



DEVELOPMENT VARIANCE PERMIT No. 1524

ISSUED TO: Regional District of Fraser-Fort George

WITH RESPECT TO THE FOLLOWING LAND:

Lot B District Lot 2497 Cariboo District Plan 6336
PID: 013-565-214

1. This Development Variance Permit is issued pursuant to the *Local Government Act*.
2. The general purpose of this Permit is to vary the minimum setback of buildings or structures from side and front lot lines. Further vary the minimum off-street parking requirements for Community Hall use.
3. This Permit specifically varies Section 73.0(6)(a)(i) of Schedule 'A' to the Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014, as amended, by decreasing the minimum front lot line setback for buildings and structures from 7.5m to 4.5m.
4. This Permit further varies Section 73.0(6)(a)(iii) of Schedule 'A' to the Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014, as amended, by decreasing the minimum side lot line setback for buildings and structures from 5.0m to 2.0m.
5. This Permit further varies Section 83.0(2) of Schedule 'A' to the Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014, as amended, by decreasing the minimum number of parking spaces required for Community Hall use from 1 per 4 persons based on the capacity of the building to 10 parking spaces.
6. 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.
7. 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.
8. 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.
9. 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.
10. The land shall be developed strictly in accordance with this Permit.

[The zoning on this property at date of issuance of this Permit is Public Development 1 (P1) pursuant to Zoning Bylaw No. 2892, 2014]

DEVELOPMENT VARIANCE PERMIT NO. 1524 ISSUED BY RESOLUTION OF THE REGIONAL DISTRICT BOARD ON THE DAY OF 2026.

M. Connelly, General Manager of Legislative and Corporate Services