



## PEACE RIVER REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT NO. 24-012

- Issued to: Shawn & Mary-Beth Roste
- Address: 10205 271 Road  
Fort St. John
- 1) Property affected: Lot 1 Block 1 Section 3 Township 84 Range 19 West Of The 6<sup>th</sup> Meridian Peace River District Plan 12243
- PID: 012-355-267
- 2) Official Community Plan: North Peace Fringe Area OCP Bylaw No. 2460, 2021  
Designation: Rural Residential (RR)
- 3) Zoning Bylaw: 1343, 2001  
Zone: R-3 (Residential 3 Zone)
- 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 authorizes:
- a. an increase of the maximum accessory building floor area by  $\pm 125 \text{ m}^2$ , from  $187 \text{ m}^2$  to  $\pm 312 \text{ m}^2$  (a  $\pm 66.8\%$  increase);
- to accommodate two existing 5 m (17 ft) wide lean-to additions on an existing  $156 \text{ m}^2$  ( $1679 \text{ ft}^2$ ) shop, bringing the total shop size to  $\pm 312 \text{ m}^2$  as shown in Schedule A, which is attached to and forms part of this permit.
- 6) This development permit is subject to the following conditions;
- a. That a surveyed site plan shall be provided in accordance with the Schedule A attached to and forming part of this permit, at the building permit stage.
- 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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.



This permit is authorized by Peace River Regional District Board Resolution No. RD/\_\_/\_\_/\_\_ passed on the 20th day of March, 2025.

AUTHORIZED SIGNATORY

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PEACE RIVER REGIONAL DISTRICT

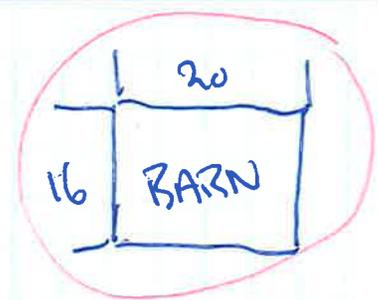
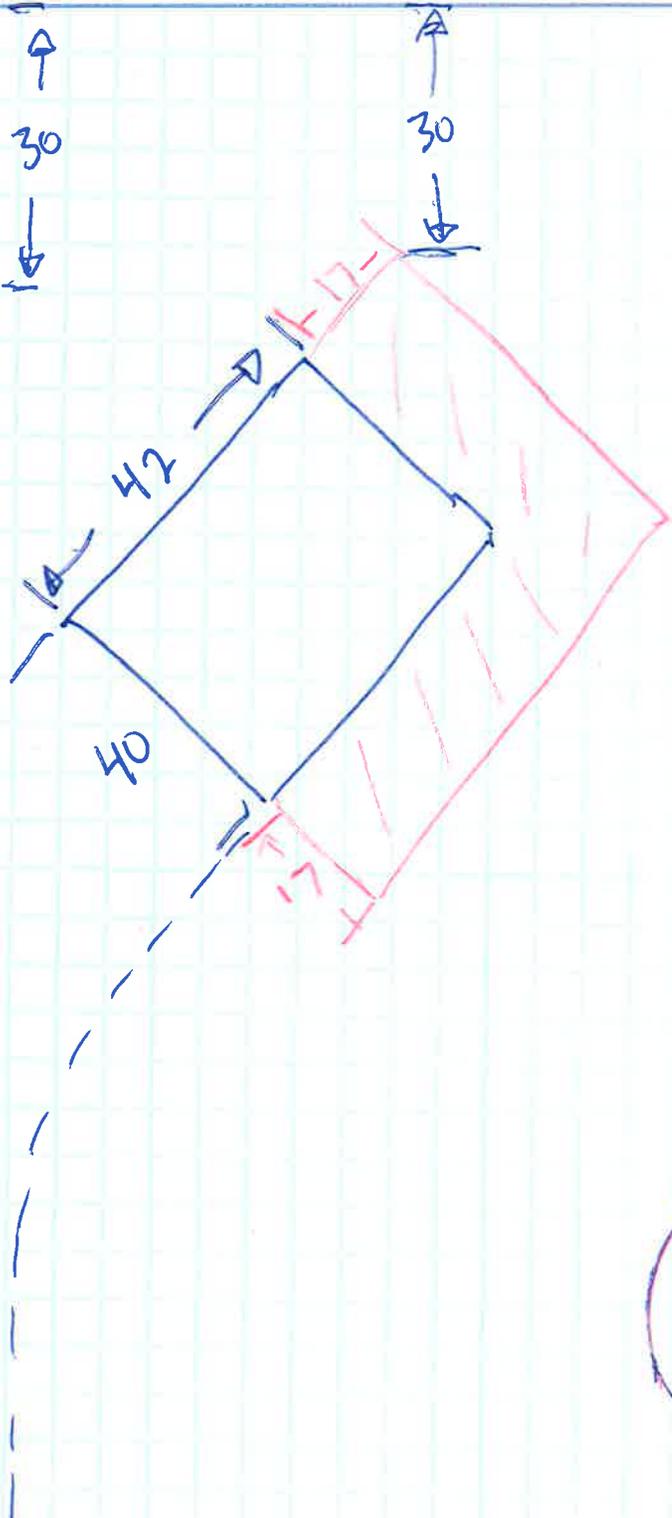
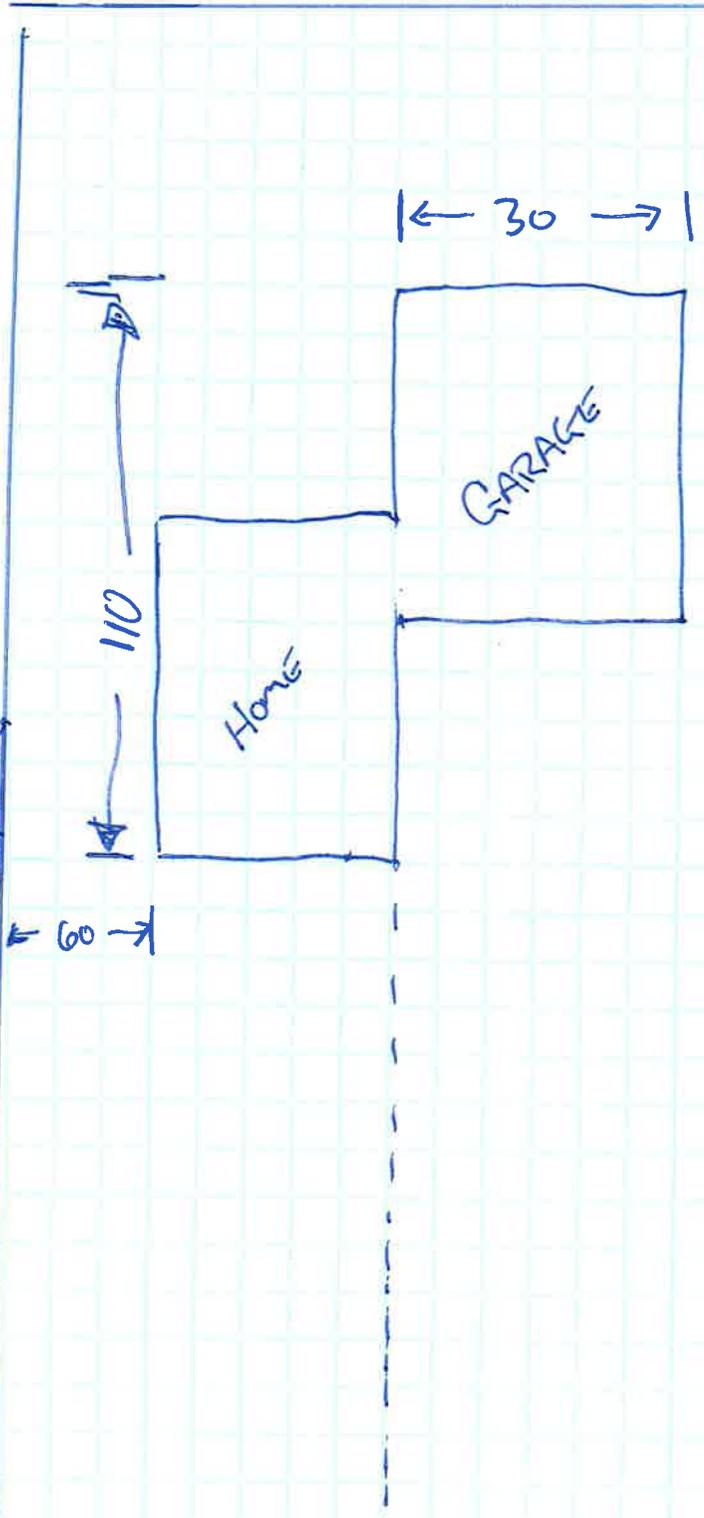
## **SCHEDULE "A"**

Development Variance Permit

No. 24-012

diverse. vast. abundant.

271 Rd



PERMIT TO REMOVE



BLUEBERRY

HICKORY Rd