



For Office Use:
Receipt # _____
Date Received _____
File No. _____
Sign Issued: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

## Application for Development

### 1. TYPE OF APPLICATION

	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment*	\$ 1,150.00
<input checked="" type="checkbox"/> Zoning Bylaw Amendment* #	\$ 800.00
<input checked="" type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
<input type="checkbox"/> Temporary Use Permit*	\$ 500.00
<input type="checkbox"/> Temporary Use Permit Renewal	\$ 350.00
<input type="checkbox"/> Development Permit #	\$ 165.00
<input type="checkbox"/> Development Variance Permit	\$ 165.00

\* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

# Contaminated Site Declaration Form required for this application type.

- Exclusion from the Agricultural Land Reserve \$ 1,500.00  
(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)

### 2. PLEASE PRINT

Property Owner's Name Arthur Hadland and Laurel Hadland	Authorized Agent of Owner (if applicable) Bryan Bates
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]
E-mail: [REDACTED]	E-mail: [REDACTED]

#### 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*.

**3. PROPERTY DESCRIPTION**

Full legal description and PID of each property under application	Area of each lot	
Proposed Lot 1, to be subdivided from PARCEL A (G4009) OF THE SOUTH WEST 1/4 OF SECTION 24	15.5 ha	ha./acres
TOWNSHIP 83 RANGE 18 W6M PEACE RIVER DISTRICT EXCEPT PLAN EPP1641, PID 014-738-902		ha./acres
		ha./acres
	TOTAL AREA <b>15.5 ha</b>	ha./acres

**4. Civic Address or location of property:** 6678 Alaska Highway near Baldonnel, BC

**5. PARTICULARS OF PROPOSED AMENDMENT**

Please check the box(es) that apply to your application type:

Official Community Plan (OCP) Bylaw amendment:  
 Existing OCP designation: A-2  
 Proposed OCP designation: A-1  
 Text amendment: To change from large agricultural holdings to small agricultural holdings

Zoning Bylaw amendment:  
 Existing zone: A-2  
 Proposed zone: A-1  
 Text amendment: To change from large agricultural holdings to small agricultural holdings

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:**  
Property is currently used for agricultural purposes, including past use as a horse pasture. There is an old barn and other old farm buildings located at the northerly end of the parcel.  
 \_\_\_\_\_  
 \_\_\_\_\_

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

- (a) North Residential - Edgewood Trailer Park and a single residence
- (b) East Agricultural lands and the Alaska Highway
- (c) South Agricultural lands
- (d) West Agricultural lands and the railway

8. Describe your proposal. Attach a separate sheet if necessary:

Proposed Lot 1 is part of a larger subdivision designed to adjust boundaries of several agricultural parcels along their lines of farm use. Lot 1 falls outside of A-2 requirements, necessitating the changes. The ALC has reviewed this proposed development and is in support of this subdivision.

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

The land under application is not suitable for crop production, but is capable of an intensive agricultural operation. As part of maintaining the number of parcels for the overall subdivision, this smaller parcel is being created with A-1 zoning in mind. Attempting to enlarge Lot 1 makes other parcels less useful for crop production.

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10. Describe the proposed and/or existing means of sewage disposal for the property:

There is no existing sewage disposal on the property and no need at the current time for a proposed sewage disposal.

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11. Describe the proposed and/or existing means of water supply for the property:

There is no existing water supply on the property and no need at the current time for a proposed water supply.

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**THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/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 the following:
  - (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 and size of existing buildings and structures on the subject property, with distances to property lines;
  - (d) the location and size 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 survey plan prepared by a British Columbia Land Surveyor may be required.**



CONTAMINATED SITE DECLARATION FORM

I, Bryan Bates, hereby acknowledge that the Environmental Management Act, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

PARCEL A (G4009) OF THE SOUTH WEST 1/4 OF SECTION 24 TOWNSHIP 83 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT EXCEPT PLAN EPP1641

[X] 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

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

[Redacted Signature] 24 / 06 / 2021 /
Owner/Agent dd mm yyyy

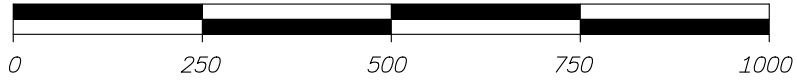
[Redacted Signature] 24 / 06 / 2021 /
Owner/Agent dd mm yyyy

For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail SiteID@gov.bc.ca

**PROPOSED SUBDIVISION OF:**

- (1) PARCEL A (G4009) OF THE SW 1/4 OF SECTION 24, EXCEPT PLAN EPP1641;
  - (2) THE NE 1/4 OF SECTION 14;
  - (3) THE SE 1/4 OF SECTION 14, EXCEPT THE SOUTH 14 FEET;
  - (4) THE NW 1/4 OF SECTION 13, EXCEPT PORTIONS IN PLANS A938, A1633, AND BCP27222;
  - (5) THE SW 1/4 OF SECTION 13, EXCEPT PORTIONS IN PLANS A938, A1633, A2142, AND PLAN BCP27222;
- AND LAND SUBJECT TO CROWN GRANT UNDER FILE 8016076;  
 ALL WITHIN TOWNSHIP 83, RANGE 18, W6M, PEACE RIVER DISTRICT.

AGRICULTURE – EXTENSIVE APPLICATION



The intended plot size of this plan is 279mm in width by 432mm in height (B size) when plotted at a scale of 1:10,000

**LEGEND**

- ▨ Denotes cultivated area
- - - Denotes ALR boundary
- Denotes watercourse
- ⊗ Denotes existing approach

Note:  
 All areas and legal boundaries shown are approximate only and are subject to field survey for confirmation.

