REGIONAL DISTRICT
of Fraser-Fort George

Re: Application for Development Variance Permit

Item Referred: Development Variance Permit No. 1537 & 1540
File No: DVP 7241/2234/1
General Location: 15485 & 15325 Unwin Rd – Electoral Area F
PID: 016-166-795 & 013-383-051

The Regional District of Fraser-Fort George is currently reviewing a development variance application. You are invited to provide written comments on the attached item, specifically regarding any potential impacts on your interests. We kindly request that you submit your response by the date indicated below. If no response is received within that timeframe, we will assume that your interests are unaffected.

If you determine that your interests are not affected, no further action is required. If you do have concerns, please outline them in writing and identify any conditions that may address those concerns. Where applicable, please reference any relevant legislation, regulations, or official policies that should guide our review of this matter.

All responses will be forwarded to the Regional District Board of Directors for consideration and will form part of the public record.

Please submit your written comments via email or mail by: **November 20, 2026**

Development Services - Planning
Regional District of Fraser-Fort George
155 George St
Prince George BC V2L 1P8
Email: developmentservices@rdffg.bc.ca
Phone: 250-960-4400

Sincerely,

Shirlena Oudith

Shirlena Oudith
Agriculture Coordinator

REGIONAL DISTRICT
of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: 250-960-4400 / Fax: 250-562-8676
Toll Free: 1-800-667-1959 / http://www.rdffg.ca

COMMUNITY AND DEVELOPMENT SERVICES REFERRAL REPORT

FROM: Shirlena Oudith, Agriculture Coordinator

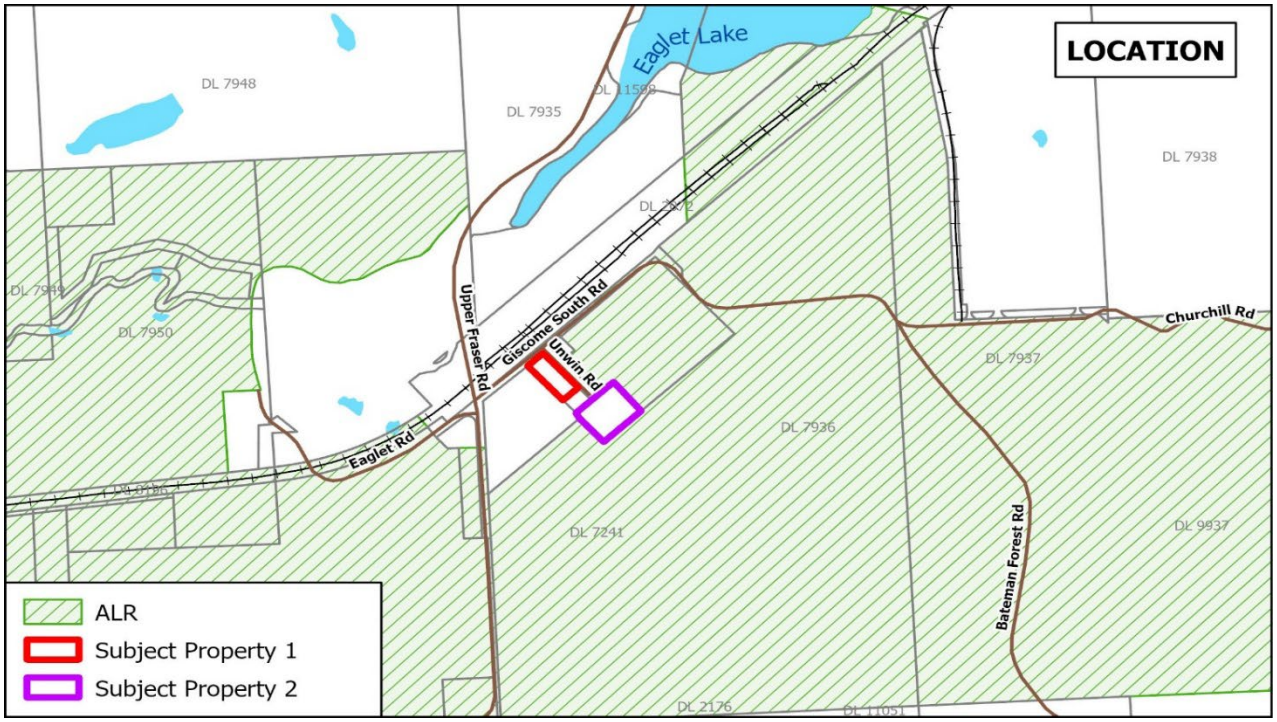
DATE: October 19, 2026

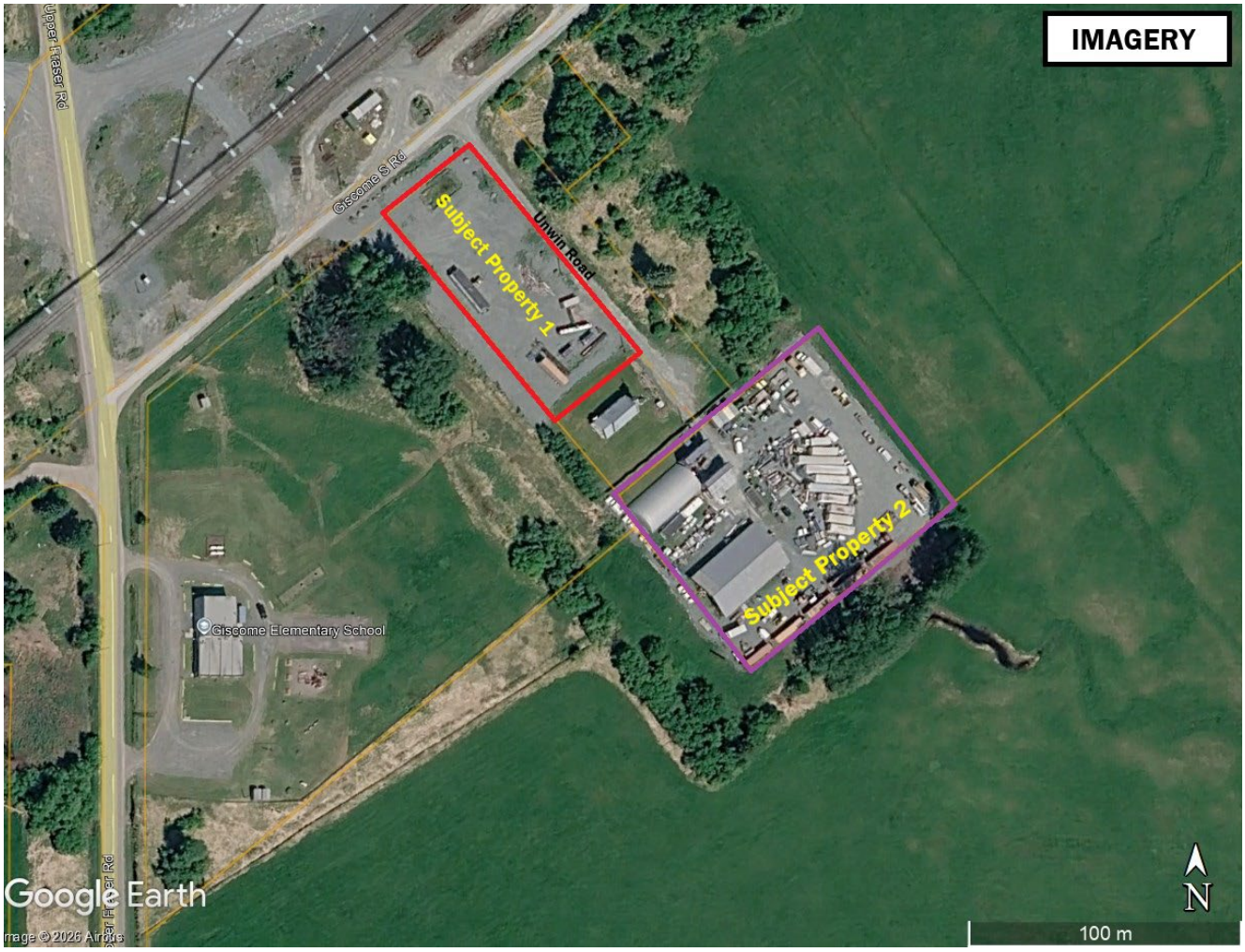
SUBJECT: Development Variance Permit No. 1537 & 1540

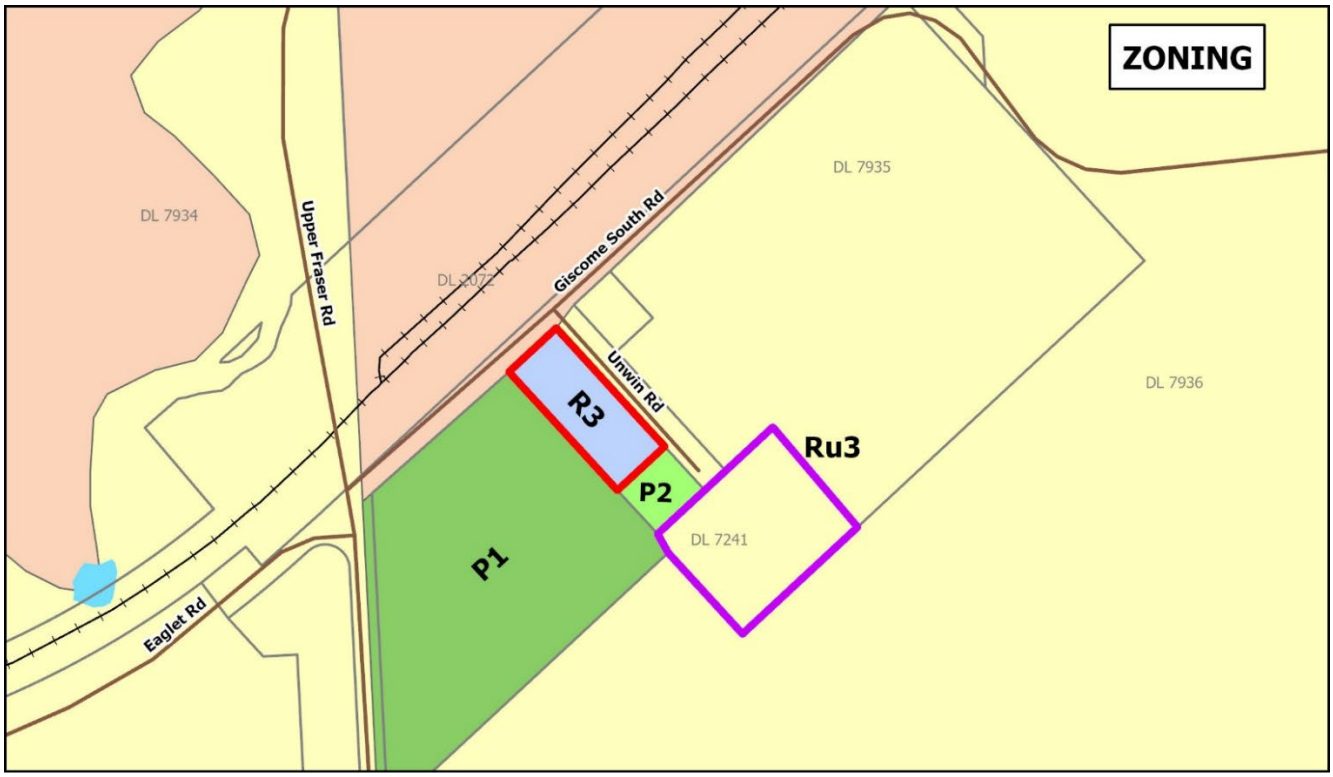
SUMMARY OF APPLICATION:

	Subject Property 1	Subject Property 2
Location:	15485 Unwin Rd – Electoral Area F	15325 Unwin Rd – Electoral Area F
Legal Description: PID:	Lot A District Lot 7241 Cariboo District Plan 34693 - 0.3 ha 016166795	Lot 1 District Lot 7241 Cariboo District Plan 2234, Except Plan 23629 – 0.79 ha 013383051
Owners:	Zorica Pecarski	Dejan Pecarski
Existing Land Use:	Both properties are used for agriculture storage in support of farming operations of the owners' berry farm, located in Pineview. Items stored includes farm trucks, tractors, fertilizers, agriculture equipment and other implements. Metal shipping containers (sea cans) have been placed along the property lines to serve as security fencing and storage facilities. The two properties contain four structures: a pole shed, a shop, an office space and a trailer. Subject Property 1 has 195m^2 total floor area of shipping containers and 75m^2 for other structures Subject Property 2 has 255m^2 total floor area of shipping containers and 945m^2 for other structures	
Application Type:	Development Variance Permit (DVP)	
Proposal:	Application proposes to vary Zoning Bylaw No. 2892 to decrease the required lot line setbacks and increase the maximum floor area of accessory buildings on both properties. A proposal letter from the applicant is attached.	

PROPERTY MAPS:




IMAGERY
Upper Fraser Rd
Giscome S Rd
Subject Property 1
Unwin Road
Subject Property 2
Giscome Elementary School
Google Earth
100 m
N


ZONING
DL 7934
Upper Fraser Rd
DL 7935
Giscome South Rd
DL 7936
Unwin Rd
R3
Ru3
P2
P1
DL 7241
Eaglet Rd

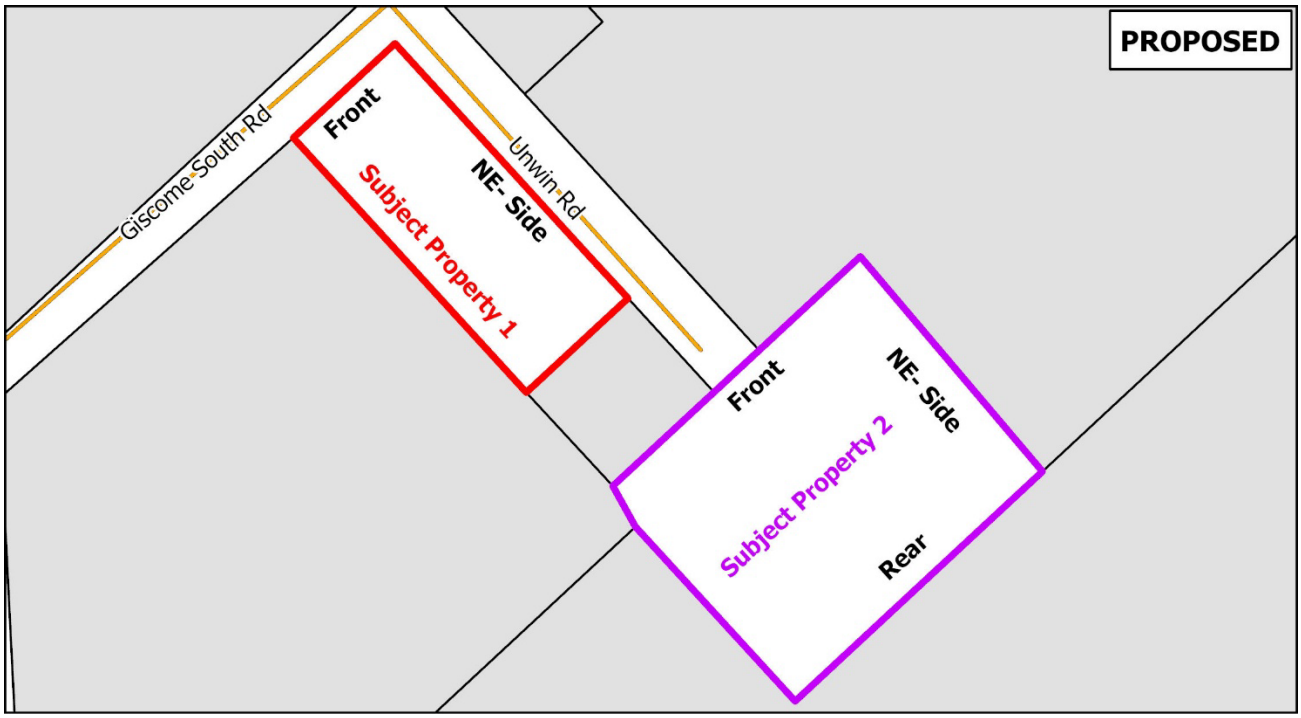
LAND USE PLANNING INFORMATION:

ALR: The subject properties are not within the Agricultural Land Reserve (ALR).

Zoning: Subject property 1 is zoned Residential 3 (R3) and subject property 2 is zoned Rural (Ru3) by Zoning Bylaw No. 2892. Both zones permit Agriculture as a primary permitted use. The maximum floor area of agriculture accessory buildings and structures is limited to 50m^2 if agriculture use is not established on the same property. Both subject properties require a variance for the existing buildings and structures.

The required setbacks for buildings and structures from property lines in the R3 and Ru3 zones are shown in the table below. A variance is required to allow the existing storage containers along the property line.

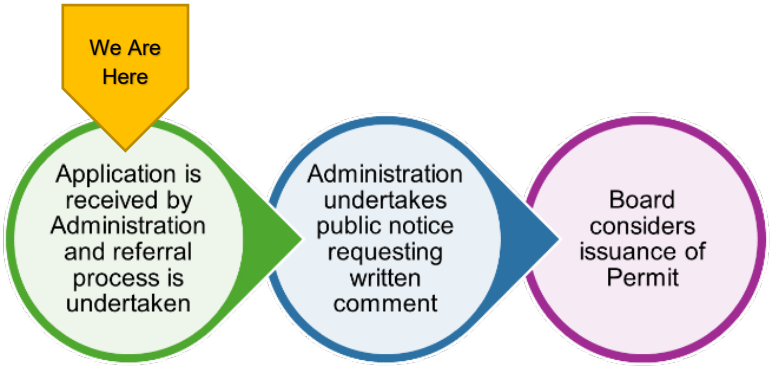
Setbacks	**Subject Property #1 R3 Zone**		**Subject Property #2 Ru3 Zone**	
	Required	Proposed DVP No. 1537	Required	Proposed DVP No. 1540
Front	5.0 m	**0 m**	7.5	**0 m**
Rear	2.5 m	2.5 m	5.0	**0 m**
Side	2.5 m	northeast side **0 m**	5.0	northeast side **0 m**
Maximum combined total floor area of accessory buildings without permitted use	50 m^2	**270 m^2**	50 m^2	**1200 m^2**



OCP:	The subject properties are designated Agriculture/Resource (AG/RES) by Willow River-Upper Fraser Valley Official Community Plan Bylaw No. 1589. The OCP supports residential and agriculture uses.
Regional District Services:	The property is within the following service areas: • East Line Community Facilities
Future RDFFG Applications:	No further Regional District land use applications will be required if the variance amendment is approved.

APPLICATION PROCESS INFORMATION

Application Process Overview:



Referral comments would be appreciated.

REGIONAL DISTRICT
of Fraser-Fort George

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Telephone: (250) 960-4400 / Fax: (250) 562-8676
Toll Free: 1-800-667-1959 / http://www.rdffg.ca

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.

DRAFT

M. Connelly, General Manager of Legislative and Corporate Services

REGIONAL DISTRICT
of Fraser-Fort George

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DEVELOPMENT VARIANCE PERMIT No. 1540

ISSUED TO: Dejan Pecarski

WITH RESPECT TO THE FOLLOWING LAND:

Legal Description: Lot 1 District Lot 7241 Cariboo District Plan 2234, Except Plan 23629
PID: 013-383-051

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 13.0(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 1200.0 m^2.

4. This Permit further varies Section 13.0(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 7.5 m to 0.0 m.

5. This Permit further varies Section 13.0(6)(a)(ii) and (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 and rear lot line from 5.0 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 Rural 3 (Ru3) pursuant to Zoning Bylaw No. 2892, 2014]

DEVELOPMENT VARIANCE PERMIT NO. 1540 ISSUED BY RESOLUTION OF THE REGIONAL DISTRICT BOARD ON THE DAY OF ,2026.

DRAFT

M. Connelly, General Manager of Legislative and Corporate Services

25th August 2026 Giscome BC

To whom it may concern,

My name is De Jan Pecarski, I live on 15325 Unwin Rd in Giscome BC. This property is owned by me and the adjacent property is owned by my wife [redacted]

Due to high theft and trespassing of unauthorized people throughout our property, illegal dumping of garbage and such, vandalism of our church, break and entry into our buildings, bears and other wild animals coming while our grandchildren are playing, as a temporary solution we installed metal shipping containers along our fence line. The containers also serve the purpose of storing fertilizer, berry bins, tires etc. Used in our farming operations near by on an 82 acre lot, as well as our 143 acre berry farm in Pineview. We are also federally registered farmers.

Our intention is to obtain a temporary variance permit from the regional district of Fraser Fort George, to bridge the time necessary to build a strong fence around the perimeter of our properties. This will allow us to make a better arrangement with the containers.

At our meeting at the district we were made aware that it is possible to ask for a zero offset temporarily. Possibly for 3 years. This will allow us time to reconfigure and meet the bylaw setback standards. We are intending to do so earlier, but a time frame of 3 years for the permit will give us more flexibility.

DE JAN PECARSKI

[redacted]