



COMMUNITY AND DEVELOPMENT SERVICES REFERRAL REPORT

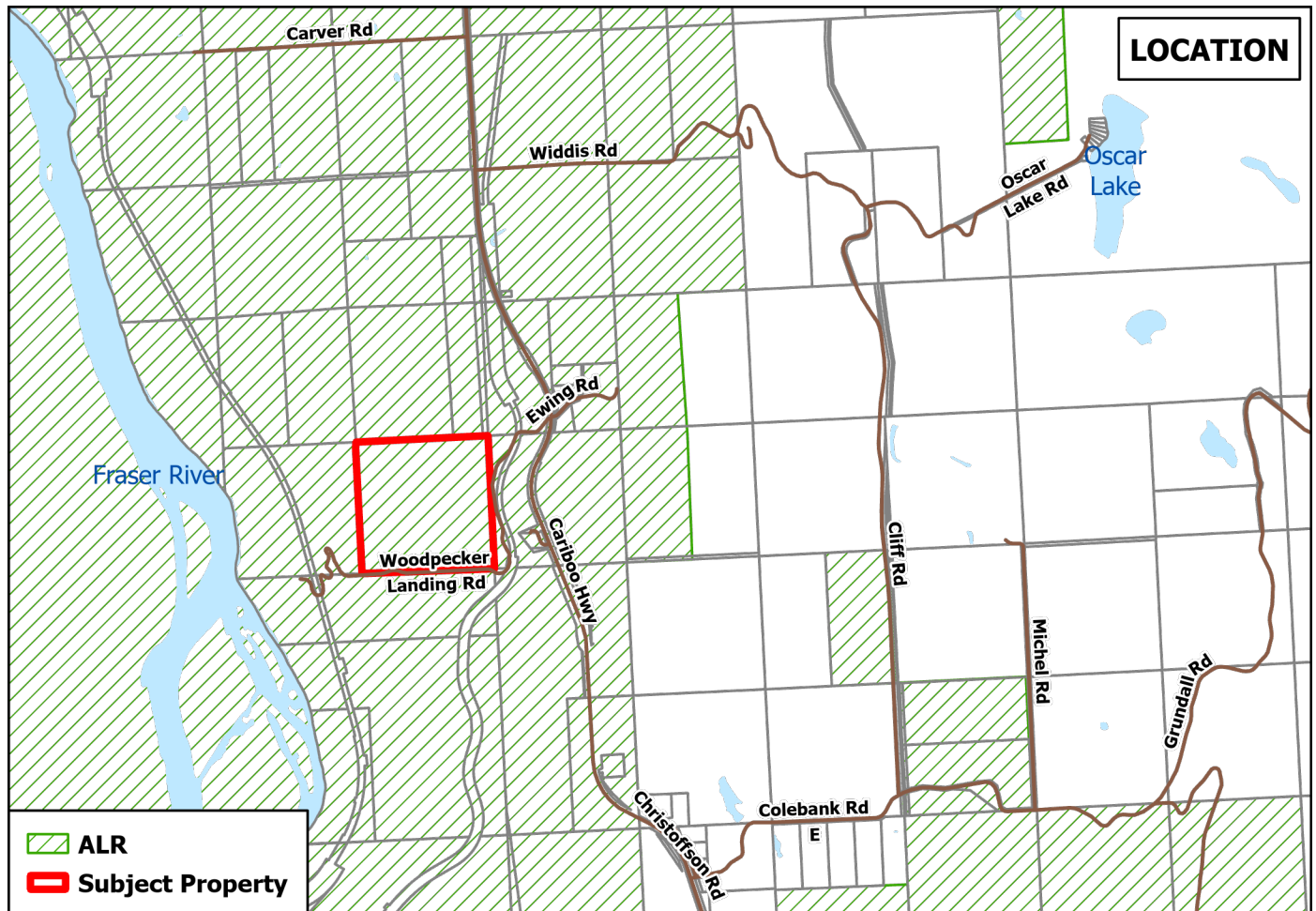
DATE: March 11, 2026

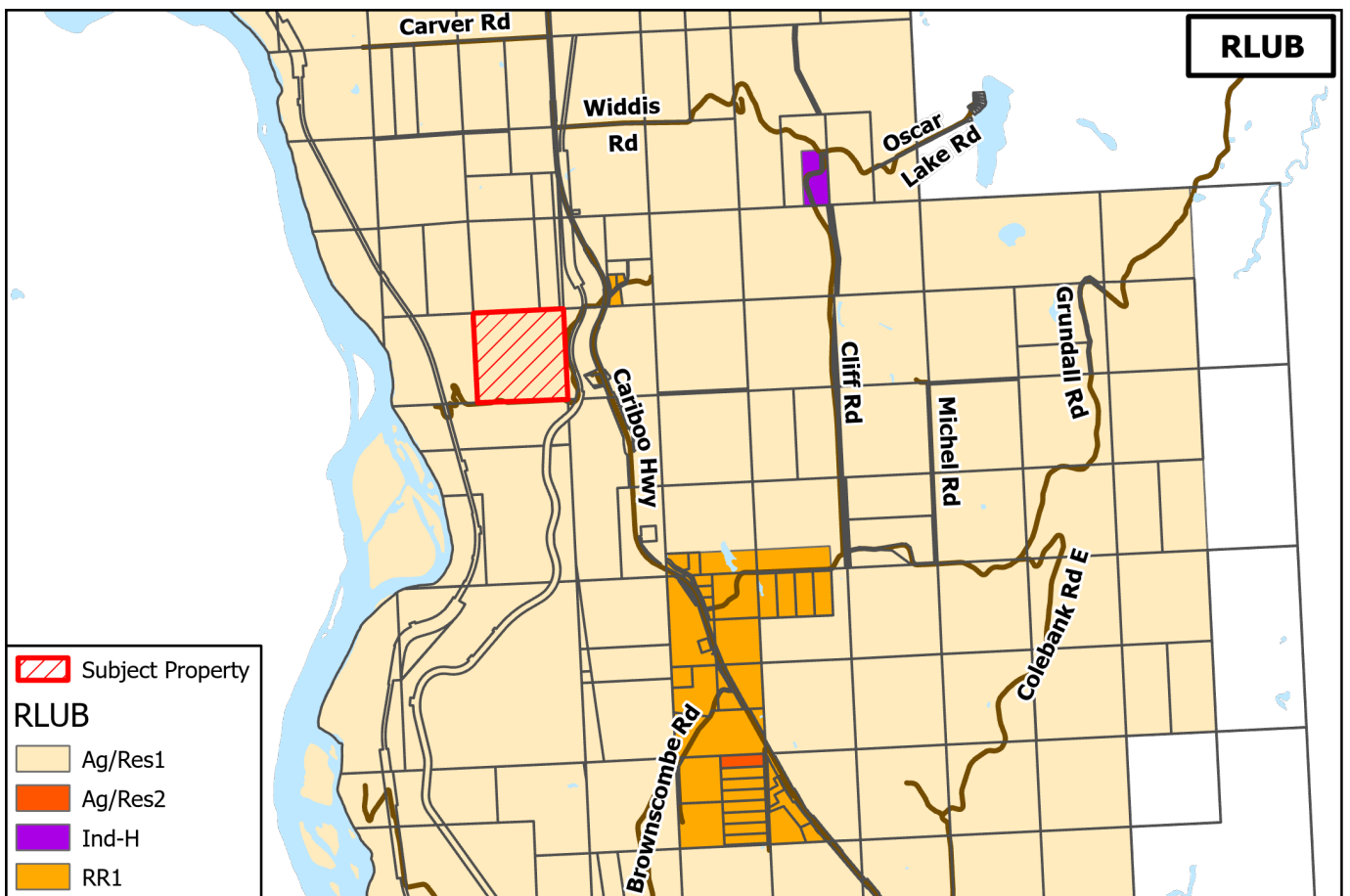
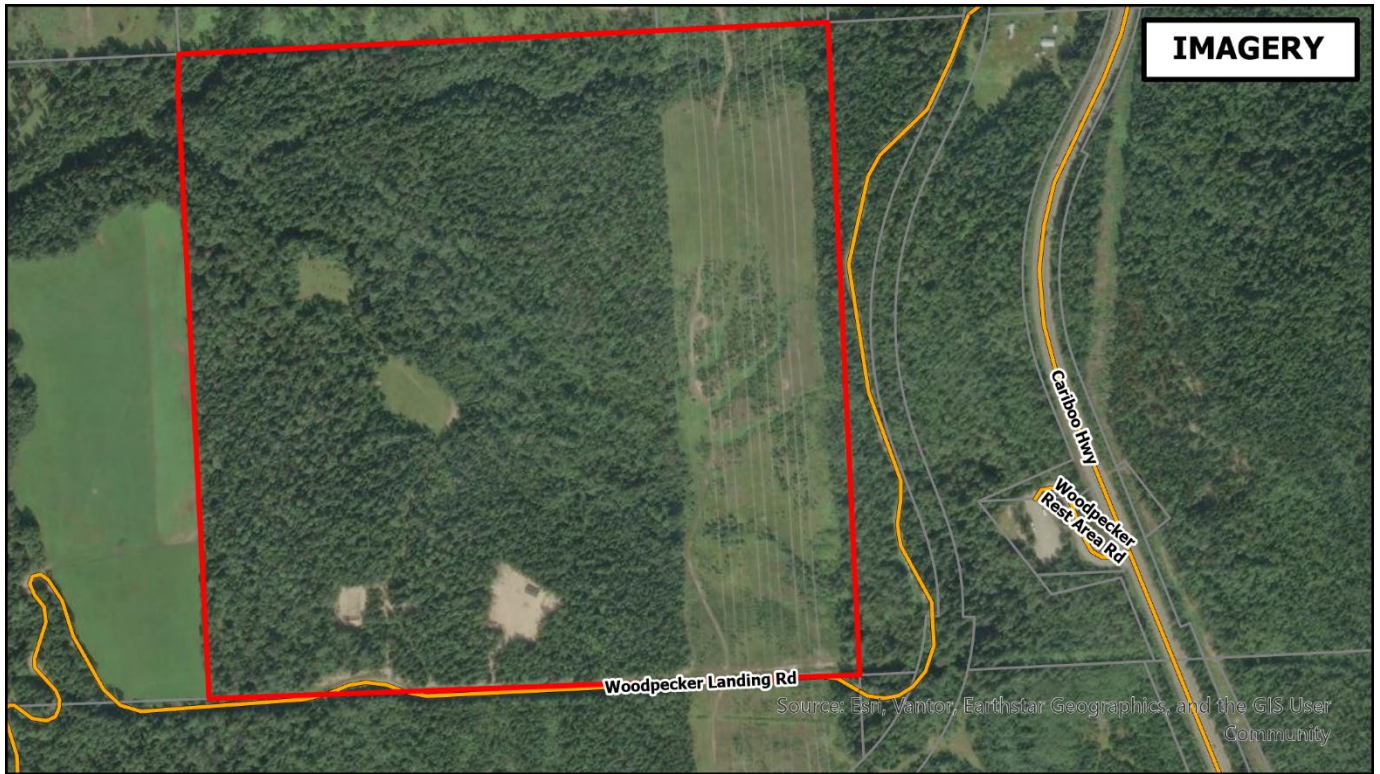
SUBJECT: Application for Development Variance Permit No. 1521

SUMMARY OF APPLICATION:

Location:	Woodpecker Landing Rd – Electoral Area E
Subject Land:	The South East ¼ of District Lot 2913 Cariboo District – PID 015155242 Size: 63.4 ha
Existing Land Use:	143 m ² accessory building (shop) for residential use.
Application Type:	Development Variance Permit
Proposal / Reason for Application:	The total floor area of accessory buildings is limited until a corresponding permitted use has been established on the property. Development Variance Permit No. 1400 was approved in 2022 to allow the construction of a 145m ² shop prior to the proposed residence. The owners have now made a second variance application to allow two lean-to additions to be constructed on either side of the existing shop for covered storage. Proposed Development Permit No. 1521 will increase the maximum accessory building total floor area to 255m ² .

PARCEL MAPS





LAND USE PLANNING INFORMATION

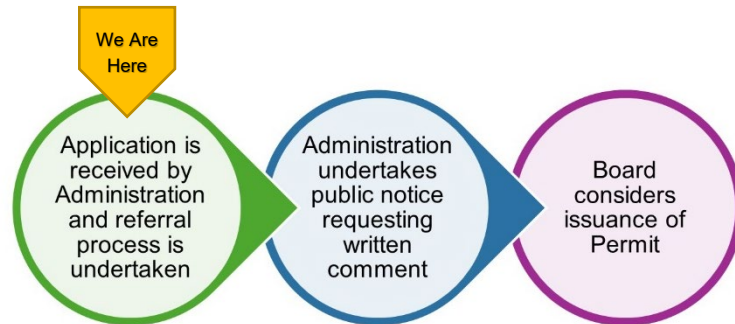
ALR: The subject land is within the Agricultural Land Reserve (ALR). A Notice of Intent to Place Fill was approved by the Agricultural Land Commission for the proposed residential development.

Rural Land Use Bylaw: The subject land is designated Agriculture Resource 1 (Ag/Res 1) by the [Hixon-Woodpecker Rural Land Use Bylaw \(RLUB\) No. 932, 1987](#). An RLUB is a bylaw that contains simplified Official Community Plan policies and zoning regulations.

A residence and residential accessory buildings are permitted uses; however, the combined total floor area of accessory buildings is limited to 50m² if they are established before the corresponding residential use. The regulations do not limit the floor area of residential accessory buildings once the corresponding residence is established.

DVP 1521: Proposed Development Variance Permit No. 1521 will vary Section 7.1.4 of Schedule A to Hixon-Woodpecker Rural Land Use Bylaw No. 932, 1987, as amended, by increasing the combined maximum total floor area of accessory buildings on a lot without an established permitted use from 50.0m² to 255.0m².

RDFFG Services: The land is not within any Regional District service areas:



Future RDFFG Applications: No other Regional District land use applications will be required if the variance is approved. A building permit is required.