



REPORT

To: Chair and Directors

Report Number: DS-BRD-135

From: Kathy Suggitt, General Manager of Development Services

Date: April 15, 2021

Subject: Development Variance Permit, PRRD File No. 21-002 DVP

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board approve Development Variance Permit No. 21-002, for the property identified as PID 012-664-367, to allow a reduction in the northern interior parcel line setback from 3 m to 2.13m.

BACKGROUND/RATIONALE:

Proposal

The applicant is requesting a reduction in the northern interior parcel line setback from 3 m to 2.13 m within PRRD Zoning Bylaw No. 1343, 2001, to place a 6m X 23m modular house on the subject property.

File Details

Owners: Cornerstone Industries Inc.
Area: Electoral Area C
Location: Fort St. John
Legal: Lot 9 Section 26 Township 83 Range 19 W6M Peace River District Plan 10558
PID: 012-664-367
Civic Address: 7929 269 Rd
Lot Size: 0.08 ha (0.2 ac)

Site Context

The subject property is situated approximately 7 km southwest of the City of Fort St. John and is bordered by 269 Rd to the west. Residential uses surround the property to the north, east, and south. The land to the west is zoned A-2 (Large Agricultural Holdings Zone). The subject property as well as the land to the north, south, east, and west of the subject property lies within the ALR.

Site Features

Land

Based on the aerial imagery, the subject property is cleared, with a tree buffer on the eastern and southern edge.

Structures

The subject property is vacant.

Access

The subject property is accessed via 269 Rd.

Comments & ObservationsApplicant

The applicant is seeking approval to reduce the north interior parcel line setback from 3 m to 2.13 m within PRRD Zoning Bylaw No. 1343, 2001, to construct a proposed 6 m X 23 m modular house on the northern portion of the subject property. The applicant intends for the exterior doors and most of the windows to be south facing and would like to have an extra 3 feet of usable yard space in the southern portion.

Agricultural Land Reserve (ALR)

The subject property is within the ALR.

Official Community Plan (OCP)

Pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject property is designated Medium Density Rural Residential (MDR). Within this designation, the principal use of land will generally be limited to residential and home based businesses. The NPFA OCP does not address setbacks.

Land Use Zoning

Pursuant to the PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned R-3 (Residential 3 Zone). Section 36 states that a dwelling unit is a permitted principal use within this zone. Section 36.2 (g) states that no structure shall be located within 3 metres (10 ft.) of an interior side parcel line. Therefore, the applicant is requesting a reduction in the required setback of the north interior parcel line.

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 and a Building Permit will be required prior to construction.

Development Permit Areas

The subject property is outside of all Development Permit Areas.

Development Cost Charge Area

The subject property is outside of the Development Cost Charge Area.

School District 60 School Site Acquisition Area

The subject property is within the School District 60 School Site Acquisition Charge Area. The charge will be applicable at the time the Building Permit is issued.

Impact AnalysisContext

The subject property is surrounded by residential uses. There is an existing modular residence on the subject property immediately to the north. There are residential acreages to the south and the east. Given the location of the buildings on the adjacent properties, it is not anticipated that the proposed reduced setback will have any adverse impacts to the surrounding context.

Population & Traffic

If the proposed modular home is constructed, the increase in population and traffic would only be associated to the applicants' residence. Overall traffic is not anticipated to increase.

Sewage & Water

A septic tank will be used for sewage disposal. A cistern will be used for water supply.

Comments Received from Municipalities & Provincial AgenciesMinistry of Transportation and Infrastructure

No objections.

Fort St. John

No comments.

Charlie Lake Fire Department

No concerns; however, recommend maintaining a clear unobstructed access around the structure.

Chetwynd, Dawson Creek, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, Front Counter BC & School District 60, Northern Health, Agricultural Land Commission

No response received.

Comments Received from the Public

Public notification was completed in accordance with *Local Government Act* section 499, alerting the public and adjacent property owners that the variance was to be considered at the April 15, 2021 Regional Board Meeting. At the time of preparing the report, no comments from the public had been received. Should any be submitted prior to the April 15, 2021 Board meeting, they will be reported verbally and attached as late items to the report as an addendum to the agenda.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Development Variance Permit No. 21-002, for the property identified as PID 012-664-367, to allow a reduction in the northern interior parcel line setback from 3 m to 2.13 m.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

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

OTHER CONSIDERATION(S):

None.

Attachments:

1. Maps
2. Application
3. Referral responses from agencies
4. Director's comments
5. Draft Development Variance Permit No. 21-002