



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 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	Authorized Agent of Owner (if applicable)
Address of Owner	Address of Agent
City/Town/Village	City/Town/Village
Postal Code	Postal Code
Telephone Number:	Telephone Number:
Fax Number:	Fax Number:
E-mail:	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
LOT 1 SECTION 5 TOWNSHIP 78 RANGE 15 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN PGP45150 EXCEPT PART SUBDIVIDED BY PLAN BCP42557	8.08ha ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 8.08ha 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: 13015 221rd, Dawson Creek, BC

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:
Temporarily allow a 1m setback from the existing mobile home to the proposed lot line. This variance request is to allow that shorter setback for a period of three years after the subdivision is approved.

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:
See re-zoning and subdivision application.

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

(a) North See re-zoning and subdivision application.
(b) East _____
(c) South _____
(d) West _____

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:
This request accompanies the existing re-zoning and subdivision application for the property.

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:
The MOTI district office requested that the pan handle be widened from 17m to 20m. The 3-year, temporary setback will allow time for the mobile home to be moved to meet the standard setback.

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

NA

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

NA

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

Date signed

Signature of Owner

Date signed

16. **AGENT'S AUTHORIZATION**

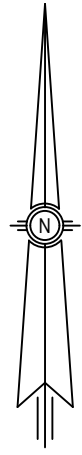
If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We William Gene Irvine and Chandra Melissa Irvine hereby authorize		
(name) Tyler Mikkelson to act on my/our behalf regarding this application.		
Agent address: [REDACTED]		
Telephone: [REDACTED]	Fax: [REDACTED]	Email: [REDACTED]
Signature of Owner:		Date:
Signature of Owner:		Date:

NE¹/₄ SECTION 5
TOWNSHIP 78, RANGE 15

W6M

NW¹/₄ SECTION 4
TOWNSHIP 78, RANGE 15



LOT A
Plan BCP42557

+/- 201m

R 15

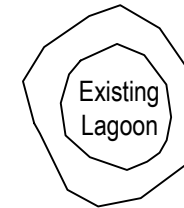
LOT B
(Area = 6.27 ha)

SEC 5

REM LOT 1
PLAN PGP45150

+/- 100m

LOT A
(Area = 1.81 ha)



Existing
Mobile Home

Existing
Cistern

1.1m setback

+/- 100m

+/- 181m

+/- 181m

221 ROAD

LOT 8
Plan PGP21955

LOT 7
Plan PGP21955

LOT 6
Plan PGP21955

+/- 402m

REM LOT 2
Plan PGP45150

LOT A
Plan BCP31796

**PROPOSED SUBDIVISION OF
LOT 1 SEC 5 TP 78 R 15 W6M PEACE RIVER DISTRICT
PLAN PGP45150 EXCEPT PART SUBDIVIDED BY PLAN BCP42557**



SCALE 1:1,500

NOTES

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.

THE FUTURE HOUSE, CISTERN, AND LAGOON CONSTRUCTED ON LOT B WILL BE POSITIONED IN ACCORDANCE WITH APPLICABLE SETBACKS.



Caltech Surveys Land Surveying BC Ltd.
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JOB:
CLIENT FILE:
DATE:

718-0759ASU01R02

July 3, 2018