



**HUDSON'S  
HOPE**  
PLAYGROUND OF THE PEACE

Box 330  
9904 Dudley Drive  
Hudson's Hope BC VOC 1V0  
Telephone 250-783-9901  
Fax: 250-783-5741

## DEVELOPMENT VARIANCE PERMIT APPLICATION

**IMPORTANT**

- Incomplete applications will not be accepted

### Applicant (please print)

Name: RAY WAGNER

Address: 10721 Dudley Drive Postal Code: V0C 1V0

Phone: \_\_\_\_\_ Fax \_\_\_\_\_ E-mail: \_\_\_\_\_

### Owner(s) (please print) – If different from Applicant

Name: Ray Wagner

Address: 10721 Dudley Drive Postal Code: V0C 1V0

Phone: \_\_\_\_\_ Fax \_\_\_\_\_ E-mail: \_\_\_\_\_

### Property Description/ Address

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

Civic Address: 10721 Dudley Drive

Official Community Plan Map Designation: \_\_\_\_\_

Present Zoning: RU1

Current Use of Property: Residential

*This information is collected for the administrative and/or operational functions of the District of Hudson's Hope as authorized by the Local Government Act. This information has been collected, and will be used and maintained, in accordance with the Freedom of Information and Protection of Privacy Act. Should you have any questions above, please contact the District Administrator at 250-783-9901.*

**Project Description/Proposed Development Variance(s)**

The Development Variance(s) requested vary the provisions of the following District Bylaws:

District Bylaw Zoning Bylaw No. 949, 2024	Variance Requested (Please Check)	Applicable Section(s)
Zoning	RU1; building height & floor area	6.2.2 (a) ; 6.2.2(b); and 4.9.4(d)
Manufactured Home Park		
Subdivision Servicing		

**Detailed Description of Variance: (Site Plan Attached):**

The applicant is seeking a development variance permit because the proposed height and floor size of two accessory buildings will surpass the maximum allowed under the current bylaw. This request is necessary in order to proceed with construction plans that do not conform to the standard height regulations. The variance permit would authorize these buildings to be built at the proposed heights, with additional floor area, subject to municipal approval. (see attached description)

**NOTE:** The *Local Government Act* states that a development variance permit shall not vary:  
 (a) The use or density of land from the specified in the bylaw, or  
 (b) A floodplain specification.

- *In making this application, the owner agrees to permit access to the property at all reasonable times by District of Hudson's Hope staff, members of council or consultants authorized by the District of Hudson's Hope, for purposes of conducting inspections of the property.*
- *The name, address and phone number of the applicant will be made available to the public on request.*

**Certification**

I hereby certify that the information is true to the best of my knowledge

\_\_\_\_\_

Signature of the Applicant

Date: \_\_\_\_\_

**Authorization**

(Required if applicant is not the registered owner)

—

\_\_\_\_\_

Signature of the Owner

Date: \_\_\_\_\_

DVP SUBMISSION REQUIREMENTS  (please check either "Provided" or "Not Provided")	If "Not Provided" please explain	
	Provided	Not Provided
Application Fee		x
Current State of Title Certificate	x	
Letter of Consent from the Owner (only required if the Applicant is not the Owner)		N/A
Site Plan	x	

## **6.0 RU1 ZONE: RURAL RESIDENTIAL**

The intent of the RU1 zone is to permit single-detached dwellings and duplexes on large un-serviced rural parcels.

### **6.1 Permitted Uses**

In the RU1 zone, the following uses and no other uses are permitted:

#### **.1 Principal Uses**

- (a) Duplex
- (b) Single-detached dwelling

#### **.2 Accessory Uses**

- (a) Accessory buildings and structures
- (b) Accessory dwelling unit
- (c) Bed and breakfast
- (d) Home occupation
- (e) Keeping of bees, domestic animals, fowl, poultry, pigs, sheep or fur-bearing animals for domestic purposes
- (f) Secondary suite

## 6.2 Zone Specific Regulations

On a parcel located in an area zoned as RU1, no building or structure will be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section. Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
.1 Maximum number of: (a) principal buildings (e.g. single detached dwelling or duplex) (b) accessory buildings (c) dwelling units	1 per parcel 3 per parcel 2 per parcel
.2 Maximum height of: (a) principal buildings (b) accessory buildings and structures (c) accessory dwelling units	10 m 5 m 8 m
.3 Minimum parcel size	1,000 m <sup>2</sup>
.4 Minimum frontage for parcels with a: (a) single-detached dwelling (b) duplex	20 m 20 m (10 m if the duplex is divided vertically into two parcels)
.5 Minimum setback of principal buildings from: (a) front parcel line (b) interior side parcel line (c) exterior side parcel line (d) rear parcel line	7.5 m 1.5 m 3 m 7.5 m
.6 Maximum parcel coverage	40%

## 4.8 Setback Exceptions

The front, side and rear yard setback regulations of this Bylaw do not apply to the following:

- .1 Accessory buildings and structures provided they comply with all other regulations and requirements contained in this Bylaw.
- .2 Fences.
- .3 Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, or other similar features provided that such projections do not exceed 0.6 m.
- .4 Steps, eaves, canopies, decorative overhangs, balconies, or porches provided that such projections:
  - (a) do not project more than 1.2 m into a required front, rear or side yard; and
  - (b) are not closer than 1.5 m to the parcel line.
- .5 Uncovered patios, sundecks, or terraces provided that such projections do not project more than 2.4 m into a required front, rear or side yard.
- .6 Uncovered swimming pools, provided they are:
  - (a) not constructed, sited or placed within a front yard;
  - (b) at least 3 m from any side or rear parcel line; and
  - (c) surrounded by a fence or situated within a fenced yard.
- .7 Covered swimming pools, provided they are:
  - (a) not constructed, sited or placed within a front yard;
  - (b) at least 3 m from any side or rear parcel line;
  - (c) surrounded by a fence or situated within a fenced yard; and
  - (d) constructed so that the roof or ridge of the pool cover is not in excess of 4 m above grade.

## 4.9 Accessory Buildings and Structures

Accessory buildings and structures are permitted in all zones provided that they comply with the following regulations:

- .1 An accessory building must not be used as a dwelling unit or sleeping unit.
- .2 Accessory buildings and structures are not permitted on any parcel unless the principal building to which the building or structure is accessory has already been erected or will be erected simultaneously.

- .3 Accessory buildings and structures must be setback:
  - (a) at least 3 m from any principal building; and
  - (b) at least 1.5 m from any other accessory building.
- .4 In the RU1 zone and an R-zone, accessory buildings and structures:
  - (a) must be located no closer to the front parcel line than the rear building line, unless:
    - .i the parcel backs onto the Peace River, in which case accessory buildings and structures may be located in a front yard but must be setback at least 7.5 m from any front parcel line.
  - (b) must, on a corner parcel, meet the same exterior side parcel line setbacks as the principal building;
  - (c) opening onto a lane, must be setback at least 2 m from the lane when the accessory building or structure is a detached carport or garage; and
  - (d) must not exceed a floor area of 75 m<sup>2</sup> or 20% of the parcel size, whichever is less. Accessory buildings and structures are factored into overall parcel coverage calculations.

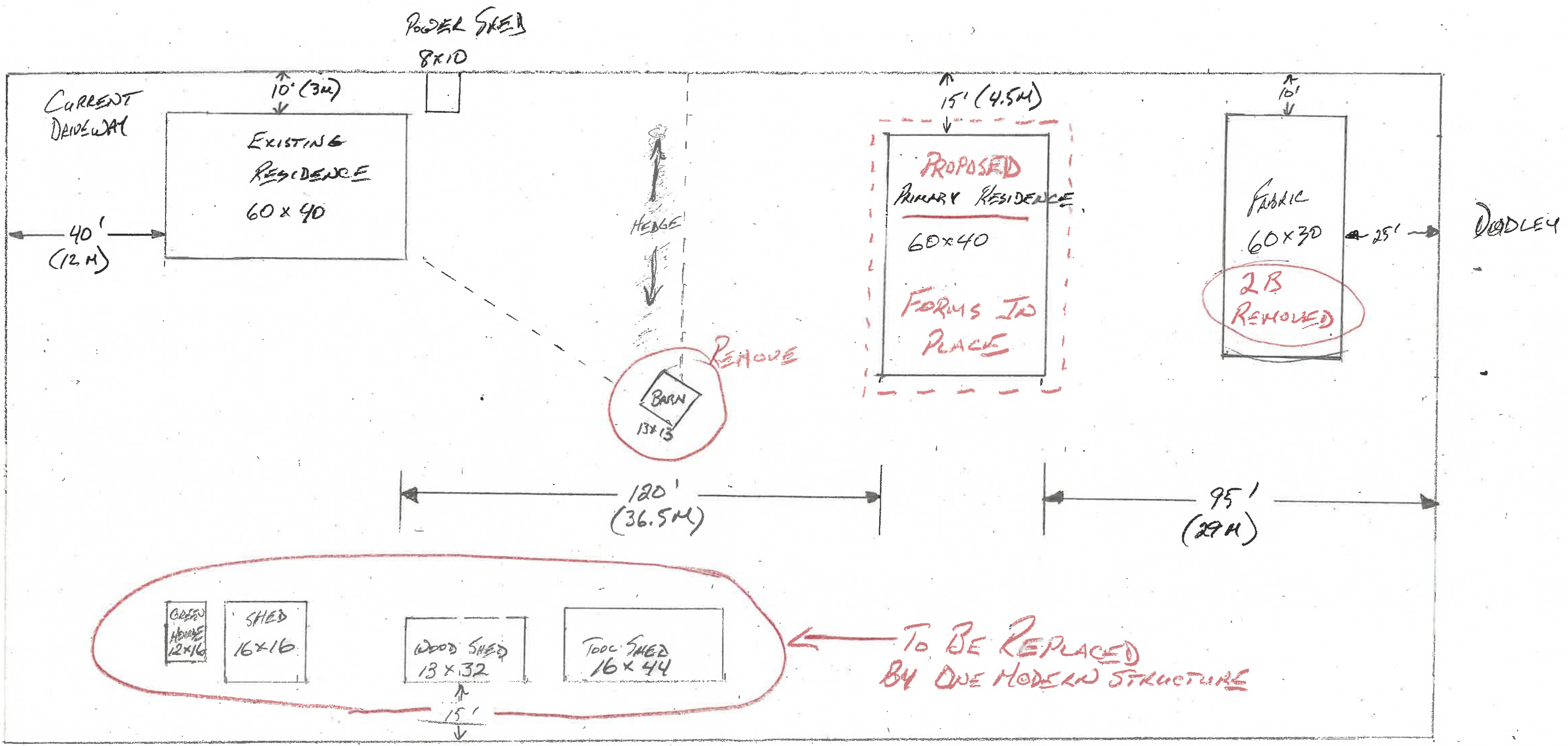
#### 4.10 Metal Storage Containers

Metal storage containers are only permitted as accessory storage units to a principal building, and only under the following conditions:

- .1 Metal storage containers such as sea-cans are only permitted as accessory buildings if used as storage units related to a principal use and in accordance with this Bylaw.
- .2 Metal storage containers must not be used as workspaces, assembly shops, dwelling units or any other form of accommodation, including offices, under any circumstances.
- .3 Metal storage containers must not occupy any required off-street parking spaces.
- .4 Metal storage containers must not occupy any areas that are required for open space or landscaping.
- .5 Metal Storage containers must not be located on any street, sidewalk or trail, or in any location that blocks or interferes with vehicular and/or pedestrian circulation.
- .6 Metal storage containers must be screened from adjacent properties and rights-of-way with solid fencing, landscaping or by being placed behind, between or within buildings.
- .7 Metal storage containers must not display any logos or otherwise be used as a sign.
- .8 Metal storage containers such as sea-cans must not exceed a height of 2.6 m and must not be stacked.
- .9 Multiple metal storage containers may be located on a single parcel but they must not exceed a cumulative floor area of 30 m<sup>2</sup>.

CURRENT

REPLACEMENT



# FUTURE OVERALL PLAN

RUTLEDGE

