



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 Katherine and Jeffrey Kirschner	Authorized Agent of Owner (if applicable)
Address of Owner 12233 91 Street	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	
PID: 007-935-641 Lot 2 Block 8 Section 7 Township 84 Range 18	0.73	ha. <u>acres</u>
W6M		ha./acres
		ha./acres
	TOTAL AREA	0.73 ha. <u>acres</u>

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: 12233 91 Street, Fort St. John, B.C., V1J 4M6

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:

Reduction in setback from South parcel line for the "9.26m x 15.38m shop" from 5m to 2.4m.

Increasing maximum accessory building floor area for "9.26m x 15.38m shop" from 187 m2 to 230 m2.

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. _____ Section No. _____

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

(1) House - primary residence (2) 2.48m x 2.51m shed on piles - empty

(3) 9.26m x 15.38 m garage - cold storage of RV and boat (4) 7.98m x 9.81m garage - heated, tool bench and storage (5) 3.73m x 7.38m temporary shed - gardening and deck furniture storage

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

(a) North Easement, Residential, Recreational (golf course)

(b) East A-1

(c) South A-2/Undeveloped Road Allowance, Residential

(d) West Residential, Recreational (Fish Creek trails)

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

N/A

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

Please refer to attached letter.

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.

<div style="background-color: black; width: 250px; height: 25px; margin-bottom: 5px;"></div> _____ Signature of Owner	May 16, 2022 _____ Date signed
<div style="background-color: black; width: 250px; height: 25px; margin-bottom: 5px;"></div> _____ Signature of Owner	May 16, 2022 _____ 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:	

LOT 4
BLOCK 8

SEC 7

PLAN

LOT 3
BLOCK 8

8817

TP 84

Rge 18

W6M

9.144m LANE

LOT 1
BLOCK 8

PLAN

LOT 2
BLOCK 8

8871

91ST STREET

24.384m ROAD

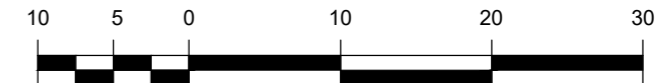
LOT 3
BLOCK 3

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

CA9434289 - MORTGAGE

**BC LAND SURVEYOR'S BUILDING
LOCATION CERTIFICATE
LOT 2 BLOCK 8 SEC 7 TP 84 RGE 18
W6M PEACE RIVER DISTRICT
PLAN 8871**

SCALE 1:500



CIVIC ADDRESS:

12233 91ST STREET

FORT ST JOHN, B.C.

PID: 007-935-641

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF, AND ARE DERIVED FROM PLAN 8871

ALL BUILDING DIMENSIONS ARE TO EXTERIOR WALLS AND SIDING.

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 16th DAY OF MAY, 2022.

 EVAN HSIAO, BCLS #882

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.

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 McELHANNEY GEOMATICS.

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REVISION	DESCRIPTION	DD/MM/YY
0	Original Plan Issued	16/05/22

PLAN ID.: 27176CERT DD/MM/YY: 16/05/22

DRAFTED BY:
SURVEYED BY: AC
CHECKED BY: EH
REVISION: 0

McElhanney Associates
Land Surveying Ltd.
8808 - Northern Lights Drive
Fort St. John, BC
Phone: (250)787-0356

