



For Office Use:

Receipt # \_\_\_\_\_  
Date Received June 21, 2023  
File No. 23-009 ZN  
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 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 <u>J.A.K.K. Enterprises Ltd</u>	Authorized Agent of Owner (if applicable) <u>John Koop.</u>
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
Lot 3 Sec 24 TWP 84 Rg 20 W6M PID 027-452-956	4.04 ha <span style="float: right;">ha./acres</span>
Lot 4 Sec 24 TWP 84 Rg 20 W6M PID 027-452-964	4.04 ha. <span style="float: right;">ha./acres</span>
	<span style="float: right;">ha./acres</span>
	TOTAL AREA 8.08 <span style="float: right;">ha./acres</span>

4. Civic Address or location of property: 13289-279 Rd. Charlie Lake B.C.

**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: R-5

Proposed zone: R-4

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:

Currently used partially as hay land

\_\_\_\_\_  
\_\_\_\_\_

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

(a) North Residential Home + Hobby Farm

(b) East Residential Home + Shop

(c) South Residential Home + Shop.

(d) West No use. Treed land.

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

Subdivide the long narrow<sup>100'</sup> Lots 3 and 4 along 279 Rd  
into 4<sup>50'x75'</sup> rectangular lots along Koop Road.

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

Lots better suited for Rural Residential Property

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

Proposed means of sewage disposal is by means of sewage  
lagoons. 4 Test holes have been dug and ~~per~~ perk test have  
been done and ~~shown~~ approved by Anthony Martin Excavating

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

Water Supply will be by cistern or water well  
Good water wells have been found on adjacent properties.

**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.

[Redacted Signature]

June 20 '2023

Date signed

[Redacted Signature]

June 20, 2023

Date signed

Signature of Owner

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>John Koop</u> and <u>Anna Koop</u> hereby authorize	
(name of landowner) (name of landowner)	
<u>John Koop</u> to act on my/our behalf regarding this application.	
(name of agent)	
Signature of Owner	Date: <u>June 20 '2023</u>
Signature of Owner	Date: <u>June 20, 2023</u>



**CONTAMINATED SITE DECLARATION FORM**

I, John Koop, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

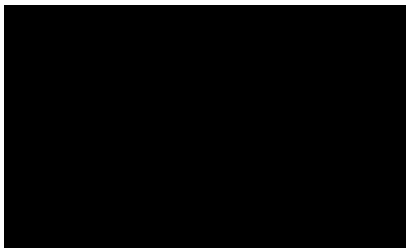
**Legal Description(s):**

Lot 3, Sec 24, Twp 84, Rg 20 W6M PID 027-452-956  
Lot 4, Sec 24, Twp 84, Rg 20 W6M PID 027-452-964

**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.



20/06/2021  
dd mm yyyy

20/06/2021  
dd mm yyyy



LOT 2  
PLAN BCP35632

89°58'07"  
108.45

89°58'07"  
108.45

89°58'07"  
108.45

89°58'07"  
108.45

LOT A  
202 ha

LOT B  
202 ha

LOT C  
202 ha

LOT D  
202 ha

LOT 10  
PLAN BCP35632

89°58'07"  
108.45

179°56'35"  
93.28

LOT 3

3

PLAN

BCP35632

LOT 4

4

PLAN

BCP35632

89°58'07"  
108.45

179°56'35"  
93.28

SECTION 24

TOWNSHIP 84

RANGE 20

W6M

134°57'21"  
8.45

89°58'07"  
102.45

89°58'07"  
108.45

89°58'07"  
108.45

89°58'07"  
108.45

KOOP ROAD

LOT 5  
PLAN BCP35632

LOT 6  
PLAN BCP35632

LOT 7  
PLAN BCP35632

LOT 8  
PLAN BCP35632

LOT A  
PLAN BCP39534

REMAINDER S.E. 1/4 SECTION 23  
TOWNSHIP 84, RANGE 20, W.6 M.

279 ROAD

KOOP



PROPOSED SUBDIVISION OF LOTS 3 & 4  
SECTION 24 TOWNSHIP 84 RANGE 20 W6M  
PEACE RIVER DISTRICT PLAN BCP35632  
BCGS 94A 025

Tryon Land Surveying Ltd  
Dawson Creek 250 782 5868  
Ferd St John 250 282 0031  
www.tryongroup.ca



TRYON FILE  
NOA



# MARTIN EXCAVATING



Backhoe Service, Gravel Hauling  
& Snowplowing

Customer John Koop

## Soil Investigation Report

Re Proposed subdivision of SW<sup>1</sup>/<sub>4</sub> Sec 24 TWP 84 R20 W6M

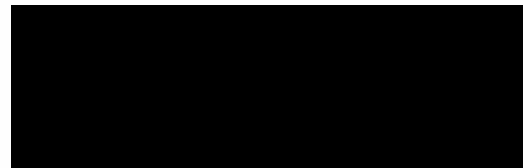
Soil description: Lot 3 Silty clay soil, high silt content  
Very low perk in 6'-7' depth range test  
No perk in 12'-13' range

Lot 4 clay with silt content  
No perk

These sites should work for lagoons. I see no reason why these lots: would be a problem for septic installation.

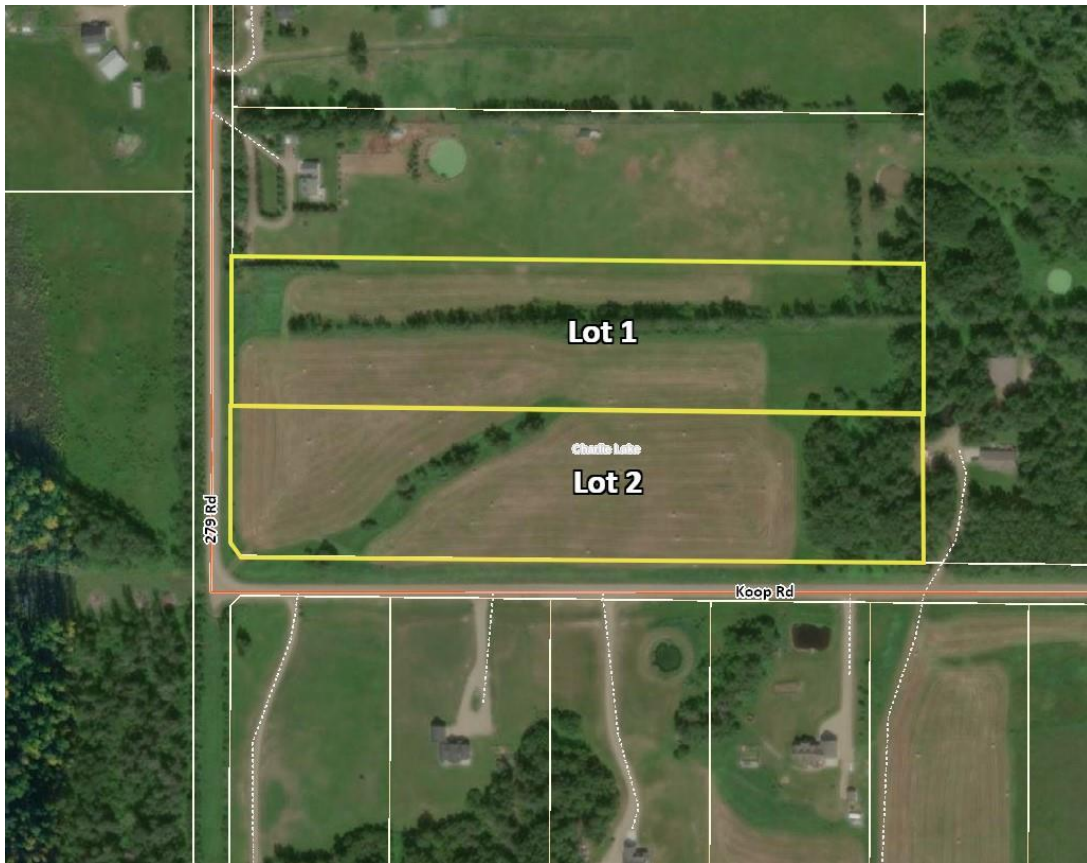


*Sorry I forgot to send this with your invoice*



Date Sept 6, 2006

**Current Map: R-5 zoning**



**Proposed Map: R-4 zoning**

