REGIONAL DISTRICT
of Fraser-Fort George

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DEVELOPMENT VARIANCE PERMIT No. 1537

ISSUED TO: Zorica Pecarski

WITH RESPECT TO THE FOLLOWING LAND:

Legal Description: Lot A District Lot 7241 Cariboo District Plan 34693
PID: 016-166-795

1. This Development Variance Permit is issued pursuant to the *Local Government Act.*

2. The general purpose of this Permit is to vary the setbacks and maximum floor area of accessory buildings and structures on a lot without an established permitted use.

3. This Permit specifically varies Section 31.0(7)(c)(iii) of Schedule 'A' to Zoning Bylaw No. 2892, 2014, as amended, by increasing the combined maximum total floor area for one or more accessory buildings on a lot without an established permitted use from 50.0 m^2 to 270.0 m^2.

4. This Permit further varies Section 31.0(6)(a)(i) of Schedule 'A' to Zoning Bylaw No. 2892, 2014, as amended, by decreasing the setback of buildings and structures from the front line from 5.0 m to 0.0 m.

5. This Permit further varies Section 31.0(6)(a)(iii) of Schedule 'A' to Zoning Bylaw No. 2892, 2014, as amended, by decreasing the setback of buildings and structures from the northeast side lot line from 2.5 m to 0.0 m.

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. 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.

9. 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.

10. 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.

11. The land shall be developed strictly in accordance with this Permit.

[The zoning on this property at date of issuance of this Permit is Residential 3 (R3) pursuant to Zoning Bylaw No. 2892, 2014]

DEVELOPMENT VARIANCE PERMIT NO. 1537 ISSUED BY RESOLUTION OF THE REGIONAL DISTRICT BOARD ON THE DAY OF ,2026.

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M. Connelly, General Manager of Legislative and Corporate Services

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