



REPORT

To: Chair and Directors

Report Number: DS-BRD-449

From: Development Services

Date: January 9, 2025

Subject: Development Variance Permit No. 24-011

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board respectfully refuse to issue Development Variance Permit No. 24-011 to increase the maximum accessory building aggregate floor area from 232 m² to 301 m² on the property identified as PID: 007-678-789, as the proposal is not consistent with zoning.

BACKGROUND/RATIONALE:

Proposal

The applicant would like to increase the maximum accessory building floor area for their property from 232 m² (2,496 ft²) to 301 m² (3,240 ft²), an increase of 69 m² (744 ft²) or 30%. This increase is to accommodate a 4.3m x 18m (14' x 60') lean-to attached to a 12m x 18m (40' x 60') shop.

Rationale

Refusal is being recommended as this proposal is a 30% increase to the maximum accessory building floor area as set out in PRRD Zoning Bylaw 1343, 2001.

File Details

Owner: Dana Wilfur
Area: Electoral Area E
Location: Chetwynd
Legal: Lot 3 District Lot 1907 Peace River District Plan 24967
PID: 007-678-789
Civic Address: 6047 Westall Subdivision
Lot Size: 1.95 ha (4.82 ac)

Site Context

The subject property is on the southwest outskirts of the District of Chetwynd, roughly 1 km from the District's border. The property is just off Highway 97S and all the surrounding parcels are zoned residential.

Official Community Plan (OCP)

Pursuant to the West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018, the subject property is designated Settlement (S). Land within this designation should be used for a full mix of land uses to allow for rural communities with opportunities to live, work, and play.

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 4 (R-4). Land within this zone may be used for dwelling units, agriculture, and market garden. The minimum parcel size is 1.8 ha (4.5 ac). The proposed use does not comply with the zoning bylaw because it exceeds the maximum accessory building floor area. Therefore, a variance is required.

Impact Analysis

Context

The proposed use is consistent with the surrounding land uses.

Population & Traffic

No change is anticipated.

Sewage & Water

The applicant will be using a septic gravity system approved by northern health. The applicant will be installing a cistern.

Site Features

Land

The property is completely treed. The applicant intends to clear an area for construction of the house and shop at a later date.

Structures

There are currently no structures on the property. The applicant intends to build their residence and shop concurrently.

Agricultural Land Reserve

The property is not within the Agricultural Land Reserve.

Access

The property is proposed to be accessed from Westall Subdivision road.

Comments & Considerations

Fire Protection Area

The subject property is within the Chetwynd 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.

Comments Received from Municipalities & Provincial Agencies

Ministry of Transportation & Infrastructure

Interests unaffected.

PRRD GIS

Interests unaffected.

PRRD Bylaw Enforcement

Interests unaffected. No principal use has been established yet. Construction of this shop must not occur before the dwelling (even if DVP is refused). Any future use of the shop must either be strictly personal or comply with the Home-Based Business Regulations.

PRRD Building Inspection

Interests unaffected.

Archaeology Branch

According to Provincial records, there are no known archaeological sites recorded on the subject property. However, archaeological potential modelling for the area indicates there is high potential for previously unidentified archaeological sites to exist on the property. Archaeological potential modelling is compiled using existing knowledge about archaeological sites, past indigenous land use, and environmental variables. Models are a tool to help predict the presence of archaeological sites and their results may be refined through further assessment.

BC Hydro

BC Hydro has no objection in principle to the Development Variance Permit application.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- Not Applicable to Strategic Plan

Attachments:

1. Maps, PRRD File No. 24-011 DVP
2. Application, PRRD File No. 24-011 DVP