



For Office Use:
 Receipt # [REDACTED]
 Date Received Oct. 15 '21
 File No. 21-012 ZN
 Sign Issued: Yes No N/A

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 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 checked="" 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.

<input type="checkbox"/> Exclusion from the Agricultural Land Reserve (Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)	\$ 1,500.00
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2. PLEASE PRINT

Property Owner's Name SHANE ROGERS	Authorized Agent of Owner (if applicable) Mcelhanney Associates Land Surveys Ltd (Evan Hsiao)
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	
LOT 1 EXCEPT PART SUBDIVIDED BY PLAN BCP20054, SEC4 TP 84 R18 W6M PLAN PGP43544	12.43 AC	ha./acres
		ha./acres
		ha./acres
	TOTAL AREA 12.43 AC	ha./acres

4. Civic Address or location of property: 6414 Airport Road

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: _____

Proposed OCP designation: _____

Text amendment: _____

Zoning Bylaw amendment:

Existing zone: _____

Proposed zone: _____

Text amendment: to allow specific use of manufacturing wood pellets and storing shaving on the property.

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:

Operation: ~~Mill to compress planer shaving into pellets~~

buildings on site: ~~Two coverall buildings with sea can base, a house and a shed, see building location certificate.~~

added to separate application 01/1

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

(a) North Farm land (A2)

(b) East empty land airport industrial (AP)

(c) South Uhaul yard Industrial use (I-1)

(d) West Rogers trucking Industrial use (I-1)

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

the temporary use permit 233/2012 has expired and the owner wish to continue the operation.

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

see attached.

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

N/A

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

N/A

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.

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

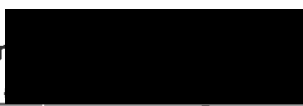

OCT 12 2021
Date signed


Signature of Owner

OCT 12 / 21
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>Shane Rogers</u> and <u>Curtis Rogers</u> hereby authorize	
(name of landowner) (name of landowner)	
McElhanney Associates land Surveying Ltd (Evan Hsiao)	
(name of agent) to act on my/our behalf regarding this application.	
Signature of Owner 	Date: <u>OCT 12 2021</u>
Signature of Owner: 	Date: <u>OCT 12 / 21</u>

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

Pellets provides clean biomass energy to customers around the peace river region and can be used in many different areas. It is an essential product for some residence to keep their house warm and can be used for stoves, furnaces, boilers in a residential area and can also be used for horses and animals bedding

There was no company producing wood Pellets for residential/industrial use in the peace region prior to the establishment of Canfor pallet plants in 2016. We had the operations since 2012 to serve the communities in this region and we wish to continue the operation to better serve our communities in the peace region by providing environmental friendly and competitive products.