



PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
 [Toll Free: 1-800-670-7773]

Receipt # _____

Application for Development

1. TYPE OF APPLICATION	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input checked="" type="checkbox"/> Zoning Bylaw Amendment	650.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input type="checkbox"/> Development Variance Permit	165.00
<input checked="" type="checkbox"/> Sign requirement	150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

2. PLEASE PRINT

Property Owner's Name William Gene Irvine	Authorized Agent of Owner (if applicable) Tyler Mikkelson (Caltech Surveys)
Address of Owner [REDACTED]	Address of Agent 7916 Alaska Road
City/Town/Village [REDACTED]	City/Town/Village Fort St John
Postal Code [REDACTED]	Postal Code V1J 0P3
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
Fax Number:	Fax Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
LOT 1 SECTION 5 TOWNSHIP 78 RANGE 15 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN PGP45150 EXCEPT PART SUBDIVIDED BY PLAN BCP42557	8.08ha ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 8.08ha ha./acres

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

4. Civic Address or location of property: 13015 221rd, Dawson Creek, BC

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your proposal:

Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

Zoning Bylaw amendment:

Existing zone: R5

Proposed zone: A portion of the property shown as proposed Lot A will change to R4 (see sketch)

Text amendment: _____

Development Variance Permit – describe proposed variance request:

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:

Rural Residential. There is an existing mobile home on the property with additional outbuildings.

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North Active agricultural (A2)

(b) East 221rd and (R4) rural residential beyond that

(c) South Rural residential (R4)

(d) West Rural residential (R5)

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

A 1.84ha portion of the existing lot will change from R5 to R4.

The area changing to R4 is indicated as 'Lot A' on the attached sketch. The bulk of the lot will remain R5.

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

The change is to allow a smaller lot size within an existing zone rather than applying for a text amendment. The zoning change will be used to subdivide the lot as shown in the attached sketch.

10. Describe the means of sewage disposal for the development:

The existing residence located on Lot A will continue to be serviced by the existing lagoon. The new house that will be built on Lot B will be serviced by a new lagoon.

11. Describe the means of water supply for the development:

The existing residence located on Lot A will continue to be serviced by the existing cistern. The new house that will be built on Lot B will be serviced by a new cistern.

THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
 - (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.



Signature of Owner

April 15th, 2018
 Date signed





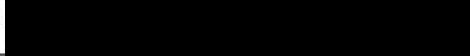


Signature of Owner

04/15/2018
 Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We William Gene Irvine and Chandra Melissa Irvine hereby authorize		
(name) Tyler Mikkelson to act on my/our behalf regarding this application.		
Agent address: 7916 Alaska Road, Fort St John, BC		
Telephone: 	Fax: 	Email: 
Signature of Owner: 	Date: April 15th / 18	
Signature of Owner: 	Date: 04/15/18	