



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

### 1. TYPE OF APPLICATION

	<b>FEE</b>
<input type="checkbox"/> Official Community Plan Bylaw Amendment*	\$ 1,150.00
<input type="checkbox"/> Zoning Bylaw Amendment* #	\$ 800.00
<input checked="" 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 BRANDI COLLEEN SHAMAN	Authorized Agent of Owner (if applicable) PARKER MINARD

#### 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 B SECTION 35 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 17032, PID:011-576-855	24.0 Hectares	ha./acres
		ha./acres
		ha./acres
	TOTAL AREA <b>24.0 Ha</b>	ha./acres

**4. Civic Address or location of property:** 8507 269 Road

**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: ISA - Industrial Study Area

Proposed OCP designation: Rural Residential

Text amendment: \_\_\_\_\_

Zoning Bylaw amendment:

Existing zone: R-3 and A-1

Proposed zone: R3 - Residential

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:**

Property includes 1 residence with outbuilding.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- (a) North R-3
- (b) East A-2
- (c) South R-3
- (d) West A-2

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

See attached

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

See attached

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

Lagoon is currently used

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

Cistern is currently used

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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

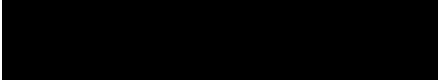
June 22, 2023  
\_\_\_\_\_  
Date signed

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>Brandi Shaman</u> and _____ hereby authorize	
(name of landowner)	(name of landowner)
_____ to act on my/our behalf regarding this application.	
(name of agent)	
Signature of Owner: 	Date: <u>June 22, 2023</u>
Signature of Owner:	Date:



## 8. Proposal

The landowner wishes to have the current OCP designation of Industrial Study Area removed from the property. The landowner further desires to have the portion of the property currently zoned A-1 (16.3 ha approximately) changed to R-3 with the intention to subdivide the property.

## 9. OCP

The proposed removal of the lands in question from the Industrial Study Area reflects the landowners desire to not have any industrial use on their lands now or in the future. We believe that this designation was made without consultation and should be removed. The landowner has had discussions around this topic with the PRRD Representative for the area, Brad Sperling, and has received indication that he would support this change to the OCP.

## 9. Zoning Amendment

The proposed zoning amendment aims to address the evolving needs of the community while respecting the unique characteristics of the rural landscape. This proposal seeks to promote responsible development that respects the existing rural character and maintains the quality of life for residents.

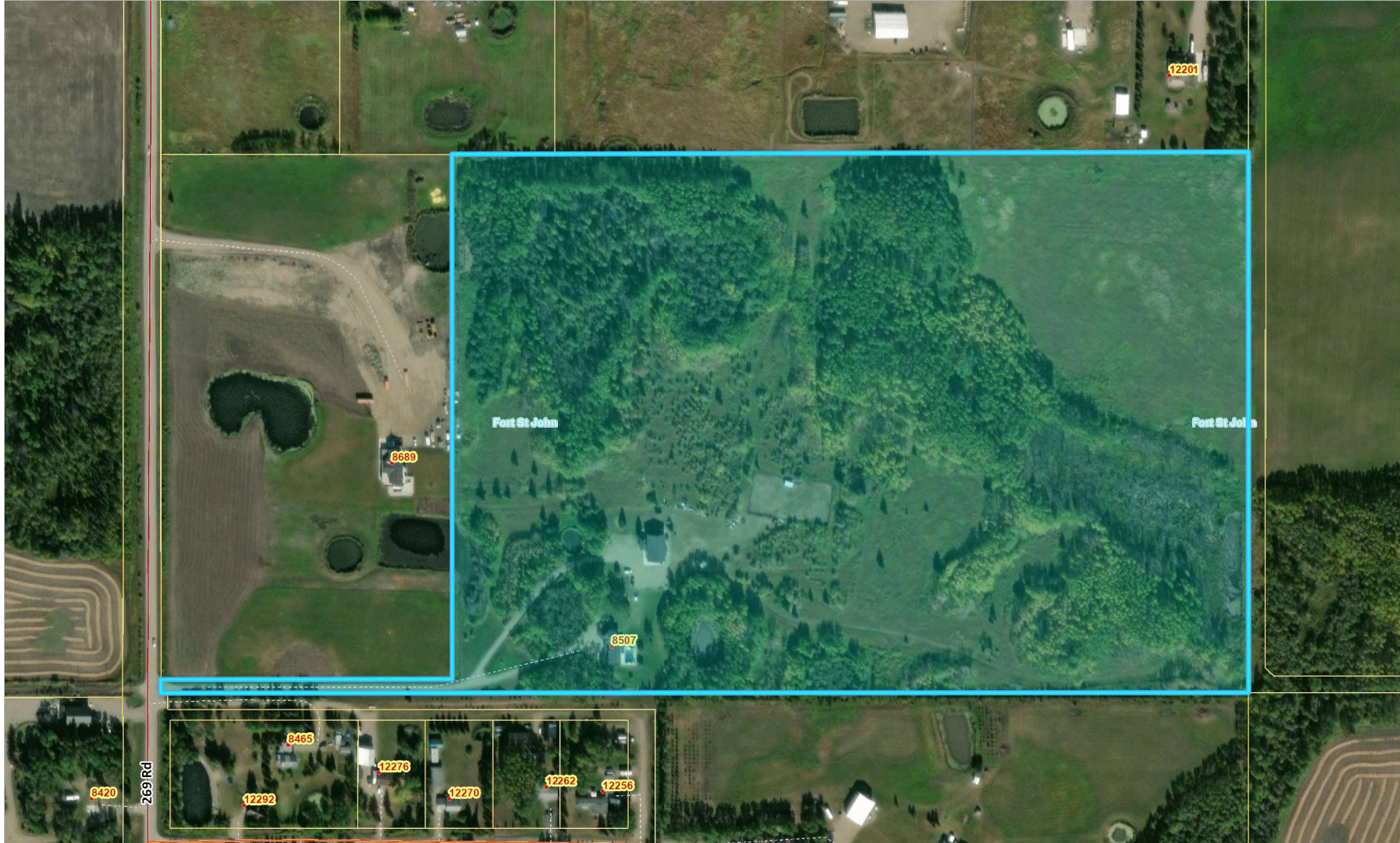
Currently the property in question is bounded by R-3 zoning on the North and South and a portion of the property itself is already zoned R-3. The landowner would like to rezone the remaining area to R-3 to allow for future subdivision with parcels being approximately 1.8ha in size. This rezoning is consistent with surrounding lands and as the parcel in question is not within the ALR would not be constrained by the recent ALR directives.

This rezoning has been applied for previously under application “**Proposed OCP and Zoning Amendment Bylaws No.2259 and 2260 (Shaman), 2016**”. The application was rejected due to the new OCP being developed at the time. Please see attached documents for additional information.

The landowner is aware of the potential access issues and is pursuing options in regard to this.



# Shaman Rezoning



### Legend

- Evacuation Orders Currently Is
  - Alert
  - Order
- Regional District Boundary
- Hwy Mile Marker
- Rural Community
- 911 Civic Address Rural
- 911 Civic Address Municipal
- Parcels
- PRRD Electrical Utility
- PRRD Sewer Utility
  - Sewer Line
  - Storm Water Drainage
- PRRD Water Utility
- Highway
- Municipal Road
  - Hard Surface
  - Gravel
- Rural Road > 1:250k
  - Hard Surface
  - Gravel
  - Seasonal
- Driveway
- Rivers/Creeks
- Regional Park
- Locality
- Other Jurisdictional Boundary
  - Municipal
  - First Nation
- World Imagery
  - Low Resolution 15m Imagery
  - High Resolution 60cm Imagery
  - High Resolution 30cm Imagery
  - Citations
  - 1.2m Resolution Metadata

1: 5,137



### Notes

261.0 0 130.49 261.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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