



REPORT

To: Chair and Directors

Report Number: DS-BRD-118

From: Shawn Dahlen, Chief Administrative Officer

Date: February 25, 2021

Subject: Development Variance Permit, PRRD File No. 21-001 DVP

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board authorize Development Variance Permit No. 21-001, to increase the maximum allowable accessory building floor area from 300 m² to ±500 m² for the property identified as PID 029-879-965,

BACKGROUND/RATIONALE:

Proposal

The applicant would like to increase the maximum allowable accessory building floor area on the subject property from 300 m² to ±500 m² for the purpose of performing maintenance on his vehicles for his trucking business.

File Details

Owners: Hermann Dick and Christine Dick
Area: Electoral Area C
Location: Charlie Lake
Legal: Lot 1 Section 35 Township 84 Range 20 W6M Peace River District Plan EPP62555
PID: 029-879-965
Civic Address: 13759 281 Rd
Lot Size: 8.14 ha (20.11 ac)

Site Context

The subject property is situated along Highway 97, approximately 20 km northwest of the City of Fort St. John. Residential uses surround the property to the north, west, east, and south. The land to the north and west of the subject property is within the ALR.

Site Features

Land

Based on the aerial imagery, the subject property is cleared with a tree buffer on the northern edge fronting Highway 97.

Structures

The subject property has a mobile home, where the applicant currently resides.

Access

The subject property is accessed via 281 Rd.

Comments & ObservationsApplicant

The applicant is seeking approval to increase the maximum allowable accessory building floor area on the subject property to perform maintenance on his two trucks, pickup, and skid steer for his trucking business. The applicant currently rents a smaller shop which is not adequate to perform maintenance on his vehicles.

Agricultural Land Reserve (ALR)

The subject property is outside 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 Residential (MDR). The principal uses within this designation will generally be limited to residential and home based businesses. The NPFA OCP does not address accessory building floor areas.

Land Use Zoning

Pursuant to the PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned R-4 (Residential 4 Zone). Section 13.2 states that the aggregate floor area of all accessory buildings for a parcel size greater than 4 ha (10 ac) is 300 m². Therefore, the applicant is requesting for an increase in the allowable accessory building floor area from 300m² to ± 500 m².

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 Areas

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 Area

The subject property is within the School District 60 School Site Acquisition Charge Area. However, the charge is not applicable as no new residential lots or dwellings are proposed.

Impact AnalysisContext

The subject property is separated from ALR land in the north by Highway 97 and to the west by 281 Rd. There are existing residences neighboring the subject property to the east and the south, however they are buffered by trees.

Population & Traffic

There are no anticipated impacts to population. The proposed structure will increase the number of vehicles on the property as the vehicles are used by the applicant for his business. Overall traffic is not anticipated to increase.

Sewage & Water

A lagoon is used for sewage disposal. Water is supplied via a water well on the property. Bottled water is used for drinking.

Comments Received from Municipalities & Provincial Agencies**Ministry of Transportation and Infrastructure**

All access to the property must be via 281 Road. The applicant is required to apply for an access permit (residential & agricultural).

Agricultural Land Commission

No objections to the proposal.

Fort St. John

No objections to the proposal.

Charlie Lake Fire Department

The Fire Department has no concerns with the proposal, however, recommends maintaining a clear unobstructed access around the structure.

Northern Health

No objections to the proposal. The applicant must apply and obtain permit(s) for Drinking Water System(s) for the building if the building is used for the purpose of supplying water and / or preparing food to sell for the public.

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

No response received.

Comments Received from the Public

Public notification was completed in accordance with *Local Government Act* section 499. The notices indicated that the DVP was to be considered at the February 25, 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 February 25, 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. 21-001 DVP, for the property identified as PID 029-879-965, to increase the maximum accessory building floor area from 300 m² to ±500 m² within PRRD Zoning Bylaw No. 1343, 2001.
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):

The applicant is in the process of applying to MOTI for the required access permit.

Attachments:

1. Maps
2. Application
3. Referral responses from agencies
4. Director's comments
5. Draft Development Variance Permit No. 21-001