



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   | 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<br>James Albert Simmons | Authorized Agent of Owner (if applicable)<br>Kathleen Lush<br>Tryon Land Surveying Ltd. |
| Address of Owner<br>RR2 Site 2 Comp 7         | Address of Agent<br>10201 17th Street   |
| City/Town/Village<br>Dawson Creek             | City/Town/Village<br>Dawson Creek   |
| Postal Code V1G 4E4                           | Postal Code V1G 4C3   |
| Telephone Number: [REDACTED]                  | Telephone Number: 250-782-5868  |
| Fax Number:                                   | Fax Number: 250-782-6029  |
| E-mail: [REDACTED]                            | E-mail: klush@tryongroup.ca   |

**3. PROPERTY DESCRIPTION**

| Full legal description of each property under application | Area of each lot                         |
|---|--|
| NW 1/4 Sec 25 Twp 78 Rg 15                                | 63.66 / 157.3 ha./acres                  |
| Lot A Sec 25 Twp 78 Rg 15 Plan 13777                      | 1.51 / 3.74 ha./acres                    |
|   | ha./acres                                |
|   | <b>TOTAL AREA 65.17/161.03 ha./acres</b> |

**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: 7828 & 7898 - 215 Road

**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: A-2 & R-4

Proposed zone: A-2 & R-4

Text amendment: \_\_\_\_\_

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:

Farm residence, farm outbuildings and storage, small wooded area, cropped field.

\_\_\_\_\_

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

(a) North agriculture

(b) East agriculture

(c) South agriculture, farm operations, rural residential

(d) West agriculture, farm operations

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

A new 8.6ac property is proposed with a boundary adjustment between Lot A and the Remainder of the NW 1/4. See PLA from the PRRD. The 8.6ac portion will be R-4, with the remainder of NW 1/4 being A-2. (152.43ac)

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

The proposed subdivision has been approved, with rezoning being a requirement.

\_\_\_\_\_

\_\_\_\_\_

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

Existing lagoon north of the existing residence

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

Cistern on the south side of the existing residence

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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.

Kathleen Lush  
 \_\_\_\_\_  
 Signature of ~~Owner~~ Agent

September 10, 2019  
 \_\_\_\_\_  
 Date signed

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

\_\_\_\_\_  
 Date signed

16. **AGENT'S AUTHORIZATION**

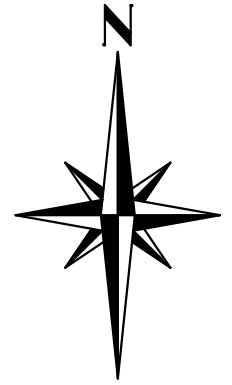
If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

|                     |  |        |
|---------------------|--|--------|
| I / We 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:                                  |        |

Kathleen Lush



Digitally signed by  
 Kathleen Lush  
 Date: 2019.09.10  
 18:51:25 -04'00'



Lot 2  
PLAN 33934

PLAN  
EPP22874

799.8

15m Pipeline R/W  
PLAN EPP23093

9.144m R/W  
PLAN M200

215 ROAD

476.1

2.441m. ROAD  
AREA = 0.197 ha.

LOT 2  
60.9 ha  
(150.5ac.)

9.144m R/W PLAN 27873

REMAINDER NW 1/4  
SECTION 25 TOWNSHIP 78 RANGE 15 W6M

8.9 99.6

76

38

11

28

105.2

328.9

336.4

LOT A  
PLAN  
13777  
(3.7ac)

LOT 1  
3.5ha  
(8.6ac.)

SECTION 25  
TOWNSHIP 78  
RANGE 15 W6M

682.0  
802.2

LOT 1  
PLAN  
PGP47784

REMAINDER  
SW 1/4 SECTION 25  
TOWNSHIP 78 RANGE 15 W6M

TOWNSHIP  
NE 1/4 SEC 25  
78 RANGE 15  
W6M

805.1

LEGEND:

- ① HOUSE
- ② WELL
- ③ SEPTIC LAGOON
- ④ SHED 1
- ⑤ SHED 2

PROPOSED SUBDIVISION  
REMAINDER NW 1/4 SECTION 25  
TOWNSHIP 78 RANGE 15 W6M  
PEACE RIVER DISTRICT

0 1:5000 250

BCGS 93P.080

JAMES SIMMONS

| Rev | Revision Description   | Date(y/m/d) | By: |
|-----|------------------------|-------------|-----|
| 1   | Lot 1 revised smaller  | 2019/07/18  | kl  |
| 0   | Original Plan Prepared | 2018/11/27  | kl  |

NOTES:

- All Dimensions are in metres and decimals thereof.
- Survey completed October 2012.

Tryon Land Surveying Ltd.  
Dawson Creek 250-782-5868  
Fort St John 250-262-0031  
www.tryongroup.ca



TRYON FILE:  
2012-356