



For Office Use:  
 Receipt # 8842  
 Date Received \_\_\_\_\_  
 File No. 22-007 ZD  
 Sign Issued: Yes  No  N/A

### Application for Development

#### 1. TYPE OF APPLICATION

- |   |             |
|---|-------------|
| <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 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 <b>CHRISTOPHER &amp; RACHEL CLEMEN</b>	Authorized Agent of Owner (if applicable) <b>KRISTOFER WUTHRICH</b>
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
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 53.18ha/ 131.42 acres ha./acres

4. Civic Address or location of property: 11075 - 257 Rd, Baldonnel, BC, V1J8C2

**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: AGRICULTURAL  
 Proposed OCP designation: AGRICULTURAL  
 Text amendment: \_\_\_\_\_

Zoning Bylaw amendment:  
 Existing zone: A2  
 Proposed zone: A1  
 Text amendment: \_\_\_\_\_

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:  
AGRICULTURAL AND RESIDENTIAL  
Mobile Home - 1216 sq ft  
Garden Shed - 8'x16'

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:  
 (a) North AGRICULTURAL  
 (b) East AGRICULTURAL  
 (c) South AGRICULTURAL AND RESIDENTIAL  
 (d) West AGRICULTURAL AND RESIDENTIAL

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

AMEND ZONING FROM A2 TO A1 FOR FURTHER AGRICULTURAL DEVELOPMENT.

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

FURTHER AGRICULTURAL DEVELOPMENT.

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

EXISTING AND PROPOSED SEWAGE DISPOSAL IS A LAGOON.

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

EXISTING AND PROPOSED WATER SUPPLY IS A CISTERN.

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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.

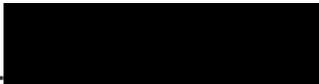
**ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.**

**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.**

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

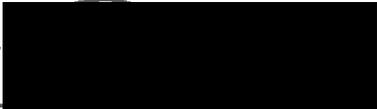
Nov 02/2022  
\_\_\_\_\_  
Date signed

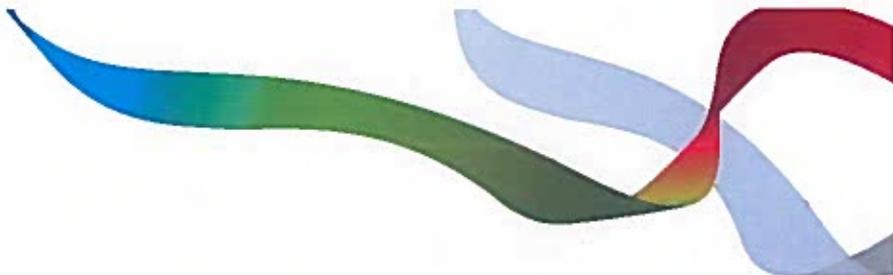
  
\_\_\_\_\_  
Signature of Owner

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](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] 02 / 11 / 2021  
 Owner/Agent dd mm yyyy

[Redacted Signature] 02 / 11 / 2021  
 dd mm yyyy

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

**Excerpt from "Development Application Procedures, Fees and Delegation Bylaw No. 2449, 2021."**

**Section 6 – Public Notice Sign Requirements**

1. A development application sign shall be posted on the subject property for any parcel that is that are subject to an application for:
  - a) Amendment to an Official Community Plan and / or Zoning bylaw; or
  - b) Temporary Use Permit.
  
2. The Peace River Regional District shall provide the applicant with a development application sign which shall be posted by the applicant on the subject property as outlined below:
  - a) The sign must be placed at the driveway entrance or midpoint of the property fronting the main service road, providing the most effective legibility and visibility for passersby from the road;
  - b) The sign shall be erected on the property at a minimum of fourteen (14) days prior to the Regional Board considering the application, and the applicant must submit to the Regional District a photograph clearly showing the sign posted on the property;
  - c) The sign shall be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway, road or lane;
  - d) The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
  - e) The sign shall remain in place continuously until the conclusion of the Public Hearing or issuance of the permit, as the case may be, and shall be removed within fourteen (14) days after the decision(s) of the Regional Board on the said application. Applicants are encouraged to dispose of the signs by recycling them.
  - f) Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the Public Hearing and / or Board decision process;
  - g) Any additional notification costs incurred by the Regional District as a result of the applicant failing to post the required sign shall be payable by the applicant prior to advertising of the Public Hearing or delivering public notification;
  - h) Where a sign required by this bylaw is removed, destroyed or altered due to vandalism or the actions of unknown persons, the validity of any bylaw that is the subject of the relevant application and Public Hearing shall not be impacted;
  - i) If a land owner receives any written comments regarding the land use application, those comments must be delivered to the Peace River Regional District office as soon as they are received so that this information may be considered with the subject application.



# 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.

PID: 003-997-618

PID: 015-230-601

810 meters

680 meters

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

PID: 003-997-651

400 meters

Airport Rd

130 m

130 m

25 m

285 m

Airport Rd

140 m

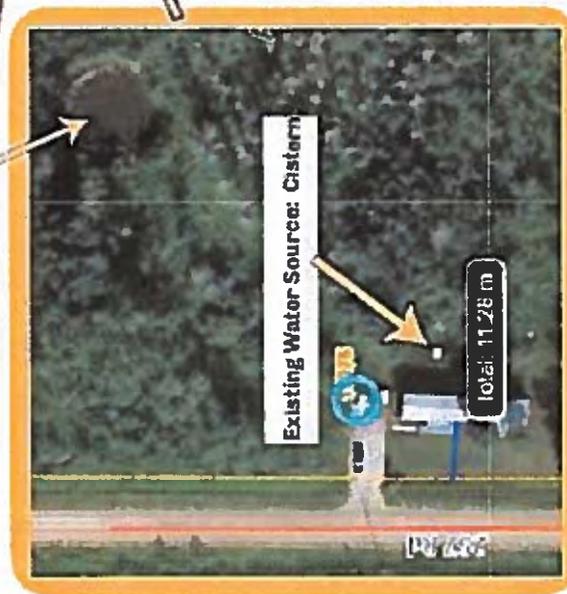
120 m

267-Rd

PID: 014-544-598

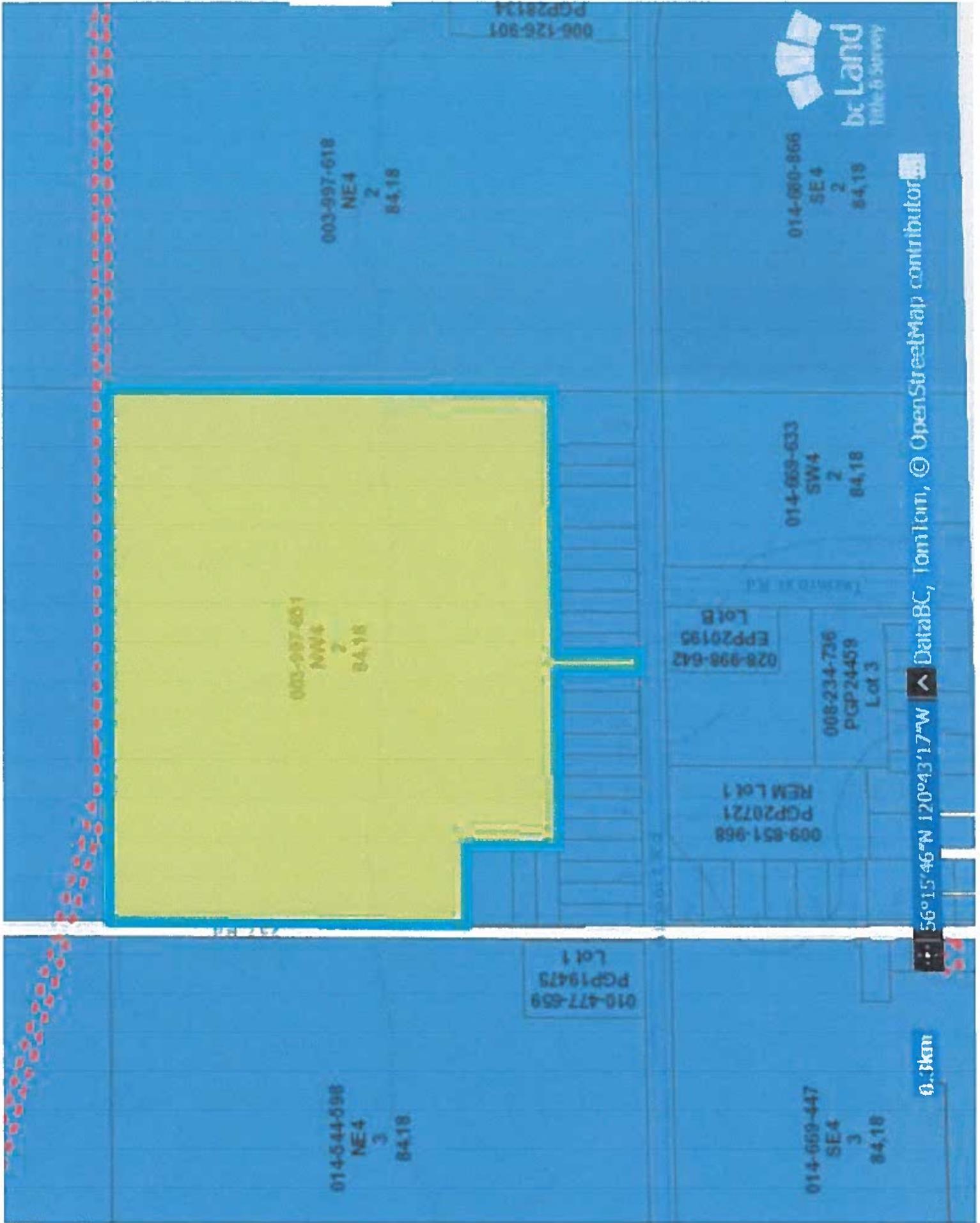
PID: 003-997-651  
Boundary

Existing Sewage Disposal: Lagoon



Permanent Building: 16x76 mobile home

Distance from property line: 11.28m



014-544-598  
NE4  
3  
84.18

PGP19475  
Lot 1

003-997-601  
NW4  
2  
84.18

003-997-618  
NE4  
2  
84.18

PGP28134  
006-126-901

014-669-447  
SE4  
3  
84.18

009-851-968  
REM Lot 1  
PGP20721

028-998-642  
EPP20193  
Lot B

014-669-633  
SW4  
2  
84.18

014-660-866  
SE4  
2  
84.18

008-234-736  
PGP24459  
Lot 3



0.3km

56°15'46"N 120°43'17"W

DataBC, TomTom, © OpenStreetMap contributor



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

