



REPORT

To: Chair and Directors

Report Number: DS-BRD-438

From: Development Services

Date: November 7, 2024

Subject: Development Variance Permit No. 24-010

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board authorize the issuance of Development Variance Permit No. 24-010, to vary the parcel line setbacks for the property identified as PID 012-626-210 as follows:

- a) Reduce the interior parcel line setback from 3.0 m to 2.75 m; and
- b) Reduce the rear parcel line setback from 5.0 m to 2.5m

to allow a standard size manufactured home to be placed on the property.

BACKGROUND/RATIONALE:

Proposal

The applicant is seeking to reduce the interior and rear parcel line setbacks on the subject property to allow the placement of a standard sized manufactured home.

Rationale

Staff are recommending support for this application as a manufactured home is considered a single-detached dwelling and is a permitted use within PRRD Zoning Bylaw No. 1343, 2001. The subject property and many of the adjacent properties are undersized parcels. While the applicant could construct a conventional dwelling in conformance with zoning regulations, in order to place a standard size manufactured home this variance is required.

File Details

Owner: Benjamin Kuebler
 Area: Electoral Area C
 Location: Fort St. John
 Legal: Lot J Block 2 Section 35 Township 83 Range 19 West of The Sixth Meridian Peace River District Plan 11028
 PID: 012-626-210
 Civic Address: NA
 Lot Size: 0.06 ha (0.14 ac)

Site Context

The subject property is in the northwest fringe area of the City of Fort St. John. The subject property is partially cleared of trees and is vacant of any structures. The adjoining land parcels are zoned as Residential 3 (R-3).

Official Community Plan (OCP)

Pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021, the subject property is designated Rural Residential (RR). Land within this designation should be used for residential housing. Therefore, the proposal is consistent with the Official Community Plan.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1343, 2001, the subject property is zoned Residential 3 (R-3). Land within this zone may be used for residential and agriculture. The minimum parcel size is 0.9 ha (2.2 ac). The parcel is existing-undersized; however, no subdivision is proposed.

Setbacks - The required interior parcel line setback is 3.0 m and the required rear parcel line setback is 5.0 m. The applicant seeks to place the manufactured home 2.75 m from the interior parcel line and 2.5 m from the rear parcel line. This encroaches on the interior parcel line setback by 0.25 m and the rear setback by 2.5 m.

Therefore, the proposal is not consistent with the zoning bylaw and this Development Variance Permit is required for the applicant to place a manufactured home on the subject property.

Impact Analysis

Context

There is no anticipated changes to traffic or personnel on the subject property.

Population & Traffic

An increase to population and traffic is anticipated as the property will transition from being vacant to having a residential dwelling.

Sewage & Water

A 2000-gallon septic holding tank will be used and will be emptied by vac truck. A 3000-gallon water cistern will be used and water will be delivered by truck.

Site Features

Land

The property is mainly cleared of trees.

Structures

Webmap imagery shows a residential dwelling encroaching on the property to the north, however the residence has been demolished and the property is currently vacant.

Access

The property is accessed from Maple Street on the east side of the parcel.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 2_c. Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. Subclass C denotes undesirable soils structure and/or low permeability.

Comments & Considerations

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 at this time because no new residential lots are proposed.

Comments Received from Municipalities & Provincial Agencies

PRRD GIS

No concerns.

PRRD Bylaw Enforcement

Interests unaffected.

Ministry of Transportation & Infrastructure

See attached.

Agricultural Land Commission

No comments.

Charlie Lake Fire Department

Interests unaffected.

Ministry of Agriculture & Food

See attached.

BC Hydro

BC Hydro has no objection in principle to the proposed property setbacks at Lot J Maple Ridge Road, Fort St. John (vacant land), as BC Hydro's work do not physically cross the property referenced above, but are adjacent to, within road allowance.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

Not Applicable to Strategic Plan

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Maps, PRRD File No. 24-010 DVP
2. Application, PRRD File No. 24-010 DVP
3. Comments Received from Municipalities & Provincial Agencies, PRRD File No. 24-010 DVP