



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 # 8260

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>Gordon Wiebe &amp; Verna Wiebe</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:	Fax Number:
E-mail: [Redacted]	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot ha./acres
<i>District Lot 2516 Peace River District,</i>	<i>92.36 ha (228.23 ac)</i>
<i>Except Plans 21383, 21704, 24605</i>	ha./acres
<i>and PGP 44332</i>	ha./acres
<i>PID: 004-012-046</i>	TOTAL AREA <i>92.36 ha (228.23 ac)</i>

**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: 22096 Triad 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: 92.36 H (A2)

Proposed zone: 14.2 H lots and 1 64.36 H lot 1/4 (~~A2~~)

Text amendment: 28 H (R2)

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:

grazing land for cattle

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

(a) North school, residential

(b) East restaurant, farmland - Commercial & retail

(c) South farmland/agricultural

(d) West residential lots

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

residential lots

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

Our community is growing more every year. We usually have 15 young couples getting married each year in this area. These young couples want to stay in this community.

#9 Continued.

These couples are finding it increasingly difficult to find a place to live. Many of these couples end up squatting on their parents' land. They have been asking for small lots that are more affordable for those that are trying to get established.

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

lagoons

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

cisterns or wells

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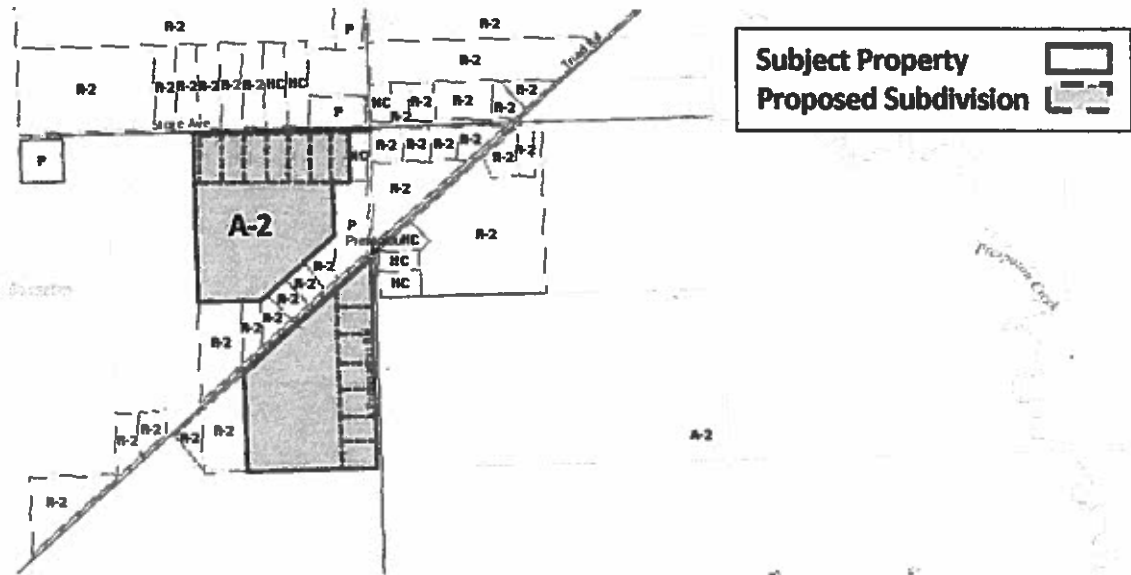
**THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.**

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.

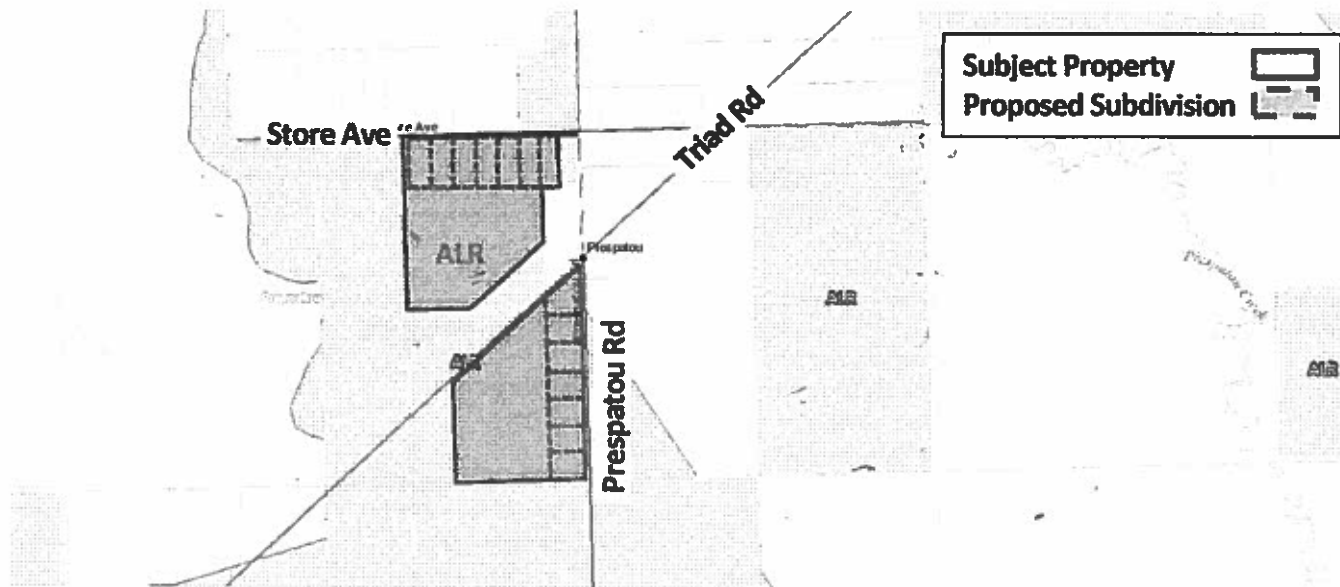
**ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.**

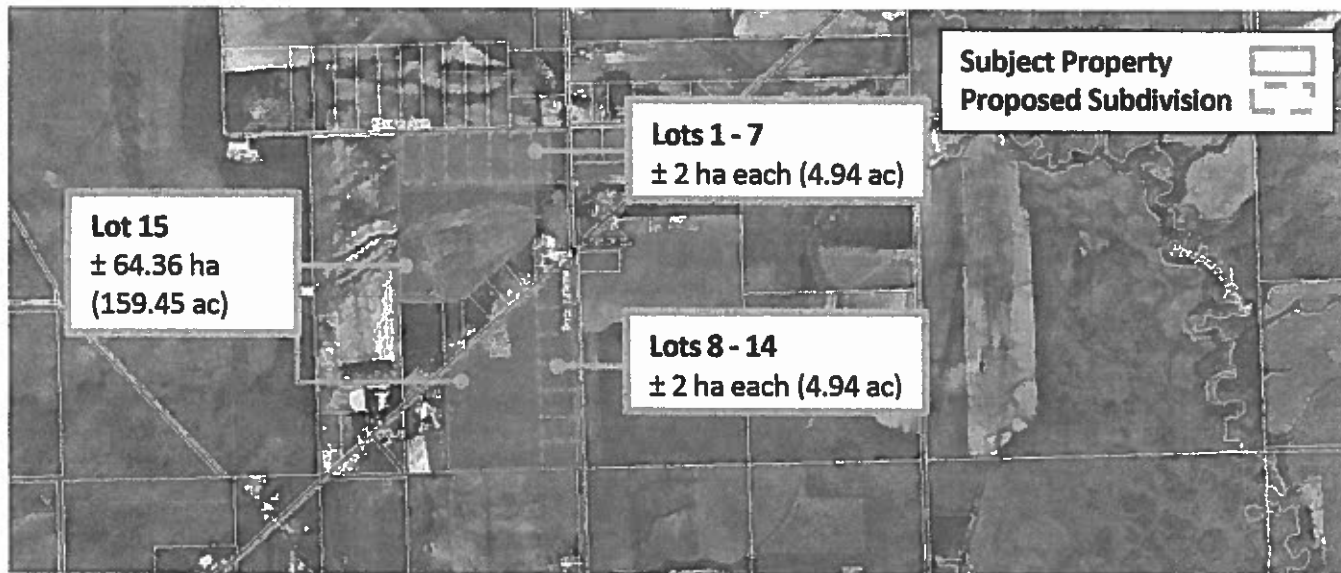
**If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.**

**PRRD Zoning Bylaw No. 1000, 1996: Large Agricultural Holdings Zone (A-2)**

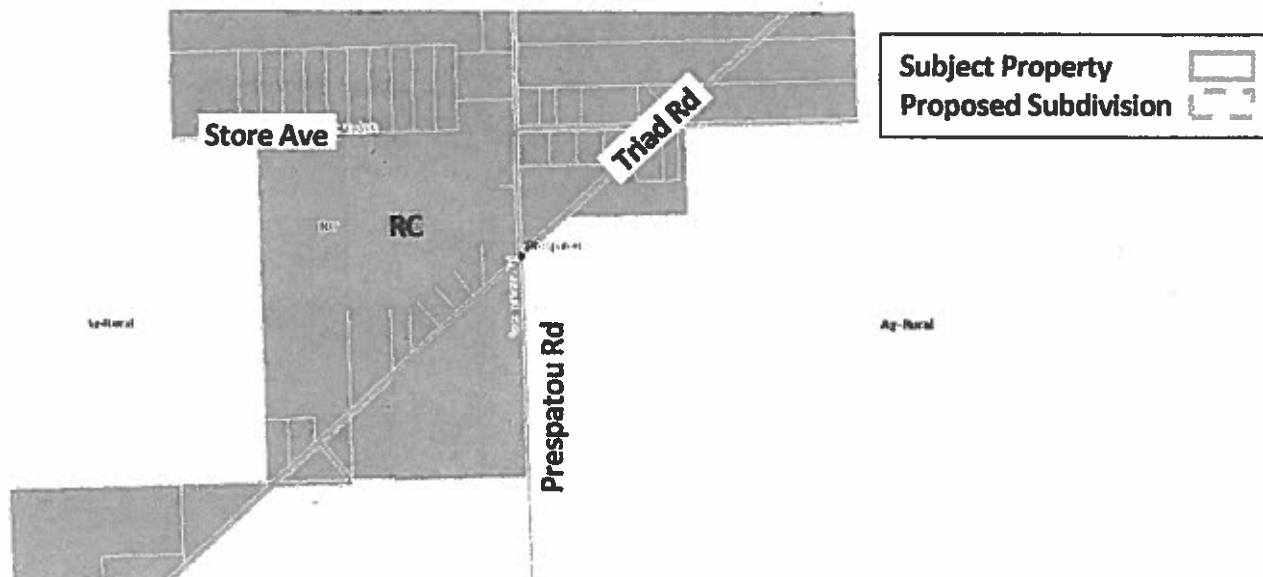


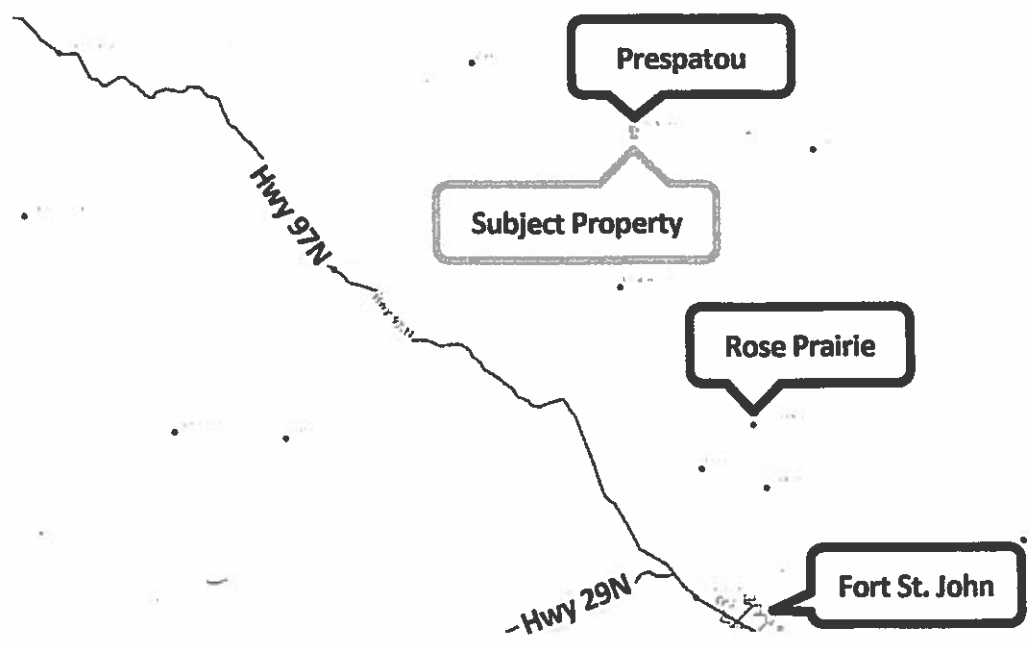
**Agricultural Land Reserve: Within**



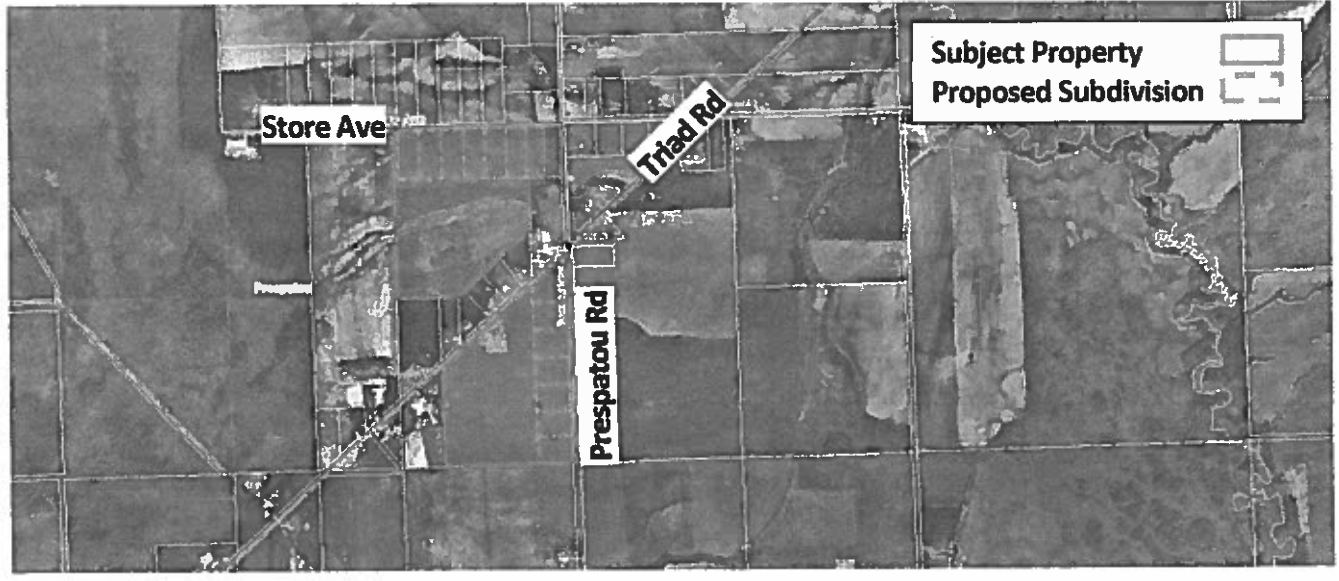


**PRRD Rural Official Community Plan Bylaw No. 1940, 2011: Rural Community (RC)**






Aerial imagery



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

March 23, 2021  
 \_\_\_\_\_  
 Date signed

  
 \_\_\_\_\_  
 Signature of Owner

March 23 2021  
 \_\_\_\_\_  
 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:





**CONTAMINATED SITE DECLARATION FORM**

I, Gordon Wiebe, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

**Legal Description(s):**

District Lot 2516 Peace River District,  
Except Plans 21383, 21704, 24605,  
and PGP 44332  
PID: 004-012-046

I have read [Schedule 2](#) and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in [Schedule 2](#) of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the Act.

I have read [Schedule 2](#) and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.

\*Please contact staff to submit a "site disclosure statement" at [planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)

I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation.

[Redacted Signature]

23 / 03 / 2021  
dd mm yyyy

Owner/Agent

[Redacted Signature]

23 / 03 / 2021  
dd mm yyyy

Owner/Agent