



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 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.

<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
---	-------------

2. PLEASE PRINT

Property Owner's Name Christopher Clemen // Rachel Clemen	Authorized Agent of Owner (if applicable) Kristofer Wuthrich
Address of Owner 11075 257 RD	Address of Agent 12311 257 RD
City/Town/Village: Baldonnel, BC	City/Town/Village: Baldonnel, BC
Postal Code: V1J 8C2	Postal Code: V1J 8C2
Telephone Number: 250-263-5824	Telephone Number: 250-261-3618
E-mail: rachelclemen@gmail.com	E-mail: kristofer.wuthrich@gmail.com

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
NW 1/4 OF SECTION 2 TP 84 RGE 18 W6M PRD. EXCEPT PLANS 11108, 12696, AND 14261	53.18 ha/ 131.42 acres ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 53.18 ha/ 131.42 acres ha./acres

4. Civic Address or location of property: 11075 257 Rd, Baldonnel, BC, V1J 8C2

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: AGRICULTURE

Proposed OCP designation: AGRICULTURE & RURAL RESIDENTIAL

Text amendment: _____

Zoning Bylaw amendment:

Existing zone: A-2

Proposed zone: R4 (Proposed Lot A) & A-2 (Proposed Lot B)

Text amendment: Re-zone 1.8 ha of subject property to R-4 and keep remaining 51.38 ha Agricultural A-2

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:

The property currently has a 16'x76' Mobile Home and 8'x16' garden shed on it for residential purposes only.

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

- (a) North Agriculture
- (b) East Agriculture (hayfield)
- (c) South Residential - single family home
- (d) West Residential and Agriculture (hayfield)

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

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

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

Existing means of sewage disposal for the property is a lagoon.

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

Existing water supply for the property is a cistern.

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.

8) Seeking to re-zone a small portion of the 53.18 hectare subject property (PID 003997651) to facilitate a two lot subdivision. The property is currently zoned A-2 (Large Agri Holdings) and is currently used for residential and agricultural purposes.

This proposal is to rezone Proposed Lot A (a 1.89 ha parcel) to R-4 (Rural Residential).

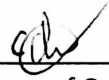
This 1.89 hectare portion is not within the ALR and is not currently used for agricultural purposes.

The proposal is for the remaining 51.29 hectares (Proposed Lot B) to remain as an A-2 (Large Agri Holdings) lot.

9) This proposal is to create an additional residential lot to satisfy consumer demands for rural residential properties in the area.

This proposal is not expected to increase the local population or traffic. It will provide one additional rural residential property in line with the current residential lots already directly beside the subject property on 257 Rd. The remaining 51.29 hectares of hayfield and property will remain intact for future residential and agricultural purposes.

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

Nov 02/2022

Date signed





Signature of Owner

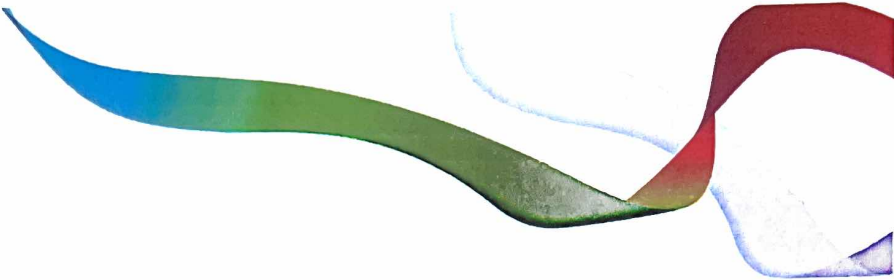
Nov 2/22

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>CHRISTOPHER CLEMEN</u> and <u>RACHEL CLEMEN</u> hereby authorize	
(name of landowner) (name of landowner)	
<u>KRISTOFER WUTHRICH</u> to act on my/our behalf regarding this application.	
(name of agent)	
Signature of Owner: 	Date: <u>Nov 02/2022</u>
Signature of Owner: 	Date: <u>Nov 2/22</u>



CONTAMINATED SITE DECLARATION FORM

I, CHRISTOPHER CLEMEN & RACHEL CLEMEN, hereby acknowledge that the Environmental Management Act, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

NW 1/4 OF SECTION 2 TP 84 RGE 18 W6M PRD, EXCEPT PLANS 11108, 12696 AND 14261

Please check only one:

- 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.

Owner/Agent signatures and dates: 02/11/2021, 02/11/2021

TITLE SEARCH PRINT

2022-11-14, 11:21:55

File Reference:

Requestor: Brenna Burns

Declared Value \$600000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District PRINCE GEORGE
Land Title Office PRINCE GEORGE

Title Number CB291525
From Title Number BV389617

Application Received 2022-10-20

Application Entered 2022-10-24

Registered Owner in Fee Simple
Registered Owner/Mailing Address: RACHEL JENNIFER CLEMEN, BOOKKEEPER
CHRISTOPHER WILLIAM PATRICK CLEMEN, FIELD TECHNICIAN
11075 257 ROAD
BALDONNEL, BC
V0C 1C7
AS JOINT TENANTS

Taxation Authority Peace River Assessment District

Description of Land
Parcel Identifier: 003-997-651
Legal Description:
THE NORTH WEST 1/4 OF SECTION 2 TOWNSHIP 84 RANGE 18
WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT, EXCEPT
PLANS 11108, 12696 AND 14261

Legal Notations
ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED
19/7/82 UNDER #S19248 (PLAN 28487)

THIS CERTIFICATE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION
ACT SEE PLAN #21608

TITLE SEARCH PRINT

File Reference:

Declared Value \$600000

2022-11-14, 11:21:55
Requestor: Brenna Burns

Charges, Liens and Interests

Nature:	RIGHT OF WAY
Registration Number:	22833K
Registration Date and Time:	1961-11-21 12:13
Registered Owner:	PLATEAU PIPE LINE LTD. INCORPORATION NO. 29207A AS TO AN UNDIVIDED 1/2 INTEREST
Transfer Number:	BB1302063
Registered Owner:	PEMBINA NGL CORPORATION INCORPORATION NO. A0085866 AS TO AN UNDIVIDED 1/2 INTEREST
Transfer Number:	CA6664676
Remarks:	PART ON PLAN A2345

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	PM41123
Registration Date and Time:	1998-09-21 11:33
Registered Owner:	ALLIANCE PIPELINE LTD. INCORPORATION NO. A43477
Remarks:	CANCELLED AS TO ALL EXCEPT PART ON PLAN PGP47426 SEE BB732879

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA9622638
Registration Date and Time:	2022-01-06 08:26
Registered Owner:	NORTHRIVER MIDSTREAM NEBC CONNECTOR GP INC. INCORPORATION NO. 1173493-8

Nature:	MORTGAGE
Registration Number:	CB291526
Registration Date and Time:	2022-10-20 08:39
Registered Owner:	THE TORONTO-DOMINION BANK

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB291527
Registration Date and Time:	2022-10-20 08:39
Registered Owner:	THE TORONTO-DOMINION BANK

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



Peace River Regional District

26-Aug-2022

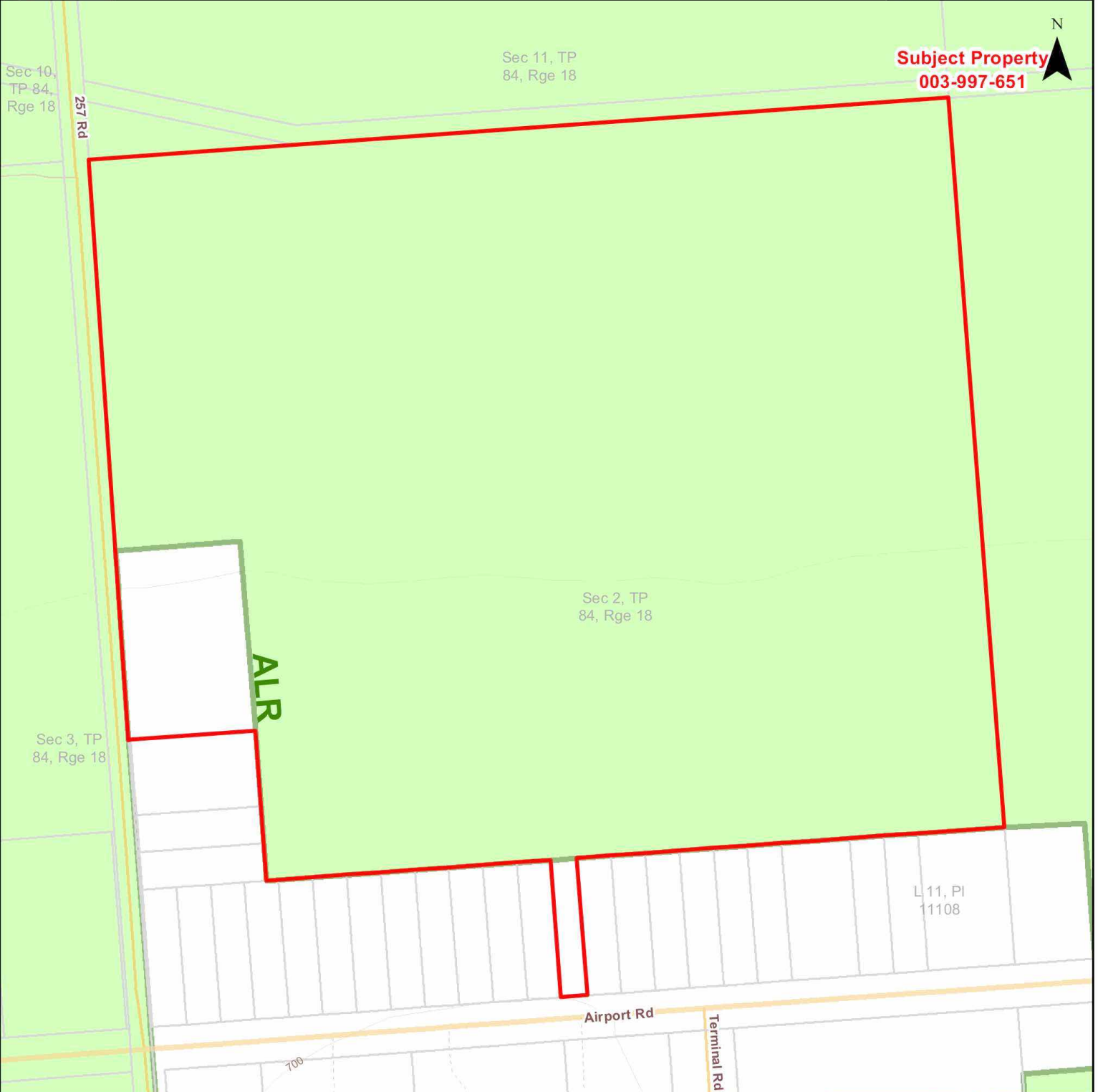
PID: 003997651
Roll Number: 760-008369.000
Legal Description: THE NORTH WEST 1/4 OF SECTION 2 TOWNSHIP 84 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT, EXCEPT PLANS 11108, 12696 AND 14261

Parcel Size


53.18 Hectares 131.42 Acres





This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Peace River Regional District should be contacted for information regarding other conditions such as easements, rights-of-way or covenants.



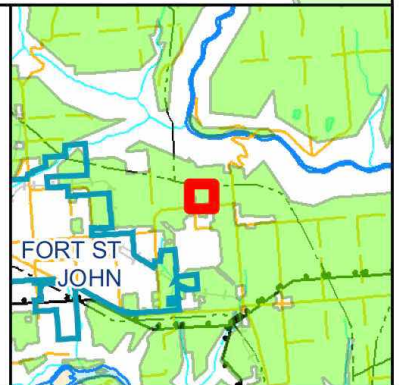
ALC FILE NO:	Inquiry
MAP PRODUCED:	September 6, 2022
MAP SCALE:	1:5,000
DATA SOURCES & NOTES:	ALC and BCGW. Contains information licensed under Open Government License - British Columbia.
Map for reference only. Accuracy not guaranteed.	

 Subject Property

 Agricultural Land Reserve

 PMBC Parcel Cadastre



0 50 100 150 200 250
Metres

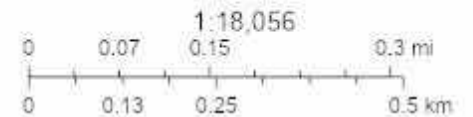


ALR Property and Map Finder



2022-08-26, 1:46:18 PM

-  ALR Polygons
-  ParcelMap BC Parcel Fabric



Esri, Canada, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Mapbox

Provincial Agricultural Land Commission

© Provincial Agricultural Land Commission. The information provided is for reference purposes only and may not reflect the current state of the ALR.

Subject Property

PID: 003997651

257 Rd

Airport Rd

Terminal Rd

Rowantree Ave

Lily St

Tulip Ave

Helicopter Lane

Cariboo Way, 242 Rd

Tower Lane

Rd

A-2

800 METERS

PID
003-997-651

PROPOSED
LOT B
51.29 ha

A-2

AGRICULTURE

675 METERS

A-2

A-2

257 RD

365 M

111 M

170 M

R-4

ALR

115 M

265 M

400 M

125 M

20 M

R3

R3

R3

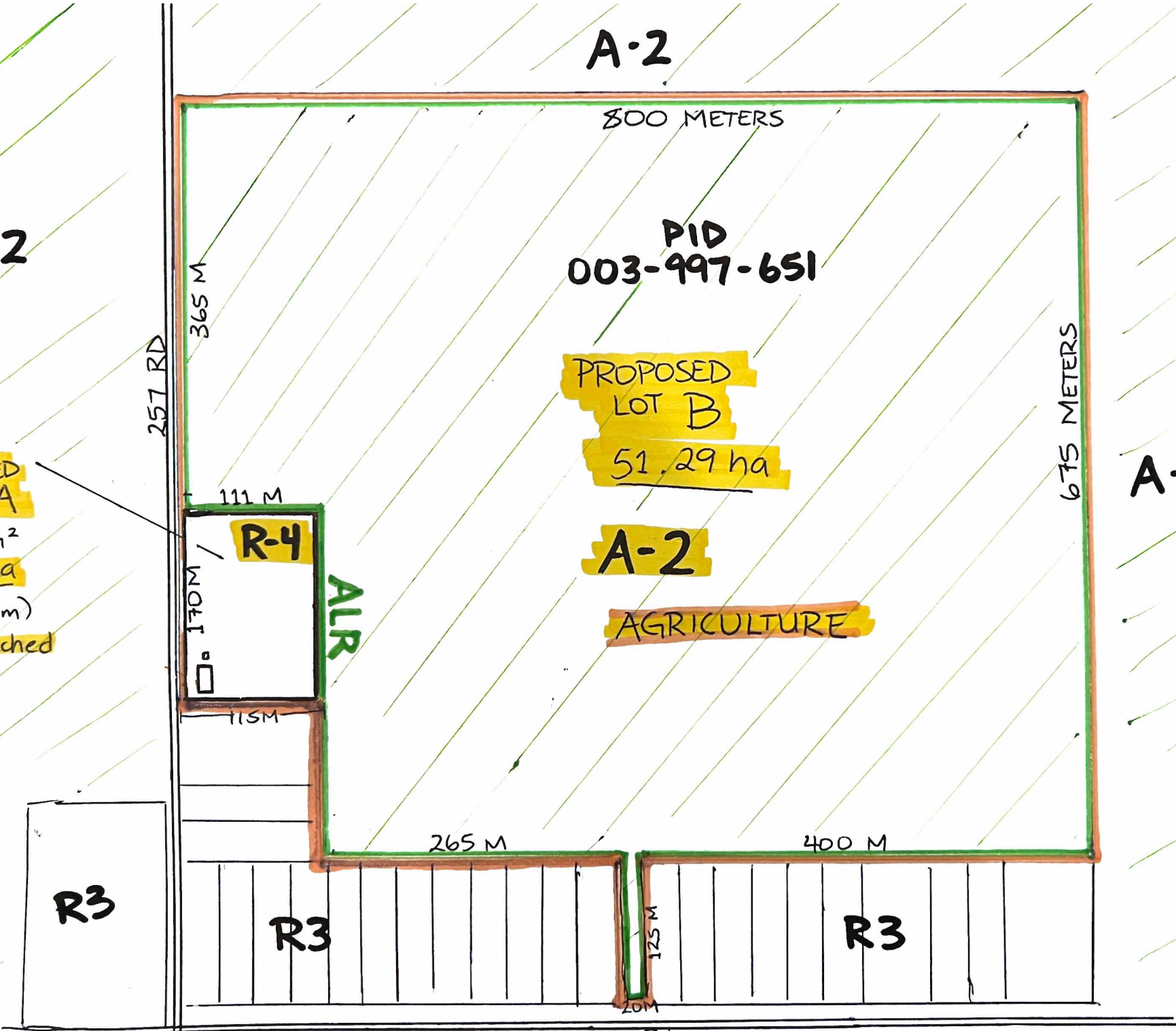
AIRPORT RD

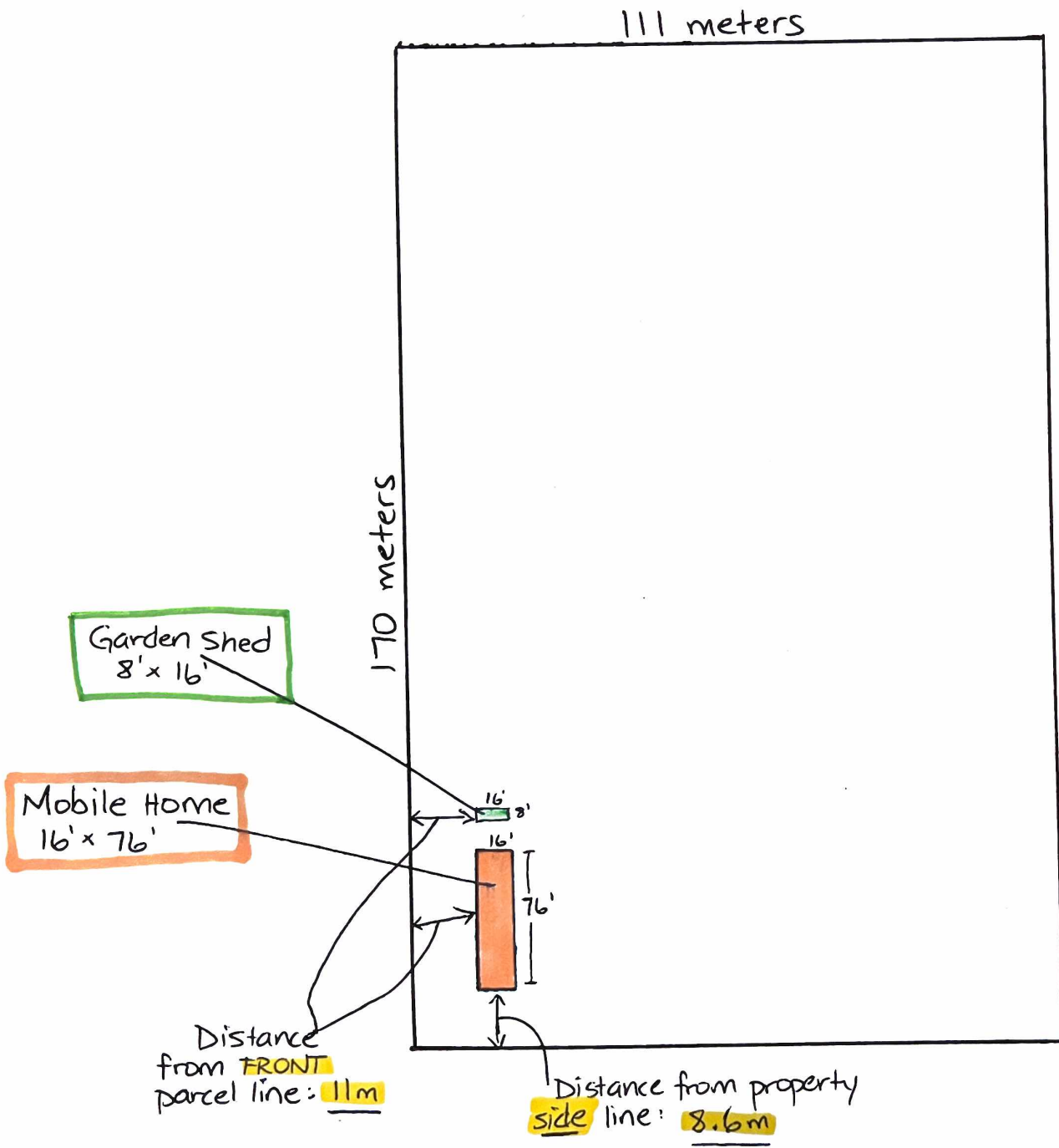
PROPOSED
LOT A

18,870 m²
1.887 ha

(170m x 111m)

* see attached





PROPOSED
LOT
A

(170m x 111 m)

1.887 ha

R-4

RURAL RESIDENTIAL