



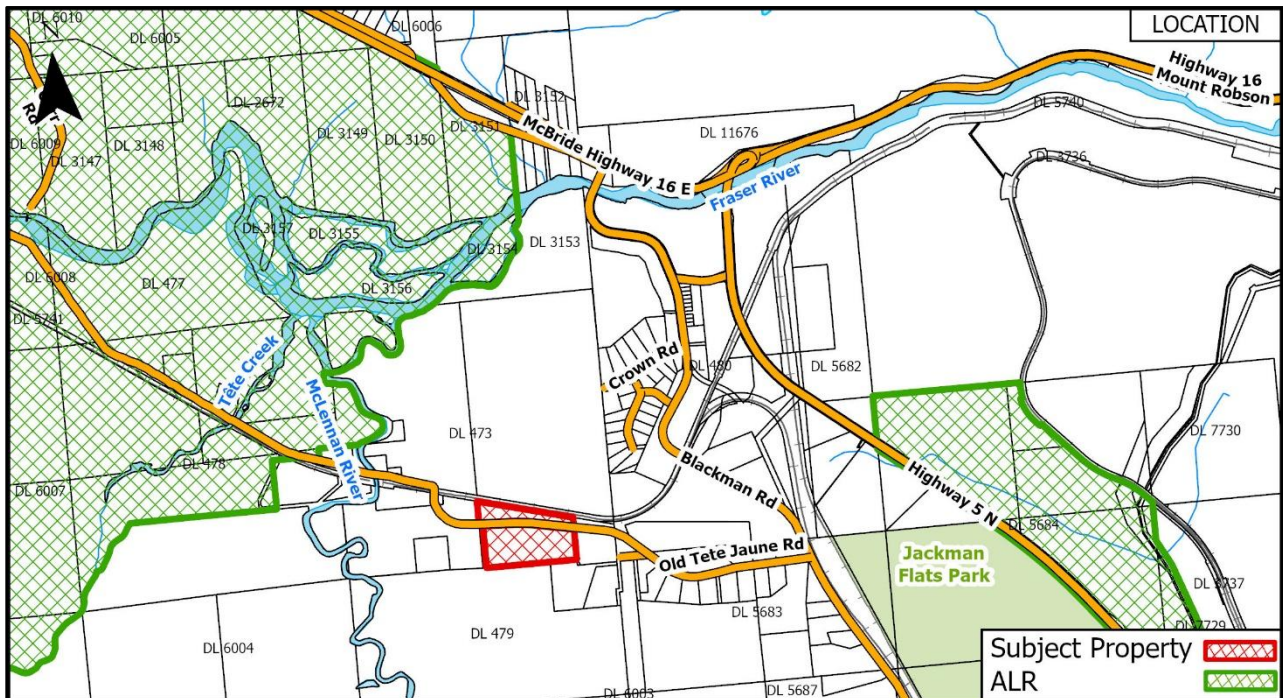
**DEVELOPMENT SERVICES REFERRAL REPORT**

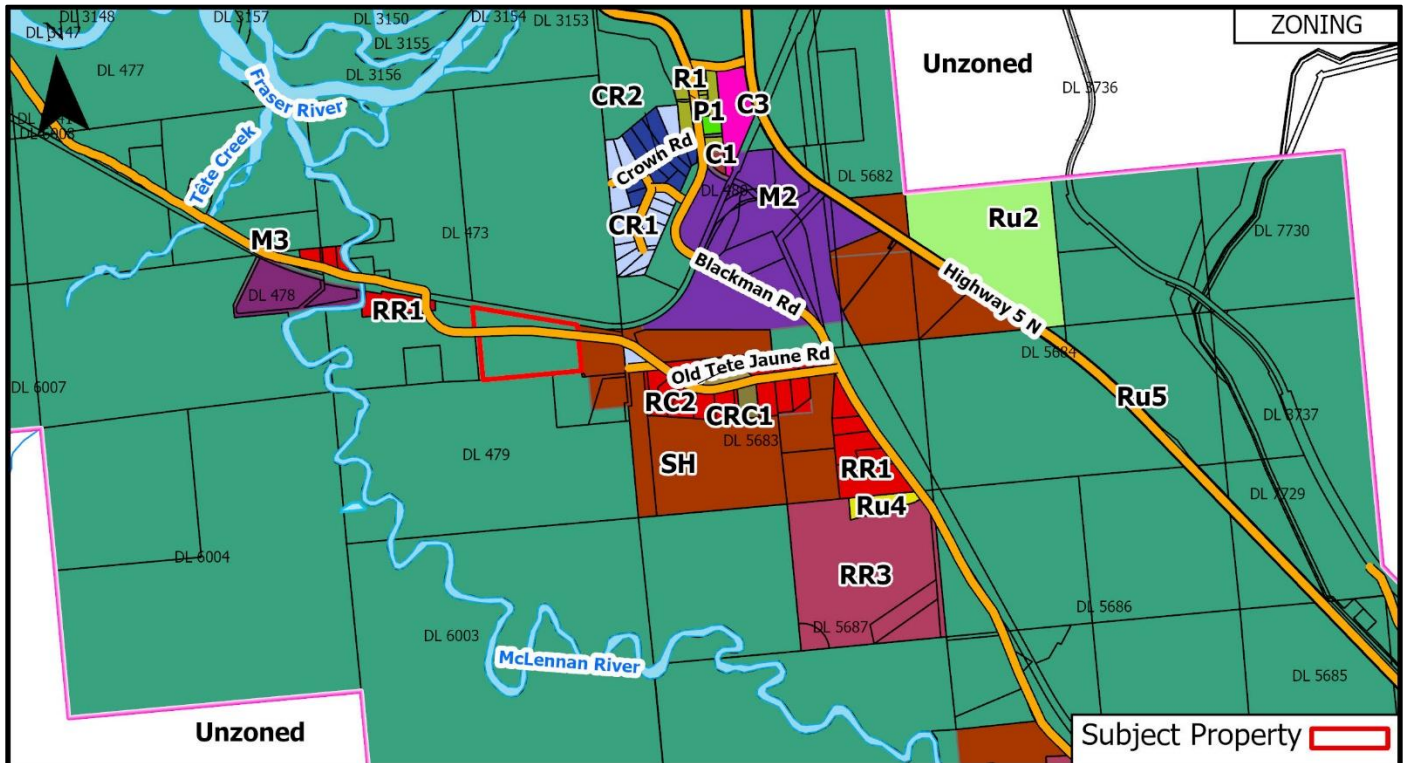
**FROM:** Daniel Burke, Planner III  
**DATE:** March 2, 2026  
**SUBJECT:** Development Variance Permit No. 1520

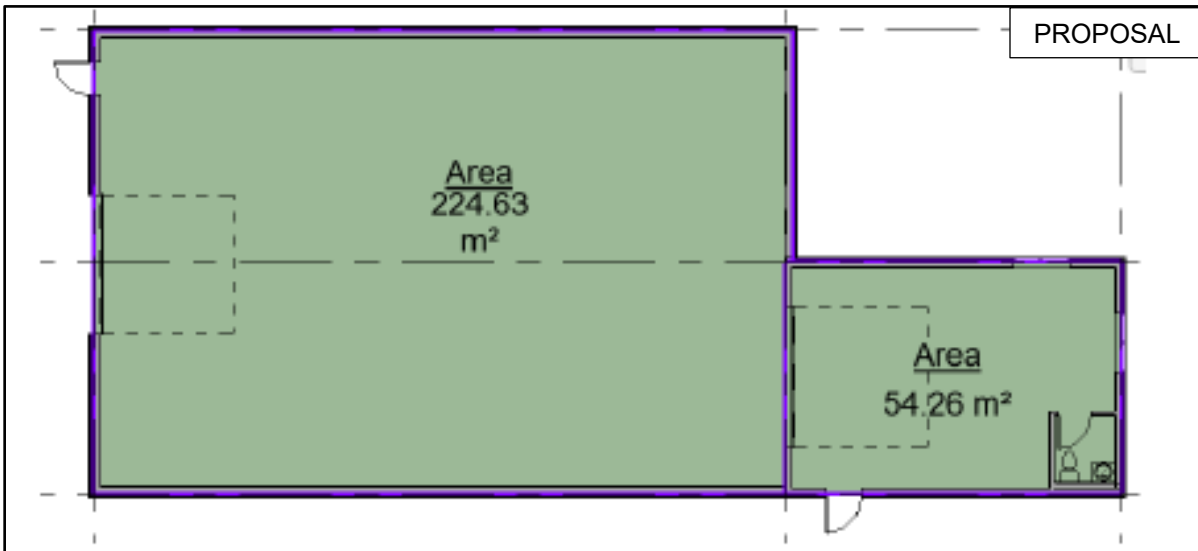
**SUMMARY OF APPLICATION:**

Location	Old Tete Jaune Rd – Electoral Area H
Legal Description and PID:	Lot A District Lot 473 Cariboo District Plan EPP140792 – 032545584 – 16.6 ha
Owner:	Andy Orr
Agent:	Adam Bouzane
Existing Land Use:	Vacant lot and treed
Application Type:	Development Variance Permit
Proposal:	<p>The property owner proposes to construct a shop (accessory use) in two phases. Phase 1 consists of building a 55 m<sup>2</sup> shop. Phase 2 involves adding a 225 m<sup>2</sup> expansion to that shop. Upon completion of both phases, the shop's total floor area will be 280 m<sup>2</sup>. The shop will be for personal storage and repair of the owner's personal equipment.</p> <p>The proposed development exceeds the Rural 5 (Ru5) zone regulation that limits the combined total floor area of one or more accessory buildings to 50 m<sup>2</sup> unless an established permit use exists on the property.</p> <p>Development Variance Permit No. 1520 proposes to increase the maximum total floor area of one or more accessory buildings without an established permitted use as laid out in Section 15.0(7)(c)(iii) of Zoning Bylaw No. 2892 from 50.0m<sup>2</sup> to 285.0m<sup>2</sup>. Administration has increased the owner's proposed maximum total floor area by 5 m<sup>2</sup> to create a buffer that can accommodate any adjustments required during the building permit review or construction phase.</p> <p>A copy of the draft Development Variance Permit No.1520 is attached to this report.</p>

**PROPERTY MAPS:**







### LAND USE PLANNING INFORMATION:

- ALR:** The subject property is not within the Agricultural Land Reserve (ALR).
- Zoning:** The subject property is zoned Rural 5 (Ru5) by Zoning Bylaw No. 2892, 2014. In the Ru5 zone, one or more accessory buildings without an established permitted use is allowed, provided it does not exceed a combined maximum total floor area of 50 m<sup>2</sup>. The owner has proposed constructing a shop in two phases with a combined total floor area of 280 m<sup>2</sup> when finished. A variance permit is required to permit the shop, as there is no established permitted use.

The proposed Development Variance Permit No. 1520 will increase the combined maximum total floor area to 285 m<sup>2</sup> for one or more accessory buildings without an established permitted use.

#### **Ru5 Setbacks:**

With the exception of a fence, or unless specified elsewhere in this Bylaw, a building or structure is not to be located closer than:

- (i) 7.5 m from a front lot line;
- (ii) 5.0 m from a rear lot line; and
- (iii) 5.0 m from a side lot line.

- Other:** The property is accessed from Old Tete Jaune Road.  
The property is within the following service areas:

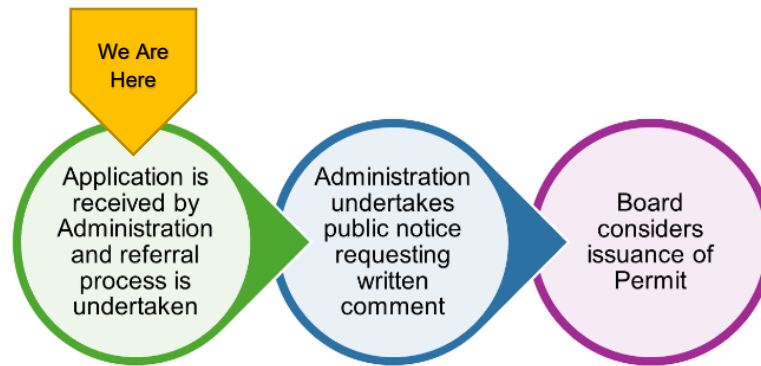
- Tete Jaune Community Hall
- Robson Valley Ice Arena
- Tet Jaune Community Cemetery
- Canoe Valley Recreation Centre

- Future RDFFG Applications:** No further Regional District land use applications will be required if the variance amendment is approved. All structures over 10m<sup>2</sup> will require an RDFFG building permit.

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## APPLICATION PROCESS INFORMATION

Application Process Overview:



Referral comments would be appreciated.



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**DRAFT DEVELOPMENT VARIANCE PERMIT No. 1520**

ISSUED TO: Andy Orr

WITH RESPECT TO THE FOLLOWING LAND:

Lot A District Lot 473 Cariboo District Plan EPP140792  
PID: 032-545-584

1. This Development Variance Permit is issued pursuant to the *Local Government Act*.
2. The general purpose of this Permit is to vary the regulations for accessory buildings prior to an established permitted use.
3. This Permit specifically varies Section 15.0(7)(c)(iii) of Schedule 'A' to Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014, as amended, by increasing the combined maximum total floor area for one or more accessory buildings on the property without an established permitted use from 50.0m<sup>2</sup> to 285.0m<sup>2</sup>.
4. This Permit shall lapse if the holder of this Permit does not substantially commence work with respect to which this Permit is issued within two years after the date it is issued.
5. Accessory buildings must not be occupied as a dwelling unit or recreation cabin, in accordance with Zoning Bylaw No. 2892, 2014, as amended or replaced.
6. No indoor plumbing is to be installed in any building, and no water-borne sewage is to be generated, until such a time as the building is served by an approved water-borne sewage disposal system on the property.
7. For any earthworks necessary for the construction of any building allowed by this Permit, a geotechnical report may be required to confirm the safety of such developments for the intended use without undue risk. The report shall be prepared by a Qualified Professional registered in British Columbia with qualifications and experience in the fields of geoscience and training in geotechnical engineering and geohazard assessment.
8. This Permit does not relieve the owner or occupier from obtaining any other approvals required by the Regional District or any other jurisdiction, or from meeting any applicable regulations. Furthermore, this Permit is not a building or sewage disposal permit. The owner or occupier is responsible for verifying the location of all lot lines prior to development.
9. The land shall be developed strictly in accordance with this Permit.

[The zoning on this property at date of issuance of this Permit is Rural 5 (Ru5) pursuant to Zoning Bylaw No. 2892, 2014]

DEVELOPMENT VARIANCE PERMIT NO. 1520 ISSUED BY RESOLUTION OF THE REGIONAL DISTRICT BOARD ON THE        DAY OF        2026.

**DRAFT**

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M. Connelly, General Manager of Legislative and Corporate Services