



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

Application for Development

1. TYPE OF APPLICATION

	FEE
<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 Richard Dennis Quigley and Lisa Marie Quigley	Authorized Agent of Owner (if applicable)
Address	Address of Agent
City/Town/Village	City/Town/Village:
Postal Code	Postal Code:
Telephone Number	Telephone Number:
E-mail:	E-mail:

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 1, Section 25, Township 84, Range 20, West of the 6th Meridian,	17.04	ha./acres
Peace River District Plan PGP47460 PID 025-220-811		ha./acres
(Parcel area shown as 17.04 Ha on PRRD map and 16.5 Ha on official subdivision Plan PGP47460)		ha./acres
	TOTAL AREA 17.04	ha./acres

4. Civic Address or location of property: _____

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: A-1 (Small Agricultural Holdings)

Proposed zone: R-5

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:

Vacant bare land - some shrubs

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

- (a) North Treed - single family dwelling on acreage - zoned R-3
- (b) East bound by Alaska Highway. Single family dwellings on acreages on other side of Highway
- (c) South SE bdy: single family on acreage (R-5); SW bdy single family on acreage (A-1)
- (d) West grazing, open with small shrubs and trees - zoned A-2

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

See attached proposed 4-(approx 4.0Ha lot) subdivision with additional common lot 5 as 15m access
(cul-de-sac - on northwesterly corner to facilitate request of Ministry of Transportation & Infrastructure on March 27, 2023)

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

Subdivision in compliance with North Peace Fringe Area Official Community Plan No. 2460, 2021

Lands designated as Rural Residential are intended to provide large lot residential housing options while preserving the rural character of the North Peace Fringe Area

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

Sewage disposal will be confined to each lot by lagoon to Ministry specification on downward facing
slope of each proposed building site.

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

Water supply at the discretion of each individual landowner with the option of well or 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.

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.



April 20, 2023

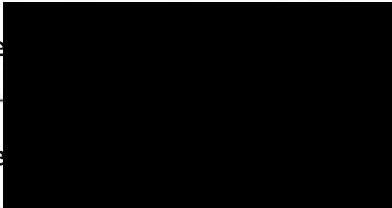
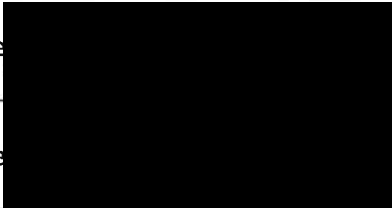
Date signed

April 20, 2023

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>Richard Dennis Quigley</u> (name of landowner) and <u>Lisa Marie Quigley</u> (name of landowner) hereby authorize	
<u>Lisa Marie Quigley</u> (name of agent) to act on my/our behalf regarding this application.	
Signature of Owner 	Date: <u>April 20, 2023</u>
Signature of Owner 	Date: <u>April 20, 2023</u>



CONTAMINATED SITE DECLARATION FORM

I, Richard Dennis Quigley and Lisa Marie Quigley, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

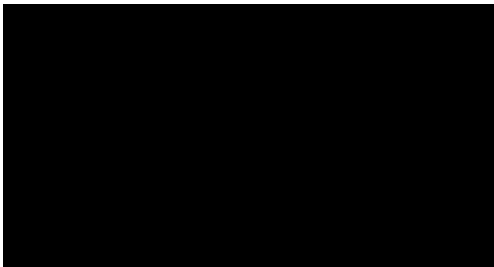
Legal Description(s):

PID 025-220-811 Lot 1, Plan PGP47460 - Section 25, Township 84, Range 20, West of the 6th Meridian Peace River District

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.



20 / 04 / 2023 /
dd mm yyyy

20 / 04 / 2023 /
dd mm yyyy

For more information, please visit the ministry's *Identification of Contaminated Sites* webpage or e-mail SiteID@gov.bc.ca

SITE SURVEY AND PROPOSED SUBDIVISION LOT 1 SECTION 25 TOWNSHIP 84 RANGE 20 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN PGP47460

0 20 40 60 80 100 150 200 250 300 METRES

The intended plot size of this plan is
432 mm in width by 280 mm in height (B size)
when plotted at a scale of 1:3 000.

NOTES:

Lot 1 is subject to the following non financial charges and interests
that may affect the positioning of structures on the property:

RIGHT OF WAY 10931K
STATUTORY RIGHT OF WAY PD2715
EASEMENT PP15161

Unregistered interests have not been included or considered.

This plan was prepared for design purposes and is for the exclusive use of our client.
The signatory accepts no responsibility or liability for any damages that may be suffered
by a third party as a result of reproduction, transmission, or alteration to this document
without the consent of the signatory.

Elevations are based on geodetic datum (CGVD28 HT2_0) derived from GNSS
Observations to British Columbia Active Control Point 164418, Elevation = 767

Distances are in metres and decimals thereof

Parcel Dimensions are derived from field survey.

Scale factor is 0.999657

PID: 025-220-811
Title Search: March 30th, 2023
Title No: CA510746
Land Use: R-2A

LEGEND:

- Denotes Subject Property
- - - Denotes Proposed Subdivision Line
- Denotes Right Of Way boundaries

GLOBAL RAYMAC LAND SURVEYING LTD.

1022B 7th Avenue, Invermere, BC V0A 1K0
Ph: 250.409.5157 www.globalraymac.ca

MUNICIPAL ADDRESS:

Robin Road
Prince George, BC

Client: Lisa Quigley Client File No.: #####

Date: April 4th, 2023

Job No.: 23IX0021 GRS File No.: 23IX0021_T0.dwg

Surveyed: - Checked: EGJAB Drawn: NDW



