



**DEVELOPMENT VARIANCE PERMIT NO. 22-001 DVP**

Issued to: Christopher Harrison and Ina Siebert  
Address: 12293 Birch Ave  
Fort St John, BC  
V1J 4M7

1. Property affected: LOT 1 BLOCK 3 SECTION 35 TOWNSHIP 83 RANGE 19  
W6M PRD PLAN 10411  
PID: 012-680-478
2. Official Community Plan: North Peace Fringe Area Official Community Plan  
Bylaw No. 1870, 2009; High Density Residential
3. Zoning Bylaw: Peace River Regional District Zoning  
Bylaw No. 1343, 2001; R-3 Residential
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 for the property identified as PID 012-680-478, allows a reduction in the following setbacks:
  - a. From 3 metres to 2.09 metres for the southern interior side parcel line to allow for the construction of a 4.88 metre by 22.56 metre garage/addition to the home;
  - b. From 5 metres to 2.91 metres for the northern exterior side parcel line on the northeast corner of the existing home;
  - c. From 5 metres to 2.95 metres for the northern exterior side parcel line on the northwest corner of the existing home;
  - d. From 1.5 metres to 1.19 metres for the southern interior side parcel line on the southwest corner of the existing shop; and
  - e. From 1.5 metres to 1.21 metres for the southern interior side parcel line on the southeast corner of the existing shop.
6. This Development Variance Permit is subject to the following conditions:
  - a. The setback area between the addition and the southern interior side parcel line shall be kept clear of debris at all times to allow for emergency access.
7. The land described herein, shall be developed strictly in accordance with the terms, conditions and provisions of this permit and any plans and specifications attached to this Permit which shall form a part thereof.

8. This Permit is NOT a building permit.

ISSUED THIS 14th day of July, 2022.

This permit is authorized by Peace River Regional District Board Resolution No. 22-001 passed on the day of July, 14th, 2022.

Authorized Signatory

Schedule A is attached to and forms part of this Development Variance Permit.

