



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 Omineca Aggregate Ltd., INC.No. BC1246687	Authorized Agent of Owner (if applicable) Tryon Land Surveying - Kathleen Lush
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village [REDACTED]	City/Town/Village [REDACTED]
Postal Code [REDACTED]	Postal Code [REDACTED]
Telephone Number:	Telephone Number: [REDACTED]
Fax Number:	Fax Number: [REDACTED]
E-mail:	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
DISTRICT LOT 3093 PEACE RIVER DISTRICT EXCEPT: PART DEDICATED ROAD ON PLAN BCP38359 PID 014-927-101	43.04ha (106.35ac) ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 43.04ha (106.35ac) 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: 2959 Sawchuk 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: A-1 & 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:

The property currently has a residence and associated out buildings, as well as a small gravel pit.

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

(a) North gravel pits

(b) East rural residential

(c) South undeveloped

(d) West undeveloped

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

The property was bought recently. The new owners would like to subdivide the property, then expand the gravel pit. A subdivision application has not yet been submitted.

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

Rezoning from A-2, to A-1 and R-4 would better suit the existing land uses on the property. The OCP Settlement designation allows for lighter industrial activities, and those which require limited services. To minimize any negative impacts on the surrounding residences, berms and vegetation could be established on the adjacent road.

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

The residence on the south part of the property has a septic field. A septic system will not be required on the north portion of the property as it won't be continuously occupied. No changes will be required.

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

The residence has a well. The north part of the property won't need a water supply; if the gravel pit requires water for operational purposes, it will likely be trucked in.

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.

[Redacted]

Nov 7, 2022
Date signed

*

[Redacted]

Nov 8, 2022
Date signed

*

[Redacted]

~~Ed Kovach~~
Nov 8, 2022

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 authorize <u>Brian Aitken</u> and <u>Omireca Aggregates</u> hereby		
(name) <u>Tryon Land Surveying</u> to act on my/our behalf regarding this application.		
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	[Redacted]	Date: <u>Nov 7, 2022</u>
Signature of Owner:	[Redacted]	Date: <u>Nov 8, 2022</u>

*

Brick Kovach

[Redacted]

Ed Kovach

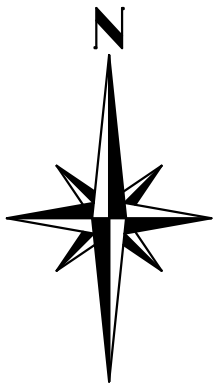
Nov 8, 2022

For Reference - excerpt from "Development Application Procedures and Fees Bylaw No. 2165, 2016."

8. Public Notice Sign Requirements

- (a) On those parcel(s) that are subject to an amendment to:
 - (i) an official community plan and / or zoning bylaw; or
 - (ii) temporary use permit;the applicant shall post a development application sign on the subject property, which shall be provided by the Peace River Regional District.
- (b) The sign shall be a minimum of 1.2 metres x 1.2 metres (4 feet x 4 feet) in dimension;
- (c) The sign shall be constructed of recyclable material;
- (d) The sign shall have a white background with black block lettering that is not less than 6 centimeters in height;
- (e) The sign shall contain the following wording;
'This site is subject to an application to change land use or density. For further information please contact the Peace River Regional District at 1-800-670-7773';
- (f) The sign must be placed at the driveway entrance or midpoint of the property fronting the main service road, providing the most effective legibility and visibility for passersby from the road;
- (g) The sign shall be erected on the property at a minimum of fourteen (14) days prior to the Regional Board considering the application, and the applicant must submit to the Regional District a photograph clearly showing the sign posted on the property;
- (h) The sign shall be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway, road or lane;
- (i) The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
- (j) The sign shall remain in place continuously until the conclusion of the Public Hearing or issuing of the permit, as the case may be, and shall be removed within fourteen (14) days after the decision(s) of the Regional Board on the said application. Applicants are encouraged to dispose of the signs by recycling them.
- (k) Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the Public Hearing and / or Board decision process;
- (l) Any additional notification costs incurred by the Regional District as a result of the applicant failing to post the required sign shall be payable by the applicant prior to advertising of the Public Hearing or delivering public notification.
- (m) Where a sign required by this bylaw is removed, destroyed or altered due to vandalism or the actions of unknown persons, the validity of any bylaw that is the subject of the relevant application and Public Hearing shall not be impacted;
- (n) If a land owner receives any written comments regarding the land use application, those comments must be delivered to the Peace River Regional District office as soon as they are received so that this information may be considered with the subject application.
- (o) A non-refundable fee in the amount of \$150.00 shall be levied for the sign.

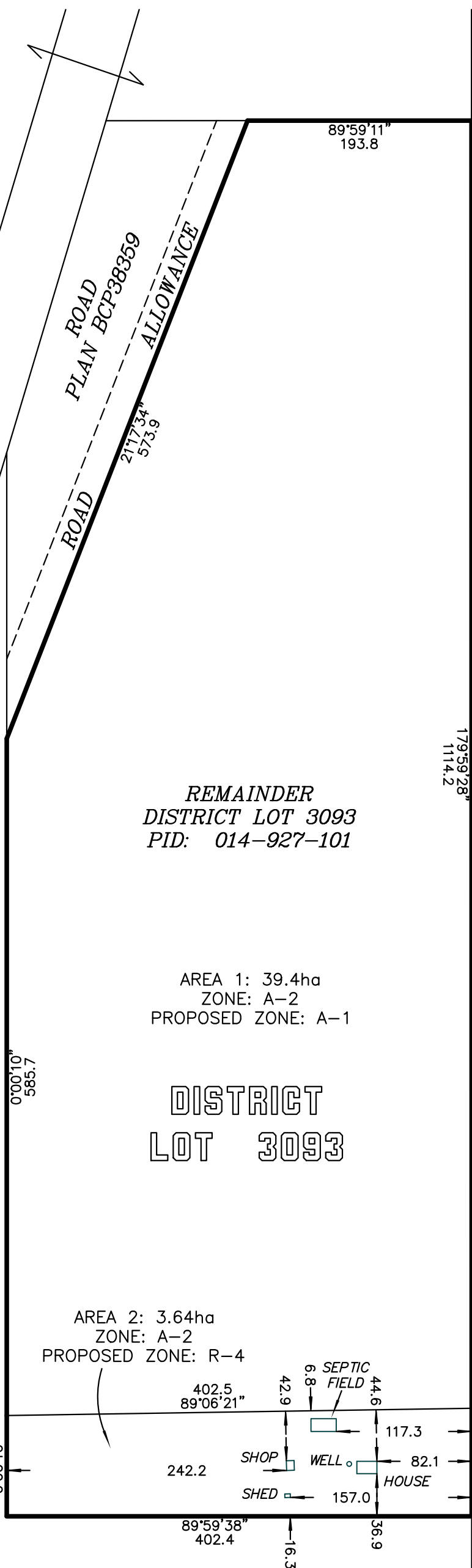
UNSURVEYED



GROWN

DISTRICT LOT 2286

LAND

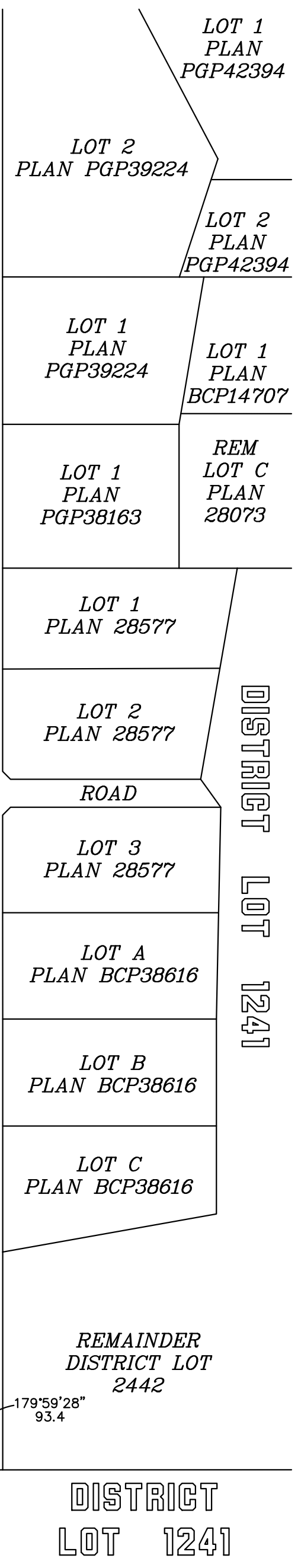
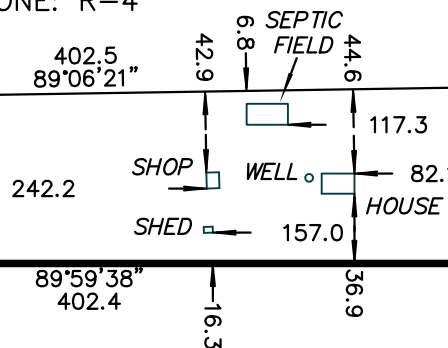


REMAINDER
DISTRICT LOT 3093
PID: 014-927-101

AREA 1: 39.4ha
ZONE: A-2
PROPOSED ZONE: A-1

DISTRICT
LOT 3093

AREA 2: 3.64ha
ZONE: A-2
PROPOSED ZONE: R-4

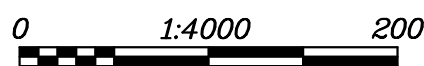


PROPOSED REZONING OF
DISTRICT LOT 3093 PEACE RIVER DISTRICT
EXCEPT: PART DEDICATED ROAD ON PLAN BCP38359

BCGS 93P.073, 93P.083
P.I.D. 014-927-101

OMINECA
AGGREGATES
LTD

0	Original Plan Prepared	2022/12/07	KL
0	Original Plan Prepared	2022/11/15	NM
Rev	Revision Description	Date(y/m/d)	By:



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



TRYON FILE:
2022-0477