

**REGIONAL DISTRICT OF BULKLEY-NECHAKO
DEVELOPMENT VARIANCE PERMIT NO. B-01-21**

ISSUED TO: Jeremy Perry
 2590 Gerow Island Road
 Burns Lake, BC
 VOJ 1E0

WITH RESPECT TO THE FOLLOWING LANDS:

2590 Gerow Island Road, legally described as Lot 2, District Lot 1879, Range 5, Coast District Plan 1529 (the "Lands")

1. This Development Variance Permit varies Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 as follows:
 - Section 8.0.7.1(c) is varied by reducing the minimum required structure setback from a parcel line which abuts a highway from 4.5 metres to 2.4 metres.
2. This variance applies only to the construction of a shop shown on the site plan attached hereto as Schedule A, which forms part of this permit.
3. The lands shall be developed in accordance with the terms and provisions of this permit and the plans and specifications attached hereto as Schedule A, which forms part of this permit.
4. In accordance with Section 503 of the *Local Government Act*, notice of this Development Variance Permit shall be filed in the Land Title Office. Once filed, the terms of this Development Variance Permit shall be binding upon all persons who acquire an interest in the land affected by the permit.
5. This permit shall lapse if the holder of this permit has not substantially started construction with respect to which the permit was issued within two (2) years of the date of the Board resolution authorizing this permit.
6. This permit is not a building permit, nor does it relieve the owner or occupier from compliance with all other bylaws of the Regional District of Bulkley-Nechako applicable thereto, except as specifically varied or supplemented by this permit.
7. **Issuance of this permit is subject to the following condition:** A copy of an approved setback permit for the shop from the Ministry of Transportation and Infrastructure is required prior to issuance of this development variance permit.

AUTHORIZING RESOLUTION passed by the Regional District Board
this ___ day of _____, 2021

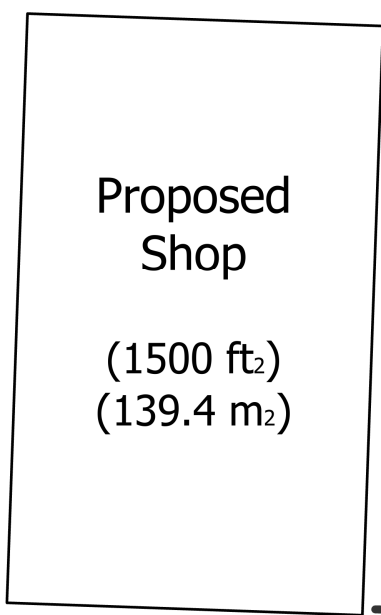
PERMIT ISSUED on the ___ day of _____, 2021.

Corporate Administrator

N



ROBERT-RD



Proposed Shop

(1500 ft₂)
(139.4 m₂)



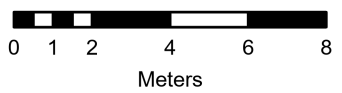
2.4m (8')



2.4m (8')

Undeveloped Right-of-Way

LOT 2 DISTRICT LOT 1879
RANGE 5 COAST DISTRICT
PLAN 1529



DVP B-01-21: Schedule A

 Property Line