



## 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 # 7799Application 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 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 <b>Jayson and Kara Strate</b>	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent
City/Town/Village [REDACTED]	City/Town/Village
Postal Code [REDACTED]	Postal Code
Telephone Number: [REDACTED]	Telephone Number:
Fax Number: [REDACTED]	Fax Number:
E-mail: [REDACTED]	E-mail:

**3. PROPERTY DESCRIPTION**

Full legal description of each property under application	Area of each lot
LOT 1 BLOCK 6 SECTION 7 TOWNSHIP 64 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 8871	.30/.73 ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 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: 120 Ave, PID 013-013-742

**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:

Reduce rear yard setback for attached garage from primary building setback to accessory building setback

Temporary Use Permit – describe proposed use:

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

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

Currently vacant, proposed single family house and attached garage.

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

(a) North Residential buildings and accessory buildings

(b) East Residential buildings and accessory buildings

(c) South Residential buildings and accessory buildings

(d) West vacant road access easement

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

Proposed single family home with attached garage and home office/workshop. See attached site plan and other drawings.

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

Breezeway connecting garage to house causes garage to be considered part of primary building, which pushes whole building to the south. Given very thick walls and need for solar access as a Passive House, pushing the project up to the accessory building setback will improve the siting and performance of the project.

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

Holding tank.

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

Holding tank.

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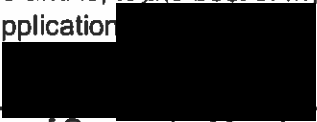
**THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.**

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


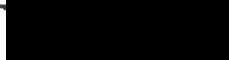
16 Jan 2020  
 Date signed

  
 \_\_\_\_\_  
 Signature of Owner

Jan 16 2020  
 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		
(name)		to act on my/our behalf regarding this
application.		
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:		Date:
Signature of Owner:		Date:

### GENERAL NOTES

- All work shall be in accordance with the applicable codes, bylaws, and all applicable local, provincial, and federal laws and regulations.
- All electrical, plumbing, and mechanical work shall be in accordance with the applicable codes, bylaws, and all applicable local, provincial, and federal laws and regulations.
- The builder shall check and verify all drawings for accuracy and consistency before commencing construction.
- Structural timber to be 2x8 or larger, or structural steel to be 4x4 or larger.
- Design and engineering of manufactured wood structural members, including their joints, roof trusses, beams, columns, and walls, to be by a registered professional engineer.
- This drawing does not take into account unknown site conditions such as soil bearing capacity, water table, etc. The contractor shall verify all site conditions before commencing construction.
- Remove all materials, debris, and construction waste from the site at the end of the project.
- Site to be fully landscaped and planted in accordance with the landscape plan.
- Structural engineering if required, by others.

### Passive Design Solutions

Designs and drawings are the exclusive copyright of PDS. The drawings cannot be reproduced, modified, reused, published, presented or shared in any part or whole without written consent from PDS. Purchase of a plan set from PDS, provides a non-exclusive right to build a single home. Building more than one home is an infringement of the Copyright Act.

### Client Name

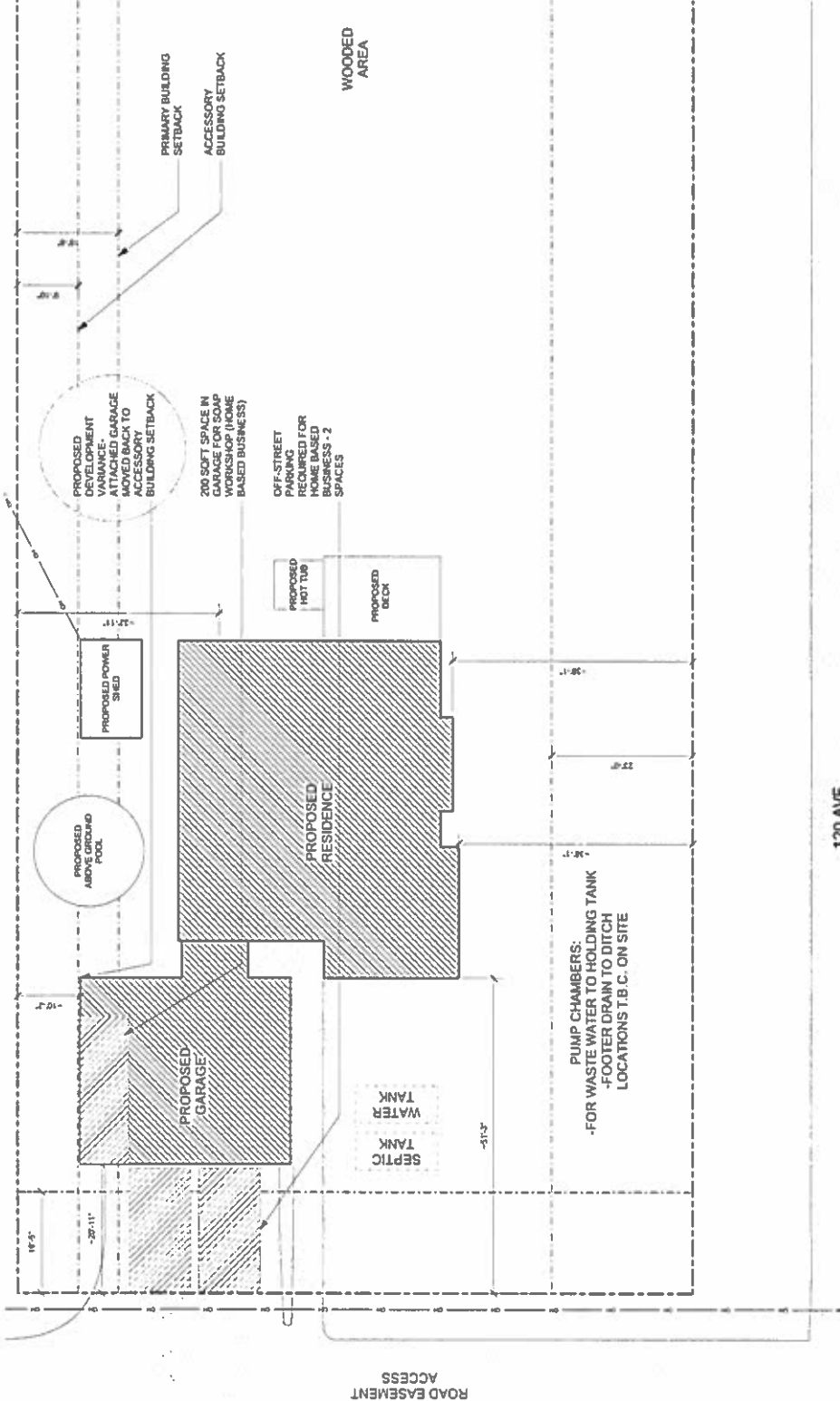
**STRATE RESIDENCE**  
120 Ave., Fort St. John, BC, Canada

**DEVELOPMENT VARIANCE APPLICATION FOR REVIEW**  
\*NOT FOR CONSTRUCTION\*

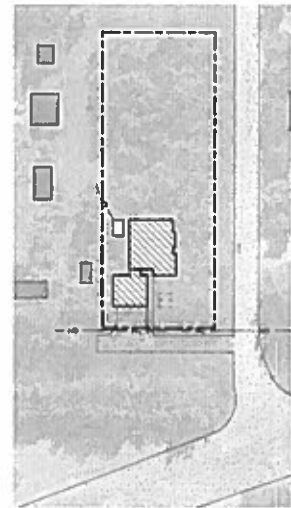
2020 Jan 16

Site Plan

Drawn By: JP	Checked By: XX
<b>A101</b>	



1 SITE PLAN  
SCALE: 1:150



2 SITE KEY PLAN  
SCALE: 1:1000

### SITE NOTES

- The drawing and all information provided by the client, Passive Design Solutions does not warrant the accuracy or validity of the information provided on this plan.
- The builder is responsible to check and verify all dimensions on this plan for compliance with local building and zoning requirements, and report any discrepancies prior to commencing construction.
- This drawing set does not take into account site conditions such as soil bearing capacity, water table, depth of bedrock, hard structures, local grading, etc.
- Landscaping must ensure positive drainage of storm water away from the building. A minimum slope of 1% away from the building is required for the first 60m. All other finished grades are to be minimum 2% and maximum 3%.
- Materials to be used must be approved for use by the local building department.

### SITE INFORMATION

SITE LOCATION: 120 Ave., Fort St. John, BC, Canada (Please Print Nearest District)

PROJ: 2019-013-142

LOT AREA	AREA (SQ.M)
FOOTPRINT	AREA (SQ.FT)
GROSS LIVING AREA	GARAGE/OUTBUILDING
GARAGE/OUTBUILDING	SOFT (INCLUDING BASECOURT)
	100% (INCLUDING HOME BASED BUSINESS)

**GENERAL NOTES**

- All work is, at a minimum, to be completed in accordance with the National Building Code of Canada, local codes, and as applicable with all other applicable codes, bylaws, and other legal requirements.
- All exterior finishes, including but not limited to, masonry, siding, stone, etc., shall be completed as part of the specifications for this building and shall have performance and durability characteristics as required, or explicit, if any, when specified.
- The Builder is to check and verify all drawings for compliance with local building and zoning requirements and to report any discrepancies prior to commencing construction.
- Structural Lumber is to be No. 2 SPF or better, or equivalent, unless otherwise specified.
- Design and engineering of manufactured wood products, including but not limited to, roof trusses, joists, columns, and beams, to be by the manufacturer's design.
- This drawing does not take into account various site conditions such as soil bearing capacity, water table, etc., or other site specific conditions. The Designer is not responsible for such conditions. The Builder shall verify all site specific material and items specifications noted by the Designer to be met on the job site and report any discrepancies to the Designer as a condition of completion.
- Structural engineering is required, by others.

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**Client Name**

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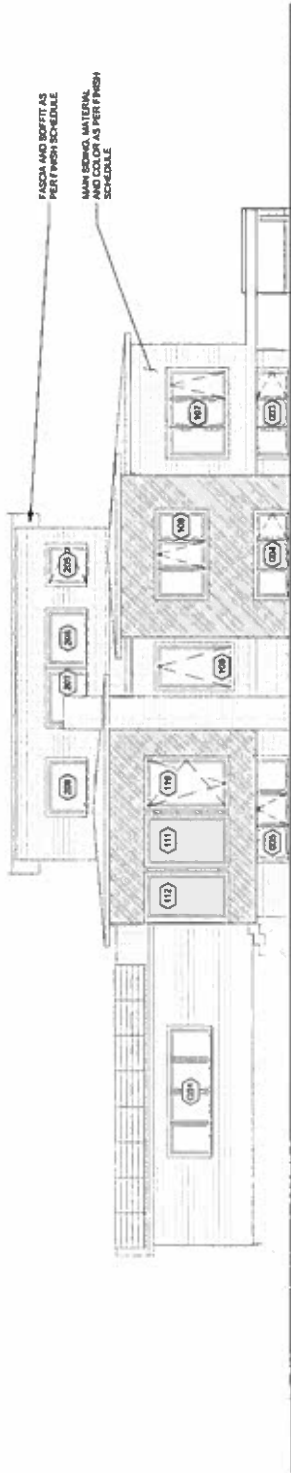
**DEVELOPMENT VARIANCE APPLICATION**  
**ISSUED FOR REVIEW**  
**\*NOT FOR CONSTRUCTION\***

2020 Jan 16

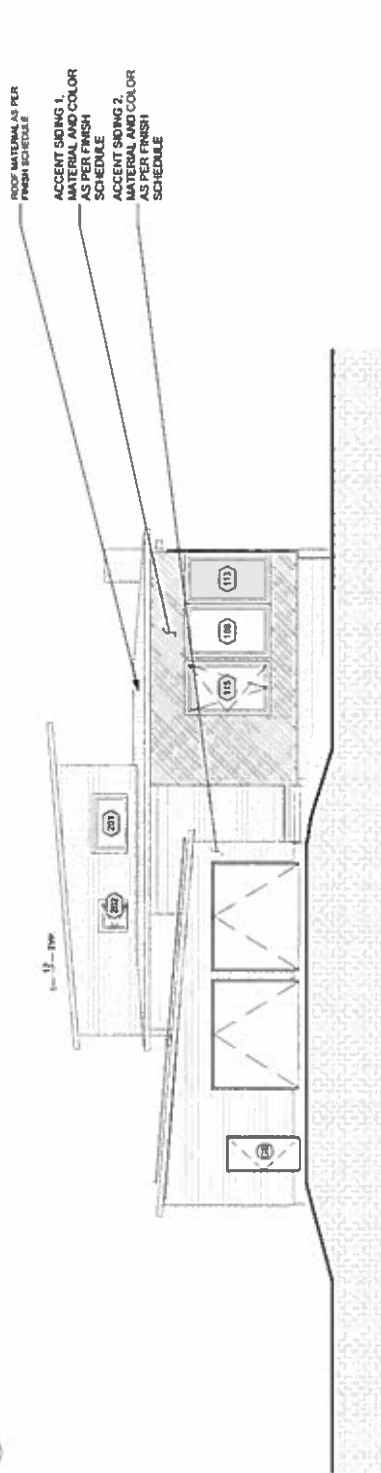
**Elevations**

Drawn By: **XX** Checked By: **XX**

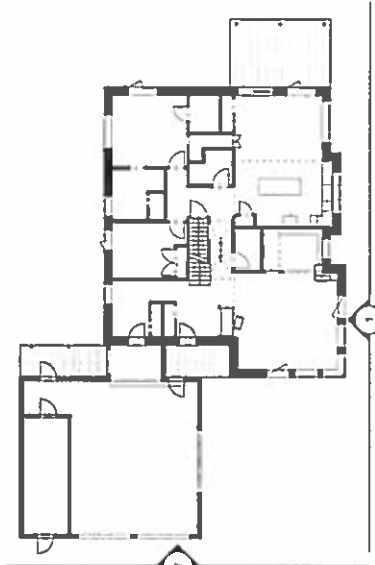
**A201**



**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**5 ELEVATION KEY PLAN**

**ELEVATION NOTES**

- All exterior trim, balustrade, and colours to be confirmed by Owner.
- See graphics element for generic and may differ from the actual final graphics.
- Exterior lighting and downspouts not shown, install where required.
- Roof nails & plumbing blocks not shown, install where required.
- If possible, do not bring vinyl sheets up through south-facing roof to avoid moisture damage.
- Do not use, except as noted, & high resistant nails not used, electric nails.
- Colour of exterior window & work heads to match siding, or otherwise, as noted.
- Solid paint surfaces are to be minimum 1" below the adjacent inside floor level.
- See Window & Door Schedule for window & door head & sill heights.
- All dimensions are to have windows that meet Code for egress requirements.
- Screen doors not shown in elevation.

**EXTERIOR FINISH SCHEDULE**

All locations to be dimensioned to the center

Item	Finish	Profile
Roofing	Standard	1/8" x 1/2"
Fascia	Alu. Clad	1/8" x 1/2"
Siding	Vertical	1/8" x 1/2"
Accent Siding	Vertical	1/8" x 1/2"
Roofing	Standard	1/8" x 1/2"
Fascia	Alu. Clad	1/8" x 1/2"
Siding	Vertical	1/8" x 1/2"
Accent Siding	Vertical	1/8" x 1/2"
Roofing	Standard	1/8" x 1/2"
Fascia	Alu. Clad	1/8" x 1/2"
Siding	Vertical	1/8" x 1/2"
Accent Siding	Vertical	1/8" x 1/2"
Roofing	Standard	1/8" x 1/2"
Fascia	Alu. Clad	1/8" x 1/2"
Siding	Vertical	1/8" x 1/2"
Accent Siding	Vertical	1/8" x 1/2"

**GENERAL NOTES**

- All work is to be completed in accordance with the City of Vancouver Building Code, and in accordance with other applicable codes, bylaws, and other legal requirements.
- All exterior, structural, and total construction, etc., shall be completed in accordance with the specifications for the building and shall also provide a minimum 10% over-engineering for wind uplift.
- The builder is to check and verify all drawings for consistency with the City of Vancouver Building Code, and to report any discrepancies prior to commencing construction.
- Structural lumber is to be No. 2 SPF or better, or equivalent, and is to be treated with preservative.
- Design and engineering of manufactured steel components, including floor joists, roof trusses, beams, columns, and bracing, is to be by a registered professional engineer.
- The drawing does not take into account unknown site conditions such as soil bearing capacity, water table, etc., and the contractor is to verify all conditions prior to commencing construction.
- Review all manufacturer data and connections with the site working material and obtain approvals from the City of Vancouver Building Code as applicable.
- Standard engineering required by others.

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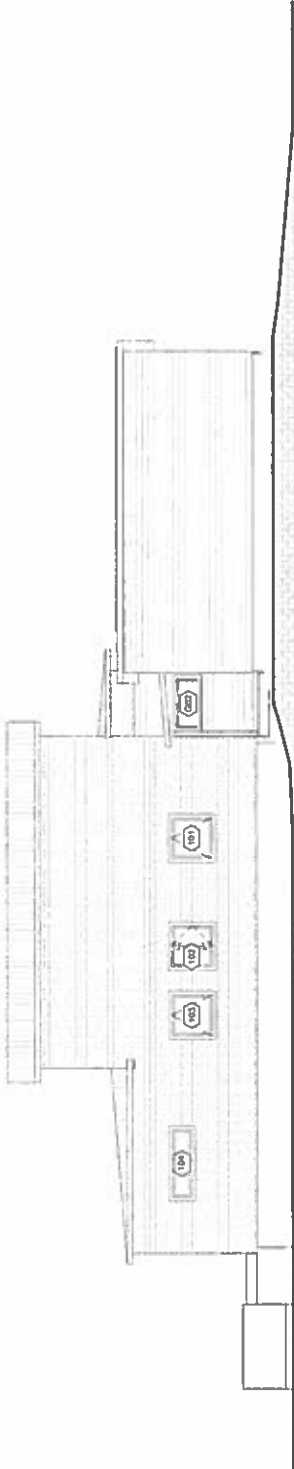
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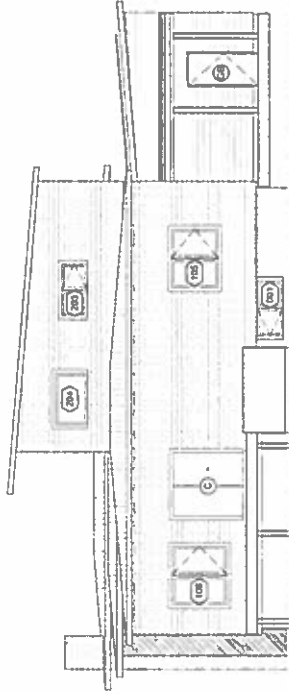
**Elevations**

Drawn By: XX  
Checked By: XX

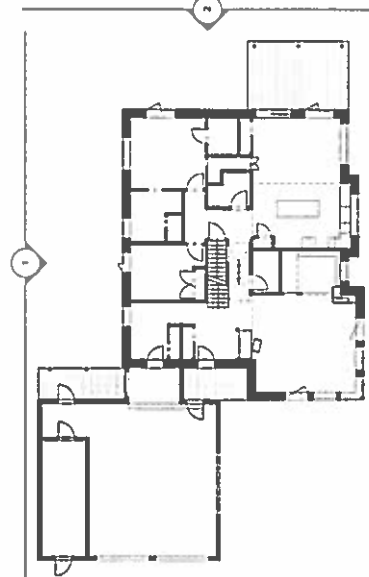
**A202**



**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**5 ELEVATION KEY PLAN**

**EXTERIOR FINISH SCHEDULE**

All finishes to be completed in situ.

Item	Finish
Roofing	Shingles (asymptotic)
Exterior Walls	Asp. Siding
Exterior Trim	Vertical
Exterior Floor	Asp. Siding
Concrete	Asp. Siding
Formwork	Asp. Siding
Decking	Asp. Siding
Stairs	Asp. Siding
Handrails	Asp. Siding
Front Porch	Asp. Siding
Back Porch	Asp. Siding
Driveway	Asp. Siding

**ELEVATION NOTES**

- All exterior trim, finishes, and colours to be confirmed by Owner.
- Site grades shown are generic and may differ from the actual field grades for the project.
- Foundation and drainage for exterior walls shall be as indicated.
- Roof work & siding shall not show, work shall be in accordance with the City of Vancouver Building Code.
- It is the responsibility of the contractor to verify all conditions and to report any discrepancies prior to commencing construction.
- Colour of exterior trim to be confirmed by Owner.
- Deck surfaces are to be minimum 1" below the adjacent finish floor level.
- Finish surfaces are to be minimum 1" below the adjacent finish floor level.
- Refer to the City of Vancouver Building Code for window & door head & sill heights.
- All dimensions are to be as indicated, unless otherwise noted.
- Screen doors not shown or detailed.