



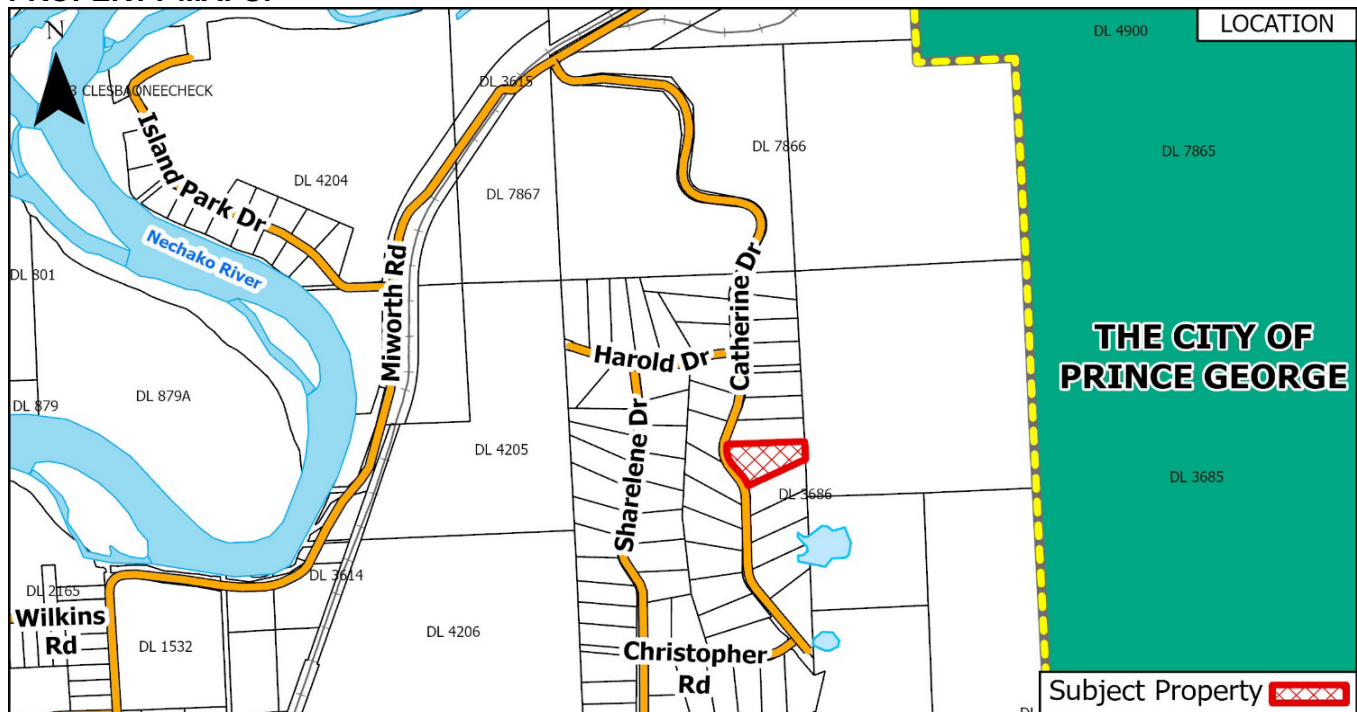
DEVELOPMENT SERVICES REFERRAL REPORT

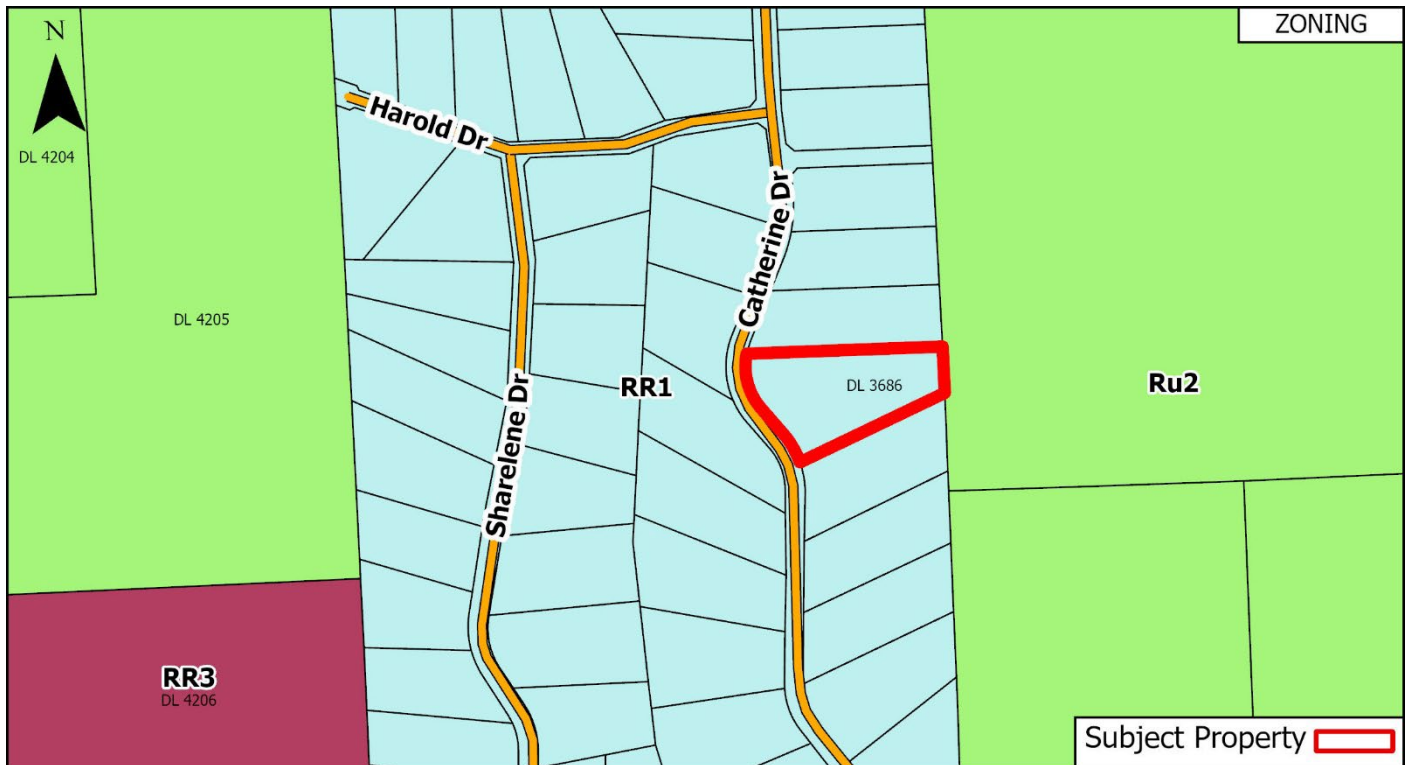
FROM: Shirlena Oudith, Agriculture Coordinator
DATE: June 18, 2026
SUBJECT: **Development Variance Permit No. 1527**

SUMMARY OF APPLICATION:

Location	2300 Catherine Dr– Electoral Area C
Legal Description: PID:	Lot 5 District Lot 3686 Cariboo District Plan 25082— 2.78 ha 007989482
Owner:	Brian Aitken & Lorraine Aitken
Existing Land Use:	Vacant lot and treed
Application Type:	Development Variance Permit (DVP)
Proposal:	<p>The property owner proposes to construct a shop (accessory use). Upon completion, the shop's total floor area will be 140.0 m². The shop will be used for personal storage of the owner's building material and equipment for the future house to be constructed.</p> <p>The proposed development exceeds the Rural Residential 1 (RR1) zone regulation that limits the combined total floor area of one or more accessory buildings to 50.0 m² unless an established permit use exists on the property.</p> <p>Development Variance Permit No. 1527 proposes to increase the maximum total floor area of one or more accessory buildings without an established permitted use as laid out in Section 18.0(7)(c)(iii) of Zoning Bylaw No. 2892 from 50.0 m² to 145.0 m². Administration has increased the owner's proposed maximum total floor area by 5 m² to create a buffer that can accommodate any adjustments required during the building permit review or construction phase.</p> <p>A letter from the applicant, site sketch and draft DVP No.1527 are attached to the 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 Residential (RR1) by Zoning Bylaw No. 2892, 2014. In the RR1 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 50.0 m². The owner has proposed constructing a shop with a combined total floor area of 140.0 m² when finished. A variance permit is required to permit the shop, as there is no established permitted use.

The proposed Development Variance Permit No. 1527 will increase the combined maximum total floor area to 145.0 m² for one or more accessory buildings without an established permitted use.

RR1 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.

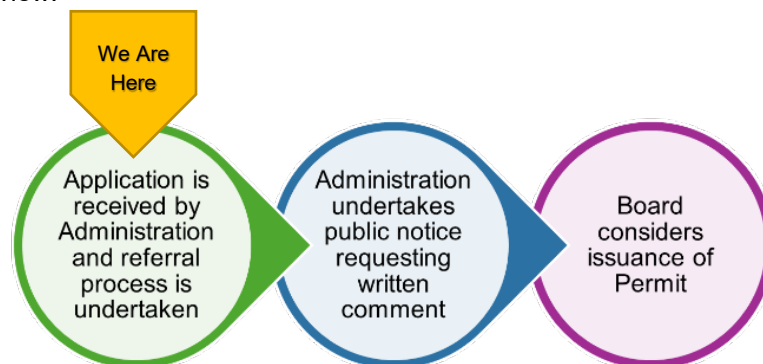
Other: The property is accessed from Catherine Drive.
The property is within the following service areas:

- Miworth Natural Gas
- Miworth Community facilities

Future RDFFG Applications: No further Regional District land use applications will be required if the variance amendment is approved. All structures over 10.0 m² will require an RDFFG building permit.

APPLICATION PROCESS INFORMATION

Application Process Overview:



Referral comments would be appreciated.