



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	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment*	\$ 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 Samuel Ranch Ltd	Authorized Agent of Owner (if applicable) Doug Marquardt
Address of Owner [REDACTED]	Address of Agent s/a
City/Town/Village: [REDACTED]	City/Town/Village: [REDACTED]
Postal Code: [REDACTED]	Postal Code:
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	
PID #030-945-461 LOT A, PLAN EPP95788, TOWNSHIP 85, RANGE 18, MERIDIAN W6, P	373.2ha	ha./acres
PEACE RIVER LAND DISTRICT, ST JOHN IR NO 172 PETROLEUM FACILITIES		ha./acres
FACILITIES LOCATED HEREON (WA 04287), (WA 04927), (WA 06412),		ha./acres
(WA 06414), (WA 04383) & (WA 04010.015)	TOTAL AREA 373.2ha	ha./acres

4. Civic Address or location of property: \_\_\_\_\_

**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: A2 (Large Agricultural Holdings) Zoning Bylaw #1000

Proposed zone: C-F Communal Farm Zone

Text amendment: C-F Communal Farm Zone

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:

See Attached Sheet. \_\_\_\_\_

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

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

(a) North Agricultural/Farm Creeping Red Fescue

(b) East Agricultural/Farm Creeping Red Fescue

(c) South Agricultural/Farm Creeping Red Fescue

(d) West Agricultural/Farm Creeping Red Fescue

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

See Attached Sheet.

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

See Attached Sheet.

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

Lagoon

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

Cistern

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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

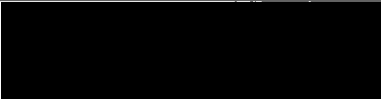

Feb 20, 24  
Date signed

\_\_\_\_\_  
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>Paul Walter</u> and <u>Diana Govorukhin</u> hereby authorize (name of landowner) (name of landowner)
<u>Doug Marquardt</u> to act on my/our behalf regarding this application. (name of agent)
Signature of Owner:  Date: <u>Feb 20, 24</u>
Signature of Owner:  Date: <u>Feb 20, 2024</u>



**CONTAMINATED SITE DECLARATION FORM**

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

**Legal Description(s):**

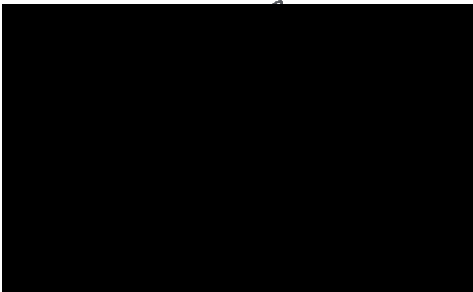
~~LOT A, PLAN EPP95788, TOWNSHIP 85, RANGE 18, MERIDIAN W6, PEACE RIVER LAND DISTRICT, ST JOHN IR NO 172 PETROLEUM FACILITIES LOCATED HEREON (WA 04287), (WA 04927), (WA 06412), (WA 06414), (WA 04383) & (WA 04010.015)~~

**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.



20/02/2024  
dd mm yyyy

20/02/2024  
dd mm yyyy

For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail [SiteID@gov.bc.ca](mailto:SiteID@gov.bc.ca)

6. Describe the existing use and buildings on the subject property:

336.5 ha is seeded to Red Fescue. 36.7 ha is currently either unfarmable land due to deep gullies and ravines, so it remains fully forested or is utilized by the owners as a Communal Farm Homestead.

The owner has a homesite in the Communal Farm fashion that includes three (3) residences and the playground in question which is located within the area that will in the future (if successfully rezoned to CF Zone) be a part of the commune Proper or Homestead site.

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

It is the intention of the owner to re-zone to the C-F (Communal Farm Zone) to allow for the current use which is several families all working towards the common goal of financial and religious independence and the freedom to use the parcel best suited to achieving this goal.

The applicants also provide homeschooling to the many children of the families residing within the multiple homes already located on the property, this same area is where they host their religious services on a few weeknights and Sundays.

The applicants also wish to develop a cemetery <which has already been approved> where those living on the communal farm can be interred on the land where they lived and worked.

Financial independence will be achieved through the continued agricultural production home industry of Farm Equipment and Automotive repair.

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

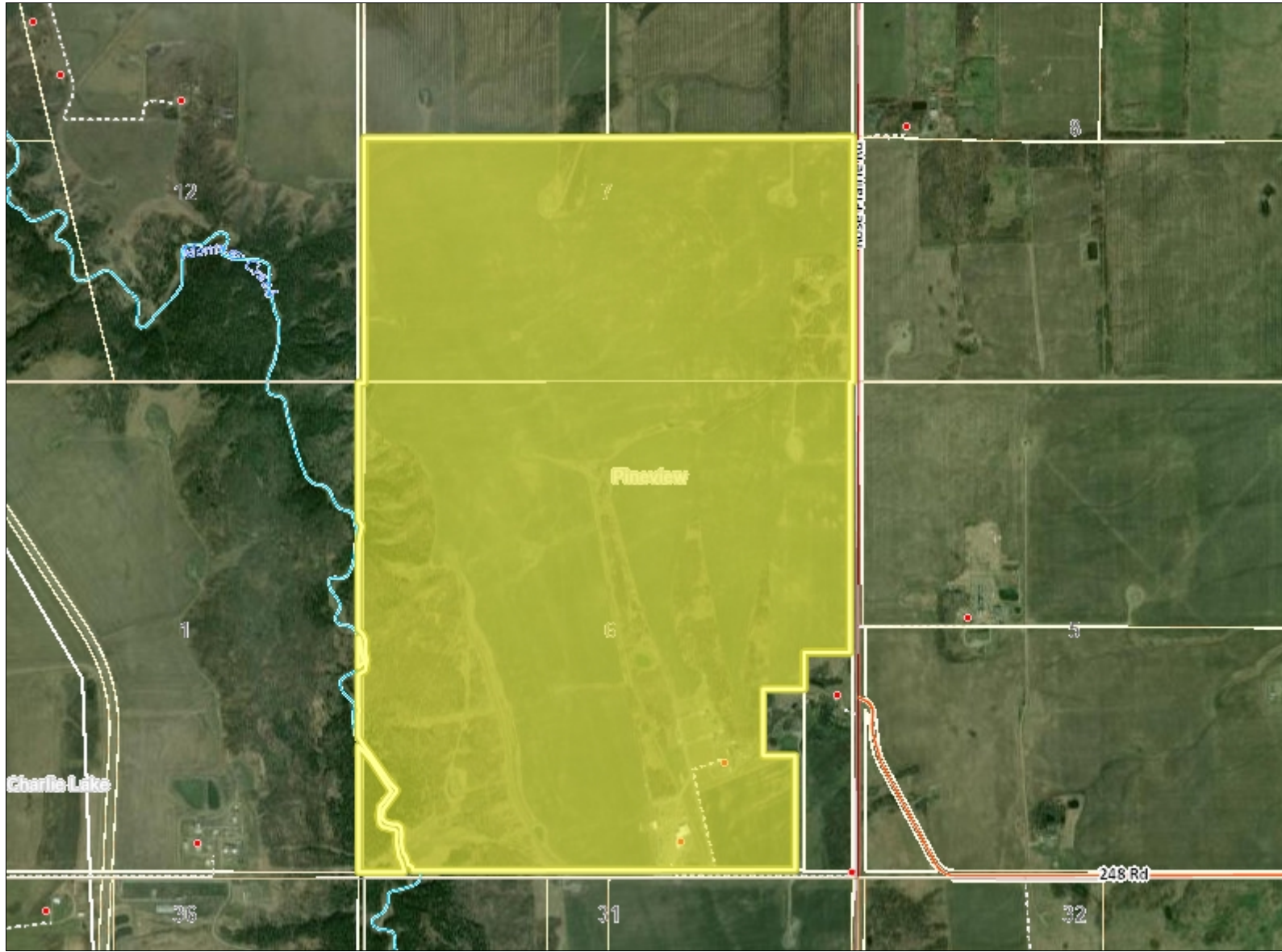
The owner has a homesite in the Communal Farm fashion that includes three (3) residences and the playground which is located within the area that will in the future (if successfully rezoned to CF Zone) be a part of the Commune Proper or Homestead Site

The owners currently live in a communal fashion in that they work towards a collective goal, share households and raising of the children.

They also hold church services and homeschooling within a section of an accessory building that houses the home industry being conducted on the parcel.



# Peace River Regional District



## Legend

- Evacuation Orders Currently In
  - Alert
  - Order
- Regional District Boundary
- Hwy Mile Marker
- Rural Community
- 911 Civic Address Rural
- Parcel / District Lot
- Highway
- Municipal Road
  - Hard Surface
  - Gravel
- Rural Road >1:250k
  - Hard Surface
  - Gravel
  - Seasonal
- Driveway
- PRRD Electrical Utility Lines
- PRRD Sewer System
  - Sewer Line
  - Storm Water Drainage
- PRRD Water System
- Sections
- Rivers/Creeks
- Regional Park
- Parks
- Locality
- Other Jurisdictional Boundary

1: 36,112



1,834.5 0 917.24 1,834.5 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes