



PEACE RIVER REGIONAL DISTRICT

Dawson Creek
PO box 810
Dawson Creek, BC
V1G 4H8

P:(250)784-3200
E:prrd.dc@prrd.bc.ca

Fort St John
9505 100th Street
Fort St John, BC
V1J 4N4

P:(250)785-8084
E:prrd.fsj@prrd.bc.ca

For Office Use:

Receipt # _____

Date Received _____

File No. _____

Sign Issued: Yes ☐ No ☐ N/A ☐

Application for Development

1. TYPE OF APPLICATION

	FEE
☐ Official Community Plan Bylaw Amendment*	\$ 1,500.00
☐ Zoning Bylaw Amendment* #	\$ 1,000.00
☐ Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 2,000.00
☐ Temporary Use Permit**	\$ 750.00
☐ Temporary Use Permit Renewal	\$ 350.00
☐ Development Permit #	\$ 250.00
☐ Development Permit Amendment #	\$ 200.00
☒ Development Variance Permit	\$ 500.00
☐ Liquor Licence Referral Application	\$ 150.00

* Sign is required for this application type.

Contaminated Site Declaration Form required for this application type.

☐ Exclusion from the Agricultural Land Reserve \$ 1,500.00

(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)

2. PLEASE PRINT

Property Owner's Name Christian & Patricia Willson	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent
City/Town/Village: Fort St John	City/Town/Village:
Postal Code: [REDACTED]	Postal Code:
Telephone Number: [REDACTED]	Telephone Number:
E-mail: [REDACTED]	E-mail:

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

3. PROPERTY DESCRIPTION

Please list the full Legal Description and PID of **each property** under application

Legal Description	PID	Area of Each Lot
Lot2, Plan BCP26829, Sec 7,TWN 84, Rg18,W6M	026-873-923	2.15/5.4 ha./acres
		ha./acres
		ha./acres
		TOTAL AREA
		2.15/5.4 ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: 8937 Jones Sub

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your application type:

☐ Official Community Plan (OCP) Bylaw amendment:

Proposed Land Use: _____

☐ Zoning Bylaw amendment:

Proposed Land Use: _____

☒ **Development** Variance Permit – describe proposed variance request:

Proposal is described in attached material.

☐ Temporary Use Permit or Temporary Use Permit Renewal – describe proposed use:

☐ Development Permit or Development Permit Amendment

☐ Liquor Licence Referral Application

6. Describe the existing uses and buildings on the subject property:

7. **Describe your proposal.** Attach a separate sheet if necessary:

8. **Describe the landscaping** being proposed on the property:

9. **Reasons and comments in support** of the application. Attach a separate sheet if necessary:

10. Describe the proposed and/or existing means of sewage disposal for the property:

11. Describe the proposed and/or existing means of water supply for the property:

THE FOLLOWING INFORMATION IS REQUIRED FOR ALL APPLICATIONS:

14. Proof of ownership of the subject property or properties dated no more than thirty (30) days prior to the date of application. (For example: State of Title Certificate, BC Land Title Office Property Title Search, Corporate Registry Search, or recent Property Tax Notice.)
15. A Sketch Plan of the subject property or properties, showing the following:
 - (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions, and area of any proposed lots (if subdivision is being proposed);
 - (c) the location and size of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location and size of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source;
 - (g) the location and dimensions of all accesses and egresses to the property including driveways;
 - (h) any existing landscaping or vegetation;
 - (i) any existing landscaping or vegetation to be removed; and
 - (j) any new landscaping or vegetation proposed.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a survey plan prepared by a British Columbia Land Surveyor may be required.

Security

Security may be required for the following application types as per the Development Approval Procedures Bylaw No. 2558, 2024:

- Temporary Use Permit; and
- Development Permit.

Public Notice Signs – Development Approval Procedures Bylaw No. 2558, 2024

- 8.2** A Public Notice sign shall be posted on the subject property for any parcel that is subject to an application for:
- a) Amendment to an Official Community Plan and/or Zoning Bylaw;
 - b) Temporary Use Permit; or
 - c) Exclusion from Agricultural Land Reserve, in compliance with the Agriculture Land Commission Act and Regulations.
- 8.3** Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the application.
- 8.4** Any additional notification costs incurred by the Regional District, as a result of the Applicant failing to post the required sign, shall be payable by the Applicant prior to advertising of the Public Hearing or delivery of public notifications.
- 8.5** All Public Notice signs must:
- a) Be placed to maximize its visibility to those travelling along the main highway by which the property is accessed;
 - b) Be erected on the property a minimum of fourteen (14) days prior to the Board considering the application, and the Applicant must submit to the Regional District a photograph clearly showing the sign posted on the property in accordance with this bylaw;
 - c) Be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway;
 - d) Be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
 - e) Remain in place continuously until the application has been closed; and f) Applicants are encouraged to dispose of the signs by recycling them.

Peace River Regional District – Electoral Area C

Variance Application – Supporting Statement

Question 7: Describe your proposal.

We are proposing to construct a 2,400-square-foot heated shop for the storage and protection of our personal vehicles, recreational equipment, and property. The proposed shop will be used to house our boat, trucks, tractor, lawn tractor, and other personal vehicles and equipment.

There is also an existing 324-square-foot storage shed on the property, which is used for cold storage of recreational equipment, including snowmobiles, dirt bikes, a quad, and our personal vehicle tires, including both summer and winter sets.

In addition to the proposed shop, we are proposing a 720-square-foot attached lean-to. The lean-to will have no exterior walls and will have a gravel floor. Its purpose is to provide covered storage for our holiday trailer and protect it from prolonged exposure to rain, snow, ice, and other weather conditions.

The combined floor areas of the proposed shop, existing storage shed, and proposed lean-to are 3,444 square feet. The applicable allowance for accessory structures separate from the residence is 2,496 square feet. Accordingly, we are requesting a variance of 948 square feet.

The additional space is intended solely to provide reasonable storage for our personal vehicles, recreational equipment, and property. There is no proposal for commercial, industrial, rental, or other business use of these structures.

Question 8: Describe the landscaping being proposed for the property.

The landscaping will be designed to work with the existing natural contours of the property rather than substantially altering the existing grade.

The driveway and the areas surrounding the shop, as well as the area beneath the proposed lean-to, will be finished with gravel. The grading and placement of the gravel will be designed to allow appropriate drainage and runoff from rainfall and melting snow while minimizing the potential for standing water or drainage impacts.

The proposed landscaping and site work will be practical and consistent with the rural character of the property. We intend to maintain the natural appearance and contours of the land while ensuring that the areas around the structures remain functional, accessible, and properly drained.

Question 9: Reasons and comments in support of the application.

We respectfully request approval of the variance because the additional storage space is necessary to accommodate our personal vehicles, recreational equipment, and property in a safe and practical manner.

Our property is used for our household's personal and recreational needs. The existing 324-square-foot storage shed provides cold storage for several recreational vehicles, including snowmobiles, dirt bikes, a quad, and our seasonal sets of vehicle tires. The proposed 2,400-square-foot heated shop will provide enclosed storage for our boat, trucks, tractor, lawn tractor, and other personal vehicles and equipment.

The proposed 720-square-foot lean-to serves a different but complementary purpose. It is intended to provide covered, open-sided protection for our holiday trailer. Keeping the trailer under cover will help protect it from snow, ice, rain, and other weather conditions and will allow it to be stored on our property rather than exposed to the elements.

We recognize that the proposed development exceeds the permitted floor area for accessory structures and are therefore requesting a variance of 948 square feet. We believe the requested variance is reasonable given the intended use of the property and the nature of the proposed structures.

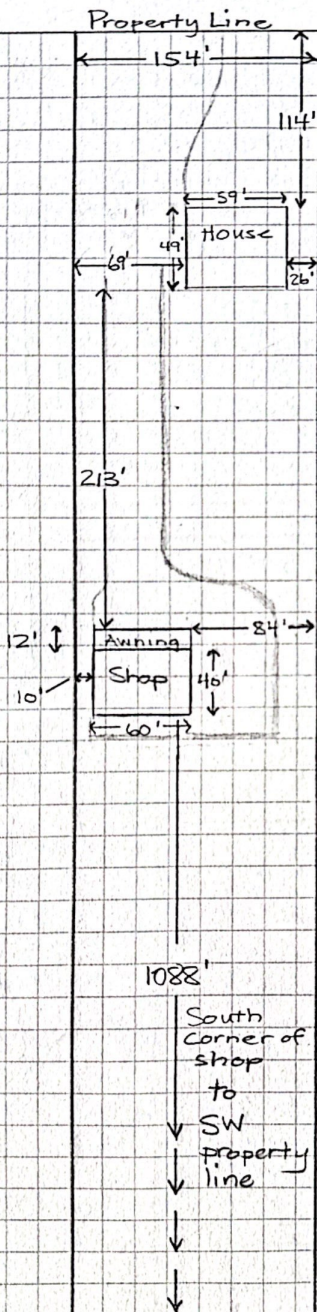
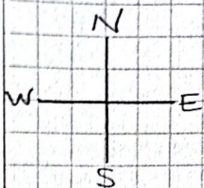
Importantly, the additional space is not being requested to establish a commercial operation or increase the intensity of development on the property. It is being requested to accommodate personal vehicles, recreational equipment, and other property that we already own and wish to keep protected from the elements and from potential theft.

The proposed lean-to is also substantially different in its physical impact from an enclosed building of the same floor area. It will have no exterior walls and will consist only of a roof structure over a gravel surface. As a result, it provides covered storage while maintaining an open character and minimizing the visual and physical impact that an additional enclosed building of the same size would have.

The site will be landscaped in a manner that follows the property's natural contours, with gravel areas designed to provide appropriate drainage for rain and melting snow. We believe this approach will maintain the rural character of the property while providing a practical and properly managed site.

We respectfully ask the Regional District to consider the specific circumstances of the property and the limited, personal nature of the proposed development when considering this variance. The additional floor area will allow us to responsibly store our vehicles, recreational equipment, and holiday trailer on our own property, while the proposed site design will address drainage and maintain the existing character of the property.

1" = 20'



Property Owners:
Christian Willson
Patricia Willson

Civic Address:
8937 Jones Subdiv
Fort St John, BC
V1J 8J5

Legal Description:
Lot 2, Plan BCP26829,
Section 7, Twn 84,
Rg 18, Mer. W6, PRLD
PID: 026-873-923