



For Office Use:
 Receipt # _____
 Date Received _____
 File No. _____
 Sign Issued: Yes No N/A

Application for Development

1. TYPE OF APPLICATION

- | | |
|---|---------------------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment* | FEE \$ 1,150.00 |
| <input 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 checked="" 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 Curtis & Catharine York | Authorized Agent of Owner (if applicable) Sasha Bodie (Tryon Engineering Inc.) |
| Address of Owner [REDACTED] | Address of Agent 10201 - 17 Street |
| City/Town/Village: [REDACTED] | City/Town/Village: Dawson Creek, BC |
| Postal Code: [REDACTED] | Postal Code: V1G 4C3 |
| Telephone Number: [REDACTED] | Telephone Number: 250-793-1658 |
| E-mail [REDACTED] | E-mail: sbodie@tryongroup.ca |

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/Parcel 12 Plan EPP7799 Section 25 Township 77 Range 15 Meridian 6 PID 028-324-200 | 4.5 Acres ha./acres |
| | ha./acres |
| | ha./acres |
| | TOTAL AREA 4.5 Acres ha./acres |

4. Civic Address or location of property: 952 Elk Ridge Trail

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: _____

Development Variance Permit – describe proposed variance request:

To Build a Shop (Accessory Building) - 3800 Sq Ft

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. _____ Section No. _____

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

No existing buildings, land is bare but building a new house and shop

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

(a) North Vacant Lot

(b) East Large house with detached garage

(c) South House

(d) West Large house with detached garage

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

Accessory Building exceeds 2496 Sq Ft but client is wanting a 3800 Sq Ft Accessory Building
Accessory building will be properly engineered and to BCBC Building code as well as siding to match the house siding

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

Client needs a bigger accessory building to store his Large RV and other toys (Side by side, cars, etc.)

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

Proposed septic field to tie into house and shop (engineered septic field) House and shop will have separate holding tanks.

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

Cistern will be installed onto property

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 to the best of our knowledge, a true statement of the facts related to this application.


Signature of Owner

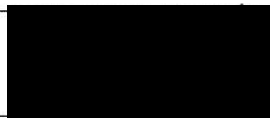
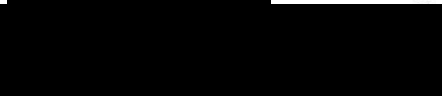
June 29/23
Date signed


Signature of Owner

June 29/23
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>Curtis York</u> and <u>Catharine York</u> hereby authorize | |
| (name of landowner) (name of landowner) | |
| <u>Sasha Bodie (Tryon Engineering Inc.)</u> to act on my/our behalf regarding this application. | |
| (name of agent) | |
| Signature of Owner:  | Date: <u>June 29/23</u> |
| Signature of Owner:  | Date: <u>June 29/23</u> |