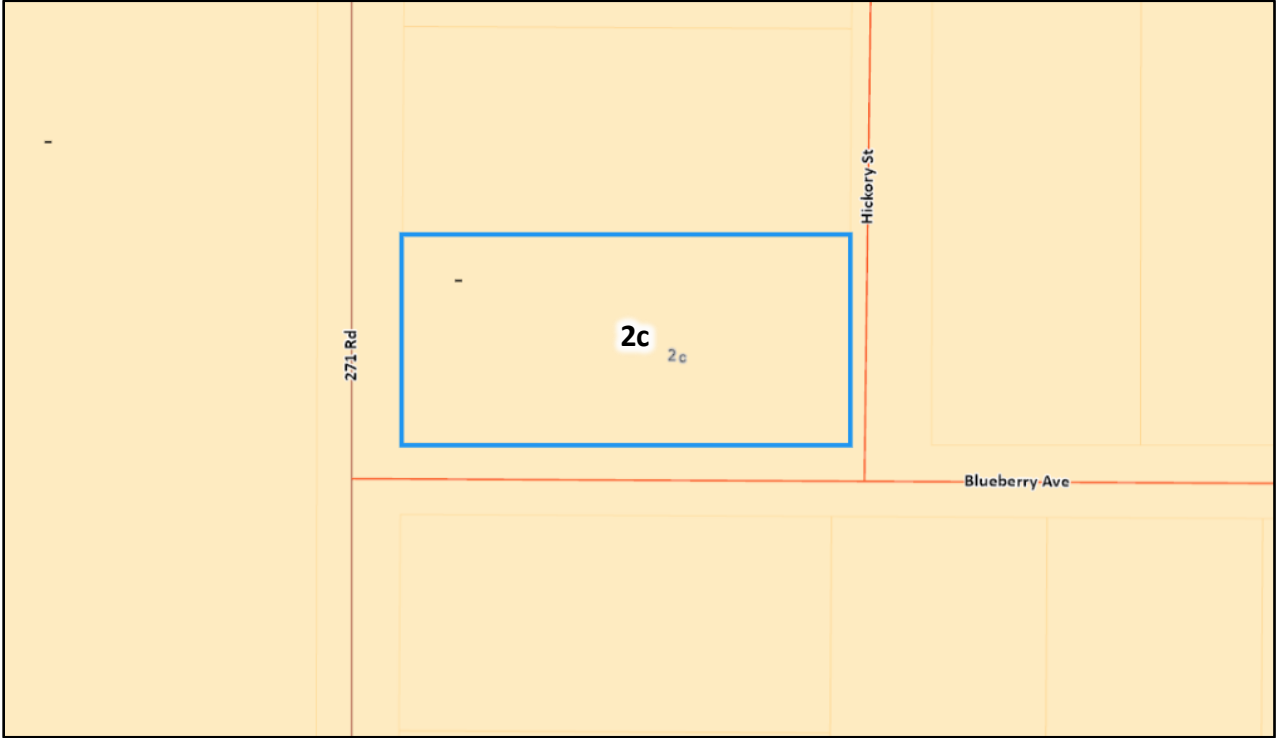
PRRD Zoning Bylaw No. 1343, 2001: Residential 3 Zone (R-3)



Agricultural Land Reserve: Outside



CLI Soil Classification: 2c





PEACE RIVER REGIONAL DISTRICT

Dawson Creek | Box 810, 1981 Alaska Avenue BC, V1G 4H8
(T): (250) 784-3200 prrd.dc@prrd.bc.ca

Fort St. John | 9505 100 Street BC, V1J 4N4
(T): (250) 785-8084 prrd.fsj@prrd.bc.ca

For Office Use:
 Receipt # _____
 Date Received _____
 File No. _____
 Sign Issued: Yes No N/A

Application for Development

1. TYPE OF APPLICATION

	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment*	\$ 1,150.00
<input type="checkbox"/> Zoning Bylaw Amendment* #	\$ 800.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
<input type="checkbox"/> Temporary Use Permit*	\$ 500.00
<input type="checkbox"/> Temporary Use Permit Renewal	\$ 350.00
<input type="checkbox"/> Development Permit #	\$ 165.00
<input checked="" type="checkbox"/> Development Variance Permit	\$ 165.00

* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

Contaminated Site Declaration Form required for this application type.

<input type="checkbox"/> Exclusion from the Agricultural Land Reserve (Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)	\$ 1,500.00
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2. PLEASE PRINT

Property Owner's Name Shawn Roste / Mary-Beth Roste	Authorized Agent of Owner (if applicable)
Address of Owner 10205 271rd	Address of Agent
City/Town/Village: Fort St John	City/Town/Village:
Postal Code: V1J8A7	Postal Code:
Telephone Number: [REDACTED]	Telephone Number:
E-mail: [REDACTED]	E-mail:

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*.

3. PROPERTY DESCRIPTION

Full legal description and PID of each property under application	Area of each lot	
Lot1 Block 1 section 3 township 84 range 10 W6m peace river plan 12243	2	ha./acres
		ha./acres
		ha./acres
	TOTAL AREA 2	ha./acres

4. Civic Address or location of property: _____

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your application type:

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:

lean-to addition to my existing shop on the south and east side , covered roof for parking holiday trailer
 additional 2000sq feet for covered parking

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. _____ Section No. _____

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

House with attached garage (live in) , shop(storage for cars) and a small barn (shelter for on cat / storage)

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

- (a) North shop on lot
- (b) East single family house
- (c) South single family
- (d) West empty quarter

8. Describe your proposal. Attach a separate sheet if necessary:

Lean-to addition to shop south and east side

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

Stoage for holiday trailer / boat

10. Describe the proposed and/or existing means of sewage disposal for the property:

11. Describe the proposed and/or existing means of water supply for the property:

THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/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 the following:

- (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 and size of existing buildings and structures on the subject property, with distances to property lines;
- (d) the location and size 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 survey 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 to the best of my / our knowledge, a true statement of the facts related to this application.



Signature of Owner

DEC 6 / 2024
Date signed

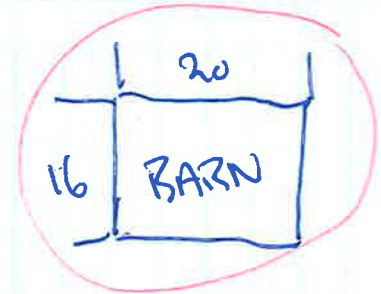
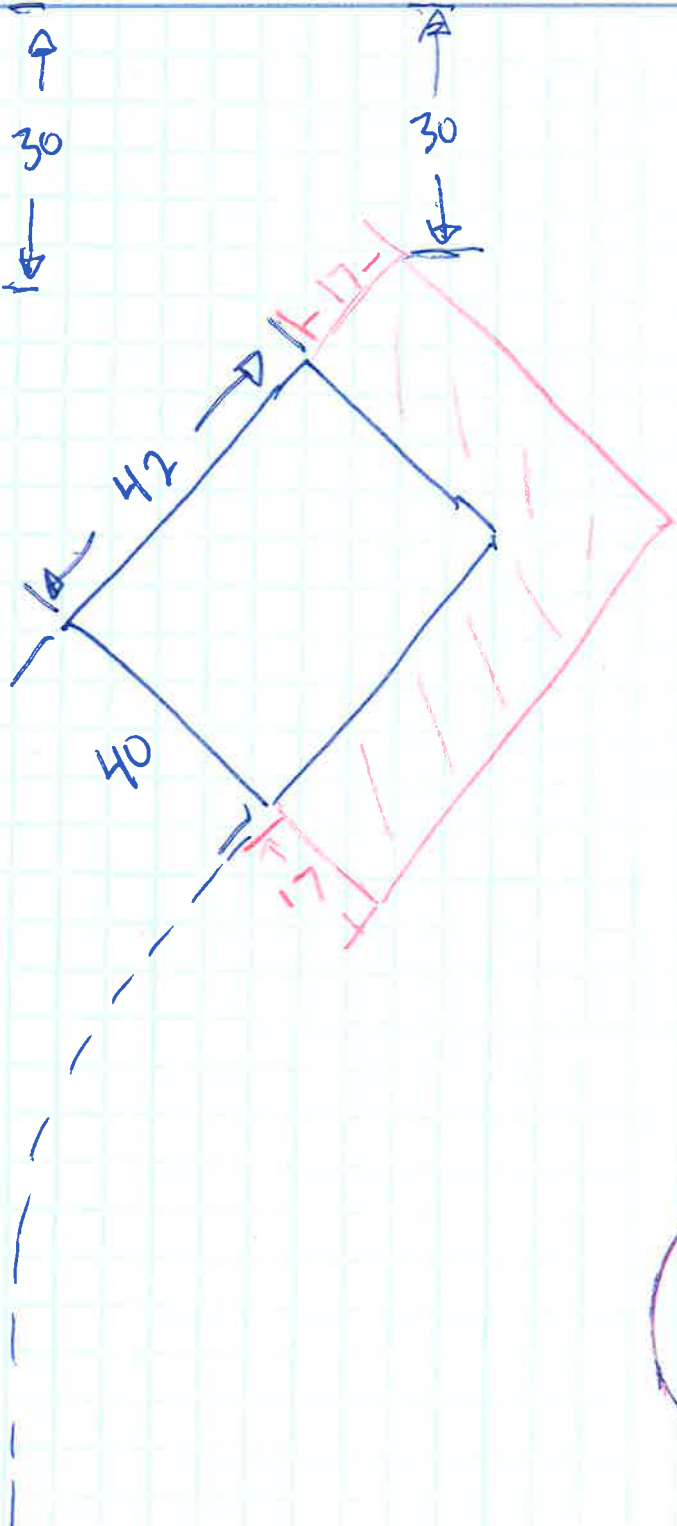
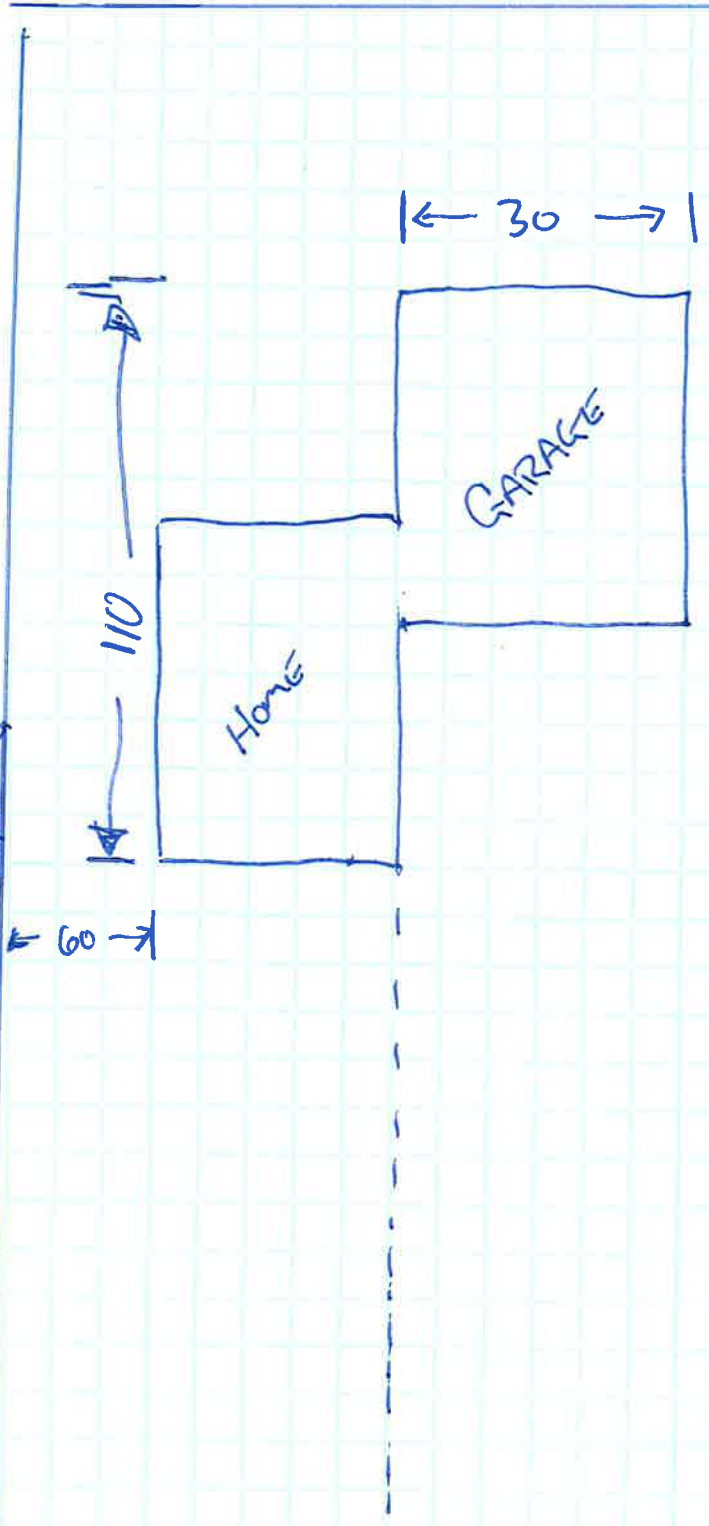
Jan 15 / 25
Date signed

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 of landowner)	(name of landowner)
_____ to act on my/our behalf regarding this application.	
(name of agent)	
Signature of Owner:	Date:
Signature of Owner:	Date:

271 Rd



PERMIT TO REMOVE

BLUEBERRY

HICKORY Rd



Our file: 2025-00248
Your file: 24-012 DVP
Date: January 23, 2025

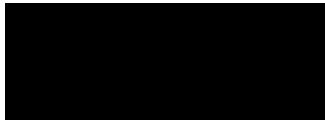
Peace River Regional District
PO Box 810
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Attn: Planning Services Department

The Ministry of Transportation and Transit has received and reviewed your referral of January 16, 2025 to increase the accessory building floor area from 187 m² to ±312 m² (a difference of ±125 m²) for the existing 17 ft lean-to additions along the south and east sides of the 156 m² shop. Section 505 of the Local Government Act does not apply and will not require Ministry of Transportation and Infrastructure formal approval.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Kelsi Windhorst at 250-645-9575

Sincerely,



Kelsi Windhorst
Development Officer

Anastasia Moreau

From: Fred Straub <fstraub@png.ca>
Sent: Thursday, January 16, 2025 1:43 PM
To: Anastasia Moreau
Subject: RE: PRRD File No. 24-012 DVP Referral

Hi Anastasia,

PNG's gas meter is on the side of the shop of the proposed / current lean-to.

PNG has no concerns if the lean-to, never gets to be enclosed. Meaning walls closed and doors installed. In such case the owner will have to pay to get the meter relocated to the outside of the enclosure, as gas meters are not allowed to be enclosed inside a building.

In this case, it looks like the property owner is looking for additional covered parking (just a roof with 3 sides open). Which we would have no concerns with.

Regards,

Fred Straub | Utilityperson I
Pacific Northern Gas Ltd.
10016 - 104 St. | Fort St. John, BC | V1J 6L1
Direct: 250-262-3353 | Cell: 250-224-4314
fstraub@png.ca



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From: Anastasia Moreau <anastasia.moreau@prrd.bc.ca>
Sent: January 16, 2025 9:34 AM
To: [REDACTED]



PEACE RIVER REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT NO. 24-012

- Issued to: Shawn & Mary-Beth Roste
- Address: 10205 271 Road
Fort St. John
- 1) Property affected: Lot 1 Block 1 Section 3 Township 84 Range 19 West Of The 6th Meridian Peace River District Plan 12243
- PID: 012-355-267
- 2) Official Community Plan: North Peace Fringe Area OCP Bylaw No. 2460, 2021
Designation: Rural Residential (RR)
- 3) Zoning Bylaw: 1343, 2001
Zone: R-3 (Residential 3 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:
- a. an increase of the maximum accessory building floor area by $\pm 125 \text{ m}^2$, from 187 m^2 to $\pm 312 \text{ m}^2$ (a $\pm 66.8\%$ increase);
- to accommodate two existing 5 m (17 ft) wide lean-to additions on an existing 156 m^2 (1679 ft^2) shop, bringing the total shop size to $\pm 312 \text{ m}^2$ as shown in Schedule A, which is attached to and forms part of this permit.
- 6) This development permit is subject to the following conditions;
- a. That a surveyed site plan shall be provided in accordance with the 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 _____ day of _____, 2025.



This permit is authorized by Peace River Regional District Board Resolution No. RD/__/__/__ passed on the 20th day of March, 2025.

AUTHORIZED SIGNATORY



PEACE RIVER REGIONAL DISTRICT

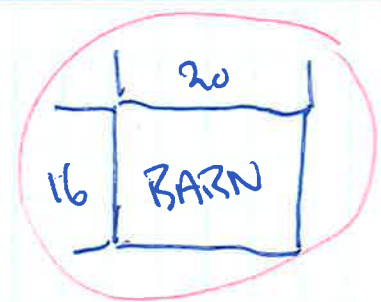
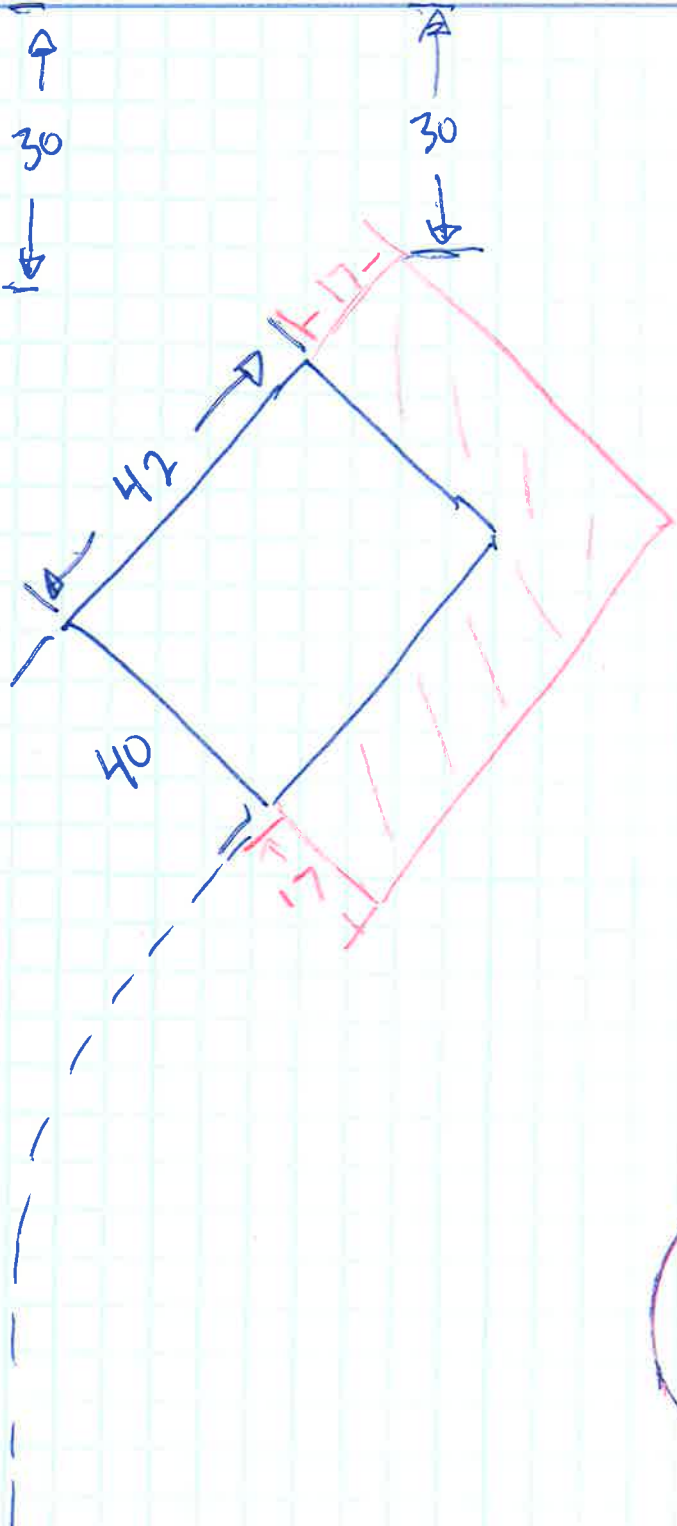
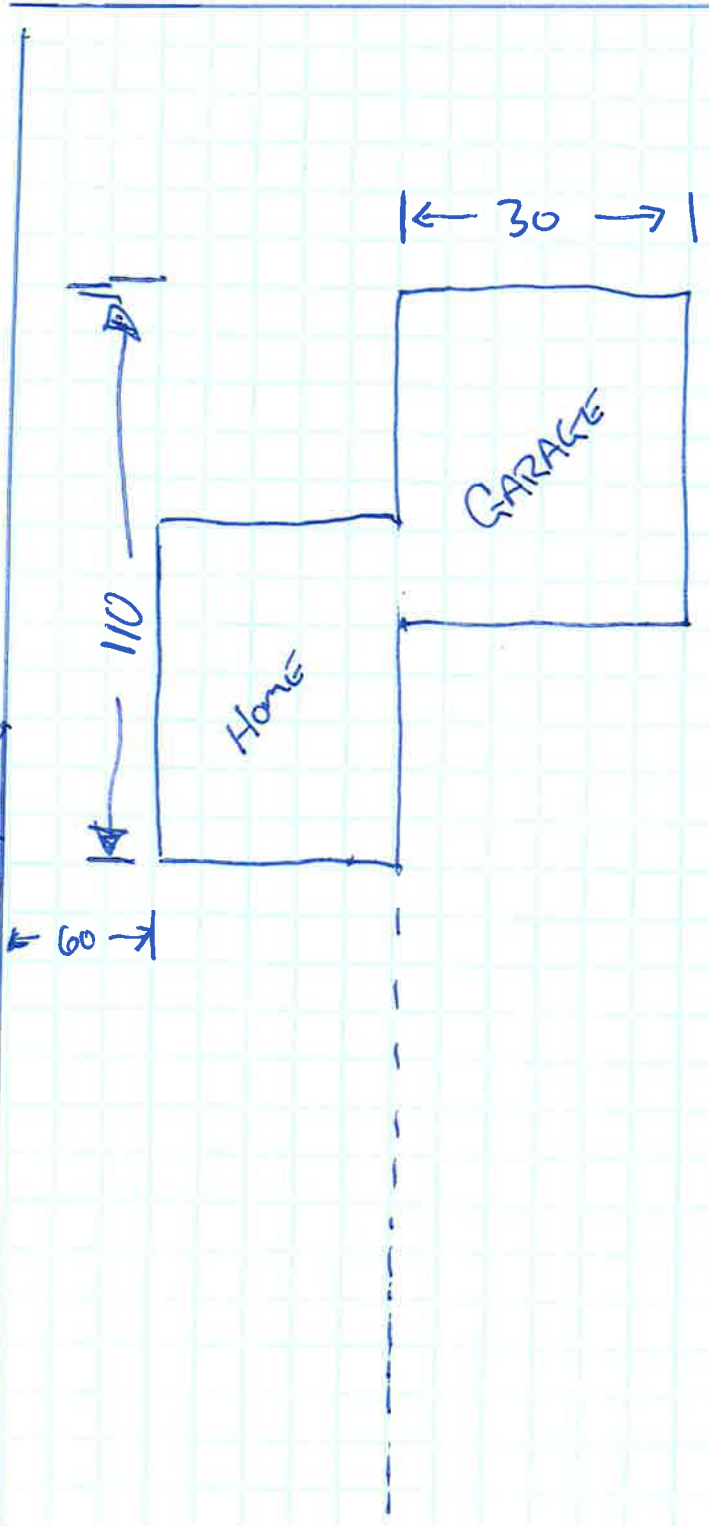
SCHEDULE "A"

Development Variance Permit

No. 24-012

diverse. vast. abundant.

271 Rd



PERMIT
TO REMOVE

BLUEBERRY

HICKORY Rd