



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 Avenue, 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 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 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 <i>Lepine Farms Ltd</i>	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent
City/Town/Village [REDACTED]	City/Town/Village
Postal Code [REDACTED]	Postal Code
Telephone Number [REDACTED]	Telephone Number:
Fax Number [REDACTED]	Fax Number:
E-mail:	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<i>SW 1/4 Sec 19 Twp 18 Rge 14 Wbm</i>	<i>160 Acres</i> ha./acres
	ha./acres
	ha./acres
	TOTAL AREA <i>160 Acres</i> 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: 9194- 213 Road

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: _____ A-2

Proposed zone: R-5

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:

Farm Use, Shop, Storage shed
Various older buildings that need to come down.
(Barn is not in good shape - Not used)

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

(a) North Land - Agriculture
(b) East Land - Agriculture
(c) South Land - Agriculture
(d) West Land - Agriculture

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

All ready fully developed. Original Homesite.

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

Please See attached.

PAGE 2A

#9

We are requesting that the Home Place ¼ Section SW ¼-19-78-Rge 14 W6M be rezoned to "R5" in order to Apply for a "Parcel Realignment" which will join the remainder of the above land with our East ¼ section PID 014-231-930 (SE ¼-19-78-Rge 14 W6M PRD Except Plan H24) and enable us to change the Home site (9194-213 Rd) itself into a smaller parcel of land. Approx 18 Acres. The purpose of this request is to ensure the Home Place stays in the family. Mrs. LePine is retired and has made a plan to move to town in 2 years. She has been approached by her son Reed LePine and Grandson Christopher LePine to purchase the home place, which will then buy her a new place in town. Diamond J Farms Ltd will continue to actively farm the remainder of the land once the parcel re alignment is complete. Mrs. LePine wants to ensure that if she ever had to sell some of her prime land due to hardship the Home Place will not be at risk and will remain in the family in Memory of the Late Jack Allen LePine who deceased in a plane accident while spraying crops in 1976 on the home land.

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

Lagoon in place

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

Dugout : Cistern in place .

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

Oct 24/17.

 Date signed

 Signature of Owner

 Date signed

16. **AGENT'S AUTHORIZATION**

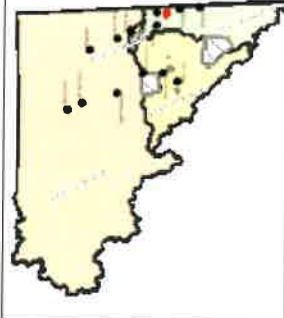
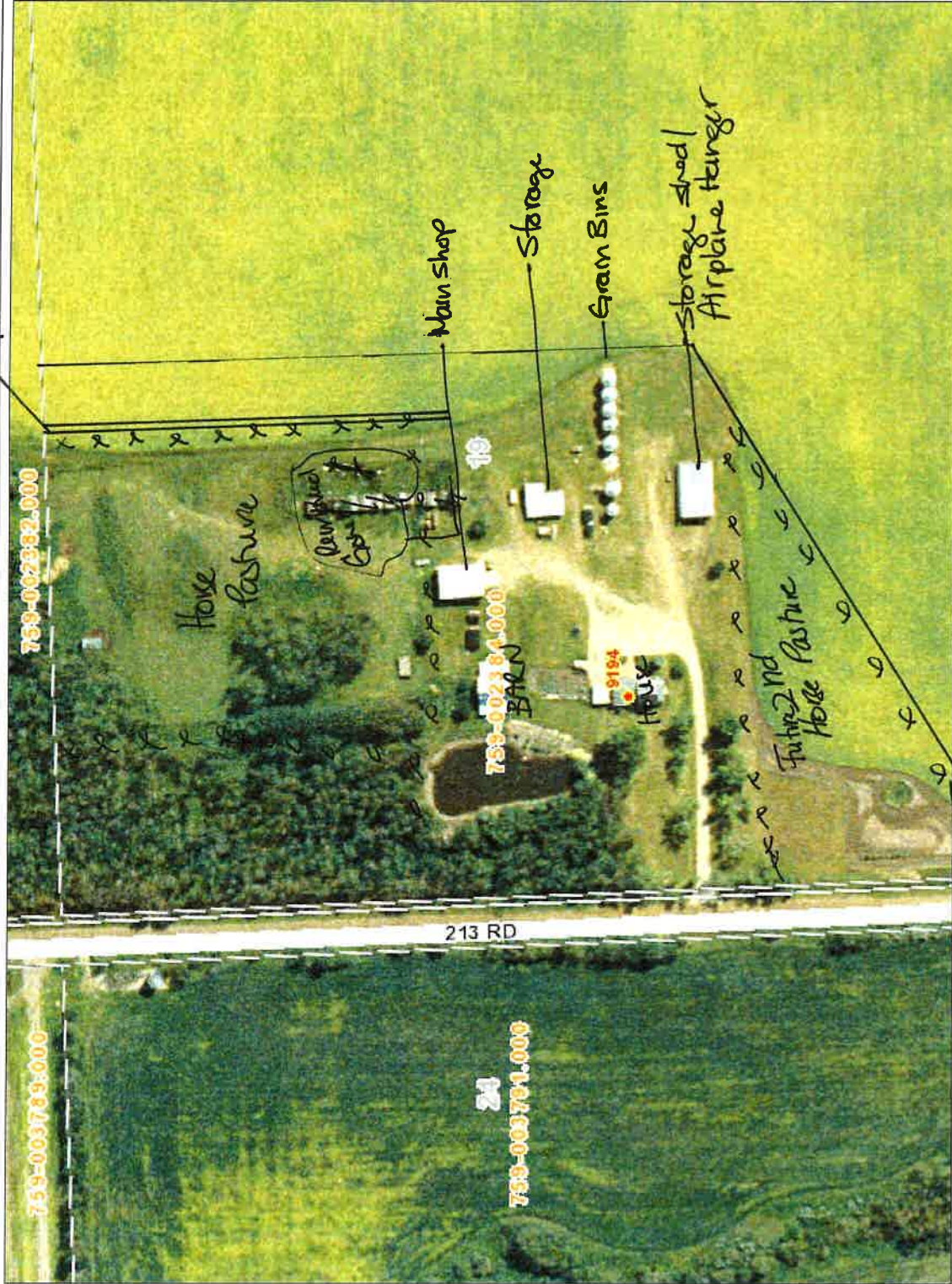
If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We authorize	and	hereby
(name) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	



9194 213 Road- LePine Farms Ltd

Current Access to North Sec. 14



Legend

- Highway Mile Marker
- Rural Community
- 911 Civic Address
- Sections
- Main Roads (> 1:10000)
- Minor Roads (> 1:10000)
- Water Course
- Parcels
- Regional District Boundary
- Municipal Boundaries

1:2,500



Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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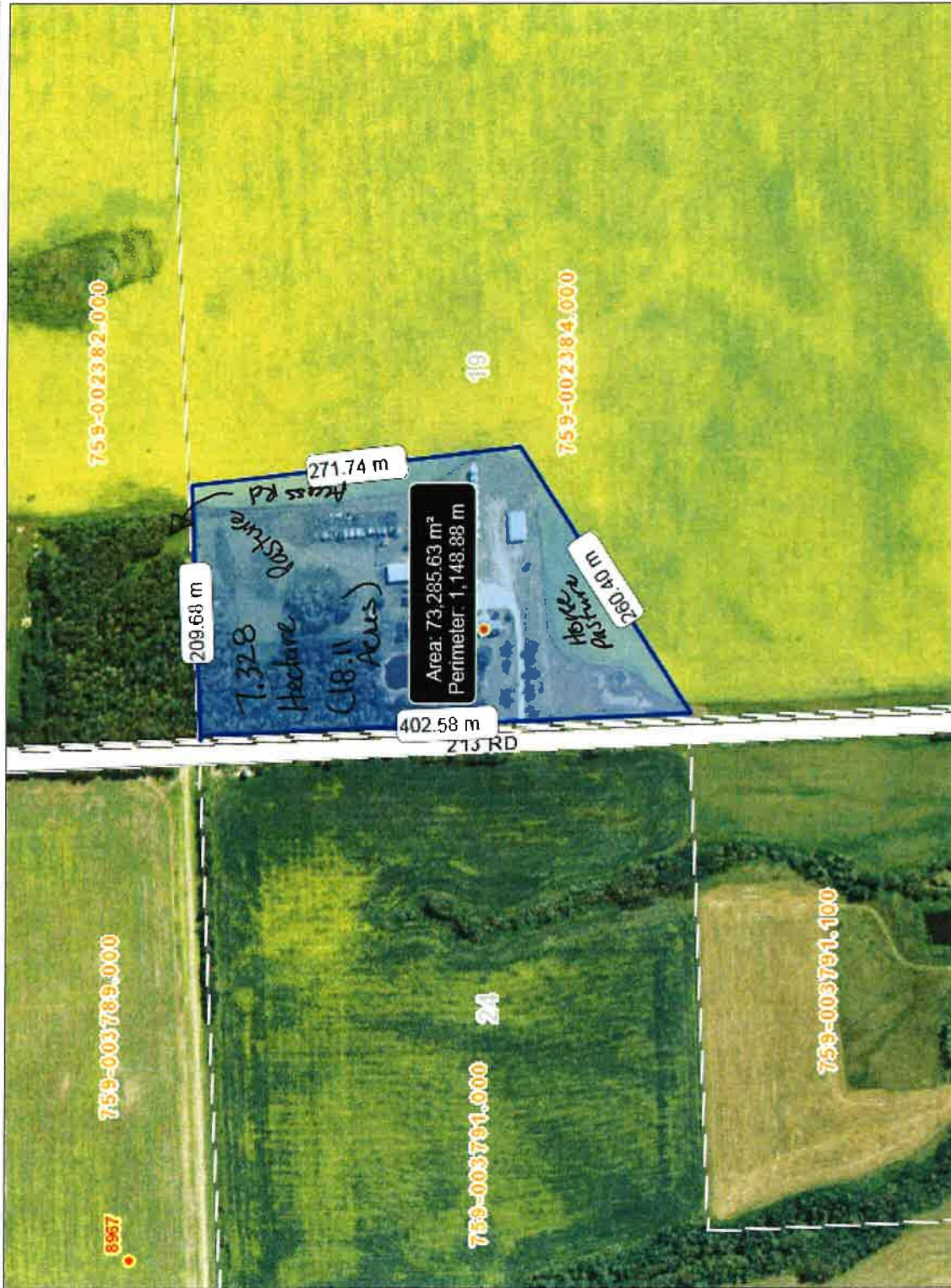
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Peace River Regional District

Exhibit "A"
LePine Farms Ltd.



LePine Farms Ltd
Exhibit "A"

Legend

- Highway Mile Marker
- Rural Community
- 911 Civic Address
- Sections
- Main Roads (> 1:10000)
- Minor Roads (> 1:10000)
- Water Course
- Water Bodies
- Parcels
- Regional District Boundary
- Municipal Boundaries

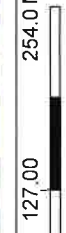
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Notes

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Peace River Regional District

Exhibit "B"
LePine Farms Ltd

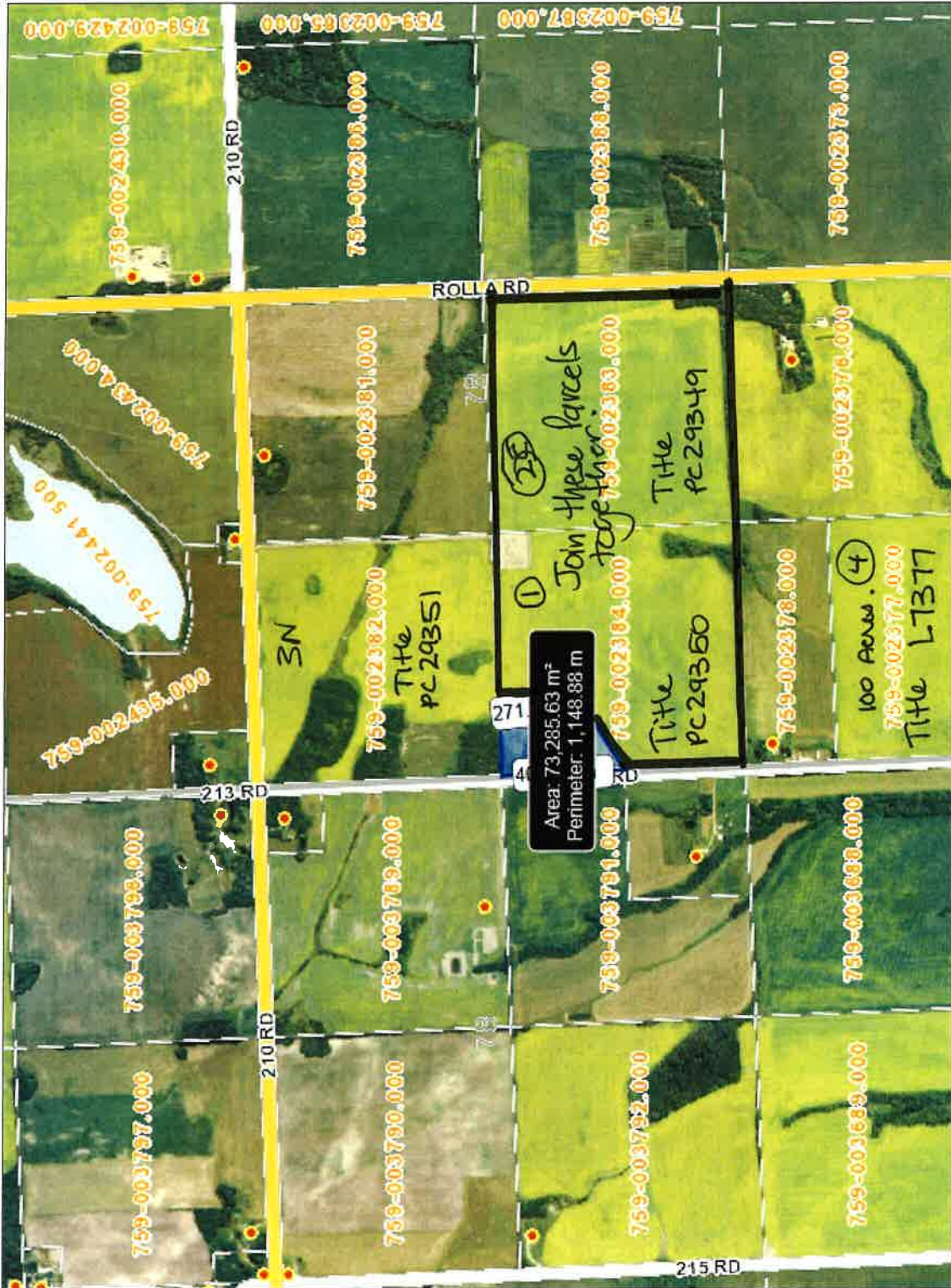


Exhibit "B"

LePine Farms Ltd

Legend

- Highway Mile Marker
- Rural Community
- 911 Civic Address
- Townships
- Main Roads (1:10000 - 1:5000)
- Minor Roads (1:10000 - 1:5000)
- Water Course
- Water Bodies
- Parcels
- Regional District Boundary
- Municipal Boundaries

1:20,000

Notes

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