



**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
DEVELOPMENT VARIANCE PERMIT REPORT
DVP No. 140/2009**

Part 26 Participants.
Includes all except
Districts of Tumbler
Ridge and Taylor.

OWNERS: Mike and Tammi Doll
AGENT: n/a
AREA: Electoral Area C
LEGAL: Lot B, Plan 26490, Section 19, Township 84, Range 18, W6M, PRD
LOT SIZE: 2.2 ha (5.5 ac)
LOCATION: 4 km north of the City of Fort St. John

DATE: September 23, 2009

R-4

PROPOSAL

To increase the maximum accessory building floor area by **65 m²** (704 ft²) from the permitted **232 m²** (2496 ft²) to **297 m²** (3200 ft²), in order to build a 2000 ft² shop for personal use.

RECOMMENDATION: OPTION 1

THAT the Regional Board pass a resolution to issue a Development Variance Permit (DVP) to increase the maximum accessory building floor area by **65 m²** (704 ft²) from the permitted **232 m²** (2496 ft²) to **297 m²** (3200 ft²), in order to build a 2000 ft² shop for personal use

OPTIONS

- OPTION 1: THAT the Regional Board pass a resolution to issue a Development Variance Permit (DVP) to increase the maximum accessory building floor area by 65 m² (704 ft²) from the permitted 232 m² (2496 ft²) to 297 m² (3200 ft²), in order to build a 2000 ft² shop for personal use
- OPTION 2: THAT the Regional Board refuse the issuance of a DVP.

LAND USE POLICIES AND REGULATIONS

OFFICIAL COMMUNITY PLAN (OCP): Rural Resource - Agricultural, Bylaw No. 820, 1993
ZONING: A-2 (Large Agricultural Holdings Zone), Bylaw No. 1343, 2001
AGRICULTURAL LAND RESERVE (ALR): Within
BUILDING INSPECTION AREA: Within
COMPREHENSIVE DEVELOPMENT PLAN: Outside

SITE CONTEXT

The subject property is located approximately 4 km (2.5 miles) north of the City of Fort St. John, at the fork of Rose Prairie Road and Montney Road. The area generally consists of quarter-sections and large residential lots. The subject property borders a residential lot to the north and faces agricultural to the west and southeast.

SITE FEATURES

LAND: Mostly cleared but not under agricultural production.
STRUCTURES: One house, one 1200 ft² shop, and two small sheds.
ACCESS: Montney Road (paved)
FIRE: Within a Fort St. John Rural Fire Protection Area.

Bruce Simard

Department Head

[Signature]

CAO

COMMENTS AND OBSERVATIONS

- APPLICANT:** The applicants have stated they propose to build a 2000 ft² shop for personal use and storage and intend to keep the existing 1200 ft² shop for personal use.
- ALR:** The subject property is within the ALR; however, Agricultural Land Commission approval is not required for this type of application as their regulations defer to PRRD bylaws. Therefore, Agricultural Land Commission approval is not required.
- OCP:** The OCP does not address building floor areas.
- ZONING:** Zoning Bylaw 1343, 2001 restricts accessory building floor areas to 2496 ft² for properties under 10 acres. The subject property is 5.5 ac and the proposal requires a floor area 3200 ft². Therefore, a DVP is required.

IMPACT ANALYSIS

- AGRICULTURE:** Minimal impact since the subject property is small and used for residential purposes.
- CONTEXT:** This proposal may affect the character of the area; however, any impact would be mitigated by the following:
- The area is agricultural in nature and large shops and/or multiple structures are not out of character here.
 - The existing shop is only partially visible from Montney Road. The proposed shop would be the same.
 - The existing and proposed shops are situated well beyond the minimum setbacks from the property lines.
- POPULATION:** n/a
- TRAFFIC:** n/a

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

None received as of date of printing.

NOTIFICATION

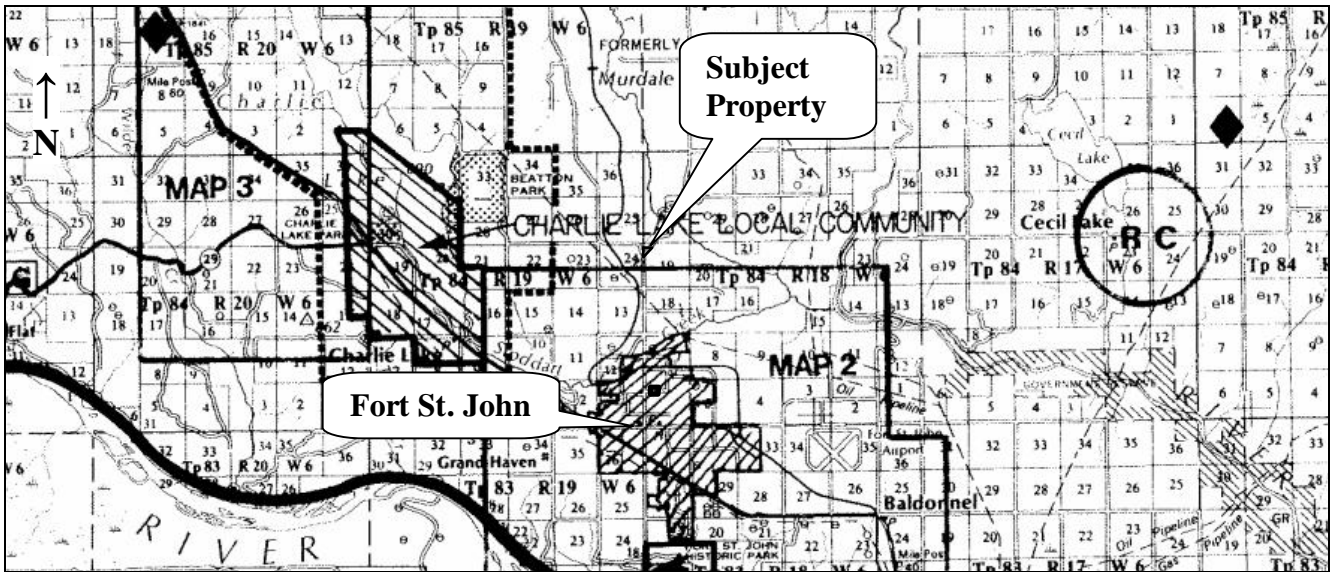
Pursuant to Section 922 of the Local Government Act, public notification mailed to affected land owners on September 17, 2009.



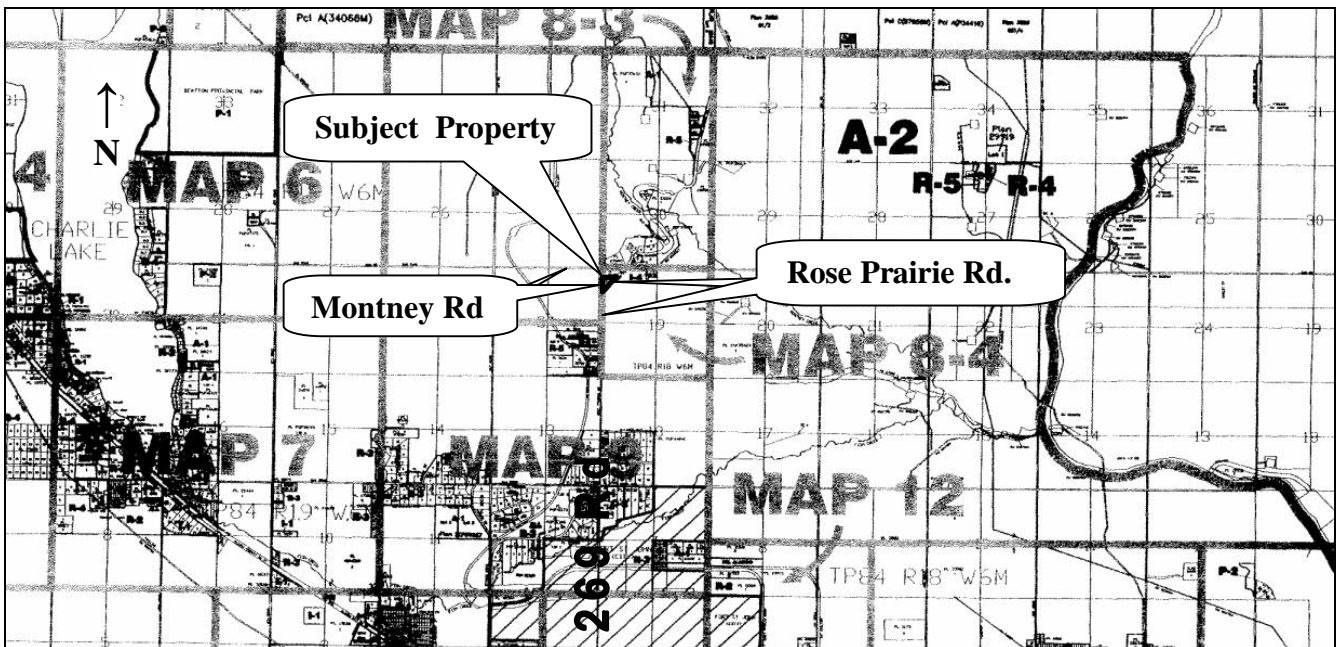
MAPS

FILE No. 140/2009

North Peace Official Community Plan (Index Map)



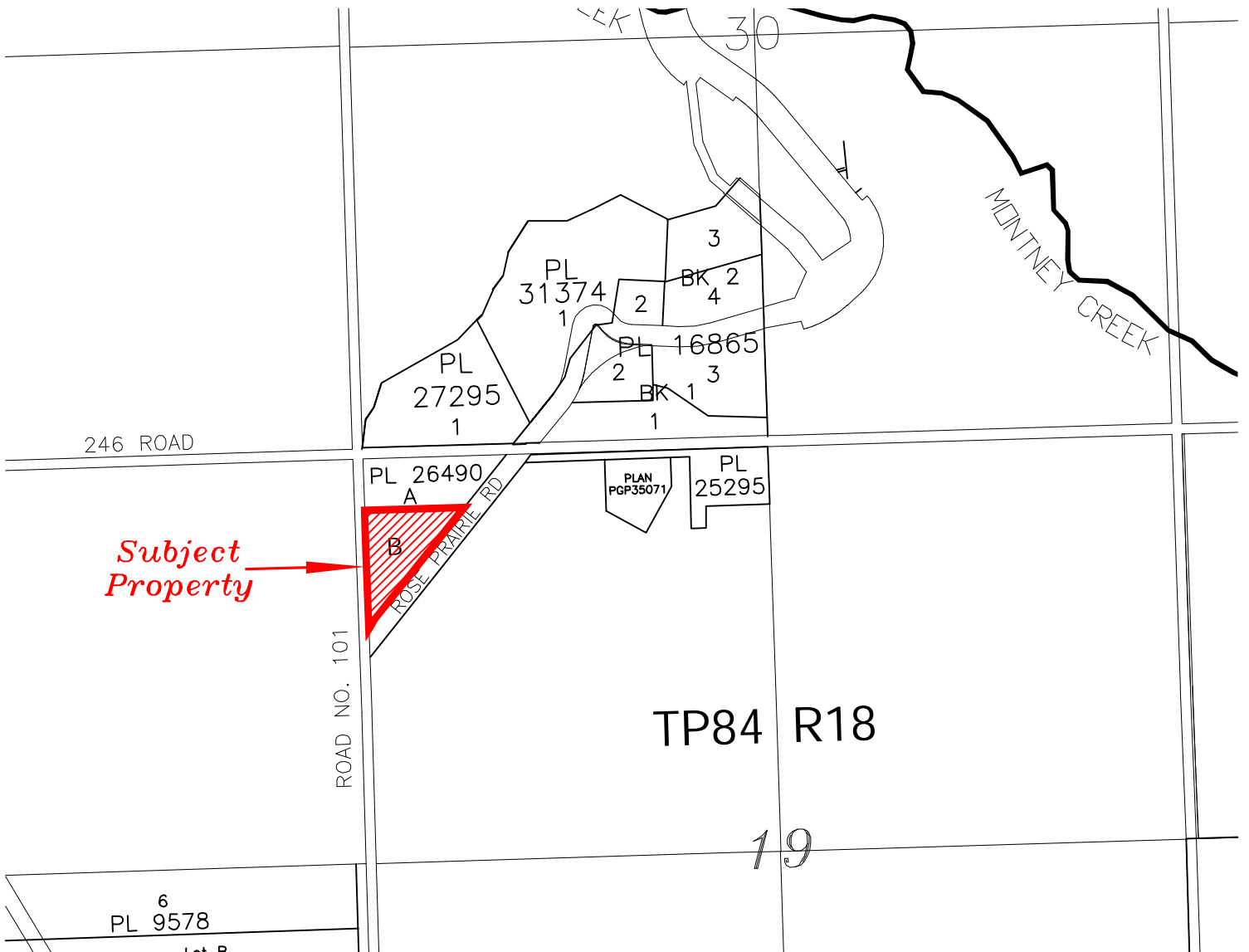
Zoning By-Law 1343, 2001 (Index Map)



SCHEDULE "A"
Peace River Regional District
Development Variance
Permit No. 140/2009

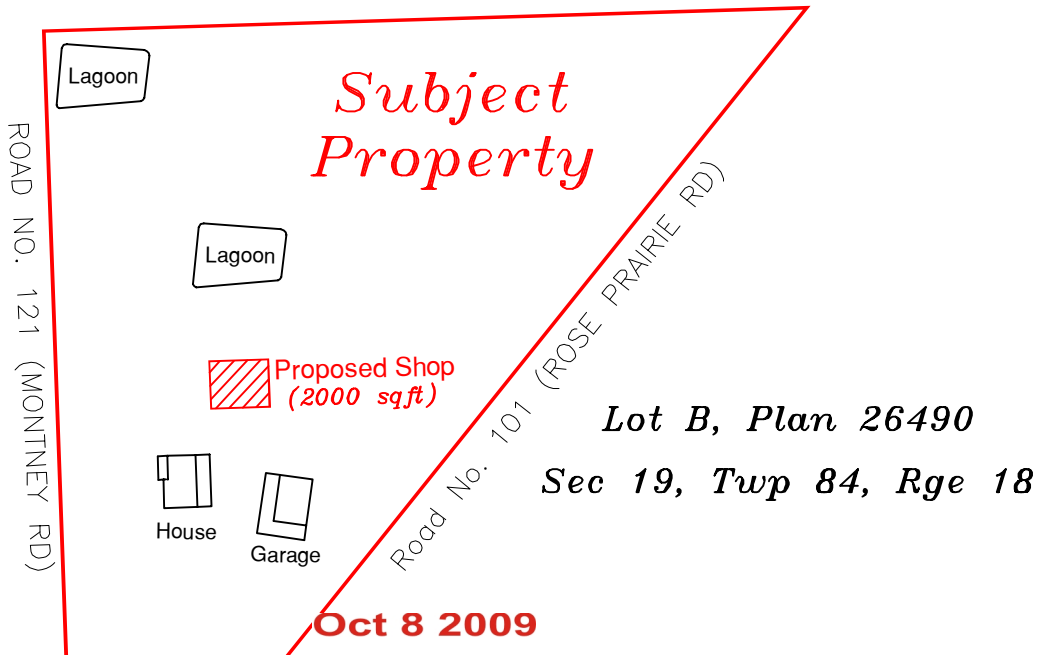


R-4



Subject Property

Detail Map



Oct 8 2009



#140/2009

#25490

R-4

Box 810, 1981 Alaska Avenue,
Dawson Creek, BC V1G 4H8
Telephone: (250) 784.3200
Fax: (250) 784.3201

Toll Free: 1.800.670.7773

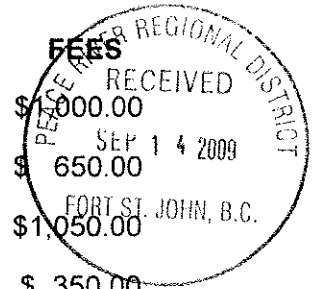
9912 - 106th Avenue,
Fort St. John, BC V1J 2N9
Telephone: (250) 785.8084
Fax: (250) 785.1125

Receipt #: 25490

Application for Development

1.

- • Official Community Plan Amendment
- • Zoning Amendment
- • Official Community Plan and Zoning Amendment combined
- • Temporary Commercial Use / Temporary Industrial Use Permit
- • Development Permit
- • Development Variance Permit



\$1,000.00
 \$ 650.00
 \$1,050.00
 \$ 350.00
 \$ 165.00
 \$ 165.00

2. Please print

Property Owner's Name <i>MIKE & TAMARA DOLL</i>	Authorized Agent of Owner (if applicable):
Address of Owner <i>RR 1, SITE 15, Comp. 62</i>	Address of Agent
City / Town / Village <i>FORT ST. JOHN, B.C.</i>	City / Town / Village
Postal Code <i>V1J-4M6</i>	Postal Code
Telephone Number: <i>250-787-5514</i>	Telephone Number:
Fax Number: <i>250-785-0073</i>	Fax Number:
e-mail address: <i>mdoll@macroindustries.ca</i>	e-mail address:

3.

Full legal description of each property under application	Area of each lot
	ha./ acres
	ha. / acres
	ha./ acres
	Total area ha./ acres

R-4

4. Civic address or location of property: _____

5. Particulars of proposed amendment

Please "check" the box(es) that apply(ies) to your proposal.

- • Official Community Plan (OCP) amendment:
 Existing OCP designation: _____
 Proposed OCP designation _____
 Text amendment: _____

- • For a Zoning amendment:
 Existing zone: _____
 Proposed zone _____
 Text amendment: _____

- • Development Variance Permit: - describe proposed variance request:
40 X 50 STORAGE SHOP.

- • Temporary Commercial Use Permit (describe proposed use):

- • Temporary Industrial Use Permit: (describe proposed use):

- • For a Development Permit: By-law No. _____ Section: _____

6. Describe the existing use and buildings on the subject property:
PERSONAL USE - HOUSE & 30' X 40' SHOP.

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

- a) North RESIDENTIAL
- b) East FARMERS FIELD & DEVON OIL BATTERY.
- c) South ROSE PRAIRIE RA.
- d) West FARM & RESIDENT

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

WOULD LIKE TO BUILD A 40' X 50' STORAGE BUILDING. ~~ON~~ ON THE BOTTOM 2 ACRE FIELD TO THE N.E. OF HOUSE.

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


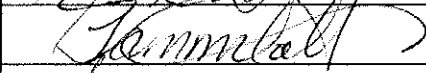
THE ALLOWABLE SQ. FOOTAGE WILL NOT SUIT THE STORAGE SIZE REQUIRED. FOR WHAT I NEED.

The following information is required. Failure to provide any of the following may delay the application.

1. A copy of the **proof of ownership**. [For example: Certificate of Title or recent Tax Assessment] for the subject property or properties. ✓
2. A **Sketch Plan** of the subject property, showing:
 - • the legal boundaries and dimensions of the subject property;
 - • boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - • the location of permanent buildings and structures on the subject property, with distances to property lines;
 - • the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - • the location of any existing sewage disposal systems;
 - • the location of any existing or proposed water source; and
3. Additional or more detailed information may be requested by the Regional District following review of your application.

If the Regional District believes it to be 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.

I / We hereby declare that the information provided in this application is, to the best of my / our knowledge, true and correct in all respects, and I / we enclose the required fee with this application.

Signature of Owner/s:	
Signature of Owner/s:	
Date:	Sept 3 - 09

Agent's Authorization

Should the property owners elect to have someone act on their behalf in submission of this application, the following must be signed by **all property owners**.

I / We	and	hereby authorize
(name)		to act on my/our behalf in respect of this application.
Address of agent:		
Telephone:	Fax:	Email:

Signature of Owner/s

Date

Signature of Owner/s

Date

LOT A
PLAN 26490

R-4

194.692

LAGOON

LAGOON

53 metres

94.2

99.2

proposed shop

40 metres

50'

26.8

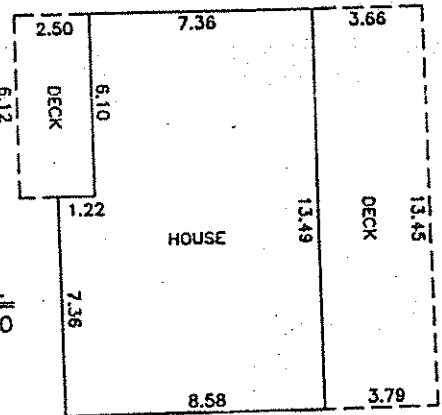
HOUSE
SEE DETAIL

SHOP
SEE DETAIL

22.3

LOT B
PLAN 26490

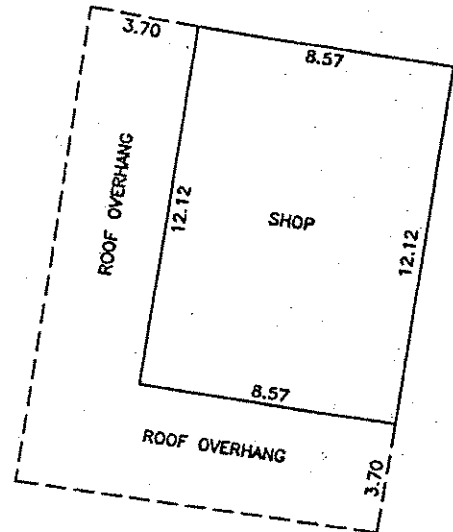
250.899



HOUSE DETAIL
SCALE 1 : 250

ROAD No. 101

SHOP DETAIL
SCALE 1 : 250



231.966

ROAD No. 121

$\theta = 42.071$
 $r = 266.432$

Oct 8 2009

This plan is for mortgage purposes and should not be used to establish property lines.
Not valid unless originally signed and sealed.

© 2002 Longstaff Land Surveying Ltd.

PLAN
CHECK
DET
02/07/16

CERTIFIED CORRECT
as to position of building(s) on lot.
This is the day of JULY 2002

Dennis Trill
DENNIS TRILL B.C.L.S.