



REPORT

To: Chair and Directors

Date: July 25, 2019

From: Michael Blatz, North Peace Land Use Planner

Subject: Development Variance Permit Report, PRRD File No. 19-087

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board authorize Development Variance Permit No. 19-087, to reduce the required setback for principal buildings or structures from the proposed eastern interior side parcel line from 3.0m to 1.5m for the property legally described as (Proposed) Lot A Section 17 Township 84 Range 19 W6M Peace River, a decrease of 50%, to bring the existing home into compliance with *PRRD Zoning Bylaw No. 1343, 2001*, and further

That PRRD staff issue Development Variance Permit No. 19-087 following Ministry of Transportation and Infrastructure's approval of subdivision (MoTI File No. 2019-00327), updated with the subject property's post-subdivision legal description.

BACKGROUND/RATIONALE:

Proposal

To reduce the required setback for principal buildings or structures from the proposed eastern interior side parcel line from 3.0 m (9.8 ft) to 1.5 m (4.9 ft) for the property legally described as (Proposed) Lot A Section 17 Township 84 Range 19 W6M Peace River, a decrease of 50%, to bring the existing home into compliance with *PRRD Zoning Bylaw No. 1343, 2001*.

The existing home on Lot 1 encroaches onto the parcel to the south, so the landowners applied for a subdivision to realign the parcel line. The current lot sizes are smaller than the minimum set out in *PRRD Zoning Bylaw 1343, 2001*, but are lawfully non-conforming. Section 23 of *PRRD Zoning Bylaw 1343, 2001* states that a subdivision process cannot reduce the size of non-conforming lots. Therefore both lots must remain 0.14 ha (0.34 ac) in size.

However if the proposed subdivision is approved, the east side of the existing home will be within the required setback area. Therefore, the proponent applied to reduce Proposed Lot A's required setback from the proposed east parcel line from 3.0 m (9.8 ft) to 1.5 m (4.9 ft) to bring the existing home into compliance.

File Details

File No.: 19-087
 Owners: Eduard Schaefer, Valentina Schaefer & Inna Schaefer
 Agent: Nathan Mahon / Tryon Land Surveying Ltd.
 Area: Electoral Area C
 Location: Charlie Lake

Legal: Lot A Section 17 Township 84 Range 19 W6M Peace River (Proposed)
PID: TBD post subdivision
Civic Address: 13133 Lakeshore Drive
Lot Size: 0.14 ha (0.34 ac)

Approval Procedure

This Development Variance Permit is a condition of a subdivision (parcel line realignment) application with the Ministry of Transportation and Infrastructure. As such, the approval procedure will be as follows:

- PRRD Board authorizes Development Variance Permit No. 19-087
- MoTI approves parcel line realignment for subject property
- LTSA confirms new legal description and PID for subject property
- PRRD staff issue DVP No. 19-087 with confirmed legal description and PID

Site Context

The subject property is in Charlie Lake (community), north of Highway 97 N. It is a residential property with residential uses directly adjacent to the north, east, and south. The parcel to the west is Charlie Lake RV & Leisure.

Site Features

Land

The property is mainly treed, with cleared areas for the home, a shop, and yard.

Structures

There is a home on the property.

Access

The parcel has access from Lakeshore Drive.

CLI Soil Rating

The subject property has a soil rating of 2c. Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. Subclass 'C' denotes adverse climate.

Comments & Observations

Applicant

The proponents are applying in order to bring the existing home into compliance and to facilitate development of the adjacent lot.

Agricultural Land Reserve (ALR)

The subject property is outside the ALR.

Official Community Plan (OCP)

The subject property is designated as HDR (High Density Rural Residential) within *PRRD North Peace Fringe Area OCP Bylaw No. 1870, 2009*. The OCP does not address setbacks for properties designated HDR.

Land Use Zoning

The subject property is zoned R-2 (Residential 2 Zone) pursuant to *PRRD Zoning Bylaw No. 1343, 2001*. Section 35 of the bylaw states the required setback from an interior parcel line for principal buildings and structures is 3.0 m (9.8 ft). According to the applicant's legal survey, the existing home is within the required setback area, so they are applying to vary the setback to 1.5 m (4.9 ft).

Fire Protection Area

The subject property is within the Charlie Lake Fire Protection Area.

Mandatory Building Permit Area

The property is within the Mandatory Building Permit Area, but permits are not required since no buildings or structures are being constructed at this time.

Development Permit Areas

The property is outside all Development Permit Areas.

Development Cost Charge Area

The property is within the Development Cost Charge Area, but is not applicable since no new lots are being created.

School District 60 School Site Acquisition Charge Area

The property is within the Charge Area, but is not applicable since no new lots are being created.

Impact AnalysisContext

Reducing the required setback would have the greatest impact on the parcel immediately east of the subject property. The owners consented to the proposed subdivision (parcel line realignment) and therefore are presumably in favour of the proposal.

Population & Traffic

No population or traffic changes are anticipated.

Sewage & Water

The property is connected to the Charlie Lake Sewer System and uses a cistern to store water. No changes to sewage or water are proposed or anticipated.

Comments Received from Municipalities & Provincial AgenciesDawson Creek & Fort St. John

Interests unaffected.

MoTI

No objections.

Charlie Lake Fire Department

No objections.

Northern Health

Must not cause a health hazard and must comply with application acts and regulations.

Chetwynd, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, MoFLNRORD & SD 60

No response received.

Comments Received from the Public

Public notification was completed in accordance with *Local Government Act* Section 499 and PRRD Development Procedures and Fees Bylaw on July 18, 2019. No comments were received by the time this report was finalized. Any comments received after report finalization, but before the Regional Board considers the application, will be reported orally.

ALTERNATIVE OPTIONS:

1. That the Regional Board refuse Development Variance Permit No. 19-087, to reduce the required setback for principal buildings or structures from the eastern interior side parcel line from 3.0 m (9.8 ft) to 1.5 m (4.9 ft) for the property legally described as (Proposed) Lot A Section 17 Township 84 Range 19 W6M Peace River, a decrease of 50%, to bring the existing home into compliance with *PRRD Zoning Bylaw No. 1343, 2001*.
2. That the Regional Board provide further direction.

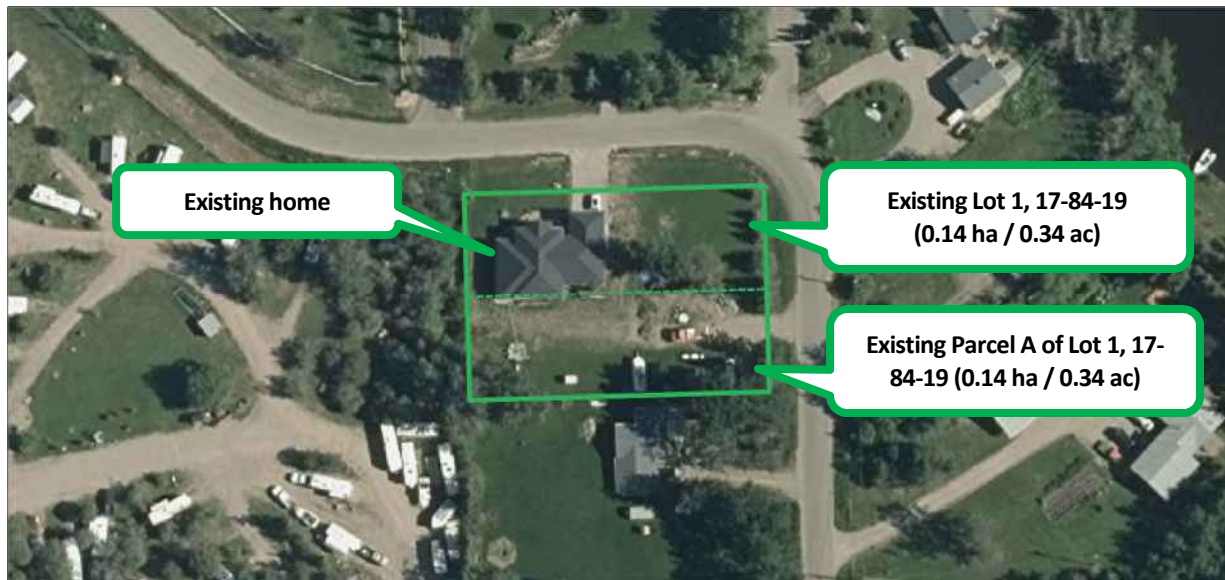
STRATEGIC PLAN RELEVANCE:

- Not Applicable to Strategic Plan.

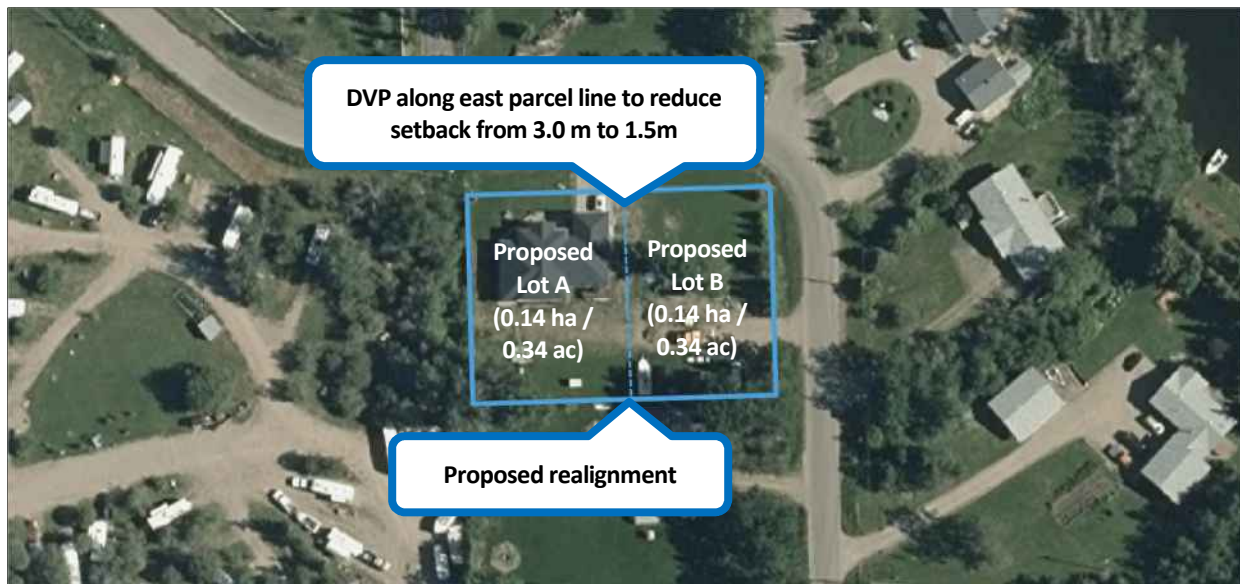
FINANCIAL CONSIDERATION(S):**COMMUNICATIONS CONSIDERATION(S):****OTHER CONSIDERATION(S):****Attachments:**

1. Maps
2. Application
3. Referral responses from agencies
4. Director comments
5. Development Variance Permit No. 19-087

Existing Parcel Configuration



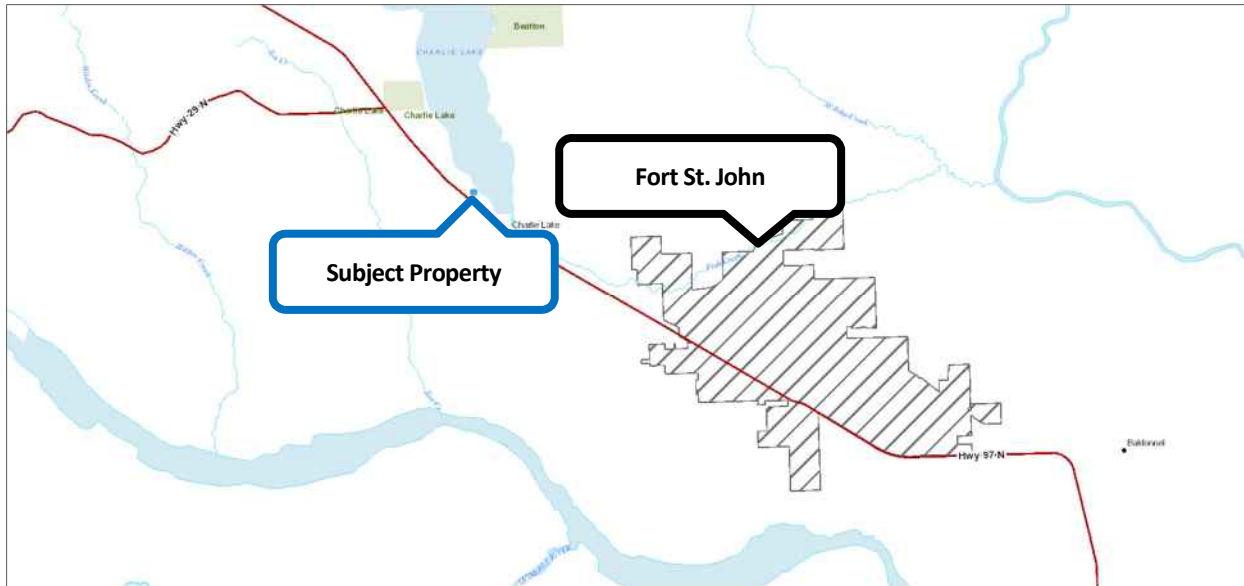
Proposed Parcel Configuration & Development Variance Permit (setback from east parcel line)



The existing home on Lot 1 encroaches onto the parcel to the south, so the landowners applied for a subdivision to realign the parcel line. However, the lot sizes are smaller than the minimum set out in *PRRD Zoning Bylaw 1343, 2001*, but are lawfully non-conforming. Section 23 of *PRRD Zoning Bylaw 1343, 2001* states that a subdivision process cannot reduce the size of non-conforming lots. Therefore both lots must remain 0.14 ha (0.34 ac) in size.

However if the proposed subdivision is approved, the east side of the existing home will be within the required setback area. Therefore, the proponent applied to reduce Proposed Lot A's required setback from the east parcel line from 3 metres to 1.5 metres to bring the existing home into compliance.

Location: Charlie Lake



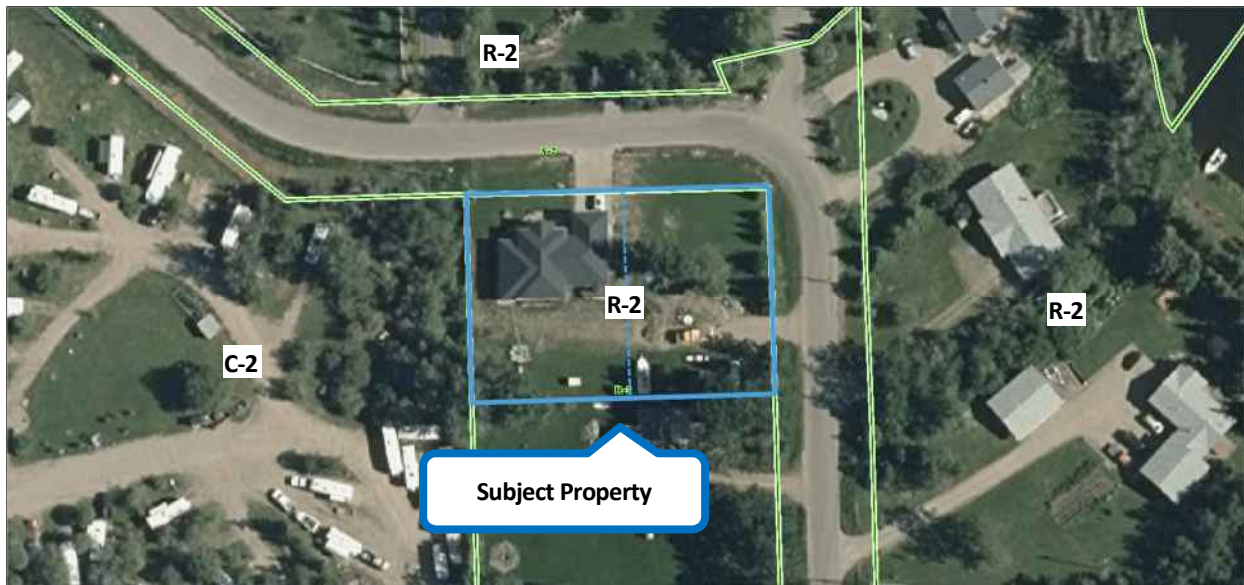
Aerial imagery



PRRD North Peace Fringe Area OCP Bylaw No. 1870, 2009: High Density Rural Residential

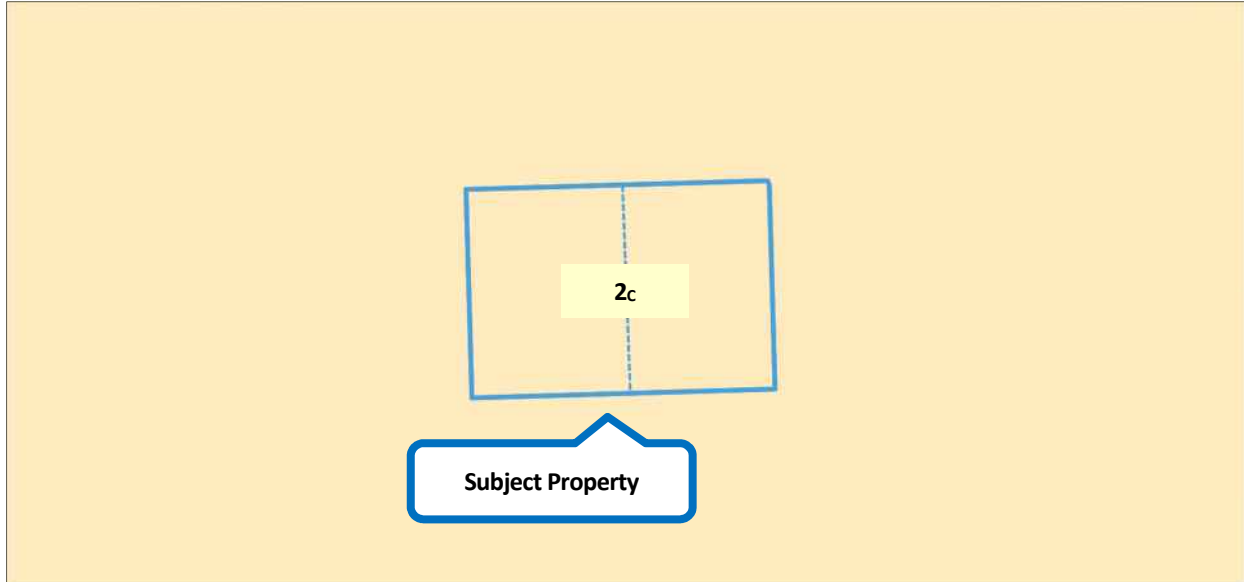


PRRD Zoning Bylaw No. 1343, 2001: R-2 (Residential 2 Zone)



Agricultural Land Reserve: Outside

CLI Soil Classification: 2c





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 See schedule (page 6)	Authorized Agent of Owner (if applicable) Tryon Land Surveying Ltd (Nathan Mahon)
Address of Owner	Address of Agent [REDACTED]
City/Town/Village	City/Town/Village [REDACTED]
Postal Code	Postal Code [REDACTED]
Telephone Number:	Telephone Number: [REDACTED]
Fax Number:	Fax Number:
E-mail:	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
Parcel A (Plan 16823 of Lot 1 Section 17 Township 84 Range 19 W6M Peace River District Plan 16622	0.139 ha. ha./acres
Lot 1 Section 17 Township 84 Range 19 W6M Peace River District Plan 16622, Except Parcel A (Plan 16823)	0.139 ha. ha./acres
	ha./acres
	TOTAL AREA 0.278 ha 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: 13123 & 13133 Lakeshore Drive, Charlie Lake B.C.

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:

This application is related to a proposed subdivision application. In 2008 a survey was undertaken to change the dividing lines between Parcel A and Lot 1, so that the new dividing line would run North-South. The subdivision was not registered. However the owner believed the subdivision had been completed and built a house on Lot 1 that encroaches on Parcel A. We wish to complete the subdivision, but the house will not meet the required setbacks to the new dividing line. Our application is to request relief from meeting the required setback.

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. _____ Section No. _____

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

There is a residence on the remainder of Lot 1 (Proposed Lot A)

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

- (a) North Residential
- (b) East Residential
- (c) South Residential
- (d) West RV Park

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

A residence will be constructed on Proposed Lot B

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

This application will tidy up a messy situation. If the permit and the subdivision are approved there will no longer be an encroachment issue between the neighbors.

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

Community sewer system

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



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 Eduard Schaefer, Valentina Schaefer and Inna Schaefer hereby authorize		
(name) Tryon Land Surveying Ltd (Nathan Mahon) to act on my/our behalf regarding this application.		
Agent address: 10201 17 Street, Dawson Creek, B.C. V1G 4C3		
Telephone: 250 782 5868	Fax:	Email: nmahon@tryongroup.ca
Signature of Owner: 	Date:	
Signature of Owner: 	Date:	

Signature of Owner: 

Date:



DEVELOPMENT VARIANCE PERMIT
REFERRAL FORM

Peace River Regional District **R-7**
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

Peace River Regional District	Development Variance Permit 19-087	Date: May 22, 2019
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You are requested to comment on the attached Development Variance Permit (DVP) application for potential effect on your agency's interests. We would appreciate your response within 21 days (due **June 12, 2019**). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF PERMIT: To reduce Proposed Lot A's required setback from the east parcel line from 3 metres to 1.5 metres to bring the existing home into compliance with PRRD Zoning Bylaw No. 1343, 2001.

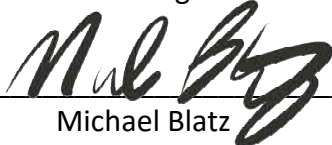
GENERAL LOCATION: Charlie Lake, BC

LEGAL DESCRIPTION: To be confirmed post-subdivision, prior to issuance of this DVP. Refer to L 1 SEC 17 TP 84 R 19 W6M PEACE RIVER PL 16622 EXC PCL A (PL 16823); PID 011-735-465.

AREA OF PROPERTY 0.14 ha (0.34 acres)	ALR STATUS: Outside	OCP DESIGNATION: High Density Rural Residential
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Land Owners: Eduard & Valentina Schaefer

Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.


Michael Blatz

Title: North Peace Land Use Planner

This referral has also been forwarded to the following agencies:

- Northern Health Authority
- Ministry of Transportation & Infrastructure via eDAS
- Ministry of Forests, Lands, Natural Resources Operations and Rural Development

Other:

- | | | |
|--|--|--|
| <input type="checkbox"/> District of Chetwynd | <input type="checkbox"/> District of Hudson's Hope | <input type="checkbox"/> District of Taylor |
| <input type="checkbox"/> City of Dawson Creek | <input type="checkbox"/> Village of Pouce Coupe | <input type="checkbox"/> District of Tumbler Ridge |
| <input type="checkbox"/> City of Fort St. John | <input type="checkbox"/> School District 60 | <input type="checkbox"/> Charlie Lake Fire Dept |

(As per the Management of Development Function)

August 8, 2019

Michael Blatz

From: Aaron Thompson <[REDACTED]>
Sent: Wednesday, May 22, 2019 2:11 PM
To: Michael Blatz
Subject: RE: PRRD File No. 19-087 | Development Variance Permit | Please comment by June 12

Michael,

The City of Dawson Creek’s interests are unaffected by this application.



Aaron Thompson
City Planner
The Corporation of the City of Dawson Creek

[REDACTED]
www.dawsoncreek.ca
Like us on [Facebook](#)

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From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: May-22-19 1:58 PM
To: PRRD_Internal
Subject: PRRD File No. 19-087 | Development Variance Permit | Please comment by June 12

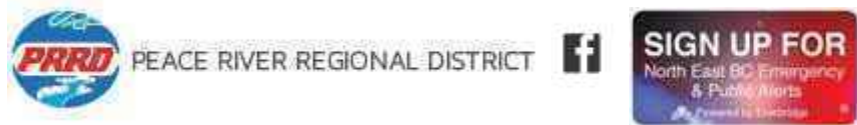
Good afternoon,

Please review the attached document regarding a DVP in the Charlie Lake area. Please comment on any potential effects on your agency’s interests by **June 12, 2019**.

Proposal: To reduce the required setback from the east parcel line from 3 metres to 1.5 metres to bring the existing home into compliance with PRRD Zoning Bylaw No. 1343, 2001.

If you have any questions, do not hesitate to get in touch.

Best,
Michael Blatz | Land Use Planner
PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084
michael.blatz@prrd.bc.ca | www.prrd.bc.ca





DEVELOPMENT VARIANCE PERMIT REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

Table with 2 columns: RESPONSE SUMMARY and Development Variance Permit 19-087. Includes checkboxes for approval recommendations and interests unaffected by bylaw.

None.

Signed: [Redacted], Title: Planning Manager, Date: May 30, 2019, Agency: City of Fort St. John.



Ministry of Transportation and Infrastructure

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

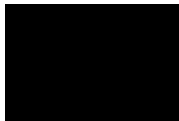
Attention: Michael Blatz, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure has received and reviewed your referral of May 22, 2019 to reduce Proposed Lot A's required setback from the east parcel line from 3 metres to 1.5 metres to bring the existing home into compliance with PRRD Zoning Bylaw No. 1343, 2001. 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 proposed variance at this time.

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

Sincerely,



Jennifer Dyer
Assistant District Development Technician
Peace District

Michael Blatz

From: Edward Albury
Sent: Monday, July 8, 2019 9:39 AM
To: Michael Blatz
Subject: RE: PRRD File No. 19-087 | Development Variance Permit | Please comment by June 12

Good morning Michael,

I have no issues with this parcel.

If you have any question please give me a call.

Ed

Edward Albury | Fire Chief

Direct: **250-785-1424** | Email Address: edward.albury@prrd.bc.ca
PEACE RIVER REGIONAL DISTRICT | Box 250, Charlie Lake, VOC-1H0



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From: Michael Blatz
Sent: Friday, June 28, 2019 9:58 AM
To: Edward Albury <Edward.Albury@prrd.bc.ca>
Subject: FW: PRRD File No. 19-087 | Development Variance Permit | Please comment by June 12

Hi Ed,

Can you take a look at this application please? I think I sent this out to you while you were away a few weeks ago, so you didn't have a proper chance to review it. Any comments you have are appreciated.

Thanks,
MB

From: Michael Blatz
Sent: Wednesday, May 22, 2019 1:58 PM
To: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: PRRD File No. 19-087 | Development Variance Permit | Please comment by June 12

Good afternoon,

Please review the attached document regarding a DVP in the Charlie Lake area. Please comment on any potential effects on your agency's interests by **June 12, 2019**.

Proposal: To reduce the required setback from the east parcel line from 3 metres to 1.5 metres to bring the existing home into compliance with PRRD Zoning Bylaw No. 1343, 2001.

If you have any questions, do not hesitate to get in touch.

Best,

Michael Blatz | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084

michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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Michael Blatz

From: Gu, Kang Min <[REDACTED]>
Sent: Thursday, May 23, 2019 9:27 AM
To: Michael Blatz
Subject: RE: PRRD File No. 19-087 | Development Variance Permit | Please comment by June 12
Attachments: subdivision-guidelines.pdf

Good morning Michael,

The following is the comments from Northern Health regarding PRRD File No. 19-087 Development Variance Permit:

- Must not cause a health hazard and or must not contaminate or cause to contaminate any drinking water sources, wells, any water bodies.
- Must follow Public Health Act, Drinking Water Act and its applicable regulations, Sewerage System Regulations as applicable.
- Must have appropriate sewerage system installed and all the requirements met as applicable.
- Proper subdivision protocol be followed for subdividing this property in the future. Please refer to Northern Health's 'Guidelines for Subdivision' for more information.

Please see attached subdivision guideline for your reference. Should you have any questions, please contact the undersigned.

Best regards,

Kang Min (Justin) Gu, CPHI(C), B. Tech, DFT
 Environmental Health Officer

Northern Health – Fort St. John Health Unit
 10115 110 Ave
 Fort St John, BC V1J 6M9



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From: Demaniuk, Megan
Sent: Thursday, May 23, 2019 8:20 AM
To: Gu, Kang Min <[REDACTED]>
Subject: FW: PRRD File No. 19-087 | Development Variance Permit | Please comment by June 12

Hi Justin,

Could you provide comments on this one?

Thank you,

Megan Demaniuk
Administrative Support

Northern Health
Health Protection and Disease Prevention
10115 110 Avenue, Fort St John, BC V1J 6M9
Tel: (250) 263-6060
Fax: (250) 263-6086
[REDACTED]

From: Michael Blatz [<mailto:Michael.Blatz@prrd.bc.ca>]
Sent: Wednesday, May 22, 2019 1:58 PM
To: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: PRRD File No. 19-087 | Development Variance Permit | Please comment by June 12

Good afternoon,

Please review the attached document regarding a DVP in the Charlie Lake area. Please comment on any potential effects on your agency’s interests by **June 12, 2019**.

Proposal: To reduce the required setback from the east parcel line from 3 metres to 1.5 metres to bring the existing home into compliance with PRRD Zoning Bylaw No. 1343, 2001.

If you have any questions, do not hesitate to get in touch.

Best,
Michael Blatz | Land Use Planner
PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084
michael.blatz@prrd.bc.ca | www.prrd.bc.ca



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GUIDELINES FOR SUBDIVISION

Author(s): PHP Management Team
Issuing Authority: Chief Medical Health Officer
Date Issued: February 13, 2009



northern health

August 8, 2019

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Author(s): PHP Management Team
 Issuing Authority: Chief Medical Health Officer
 Date issued (I), revised (R), reviewed (r): February 13, 2009 (I)

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EXPLANATION OF TERMS

“breakout point”: a point down grade of an absorption field or lagoon where effluent could surface onto the land, enter a drain, cross a property boundary, or enter surface water. For example, existing and proposed ditches, drains, cut banks, sharp embankments, building foundation drains, etc.

“discharge area”: an area designated to be used to receive effluent discharged from a treatment method. For example, an absorption field or lagoon.

“domestic purposes”: the household use of water, for the preparation of food, dishwashing, personal sanitation, and general household cleaning and laundry, generated during operation and support of the household.

“domestic water system”: means a system by which water is provided or offered for domestic purposes.

“domestic sewage” means human excreta and waterborne waste from the preparation and consumption of food and drink, dishwashing, bathing, showering, and general household cleaning and laundry.

“effluent” sewage, water or other liquid, partially or completely treated or in its natural state, flowing out of a septic tank, subsurface wastewater infiltration system, aerobic treatment unit, or other treatment system or system component.

“potable water” means water that meets the standards prescribed by the *Drinking Water Protection Regulation* and is safe to drink and fit for domestic purposes.

“seasonal high water table” means the highest level of ground water in the proposed absorption field or lagoon area.

“surface water” means a natural watercourse or source of freshwater, whether usually containing water or not, and includes:

- (a) a lake, river, creek, spring, ravine, stream, swamp, gulch and brook, and
- (b) a ditch into which a natural watercourse or source of fresh water has been diverted, but does not include ground water or water in a culvert that is constructed to prevent the contamination of a watercourse by domestic sewage or effluent.

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“treatment method” means a treatment method for domestic sewage classified as Type 1, Type 2 or Type 3 where,

- (a) Type 1 is treatment by septic tank only,
- (b) Type 2 is treatment that produces an effluent consistently containing less than 45 mg/L of total suspended solids and having a 5 day biochemical oxygen demand of less than 45mg/L, and
- (c) Type 3 is treatment that produces an effluent consistently containing less than 10 mg/L of total suspended solids and having
 - a. A 5-day biochemical oxygen demand of less than 10 mg/L, and
 - b. A median fecal coliform density of less than 400 Colony Forming Units per 100 mL.

“unsaturated native soil” means soil placed by natural geological processes that is above the seasonal high water table and has not been artificially disturbed.

“water supply system” means a domestic water system, other than a domestic water system that serves only one single-family residence.

The BC Sewerage System Standard Practice Manual: (SPM) Appendix “A”) also has a detailed Glossary of TERMS. If there were to be a conflict in definition of terms, the SPM would be considered correct.

http://www.health.gov.bc.ca/protect/lup_legislation.html

INTRODUCTION

BACKGROUND

Approving Officers from the Ministry of Transportation, Regional Districts or Municipalities may refer subdivision applications to Northern Health for comment, as indicated in the *Local Services Act, Subdivision Regulations*. Subdivision applications that are referred to Northern Health are assessed on the basis of current provincial health legislation and Northern Health policies and guidelines. Once an assessment has been completed, recommendations are provided to the Approving Officer. Northern Health does not provide any form of “approval” regarding the subdivision of land.

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The Approving Officer will refer only those subdivision applications that have lots less than 10 acres to Northern Health for evaluation with respect to health legislation, policies and guidelines. However, if the Approving Officer has a concern where the lots are 10 acres or larger, these may also be referred to Public Health Protection.

This guideline also applies to “Residential Development Applications” (purchase/lease of Crown Land) that are referred to Northern Health by FrontCounter BC (on behalf of the Integrated Land Management Bureau).

PURPOSE

The purpose of this guideline is to:

- Safeguard public health and the environment by ensuring that each proposed lot of a subdivision can either (a) reliably support an on-site sewage disposal system, or (b) be serviced by a community sewage disposal system,
- Avoid the creation of lots that cannot support the installation of established and proven sewage disposal systems. All new lots should be suitable for their intended use without having to be serviced by costly, high risk, high maintenance or experimental sewage systems,
- Protect drinking water sources.

OVERVIEW OF THE REFERRAL PROCESS

A Northern Health Environmental Health Officer receives a proposed subdivision application from an Approving Officer for comment on the suitability of proposed new lots for servicing with on-site sewage disposal systems. If a water supply system, that will service anything other than one single-family residence, is proposed, it will also be assessed with regards to the requirements of the *Drinking Water Protection Act* and the *Drinking Water Protection Regulation*. Environmental Health Officers will not assess a proposed subdivision unless they have received a written referral from an Approving Officer.

There is an **administrative fee** for processing subdivision applications referred to Northern Health. This fee must be paid in full before an assessment of the application will begin. The base fee for a subdivision application is \$200. There is also an additional fee of \$100 for each lot that

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is created in the application. For example, the fee for a five-lot subdivision, or four lots and a remainder would be:

$$\$200 \text{ (base fee)} + (5 \times \$100) = \$700.$$

The subdivision application must contain the minimum site information, as specified in this guideline. If it does not, the Environmental Health Officer will inform the Approving Officer, in writing, of this fact. The applicant will be sent a copy of the letter and a copy of this guideline.

Provided the application is complete, an Environmental Health Officer will arrange and perform an on-site inspection of the proposed subdivision. Site inspections will not be conducted during the winter, or in the spring until all snow has melted. In some cases, the Environmental Health Officer may request additional information from the applicant following the on-site inspection. Once the assessment has been completed, recommendations will be sent, in writing, to the Approving Officer. A copy of these recommendations will also be sent to the applicant.

RECOMMENDED MINIMUM LOT SIZES

Local government is responsible for community planning, including determining lot sizes. However, in cases where there is no zoning, it is recommended the following minimum lot sizes be observed:

- For lots that will be serviced by a “water supply system”, as defined in the *Drinking Water Protection Act* and *Drinking Water Protection Regulation*, the recommended minimum lot size is 0.2 hectares (0.5 acres).
- For lots that will have individual water systems (wells), the recommended minimum lot size is 1.0 hectares (2.5 acres).
- For lots that will use a lagoon system for on-site sewage disposal, the recommended minimum lot size is 1.6 hectares (4.0 acres).

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WATER SUPPLY

Each lot in a subdivision should have an adequate supply of potable water. This may be achieved by having an individual domestic water system for each lot, by the extension of an existing water supply system, or by the construction of a new water supply system to service the subdivision. **At this time we are not requiring land owners to prove availability of potable water** but we must consider these potential sources of water as we assess the sites. There may be lots developed where the only potential potable source is water hauled in from an approved source and held in a reservoir or cistern.

A domestic water system that serves only one single-family residence is not subject to provincial legislation, with the exception of the *Sanitary Regulations*. This regulation requires that wells be at least 100 feet from any probable source of contamination, including sewage disposal systems. If the applicant is proposing individual (well) water supply systems for each lot, the location of existing and proposed wells must be shown on the subdivision plans.

Note: *Surface water is very vulnerable to contamination and may contain harmful bacteria, viruses, and/or parasites. Surface water should not be used for domestic purposes without adequate treatment (disinfection). Adequate treatment systems are costly and require regular monitoring and maintenance. As such, we do not recommend the use of surface water sources to serve a single-family residence.*

A water supply system that will serve anything other than one single-family residence must meet the requirements of the *Drinking Water Protection Act* and the *Drinking Water Protection Regulation*. One of the requirements of the *Drinking Water Protection Act* is that a person must not extend, construct or install a water supply system unless they have obtained a construction permit. It will generally be recommended to the Approving Officer that a construction permit to extend or install a new water supply system be applied for and obtained by the applicant before final subdivision approval. If applicants would like more information on how to apply for a construction permit, they may contact an Environmental Health Officer.

Note: *Water supply systems that are on a "Boil Water Advisory" will not be granted a construction permit to extend the system until the problem is corrected and the "Boil Water Advisory" has been rescinded.*

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ON-SITE SEWAGE DISPOSAL

Each proposed lot in a subdivision should have sufficient area, with suitable site conditions, to accommodate an on-site sewage disposal system(s) capable of reliably servicing a single-family four-bedroom residence. Alternatively, lots may be serviced by a community sewage disposal system.

If a commercial development is proposed, the sizing of the sewage disposal system(s) must be based on a reasonable estimate of the typical flow rate that will be generated by the facility. Sufficient detail regarding the proposed commercial development must be provided in the application so it can be determined whether the proposed sewage disposal system(s) are appropriately sized and sited. Depending on site and soil conditions, a Section 219 Covenant, to limit the sewage flows generated by a commercial development, may be recommended to the Approving Officer.

Note: *The subdivision of land on the basis of sewage holding tanks will not be considered.*

ABSORPTION FIELDS

Absorption fields (i.e. subsurface trenches and pipes) are the most common and accepted method of effluent dispersal. It involves effluent being transported from a septic tank through piping (by gravity or pressure) to numerous subsurface trenches located in permeable, unsaturated native soil. The effluent “percolates” through the soil and as it does it is treated through a variety of physical, biological, and chemical processes.

Whether or not an absorption field is suitable for a particular site is dependent on many factors including, the depth of native soil, the permeability of the soil, the location of the ground water table and/or restrictive layer, the slope of the land, etc.

For each proposed lot, **two** suitable absorption field areas must be identified (primary and reserve). A reserve area is required because absorption fields have a limited life span. When the primary field fails, a suitable area for a replacement field will be needed.

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Siting

When considering the siting of absorption fields, the following minimum requirements must be met:

- There must be a minimum of 1.2 metres (4 feet) of unsaturated, permeable native soil above the seasonal high water table or restrictive layer. If lots are larger than 2 hectares (5 acres) in size, then reduced native soil depths may be considered.
- The slope of the land in the proposed absorption field area cannot be greater than 24%.
- The minimum horizontal setback requirements, as specified in Appendix A, Table 1.

Sizing

The following is to be taken into account when sizing proposed absorption field areas:

- The sizing of the absorption field areas is to be based upon a minimum design flow rate of 1700 litres (375 gallons) per day (4 bedroom residence).
- The sizing of the absorption field areas is to be based upon the Hydraulic Loading Rate for effluent that has undergone Type 1 treatment (septic tank), as specified in Table 2-8 in the *BC Sewerage System Standard Practice Manual* (refer to Section 6.0 for a link to this document) Sewage disposal systems with Type 1 treatment are generally less expensive and require minimal levels of maintenance when compared to Type 2 or Type 3 Systems. In addition, many areas in Northern BC do not yet have qualified maintenance providers available for Type 2 and Type 3 systems. As such, the sizing of absorption fields on the basis of Type 2 or Type 3 treatment will not be considered.
- Ideally, percolation rates in the proposed absorption field areas should be between **2-30 minutes per 2.5 cm**. Areas with percolation rates that are between 30-60 minutes per 2.5 cm may be considered for an “extended” absorption field system provided the soil conditions and lot size are suitable. Soils in the 30-60 minutes per 2.5 cm percolation range, which have a moderate to strong platy structure, are **not** suitable.

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- Areas with percolation rates less than 1 minute per 2.5 cm are generally not acceptable for Type 1 effluent. However, the Environmental Health Officer may consider areas with percolation rates less than 1 minute per 2.5 cm if the soil depth is in excess of 2.5 metres and ground water is not at risk of contamination. Additional information from a Professional Geoscientist or Hydrogeologist may be required in these situations.
- The sizing of the absorption field areas is to be based on subsurface trenches that are 0.6 metres (2 ft) wide and spaced 1.8 metres (6 feet) apart on-center,
- The calculated absorption field areas are to be increased by 10%. This will allow for ease of construction during development (i.e. moving heavy equipment, avoiding structures, etc.).
- If the slope in a proposed absorption field is 5% or greater, than an additional 1% overall increase in size, for each 1% of slope, is needed. For example, if the slope of the land in the absorption field is 15%, an additional 15% overall increase in the size of the absorption field is necessary.
- The size of the proposed absorption field areas must not exceed 25% of the overall lot size. The lot size must be increased if the minimum absorption field areas are greater than 25% of the overall proposed lot size.

*******Refer to Appendix B for examples of absorption field sizing*******

LAGOON SYSTEMS

In certain situations, a lagoon system may be an acceptable form of onsite-sewage disposal. If a lagoon is proposed for on-site sewage disposal, the following minimum requirements must be met:

- A minimum lot size of 1.6 hectares (4.0 acres),
- A minimum of 3 metres (10 feet) of unsaturated native soil,
- The percolation rates in the proposed discharge area must be 60 minutes per 2.5 cm or slower,

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- The slope of the land in the proposed discharge area cannot be greater than 12%,
- The minimum horizontal setback requirements, as specified in Appendix A, Table 1,
- The minimum lagoon size requirement for a four-bedroom residence, as specified in Table 3-10 of the *BC Sewerage System Standard Practice Manual*.

Lagoon systems are based on the concept that the output of effluent from the lagoon (through evaporation and transpiration) is greater than the input (sewage flow and precipitation). Thus, whether or not a lagoon system is appropriate is very dependent on the local climate. Even if the above minimum requirements are met, a lagoon may not be feasible because of the local climate, or, in some cases, a lagoon with a larger surface area or multiple cells may be required.

FLOODPLAINS

To protect sewage disposal systems from flooding, the proposed discharge areas must be located above the 200-year floodplain (if that information exists). It is incumbent on the land owner to provide the floodplain information. Some lot(s) may be required to have specialized surveys to establish the floodplain elevation as set by the Ministry of Environment or Regional District bylaw.

EXISTING SEWAGE DISPOSAL SYSTEMS

In some cases, subdivision applications include proposed lots that have an existing dwelling with an existing sewage disposal system. The applicant should be able to provide documentation that shows that the existing sewage disposal system was constructed in accordance with provincial health legislation (e.g. a permit issued by an Environmental Health Officer or a “Letter of Certification”). If this documentation is not available, the Environmental Health Officer may request that a qualified “authorized person” (as defined in the *BC Sewerage System Regulation*) inspect the existing sewage disposal system. After the inspection, a written assessment report is to be submitted to the Environmental Health Officer for review. In addition, the applicant will still need to demonstrate that the proposed lot has a reserve discharge area, which can meet the criteria specified in this guideline.

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Note: If, in the opinion of an Environmental Health Officer, an existing sewage disposal system is causing a health hazard, the system will need to be appropriately repaired or replaced.

SECTION 219 COVENANTS

Section 219 Covenants (pursuant to Section 219 of the *BC Land Title Act*) are registered limitations on a property. Covenants are registered with the Land Title Office and can inform future landowners of the limitations of the property prior to purchase, identify areas where they can or cannot build, and can protect sewage discharge areas from being inadvertently damaged or destroyed. In certain circumstances, the registration of a Section 219 Covenant on a lot, in order to protect and reserve sewage discharge areas, may be recommended to the Approving Officer. For example, a Section 219 Covenant could be recommended on lots that are less than 1 acre in size or on lots with only one suitable area for a primary and reserve absorption field. It is the responsibility of the land owner to have a covenant prepared, if the approving officer requires one.

COMMUNITY SEWAGE DISPOSAL SYSTEMS

Pursuant to *the BC Sewerage System Regulation*, community sewage systems intended to service a subdivision with a combined design daily domestic sewage flow of less than 22,700 litres (22.7 m³) fall under the jurisdiction of the Health Authority. The development of community systems may be a complex, expensive and time-consuming process. However, in some situations it may provide the best or only alternative. The following minimum criteria will need to be considered for community systems:

- Community systems must be pursued under the Strata Property Act and associated Regulations. The strata corporation created is ultimately responsible for the operation and maintenance of the sewage system.
- Both a primary and reserve sewage discharge area is required.
- The community sewage system must be designed by a professional engineer experienced in soils, hydrogeology and sewage disposal systems.

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- The developer must construct the community system before final subdivision approval is recommended, since the strata corporation, which will assume responsibility for the system, will not yet be in existence. It is necessary that the system be in place so when the first strata lot is sold, the owner is guaranteed connection to an operational sewage disposal system.
- If the system falls under the Health Authority jurisdiction, (combined design daily domestic sewage flow of less than 22,700 litres) a Certified Operator must perform operation and maintenance of the community system. If the system has a combined design daily domestic sewage flow of more than 22,700 litres, it falls under MOE jurisdiction. The Environmental Management Act / Municipal Sewage Regulation (B.C. Reg. 129/99) would apply.

REQUIRED SITE INFORMATION & SITE PREPARATION FOR ON-SITE SEWAGE DISPOSAL SYSTEMS

Each proposed lot in a subdivision, which will be serviced by on-site sewage disposal systems, must be supported with the following minimum information:

SOIL TESTING AND EVALUATION

The following is to be prepared and submitted by a Professional Engineer (with soils experience), a Registered Onsite Wastewater Practitioner (with planner designation), a Geoscientist, or a BC Land Surveyor (with soils experience). In special circumstances, (i.e. very remote areas and/or small subdivisions) this requirement may be waived. An Environmental Health Officer will verify the information provided by conducting a site inspection whenever possible.

Percolation Test Results

A **minimum** of two percolation test holes are required in each proposed discharge area. For example, if absorption fields are proposed, two test holes are required in the proposed primary area and two in the proposed reserve area. If a lagoon is proposed, two test holes are required in the proposed lagoon area. The "Percolation Test Procedure", in this Subdivision handout (Appendix C), is to be followed. All percolation test results are to be submitted to the Environmental Health Officer for review.

All test holes are to be numbered, flagged with bright flagging tape,

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and left open for inspection. It is strongly recommended that the holes be protected in a manner that prevents the entry of people and animals. If percolation test results for a proposed discharge area are not consistent, additional tests should be done at different locations.

Soil Evaluation (Observation Holes)

A **minimum** of two observation holes are required in each of the proposed discharge areas. For example, if absorption fields are proposed, two observation holes are required in the proposed primary area and two in the proposed reserve area. If a lagoon is proposed, a minimum of two observation holes are required in the proposed lagoon area.

Observation holes must be dug at each end of the proposed discharge area, to a minimum depth of 1.5 metres for a proposed absorption field, or to a minimum depth of 3.0 metres if a lagoon is proposed. The excavated material is to be left undisturbed beside the observation hole as this material will be evaluated during the on-site inspection. All observation holes are to be flagged, uniquely identified and covered to protect wildlife, domestic animals and people from falling into the holes. If variable soil conditions are encountered, additional observation holes should be dug.

Note: *Excavations must meet the requirements of the Workers Compensation Act - Occupational Health and Safety Regulation.*

The following information, for each observation hole, is to be submitted to the Environmental Health Officer:

- A description of the soil profile, including the soil texture, soil structure, consistency and colour, in accordance with the established methods identified in the *BC Sewerage System Standard Practice Manual*.
- Depth to the water table, restrictive layer, expected seasonal high water table.
- Depth of mottling and gleying.
- Depth of root systems.

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LOT PLANS

Accurate, scaled plans of each proposed lot are to be submitted, which clearly indicate the following:

- The proposed property boundaries, area and dimensions,
- The location and size of the proposed discharge areas (absorption fields or lagoon),
- The accurate labeling and location of all percolation test holes and observation holes,
- The location of the proposed building envelope and driveway,
- The location of the proposed source of drinking water,
- Ground contours at 5 metre intervals and overall percent slope in the proposed discharge areas,
- The location of any creeks, rivers, lakes or other surface water within 30 metres of the proposed lot, and the mean annual high water mark of lakes and rivers. (If the natural boundary of a watercourse is not well defined, it should be determined by a BC Land Surveyor),
- The location of any existing wells, sewage disposal system(s), buildings, driveways, underground services on the proposed lot,
- The location of any existing wells, sewage disposal systems, buildings on adjoining properties within 30 metres of the proposed lot,
- Any excavations or other potential breakout points within 15 metres of the proposed discharge areas,
- Any areas encumbered by Registered Easements, right-of-ways, or Section 219 Covenants.

SITE PREPARATION

Prior to the Environmental Health Officer performing a site inspection, the following minimum site preparation must be completed:

- All proposed lots must be clearly identified with appropriate signage (i.e. "Lot #1", "Lot #2", etc.),
- All proposed lot corners must be clearly staked and identified,
- All percolation and observation test holes must be exposed and clearly identified.

It is essential that the site layout is consistent with the submitted documentation.

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ADDITIONAL INFORMATION/DOCUMENTATION

The information requested in the previous sections is the minimum information required to assess the suitability of a lot for on-site sewage disposal. Depending on the complexity and scale of a proposed subdivision, and the site constraints identified, an Environmental Health Officer may require additional site information or documentation so they can provide appropriate recommendations to the Approving Officer. For example, additional observation holes, percolation test holes, or a prolonged water table assessment may be required (at the discretion of the Environmental Health Officer) if submitted test results are variable or if there is uncertainty about the seasonal high water table. The Environmental Health Officer may also request a hydro geological assessment from a Professional Geoscientist or Hydro geologist when the drainage of surface water, permeability of the soil, density of the development or any other site constraint indicates further study is necessary.

LINKS & RESOURCES

BC *Local Services Act* - Subdivision Regulations:

http://www.qp.gov.bc.ca/statreg/reg/L/LocalServices/262_70.htm

BC Sewerage System Regulation:

http://www.qp.gov.bc.ca/statreg/reg/H/Health/326_2004.htm

BC Sewerage System Standard Practice Manual:

<http://www2.gov.bc.ca/gov/content/environment/waste-management/sewage/onsite-sewage-systems/sewage-system-standard-practice-manual>

To obtain a listing of Professional Engineers and Geoscientists:

<http://www.apeg.bc.ca/members/sewageprolist.html>

To obtain a listing of Registered Onsite Wastewater Practitioners:

<http://owrp.asttbc.org/>

To obtain a listing of British Columbia Land Surveyors:

http://www.abcls.ca/?page_id=26

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APPENDIX A**Table 1: Horizontal Setback Requirements**

Distance to	From edge of discharge area (metres/feet)		From watertight septic tank (metres/feet)
	Lagoon	Absorption Field	
Property lines	15 m/ 50 ft.	3 m/ 10 ft.	1 m/ 3 ft.
Source of drinking water, well or water suction lines	30 m/ 100 ft.		15 m/ 50 ft.
Water lines (pressure)	3 m/ 10 ft.		1 m/ 3 ft.
Break-out point or down slope drain (including building perimeter drain)	15 m/ 50 ft.		1 m/ 3 ft.
Building non-dwelling (where there is no perimeter drain)	15 m/ 50 ft.	1.5 m/5 ft.	1 m/ 3 ft.
Building dwelling (where there is no perimeter drain)	60 m/ 200 ft.	3 m/10 ft.	1 m/ 3 ft.
Utility services	1.5 m/ 5 ft.		1 m/ 3 ft.
Surface Water	30 m/ 100 ft.		10 m/ 33 ft.

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APPENDIX B**Discharge Area Sizing For 4-Bedroom House (Max. 2530 ft.² or 235 m²),
Type 1 System, 2- ft. (0.6 m) Wide Trenches, 6- ft. (1.8 m) Spacing On-Centre,
Slopes < 5%**

Hydraulic Loading Rate (litres/m ² /day)	Total Length of Trenches (m)	Layout (#of lines by length in m)	Min. Area for 2 Fields (m ²)	Min. Area for 2 Fields + 10% (m ²)
39	73	3 x 24.2	232	256
34	83	4 x 21	277	305
29	98	4 x 24.5	323	356
25	113	5 x 22.7	381	419
20	142	6 x 23.6	481	530
15	189	6 x 31.5	643	707
10	283	10 x 28.3	985	1083

More area is required to install trenches on a slope because the installation must follow the natural contours of the land. Developers will be required to allow for larger discharge areas and protect these area(s) by covenant if the lots are small or the area suitable for effluent discharge is limited.

For slopes of 5% and greater: Add 1% for each percent of slope. This is in addition to the 10% added in the initial calculation of basic field size. For example, for a 15 percent slope, add 15 percent to the size given in the last column in the table above.

Example: Hydraulic Loading Rate of 25 litres/m²/day and a slope of 12%.

It can be determined from the table above that for a Hydraulic Loading Rate of 25 litres/m²/day the minimum area required for 2 fields is 419 m². Since the slope is 12% an additional increase of 12% to the area is needed, giving a total of 469m².

Note: The sizes given in the table above are calculated using a particular configuration of field lines. The calculation can be done using different configurations and the end result will differ slightly. The discharge area sizing table above is a guideline for *typically* required discharge areas.

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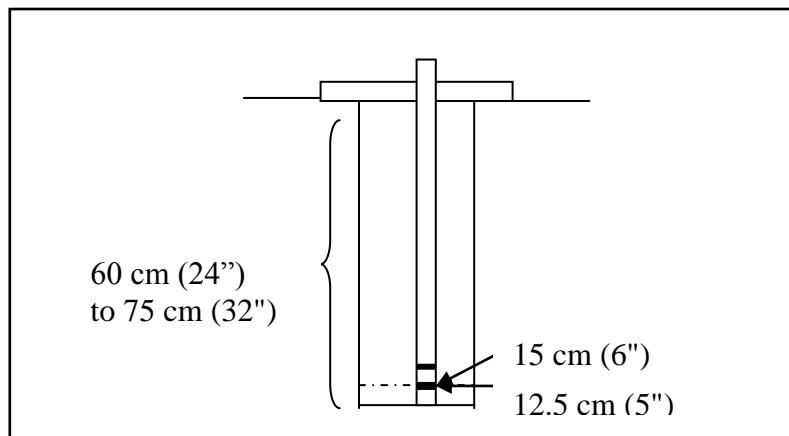
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APPENDIX C**Percolation Test Procedure**

The primary and reserve areas must both be tested. Two holes are required on each disposal area.

1. Dig a hole 30 cm (1 foot) square to the proposed depth of the absorption field, usually about 60 cm (24 inches) to 75 cm (32 inches) deep.
2. Remove any smeared soil from the sides of the holes with a rake or shovel.
3. Pre-soak the test holes by keeping the holes filled with water for a minimum of 4 hours. *If clay soils are present, keep test holes filled overnight.*
4. Place a stick with markings (e.g. nails) at 12.5 cm (5 inches) and 15cm (6 inches) from the bottom. Place the stick in the test holes.
5. Allow the water to drain within 12.5 cm (5 inches) of the bottom of the test holes, then refill the hole to a level above the 15 cm (6 inch) mark.
6. Prepare to time the rate of water level drop in the hole. When the water level drops to the 15 cm (6 inch) mark, commence timing. Stop timing when the 12.5 cm (5 inch) mark is reached. Record the time in minutes per 2.5 cm (inch).
7. Repeat steps 5 and 6 until the last two rates do not vary by more than 2 minutes per 2.54 cm.
8. Determine the percolation rates by averaging the slowest rate for each of the holes.

Do not continue the timing if 120 minutes per 2.5 cm (1 inch) has been reached.



Author(s): PHP Management Team
 Issuing Authority: Chief Medical Health Officer
 Date issued (I), revised (R), reviewed (r): February 13, 2009 (I)

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Note: Complete one Percolation Test Results form for each lot

Proposed Lot # _____

Percolation Test Results – Primary Area

Test Hole #1	Test Hole #2	Soil Test Performed by:
1st timing _____ min/inch	1st timing _____ min/inch	NAME:
2nd timing _____ min/inch	2nd timing _____ min/inch	ADDRESS:
3rd timing _____ min/inch	3rd timing _____ min/inch	TELEPHONE:
4th timing _____ min/inch	4th timing _____ min/inch	DATE:
		SIGNATURE:
Average of Slowest Rate From Each Test Hole is _____ min/inch		

Percolation Test Results - Reserve Area

Test Hole #1	Test Hole #2	Soil Test Performed by:
1st timing _____ min/inch	1st timing _____ min/inch	NAME:
2nd timing _____ min/inch	2nd timing _____ min/inch	ADDRESS:
3rd timing _____ min/inch	3rd timing _____ min/inch	TELEPHONE:
4th timing _____ min/inch	4th timing _____ min/inch	DATE:
		SIGNATURE:
Average of Slowest Rate From Each Test Hole is _____ min/inch		

Author(s): PHP Management Team
Issuing Authority: Chief Medical Health Officer
Date issued (I), revised (R), reviewed (r): February 13, 2009 (I)

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Michael Blatz

From: Chair Brad Sperling
Sent: Friday, June 28, 2019 9:48 AM
To: Michael Blatz
Cc: PRRD_Internal
Subject: RE: PRRD File 19-087 | Development Variance Permit

OK to proceed to the board

From: Michael Blatz
Sent: Friday, June 28, 2019 9:09 AM
To: Chair Brad Sperling
Cc: PRRD_Internal
Subject: PRRD File 19-087 | Development Variance Permit

Good morning Chair Sperling,

Please review the attached report regarding a Development Variance Permit application in the Charlie Lake area. If you have any comments or questions about the file, please forward them to me by July 12.

Best,

[Michael Blatz](#) | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084

michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT VARIANCE PERMIT NO. 19-087**

Issued to: Eduard, Valentina & Inna Schaefer

Box 1037
Charlie Lake, BC
V0C 1H0

1. Property affected: Lot A Section 17 Township 84 Range 19 W6M Peace River
2. Official Community Plan: PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009; High Density Rural Residential
3. Zoning Bylaw: PRRD Zoning Bylaw No. 1343, 2001; Residential 2 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 allows for the reduction of the required setback for principal buildings or structures from the eastern interior side parcel line from 3.0 metres to 1.5 metres for the property legally described as Lot A Section 17 Township 84 Range 19 W6M Peace River.
6. 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.
7. This Permit is **NOT** a building permit.

ISSUED THIS _____ day of _____, 20__.

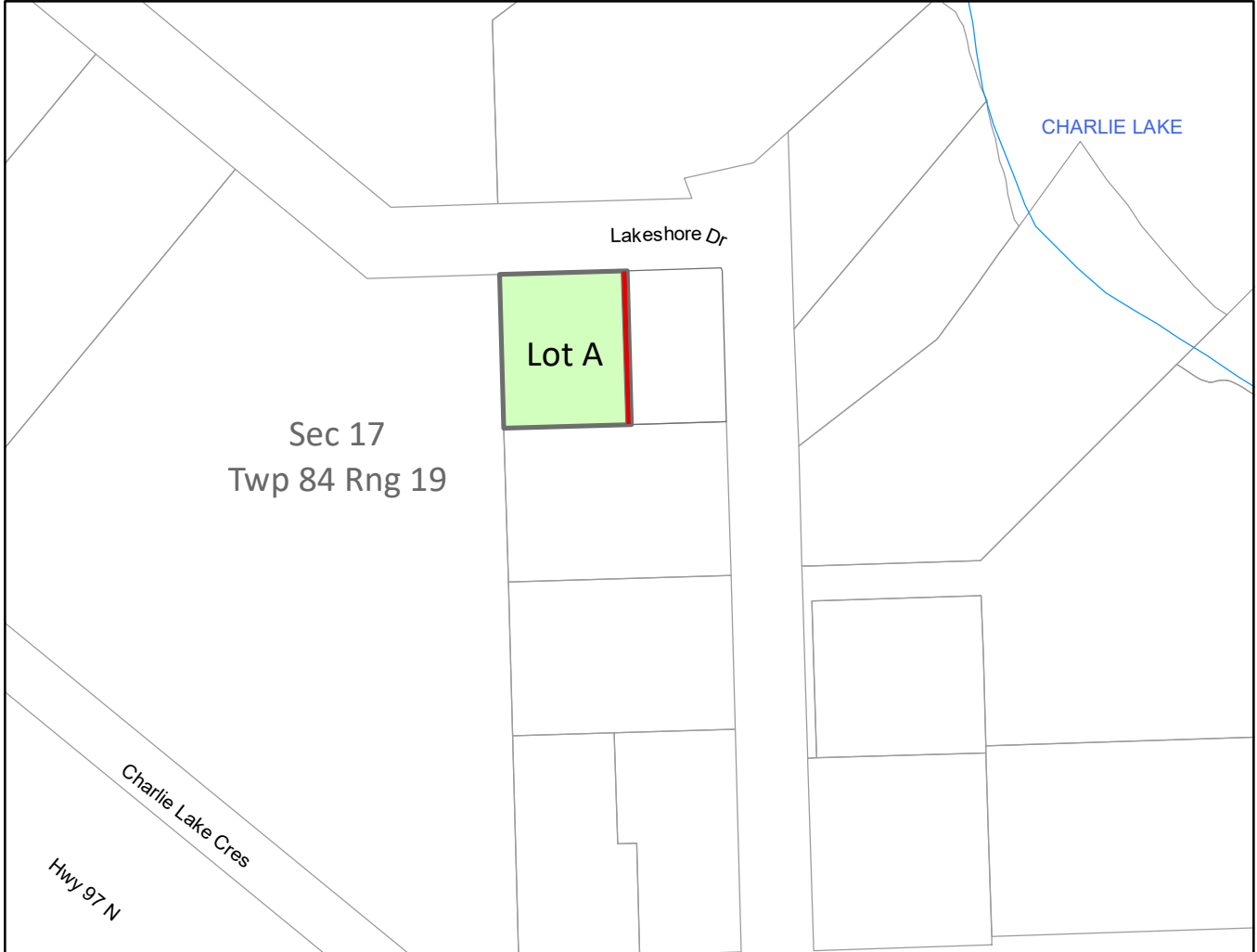
This permit is authorized by Peace River Regional District Board Resolution No.
passed on the _____ day of _____, 20__.

Authorized Signatory

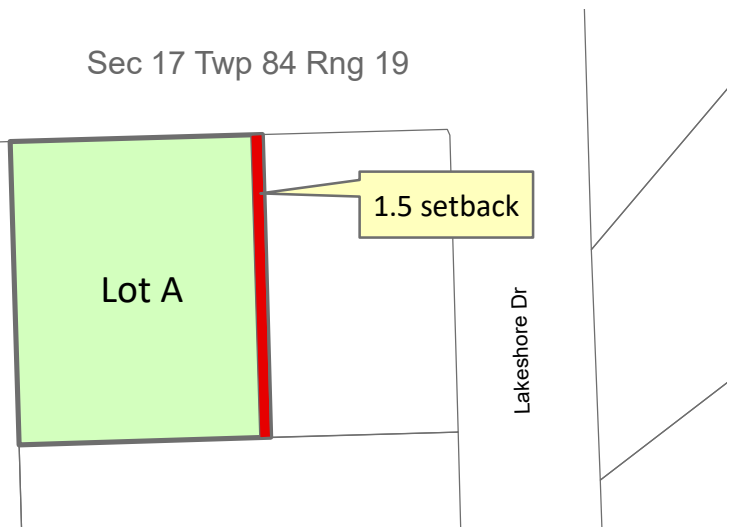
August 8, 2019







Peace River Regional District
SCHEDULE "A"
Development Variance Permit
No. 19-087



Detail Map



Legend

-  Subject Property
-  Setback
-  Parcels
-  Water Features