



## Development Variance Permit No. 2026-01

1. This Development Variance Permit is issued to:

Ray Wagner  
10721 Dudley Drive  
Hudson's Hope, BC, V0C 1V0

2. This Development Variance Permit applies to 10721 Dudley Drive, Hudson's Hope, BC, legally described as:

LOT 1, PLAN PGP21696, SECTION 13, TOWNSHIP 81, RANGE 26, MERIDIAN W6, PEACE RIVER  
LAND DISTRICT

3. This Development Variance Permit is issued subject to compliance with all Bylaws of the District of Hudson's Hope, except as specifically varied by this Permit.

4. This Permit varies the District of Hudson's Hope Zoning Bylaw No. 949, 2024, as follows:

- a. Section 4.9.4(d) – Increase the maximum accessory building height from 5 m to 7.3 m, and to vary the maximum floor area of an accessory building from 75 m<sup>2</sup> to 340 m<sup>2</sup>, as shown as Building "A"; and
- b. Section 6.2.2(b) – Increase the maximum accessory building height from 5 m to 8.5 m, and to vary the maximum floor area of an accessory building from 75 m<sup>2</sup> to 223 m<sup>2</sup>, as shown as Building "B".

5. This variance is only granted for Buildings "A" and "B" as shown on Exhibit "A".

6. If construction related to this Permit does not substantially commence within two years of this Permit's date of issuance, this Permit shall lapse.

7. This Development Variance Permit is not a Building Permit.

Authorizing resolution passed by Mayor and Council on \_\_\_\_ day of \_\_\_\_, 2026

Issuance date: \_\_\_\_\_

\_\_\_\_\_  
Crystal Brown  
Chief Administrative Officer

# Exhibit "A"

