



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 50.0m² to 285.0m².
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

M. Connelly, General Manager of Legislative and Corporate Services