



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**

	<b>FEE</b>
<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 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 See schedule (page 6)	Authorized Agent of Owner (if applicable) Tryon Land Surveying Ltd (Nathan Mahon)
Address of Owner	Address of Agent 10201 17 Street
City/Town/Village	City/Town/Village Dawson Creek
Postal Code	Postal Code V1G 4C3
Telephone Number:	Telephone Number: [REDACTED]
Fax Number:	Fax Number:
E-mail:	E-mail: [REDACTED]

**3. PROPERTY DESCRIPTION**

Full legal description of each property under application	Area of each lot	
Parcel A (Plan 16823 of Lot 1 Section 17 Township 84 Range 19 W6M Peace River District Plan 16622	0.139 ha.	ha./acres
Lot 1 Section 17 Township 84 Range 19 W6M Peace River District Plan 16622, Except Parcel A (Plan 16823)	0.139 ha.	ha./acres
		ha./acres
	<b>TOTAL AREA</b> 0.278 ha	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: 13123 & 13133 Lakeshore Drive, Charlie Lake B.C.

**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:  
This application is related to a proposed subdivision application. In 2008 a survey was undertaken to change the dividing lines between Parcel A and Lot 1, so that the new dividing line would run North-South. The subdivision was not registered. However the owner believed the subdivision had been completed and built a house on Lot 1 that encroaches on Parcel A. We wish to complete the subdivision, but the house will not meet the required setbacks to the new dividing line. Our application is to request relief from meeting the required setback.

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

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

6. Describe the existing use and buildings on the subject property:  
There is a residence on the remainder of Lot 1 (Proposed Lot A)  
\_\_\_\_\_  
\_\_\_\_\_

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

(a) North	<u>Residential</u>
(b) East	<u>Residential</u>
(c) South	<u>Residential</u>
(d) West	<u>RV Park</u>

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:  
A residence will be constructed on Proposed Lot B  
\_\_\_\_\_  
\_\_\_\_\_

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:  
This application will tidy up a messy situation. If the permit and the subdivision are approved there will no longer be an encroachment issue between the neighbors.  
\_\_\_\_\_  
\_\_\_\_\_

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

Community sewer system

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

Cistern

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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

\_\_\_\_\_  
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	See schedule (page 7 & 8)	and	hereby
authorize	(name)	to act on my/our behalf regarding this	
application.			
Agent address:			
Telephone:	Fax:	Email:	
Signature of Owner:		Date:	
Signature of Owner:		Date:	

**Owners:**

**Eduard Schaefer, Valentina Schaefer and Inna Schaefer**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Richard Middleton and Stephanie Craig**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]