



PEACE RIVER REGIONAL DISTRICT

Dawson Creek | Box 810, 1981 Alaska Avenue BC, V1G 4H8  
(T): (250) 784-3200 prrd.dc@prrd.bc.ca

Fort St. John | 9505 100 Street BC, V1J 4N4  
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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

<b>1. TYPE OF APPLICATION</b>	<b>FEE</b>
<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.

<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 Eric Bell	Authorized Agent of Owner (if applicable) Raz Petrick
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	
PARCEL B (P26810) SEC17 TOWNSHIP 84 RANGE 19 W6M	.42/1.04	ha./acres
		ha./acres
		ha./acres
	TOTAL AREA .42/1.04	ha./acres

4. Civic Address or location of property: 13091 NIELSON AVE, CHARLIE LAKE

**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: C-2  
 Proposed zone: C-2  
 Text amendment: DAYCARE, GYM, COFFEE SHOP, DENTIST, PHYSIOTHERAPIST, DOCTOR

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:  
COMMERCIAL DEVELOPEMNT - 5 UNIT RETAIL SPACE  
 \_\_\_\_\_  
 \_\_\_\_\_

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:  
 (a) North HIGHWAY  
 (b) East EQUIPMENT LAYDOWN YARD  
 (c) South RESIDENTIAL PROPERTY'S  
 (d) West ROAD

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

SEE ATTACHED PDF

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

SEE ATTACHED PDF

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

SEPTIC TANK

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

CISTREN

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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


3/2/2023  
\_\_\_\_\_  
Date signed

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

\_\_\_\_\_  
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>Eric Bell</u> and _____ hereby authorize (name of landowner) (name of landowner)	
<u>RAZ PETRICK</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner: 	Date: <u>3/2/2023</u>
Signature of Owner:	Date:

8. We propose the text in the approved business types per the C-2 zoning be added to include these business types: Daycare, Gym, Coffee shop, Dentist, Physiotherapist & doctors office, because we believe these business types would provide more diverse opportunities for the community as a whole to improve and align with the community master plan.

9. We propose that the zoning uses be amended so that there are more opportunities for the community to grow by having the zoning uses expanded for more long-term businesses in the community. The centralized location of this mixed use commercial space, can provide more opportunities for the Charlie Lake community, because of the time frame that it takes to add another approved uses in the bylaw we propose that we are requesting to add multiple lines to the zoning bylaw in order to give the opportunity for tenants to be able to look at the space and then get the process started to do a unit buildout. Therefore, we request that the text be added to let the following business types: daycare, gym, coffee shop, dentist, physiotherapist & doctors office to give the opportunity for giving the residents of Charlie Lake a more diverse businesses opportunities to align with the community master plan. Because the personal service establishment does not define all of the above, we request that these be included in the bylaw. The long term view of the commercial development is to have it be a gathering place for the residents of Charlie Lake, a place where they can pick up their mail, grab a coffee or use one of the other businesses in the complex and continue to their destination.