



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 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 Kevin & Lori Maclean	Authorized Agent of Owner (if applicable) Jim Little
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village [REDACTED]	City/Town/Village [REDACTED]
Postal Code [REDACTED]	Postal Code [REDACTED]
Telephone Number:	Telephone Number: [REDACTED]
Fax Number:	Fax Number:
E-mail:	E-mail: mackeno@xplornet.ca

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
SE 1/4 SECTION 35 TWP 83 RGE 19 W6M EXCEPT PLANS B4384, M446, PGP46335 & BCP37320 PID 014-590-689	4.29ha ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 4.29ha 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: 8585 Old Fort Rd

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:

Relief from setback requirement for existing building with established business. The building is 1.4m from the property boundary. Zoning by-law requires 3m.

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. _____ Section No. _____

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

Residential and sign shop (light industrial)

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

(a) North Agriculture, light industrial

(b) East Light industrial

(c) South Agriculture, rural residential, light industrial

(d) West Agriculture, light industrial

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

Residential and sign shop (light industrial) > no change

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

A development permit has been submitted for this property. A requirement for approval is to obtain a variance permit for the existing structure where the sign shop operates.

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

Lagoon

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

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

Oct 20, 2021

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

See attached Agent Authorization Letter.

AGENT AUTHORIZATION LETTER

I (we) Kevin Ian MacLean & Lori Joanne MacLean
Printed/typed name(s) of landowner(s)

hereby appoint James Little to
Printed/typed name of agent


make application to the Agricultural Land Commission as agent on my/our behalf with respect to the following parcel (s): *Insert legal description for each parcel under application*

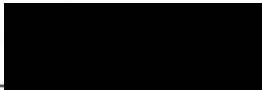
That part of the SE 1/4 of Section 35 Township 83 Range 19 West of the Sixth Meridian Peace River District as shown on Plan M446

I James Little understand that as
Printed/typed name of agent

agent, I am required to ensure that all landowners are provided with information being submitted to and received from the Agricultural Land Commission.

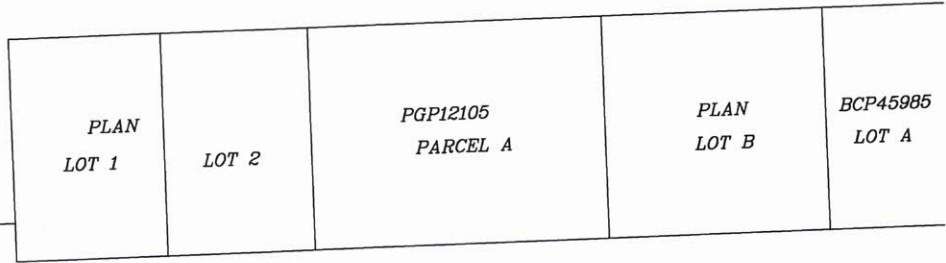
Signature(s) of landowner(s):

 Kevin Ian MacLean
Signature Printed Name Date

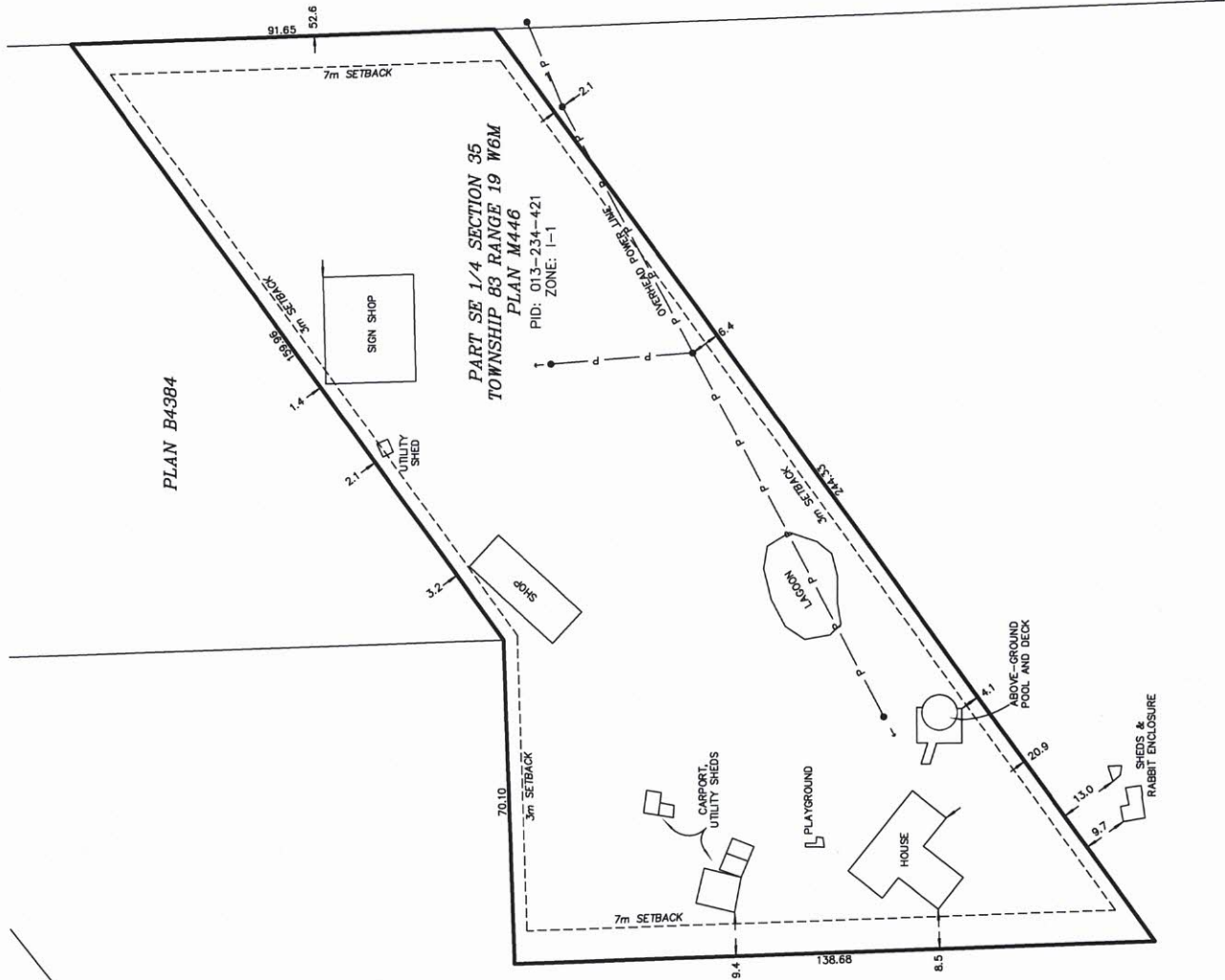
 Lori Joanne MacLean
Signature Printed Name Date



LOT A
SECTION 36
PLAN PGP25561



OLD FORT ROAD



LOT 1
PLAN PGP46335

REMAINDER
SE 1/4 SECTION 35
TOWNSHIP 83 RANGE 19 W6M



Tryon Land Surveying Ltd
Duncan, Sask. 250-262-5868
Fort St. John 250-262-0031
www.tryongroup.ca

MACKENO VENTURES

SITE PLAN OF
PART OF SE 1/4 SECTION 35
TOWNSHIP 83 RANGE 19 W6M
PEACE RIVER DISTRICT PLAN M446
BCGS 94A.026



TRYON FILE:
2019-0506
04.19/21 RV1