

Development Variance Permit Application

Ray Wagner

10721 Dudley Drive

PID: 009-311-386

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

The Applicant is requesting a development variance permit to allow for an increase in both the height and floor area of the proposed principal and accessory buildings. The project involves the removal of six existing structures on the property, which will be consolidated into a single, modernized structure. This redesign is expected to enhance the property by creating additional green space, streamlining the arrangement of buildings, and improving overall curb appeal.

The proposal includes converting the current residence into an accessory building, alongside the construction of a 25'x60' (24'/7.3m high) addition to the existing 60'x36' (20' /6.1m high) structure. The proposed addition surpasses the current zoning bylaw requirements for total floor area, necessitating the requested variance. In addition, a future accessory building 60'x40', (24' / 7.3m high) is planned to serve as storage, replacing the existing outbuildings. Like the other structures, this building will also exceed the bylaw's specifications for height and floor area.

Specifically, the proposed floor sizes exceed the 75 m² threshold outlined in Zoning Bylaw No. 949, 2024, section 4.9.4(d). Furthermore, the building height surpasses the maximums stipulated in section 6.2.2(a) and 6.2.2(b) of the same bylaw, which set limits of 10 metres for principal buildings and 5 metres for accessory buildings. The requested development variance permit is essential to move forward with this comprehensive site improvement, as the project cannot comply with the current bylaw limits.

In summary, the variance is sought to modernize the property, consolidate structures, and support planned additions that will enhance the site's functionality and aesthetics while exceeding existing bylaw restrictions on floor area and building height.