



PEACE RIVER REGIONAL DISTRICT

2N19-076

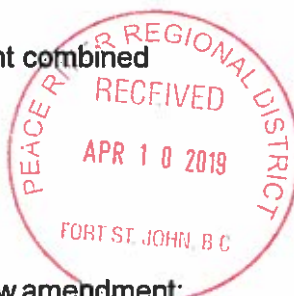
DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
[Toll Free: 1-800-670-7773]

Receipt # 7385

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: Trueman Creek Holdings Ltd	Authorized Agent of Owner (if applicable) James Little
Address of Owner	Address of Agent
City/Town/Village	City/Town/Village
Postal Code	Postal Code V1J 4M7
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
Part SE ¼, Section 35, Township 83, Range 19, W6M PRD (Parcel 1)	42.03 ha
Plan M446, Part SE 1/4 Section 35, Township 83, Range 19 W6M PRD (Parcel 2)	2.08 ha
Lot 3, Plan BCP37320, Section 35, Township 83, Range 19 W6M PRD (Parcel 3)	2.02 ha
	TOTAL AREA 46.12 ha

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 properties: OLD FORT ROAD, Fort St. John, BC(Parcel 1), 8585 OLD FORT ROAD (Parcel 2), & 11784 MACLEAN ROAD (Parcel 3)

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 (OCP shows area as LSI)

Proposed zone: I-1 (Light Industrial Zone)

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:

No buildings on property to be subdivided. Site is 70 % hayfield with the rest being light bush.

Second Parcel is a sign shop and residence of Kevin and Lori MacLean (owners)

Third Parcel is Construction shop with supportive yard and storage – Great Northern Bridgeworks Ltd.(owner)

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

(a) North - Main Parcel – City of Fort St. John Subdivision

(b) East - Combination of Light Industrial and Residential use

(c) South Agriculture -OCP is LSI

(d) West - Combination of MDR (North ½) Rural residential & Agriculture – pasture (LSI service)

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

See attached sheet.

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

Owner of Parcel 2 requires larger parcel for business and residence. Intends to amalgamate 2.27 ha of adjacent land to make a parcel 4.35 ha.

Owner of parcel 3 intends to include adjacent lands into larger parcel for existing business. Wellsite on adjacent land is in the process of being remediated and would complement existing holdings.

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

Parcel 2 has existing systems for resident and sign shop. Additional land will use existing systems.

Parcel 3 has existing systems for Industrial Shop and yard. Additional land will use existing systems

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

Parcel 2 has existing systems for resident and sign shop. Additional land will use existing systems

Parcel 3 has existing systems for Industrial Shop and yard. Additional land will use existing systems

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 Ian MacLean for Trueman Creek Holdings Ltd, Kevin & Lori MacLean, and Steve Ross for Great Northern Bridgeworks Ltd. authorize		and hereby
James Little		to act on our behalf regarding this application.
Agent address: SS 2 Site 13 Comp 23 Fort St. John, BC V1J 4M7		
Telephone:250-785-5365 Fax-250-785-5353		Email:mackeno@xplomet.ca
Signature of Owner:	See attached Agent Authorization forms for all three parcels	Date:
Signature of Agent:		Date: April 10, 2019