



PEACE RIVER REGIONAL DISTRICT



DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200 (F) 250-784-3203  
FORT ST. JOHN 9505 100<sup>TH</sup> Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125  
[Toll Free: 1-800-670-7773]

Receipt # 7192

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 <i>REFLECTION CAPITAL CORP</i>	Authorized Agent of Owner (if applicable) <i>STEVE LEA - PRESS DEVELOPMENTS LTD.</i>
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village [REDACTED]	City/Town/Village [REDACTED]
Postal Code [REDACTED]	Postal Code [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
Fax Number: [REDACTED]	Fax Number: [REDACTED]
E-mail: <i>reflectioncapitalcorp@gmail.com</i>	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<i>LOT 3, SEC 26 TP 83, R19, W6M, PRD</i>	<i>35.22</i> (ha) acres
	ha./acres
	ha./acres
TOTAL AREA	<i>35.22</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: \_\_\_\_\_

**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 (reserved Light Industrial)

Proposed zone: I-1 (LIGHT INDUSTRIAL)

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:

VACANT LOT - NO STRUCTURES

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

(a) North A-2 ZONING - NO BUILDINGS - CULTIVATING HAY

(b) East I-1 ZONING - SHIPS & STORAGE YARDS

(c) South R-3 ZONING - RESIDENTIAL HOUSES & VACANT LOTS

(d) West A-2 ZONING - NO BUILDINGS - CULTIVATING HAY

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

RE-ZONING TO I-1 TO ALLOW A 7 LOT INDUSTRIAL SUBDIVISION

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

OCP SHOWS THE LOT AS LIGHT INDUSTRIAL. THE LOT WAS REMOVED FROM THE ALR WITH INTENTIONS OF BEING RE-ZONED & SUBDIVIDED

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

LAGOONS AND HOLDING TANKS

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

CISTERNS

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**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

Aug 16 2018  
 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 <u>REFLECTION CAPITAL</u> and _____ hereby authorize <u>CORP.</u>
(name) <u>STEVE LEA WITH</u> to act on my/our behalf regarding this application. <u>PRESS DEVELOPMENTS LTD.</u>
Agent address: _____
Telephone: _____ Fax: _____
Signature of Owner: _____ Date: <u>Aug 16 2018</u>
Signature of Owner: _____ Date: _____



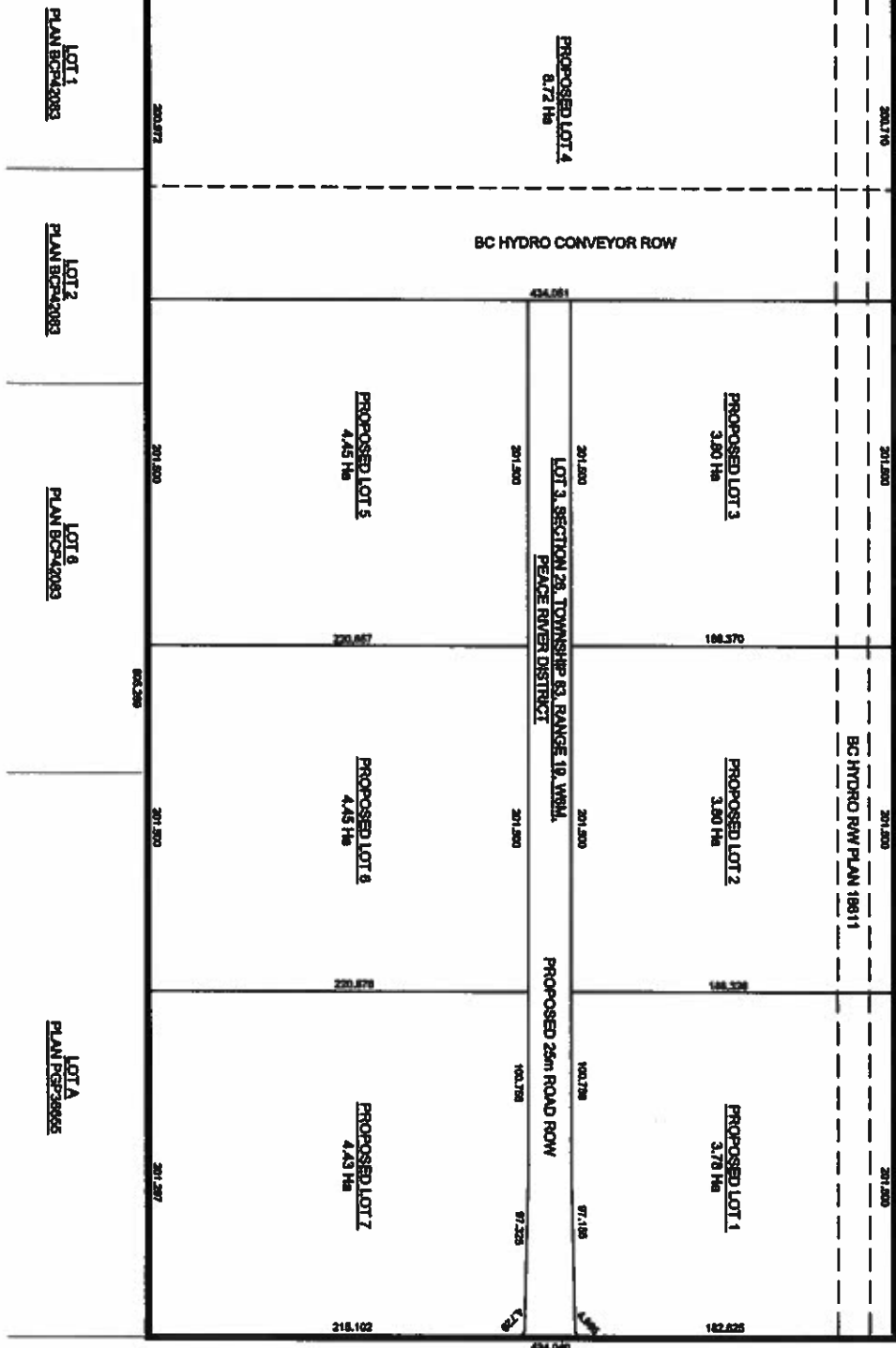
REMAINING 1/4 SEC 28,  
T1P 83, R 19, W6M

REMAINING 1/4 SEC 28,  
T1P 83, R 19, W6M

804.210

REMAINING 1/4 SEC 28,  
T1P 83, R 19, W6M

434.076



26.422m ROAD ROW (OLD FORT ROAD)

LOT 18  
PLAN BCF24991

LOT 1  
PLAN BCF24991

26m ROAD ROW  
(ENTERPRISE WAY)

LOT 18  
PLAN BCF24991

LOT 18  
PLAN BCF24991

C1

OLD FORT RD - 7 LOT IND SUBDIVISION

REFLECTION CAPITAL CORP

PROPOSED SITE LAYOUT

DATE	1.1.2018
BY	SMK
SCALE	1:1000
PROJECT NO.	10028
DRAWING NO.	
DATE	15. 2018

NO.	DESCRIPTION	DATE

THIS PLAN IS THE PROPERTY OF REFLECTION CAPITAL CORP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF REFLECTION CAPITAL CORP. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED.

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