



PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
 [Toll Free: 1-800-670-7773]

Receipt # _____

Application for Development

1. TYPE OF APPLICATION	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input checked="" type="checkbox"/> Zoning Bylaw Amendment	650.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input type="checkbox"/> Development Variance Permit	165.00
<input type="checkbox"/> Sign requirement	150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

2. PLEASE PRINT

Property Owner's Name JOEL TIERNEY	Authorized Agent of Owner (if applicable) KATHLEEN LUSH - TRYON LAND SURVEYING LTD.
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]
Fax Number:	Fax Number:
E-mail: [REDACTED]	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
DISTRICT LOT 1291 PEACE RIVER DISTRICT	13.15ha (32.5ac) ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 13.15ha (32.5ac) ha./acres

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*.

4. Civic Address or location of property: 4279 Asleson Rd

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your proposal:

Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

Zoning Bylaw amendment:

Existing zone: A-2

Proposed zone: R-5 & R-6

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 there are 3 mobile homes being used as residences. The plan is to move a house from offsite to this property and to subdivide into 2 lots (4ha & 9ha).

There are numerous other structures that are either decrepit and will be removed, or are being used for storage or workshop.

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

(a) North undeveloped Crown land

(b) East undeveloped Crown land

(c) South undeveloped Crown land and pipeline R/W

(d) West rural residential, highway, agriculture

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

The applicant would like to subdivide the property (see attached proposal). This subdivision would allow for the main house and 3 mobile homes to exist. A subdivision application has been submitted to MOTI. This rezoning application is a requirement of subdivision approval.

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

Rezoning from agriculture to rural residential would suit the topography of the land, and would meet the long term goals of the OCP.

10. Describe the means of sewage disposal for the development:

The existing mobile homes each have their own system. The house that will be moved onsite will also have it's own system.

11. Describe the means of water supply for the development:

There is an existing cistern on site. All 3 mobile homes are connected, as will be the house when it is moved onsite.

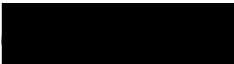
THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

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:
 - (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 of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location 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 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 Agent	September 24, 2020 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	and	hereby
authorize	PLEASE SEE ATTACHED AUTHORIZATION LETTER.	
(name)	to act on my/our behalf regarding this	
application.		
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	

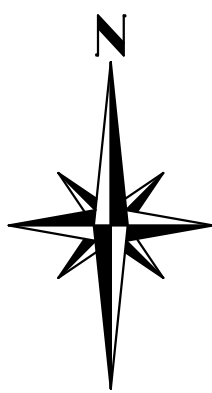
REMAINDER
LOT 2
PLAN 31372

LOT 2
PLAN 38114

LOT 1
PLAN 31372

68.8

233.2



264.1

217.6

275.1

273.7

DISTRICT LOT 1291

PROPOSED
LOT A
AREA = 4.10 ha.
(10.13 ac.)

PROPOSED
LOT B
AREA = 9.06 ha. (22.38 ac.)

402.2

DUGOUT

172.3

SPRING

LAGOON

CISTERN

PROPOSED
HOUSE
LOCATION

125.5

19.0

52.0

SEPTIC
SYSTEM

PROPOSED
SEPTIC SYSTEM

129.3

BUILDINGS

MOBILE
HOME

CREEK

PROPOSED ACCESS &
UTILITY EASEMENT
AREA = 0.153 ha. (0.377 ac.)

ASLESON
ROAD

MOBILE
HOME
(DEREG.)

SEPTIC
SYSTEM

MOBILE
HOME

UNSURVEYED
CROWN
LAND

MOBILE
HOME

EASEMENT
PLAN
PGP35064

R/W PLAN 21375

206.5

19.0

206.5

100.6

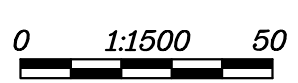
16.8

184.4

100.6

PROPOSED SUBDIVISION PLAN OF LOT
DISTRICT LOT 1291
PEACE RIVER DISTRICT
BCGS 93P.063

JOEL
TIERNEY



Drawn: June 9, 2020

Tryon Land Surveying Ltd.
Dawson Creek 250-782-5868
Fort St John 250-262-0031
www.tryongroup.ca



TRYON FILE:
2020-0109