



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 # 7244

Application for Development

1. TYPE OF APPLICATION	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input checked="" 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 checked="" 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 Michael Christian Haab Suzanne Deniene Haab	Authorized Agent of Owner (if applicable) Prospect Environmental
Address of Owner [REDACTED]	Address of Agent 10514 87th Avenue
City/Town/Village [REDACTED]	City/Town/Village Fort St John, BC
Postal Code [REDACTED]	Postal Code V1J 5K7
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
Fax Number:	Fax Number:
E-mail: [REDACTED]	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
South East 1/4 Section 12 Township 84 Range 18 West of the 6th Meridian	65.55 ha./161 acres
	ha./acres
	ha./acres
TOTAL AREA	65.55 ha./161 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: 5740 - 242 Road, Baldonnel, 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: Temporary amendment for 4.0 ha (10 acres) of Light Industrial use

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 attachment; as per statements 6-11

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

- (a) North See attachment; as per statements 6-11
- (b) East _____
- (c) South _____
- (d) West _____

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary: See attachment; as per statements 6-11

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

See attachment; as per statements 6-11

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

See attachment; as per statements 6-11

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

See attachment; as per statements 6-11

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.

[Redacted Signature]

Signature of Owner

[Redacted Signature]

Signature of Owner

Oct 23/2018
 Date signed

Oct 23/2018
 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 authorize	and	hereby
(name) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	

Subject: Text Amendment Application	
Site Information: [PE85-100-18] SE Sec 12-84-18 W6M (Haab Construction Ltd.)	
Name on Title:	Michael Christian Haab, Self-employed Suzanne Deniene Haab, Homemaker
Legal Land Description:	The South East ¼ Section 12 Township 84 Range 18 West of the 6 th Meridian Peace River District
PID #:	009-627-359
Mailing Address:	[REDACTED]
Phone Number:	[REDACTED]
Email:	[REDACTED]

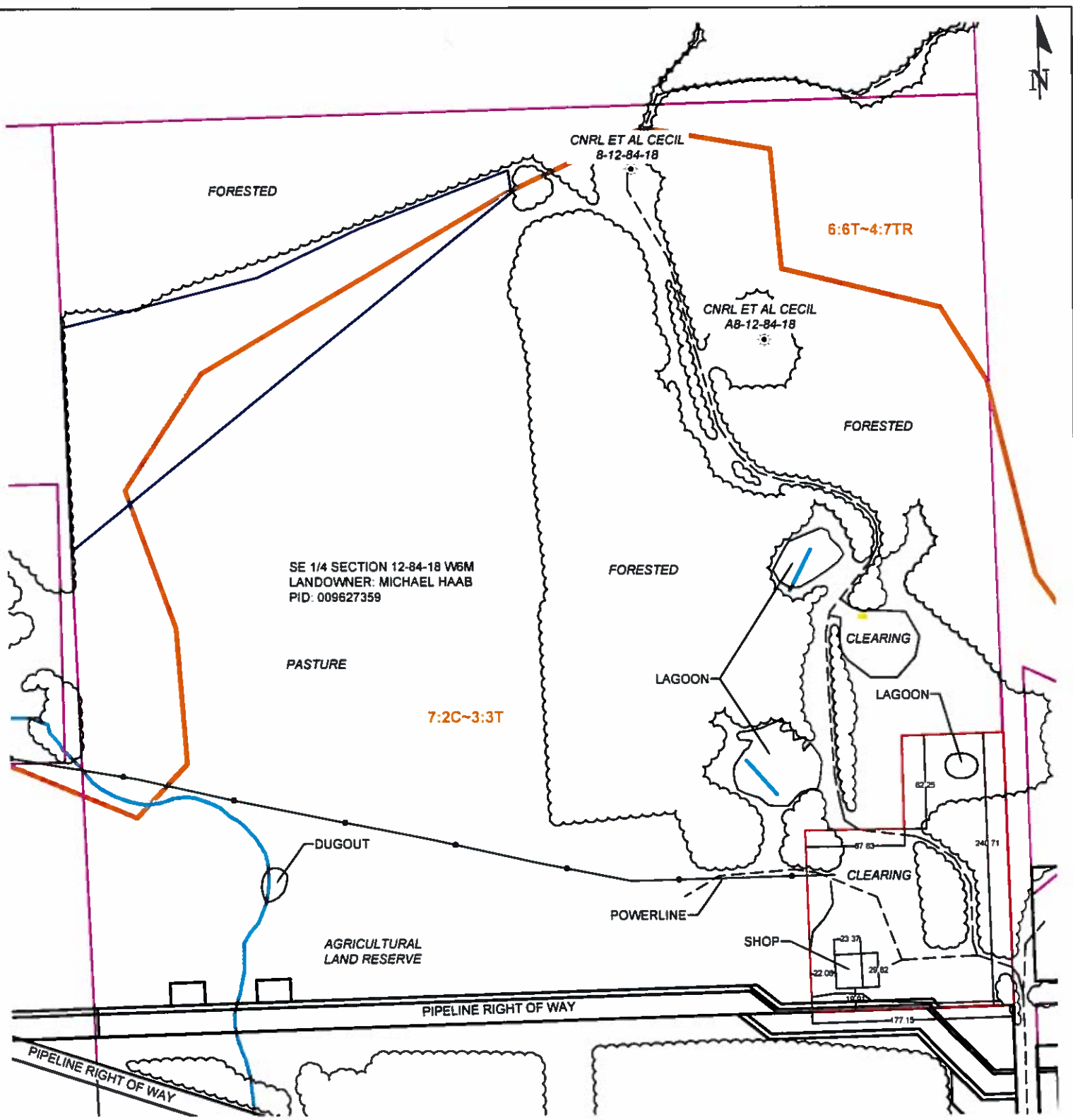
Text Amendment; Attachment as per statements 6-11

<p>6. Describe the existing use and buildings on the subject property:</p>	<p>At the present time approximately 0.81 ha (2 acres) of ALR Land-base is being utilized for light industrial purposes; Haab Contracting operations include highway tractor/trailer maintenance and storage. Haab Contracting operations occur within one maintenance and storage building (shop) approximately 22.56m by 30.48m and 5.49m in height. A portion of the shop has living quarters, ground level and mezzanine; which are approximately 275 square metres (2960 square feet) in total area, plus a 6-foot-wide staircase to enter the mezzanine.</p> <p>The current subject property water supply is an underground cistern (near the shop) and the existing lagoon system (North-east of the shop) was constructed as per guidelines within the BC Municipal Wastewater Regulations including the installation of underground lines.</p> <p>Within the ¼ section and also within the ALR boundary, two oil and gas wells are present:</p> <ul style="list-style-type: none"> • CNRL 6-+13-84-18 WA #03462 – Drilled in 1974 – Abandoned Well Status • CNRL 8-12-84-18 & A8-12-84-18 – Drilled in 1981 – Active Well Status
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<p>7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Location</th> <th style="width: 30%;">Primary Land Use Type</th> <th style="width: 40%;">Specific Activity</th> </tr> </thead> <tbody> <tr> <td>North N ¼ Sec 12-84-18 W6M:</td> <td>Residential</td> <td>Multiple dwellings</td> </tr> <tr> <td>East Crown land (east of subject ¼ Section)</td> <td>Forested, industrial</td> <td>Oil & Gas facility located near the subject ¼ section</td> </tr> <tr> <td>South - East W ¼ Sec 6-84-17 W6M</td> <td>Agricultural</td> <td>Cropland and/or Grazing and Improved pasture</td> </tr> <tr> <td>South - East REM E ¼ Sec 6-84-17 W6M:</td> <td>Agricultural Residential</td> <td>Cropland and/or Grazing Single Family</td> </tr> <tr> <td>South – West NW ¼ Sec 1-84-18 W6M:</td> <td>Agricultural Residential</td> <td>Diary farm, cropland Multiple dwellings</td> </tr> <tr> <td>West SW ¼ Sec 12-84-18 W6M:</td> <td>Agricultural Residential</td> <td>Cropland/Grazing Multiple dwellings</td> </tr> </tbody> </table>	Location	Primary Land Use Type	Specific Activity	North N ¼ Sec 12-84-18 W6M:	Residential	Multiple dwellings	East Crown land (east of subject ¼ Section)	Forested, industrial	Oil & Gas facility located near the subject ¼ section	South - East W ¼ Sec 6-84-17 W6M	Agricultural	Cropland and/or Grazing and Improved pasture	South - East REM E ¼ Sec 6-84-17 W6M:	Agricultural Residential	Cropland and/or Grazing Single Family	South – West NW ¼ Sec 1-84-18 W6M:	Agricultural Residential	Diary farm, cropland Multiple dwellings	West SW ¼ Sec 12-84-18 W6M:	Agricultural Residential	Cropland/Grazing Multiple dwellings
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<p>8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:</p>	<p>At the present time approximately 0.81 ha (2 acres) of ALR Land-base is being utilized for light industrial purposes. Haab Contracting operations include highway tractor/trailer maintenance and storage. Haab Contracting operations occur within one maintenance and storage building (shop) approximately 22.56m by 30.48m and 5.49m in height. A portion of the shop has living</p>
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	<p>quarters, ground level and mezzanine; which are approximately 275 square metres (2960 square feet) in total area, plus a 6-foot-wide staircase to enter the mezzanine.</p> <p>The current subject property water supply is an underground cistern (near the shop) and the existing lagoon system (northeast of the shop) was constructed as per guidelines within the BC Municipal Wastewater Regulations including the installation of underground lines.</p>
<p>9. Reasons and comments in support of the application. Attach a separate sheet if necessary:</p>	<p>Landowner mitigation plans include:</p> <ul style="list-style-type: none"> • Installation of speed bumps • Installation of road signage "slow – children at play" or similar • Occasional use of electronic speed signs to monitor road speeds and increase accountability • Dust control on roads during dry periods • General maintenance of roads (gravel, grading, snow removal, etc.) • Open communication by concerned citizens is encouraged • Limit traffic during school bus hours • Minimize traffic during night hours (where possible, given provincial road bans may dictate operating hours at times) <p>Additional considerations:</p> <ul style="list-style-type: none"> • A spill prevention plan including spill kits has been implemented • A natural rise on the north and west sides of the project area minimizes line of sight to the shop in both directions, improving the view-scape • Landowners propose an addition of 4.0 ha (10 acres) of Non-ALR to the ALR Land base; the proposed area appears agriculturally viable from historic clearing to produce grazing area for cattle and/or horses. The Landowners plan to continue levelling and replacing topsoil in the hummocky areas improving the grazing and hayland potential. Approximately 5-10% of the entire ¼ section has previously been leveled for grazing and hayland
<p>10. Describe the means of sewage disposal for the development:</p>	<p>The existing lagoon system is utilized by the shop and the RV area, with permanent underground lines installed. The Landowner stated the lagoon system was over-built as per the guidelines within the BC Municipal Wastewater Regulations.</p>
<p>11. Describe the means of water supply for the development:</p>	<p>The water supply is an underground cistern utilizing a culvert (8 foot diameter) buried 15 approximately feet deep. The cistern is located 6 feet north of the northwest corner of the shop.</p>



SE 1/4 SECTION 12-84-18 W6M
 LANDOWNER: MICHAEL HAAB
 PID: 009627359

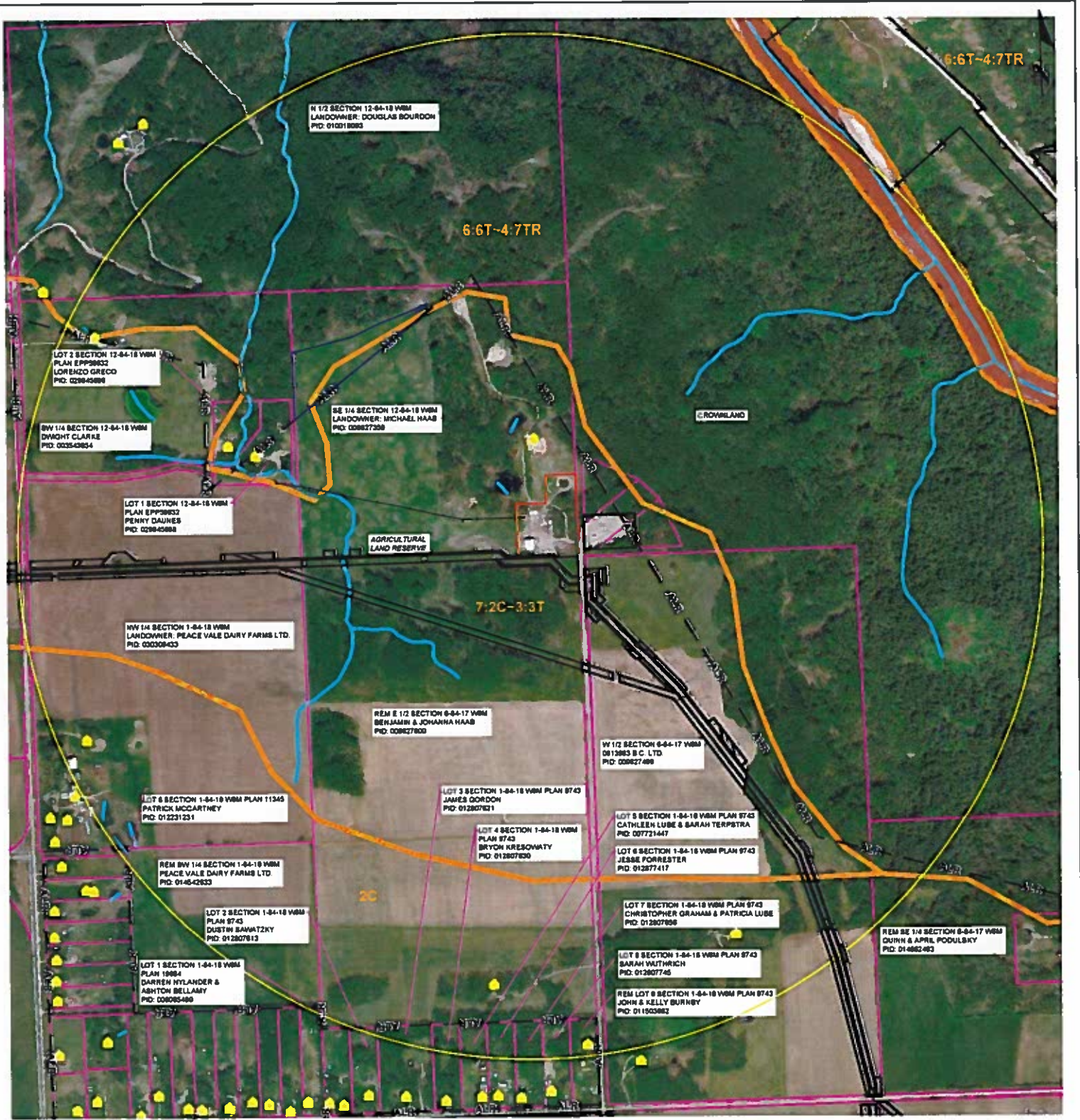
LEGEND

- RESIDENCES
- FRESHWATER ATLAS STREAMS
- OIL AND GAS ACTIVITIES
- CANADA LAND INVENTORY (CLI)
- ROADS
- AGRICULTURAL LAND RESERVE (ALR)
- TREELINE
- POWERLINE
- LEGAL BOUNDARIES
- DEVELOPMENT AREA
- NON-ALR (PROPOSED ADDITION)



MICHAEL HAAB
 SCHEDULE A - APPLICATION FOR DEVELOPMENT
 SE 1/4 SECTION 12-84-18 W6M

Project Number: PE		
Date of Assessment: April 10, 2018		
Scale: 1:4,500		
Page: 1 of 1		
No.	Revision History	Date



LEGEND

- RESIDENCES
- POWERLINE
- FRESHWATER ATLAS STREAMS
- LEGAL BOUNDARIES
- OIL AND GAS ACTIVITIES
- DEVELOPMENT AREA
- CANADA LAND INVENTORY (CLI)
- NON-ALR (PROPOSED ADDITION)
- 1.5 K SITE RADIUS
- FRESHWATER ATLAS WETLANDS
- ROADS
- AGRICULTURAL LAND RESERVE (ALR)



MICHAEL HAAB
 SCHEDULE A - APPLICATION FOR DEVELOPMENT
 SE 1/4 SECTION 12-84-18 W6M

Project Number: PE		
Date of Assessment: April 10, 2018		
Scale: 1:20,000		
Page: 1 of 1		
No.	Revision History	Date

AGENT AUTHORIZATION LETTER

I (we) Michael Christian Haab and Suzanne Deniene Haab
Printed/typed name(s) of landowner(s)

hereby appoint Loni Evans of Prospect Environmental to
Printed/typed name of agent

make application to the Agricultural Land Commission as agent on my/our behalf with respect to
the following parcel (s): *Insert legal description for each parcel under application*

The South East ¼ Section 12 Township 84 Range 18 West of the 6th Meridian
Peace River District

I Loni Evans understand that as
Printed/typed name of agent

agent, I am required to ensure that all landowners are provided with information being
submitted to and received from the Agricultural Land Commission.

Signature(s) of landowner(s):

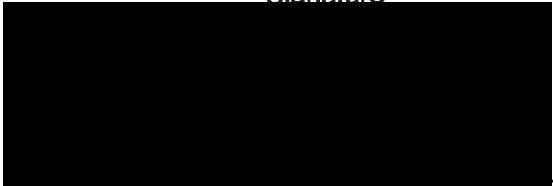


Michael Christian Haab

Oct 23/2018
Date

Signature

Printed Name



Suzanne Deniene Haab

Oct 23/2018
Date

Signature

Printed Name

