



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 100<sup>TH</sup> 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 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 checked="" 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 RUDY VANSPROSEN	Authorized Agent of Owner (if applicable) KATHLEEN LUSH - TRYON LAND SURVEYING
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: [REDACTED]	Fax Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

**3. PROPERTY DESCRIPTION**

Full legal description of each property under application	Area of each lot	
PROPOSED LOT 1	0.6	ha./ <del>ac</del>
PROPOSED LOT 2	0.6	ha./ <del>ac</del>
		ha./ <del>ac</del>
	<b>TOTAL AREA</b>	<b>1.2</b> ha./ <del>ac</del>

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: 8219 & 5249 219 Road

**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: \_\_\_\_\_  
Proposed zone: \_\_\_\_\_  
Text amendment: \_\_\_\_\_

Development Variance Permit – describe proposed variance request:  
The proposed subdivision will result in parcels that are smaller than the minimum  
required by the zoning by-law.

Temporary Use Permit – describe proposed use:  
\_\_\_\_\_  
\_\_\_\_\_

Development Permit: Bylaw No. \_\_\_\_\_ Section No. \_\_\_\_\_

6. Describe the existing use and buildings on the subject property:  
Proposed Lot 1 is vacant. Proposed Lot 2 is primarily light industrial storage.  
\_\_\_\_\_  
\_\_\_\_\_

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

- (a) North Residential
- (b) East Farmland
- (c) South Commercial (oil and gas industry serviceing, equipment rental) and the Youth Club
- (d) West Light Industrial (lumber yard, roofing supply, warehousing)

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:  
Both lots will primarily be for light industrial storage (warehousing, machinery, etc.)  
\_\_\_\_\_  
\_\_\_\_\_

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:  
The owners would like to expand their warehousing services on Lot 1 (new construction).  
A subdivision application has been submitted to MOTI, as well as a rezoning application  
to PRRD. Subdivision and rezoning would facilitate leasing of the properties.

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

Proposed Lot 1 has community service to the property line. Proposed Lot 2 already  
is connected to the community service.

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

Proposed Lot 2 has a cistern. Proposed Lot 1 will have the same.

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**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

\_\_\_\_\_  
January 16, 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:	