



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 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 # 8340

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 checked="" 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 <b>GERBER Transport Ltd.</b>	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: [REDACTED]	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
83 Lot 1, Plan PGP11226, Section 30	1 ACRE ha./acres
Town Ship 83, Range 18 Merdian W6	ha./acres
Peace River Land District	ha./acres
	TOTAL AREA 1 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: \_\_\_\_\_

Proposed zone: \_\_\_\_\_

Text amendment: \_\_\_\_\_

Development Variance Permit - describe proposed variance request:

Would like to extend roof 16' on east side of bldg.  
applying for variance of 720 square feet

Temporary Use Permit - describe proposed use:

Development Permit:

Bylaw No. \_\_\_\_\_

Section No. \_\_\_\_\_

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

Small house on property as well as storage shed.  
Also a heated shop used for parking equ. and storage

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

(a) North small bussiness/flagging-home and out bldgs.

(b) East Log residence and out bldgs.

(c) South Road/Avenue and office bldg. across road

(d) West 265 road - garage/residence beyond that

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

Extend roof and enclose with coloured metal to  
match shop, will have matching overhead door as well.  
Will be pole structure same as existing shop bldg

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

This area is used somewhat for trailer storage and is  
not suitable for other uses because of snow falling hazard.  
Want to use for some but ~~out~~ out of weather, also  
will keep unsitely items out of site

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

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**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.

	(President)	<u>June 17, 2021</u>
Signature of Owner		Date signed
	(Secretary)	<u>June 17, 2021</u>
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:	

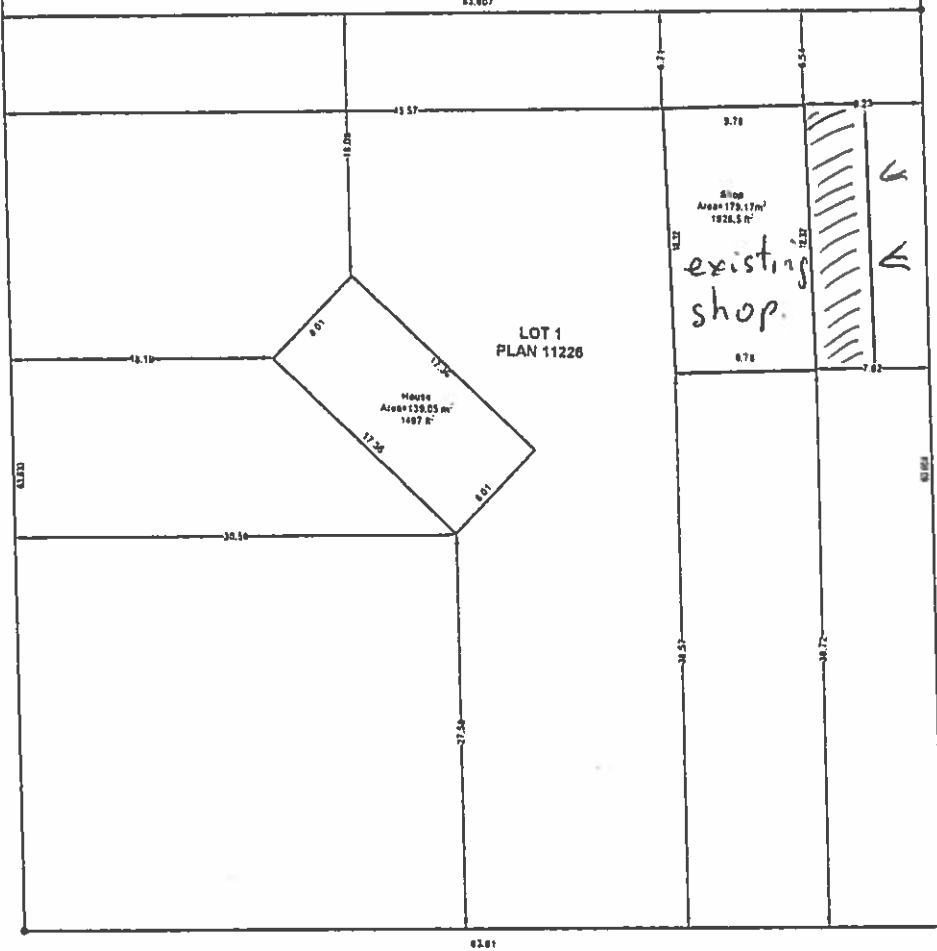
Sec 30

Rge 18

LOT 2  
PLAN 11226

W6M

BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE  
LOT 1 SEC 30 TP 83 RGE18 W6M  
PEACE RIVER DISTRICT  
PLAN 11226



Would like to extend roof to facilitate safe use for trailer parking

LOT 1 BLK 2  
PLAN 13536

CIVIC ADDRESS  
753 283 Ave  
PRRD, BC  
RD 0102-417-227

PARCEL MAY BE AFFECTED BY THE FOLLOWING CHARGES APPEARING ON THE CERTIFICATE OF TITLE

CA3725897 MORTGAGE  
CA3725896 ASSIGNMENT OF RENTS

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF, AND ARE DERIVED FROM PLAN 11226

ALL BUILDING DIMENSIONS ARE TO EXTERIOR SIDING.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR CORNERS.

THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. NO PERSON MAY COPY OR ALTER THIS CERTIFICATE WITHOUT PRIOR CONSENT OF McEIHANNAY GEOMATICS.

THIS PLAN IS PROTECTED BY COPYRIGHT.

THIS BUILDING CERTIFICATE IS CERTIFIED CORRECT ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEYS. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED THIS 31ST DAY OF MAY, 2021.

*EJ* LYNNHEAC BCLS #282

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

LEGEND:

● Iron Post Found

79TH

AVE



JOB: 3111-28670		DDMMYY: 31/05/21	
DRAFTED BY:		McEihannay Associates Land Surveying Ltd. 2828 - Northern Lights Drive Fort St. John, BC Phone (250)787-0358	
SURVEYED BY: VA			
CHECKED BY: EH			
REVISION: 0			

