



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 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 # 7385

**Application for Development**

**1. TYPE OF APPLICATION**

- |  |             |
|--|-------------|
| <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**.

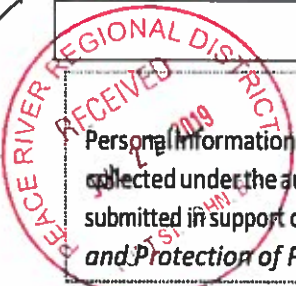
**2. PLEASE PRINT**

Property Owner's Name: Trueman Creek Holdings Ltd	Authorized Agent of Owner (if applicable) James Little
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village [REDACTED]	City/Town/Village [REDACTED]
Postal Code [REDACTED]	Postal Code [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
Fax Number:	Fax Number: 250-785-5353
E-mail: [REDACTED]	E-mail: [REDACTED]

**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)	portions of (see map) 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
<b>TOTAL AREA</b>	<b>46.12 ha</b>

JL



**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.

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

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

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

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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.

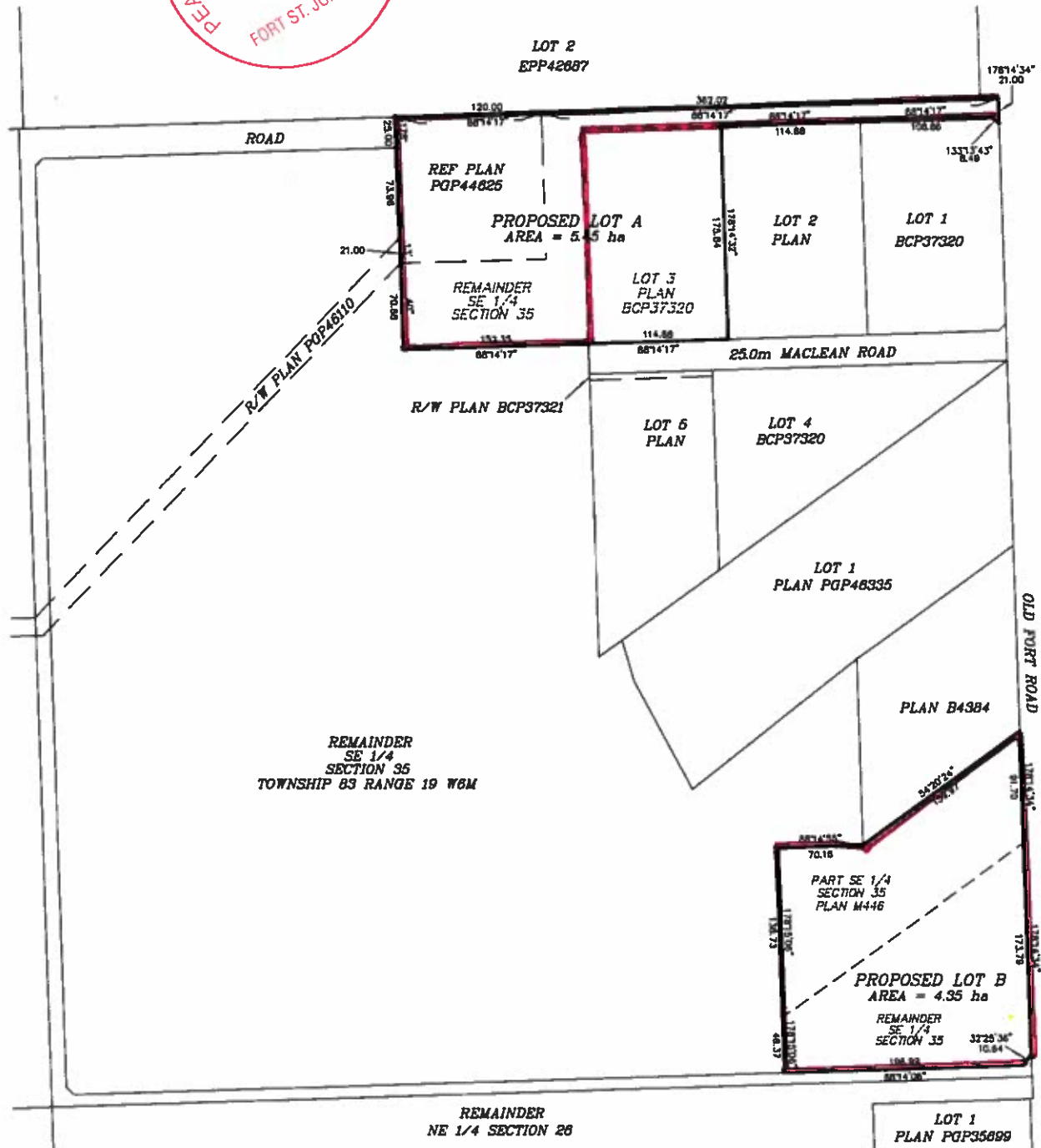
I Ian MacLean for Trueman Creek Holdings Ltd, Kevin & Lori MacLean, and Steve Ross for Great Northern Bridgeworks Ltd. authorize	and hereby
James Little	to act on our behalf regarding this application.
Agent address:	_____
Telephone: _____	Fax: _____ Email: _____
Signature of Owner:	See attached Agent Authorization forms for all three parcels
Signature of Agent:	Date: April 10, 2019



JK



□ areas to be rezoned to I-1



PROPOSED SUBDIVISION OF LOT 3 SECTION 35  
 PLAN BCP37320, THAT PART OF THE SE 1/4 OF  
 SECTION 35 AS SHOWN ON PLAN M446 AND  
 THE SE 1/4 OF SECTION 35 EXCEPT PLANS  
 B4384, M446, PGP46335 AND BCP37320 ALL OF  
 TOWNSHIP 83 RANGE 19 W6M PEACE RIVER  
 DISTRICT  
 BCGS 94A.028

MACKENO VENTURES



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



TRYON FILE:  
 2018-0255



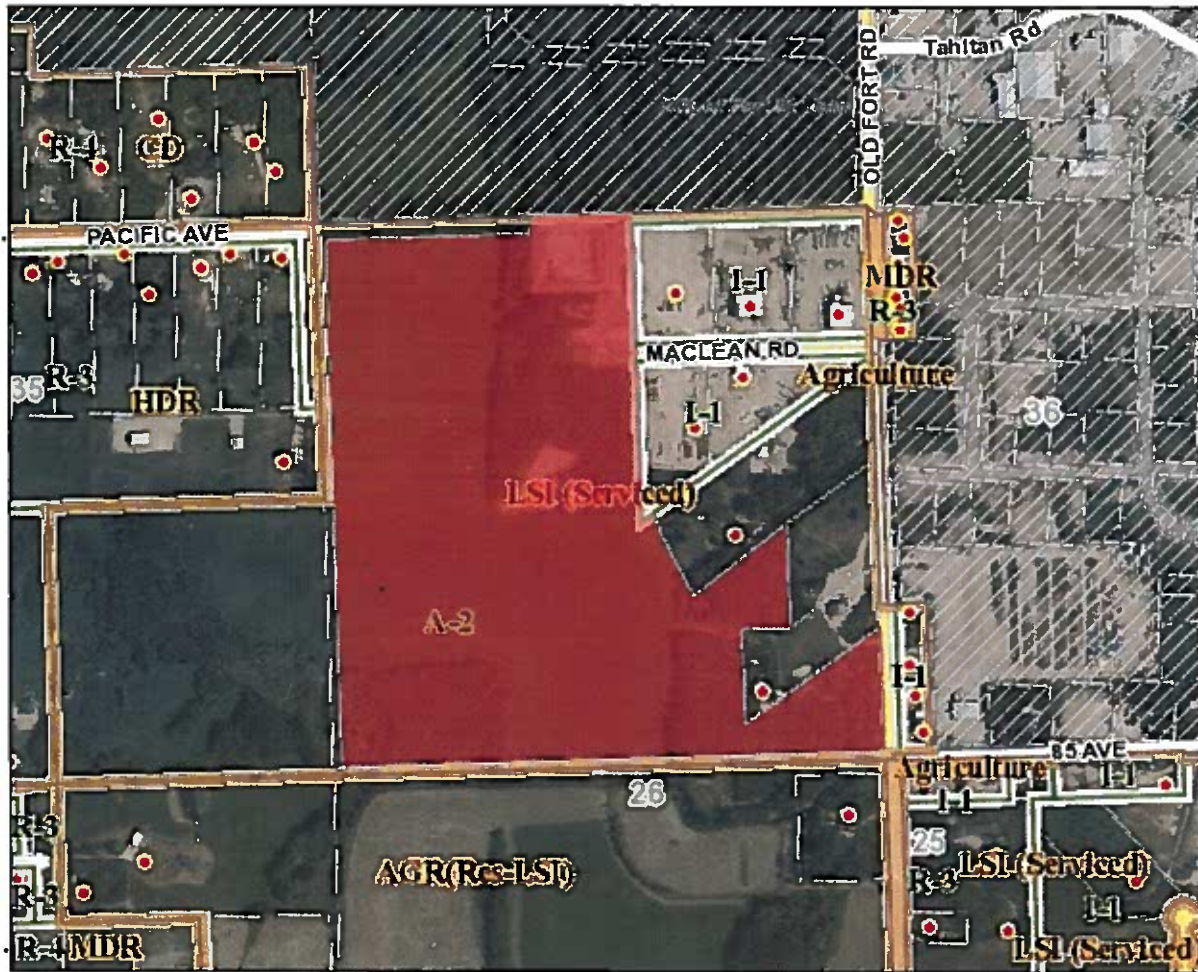
# Peace River Regional District

24-Jul-2018

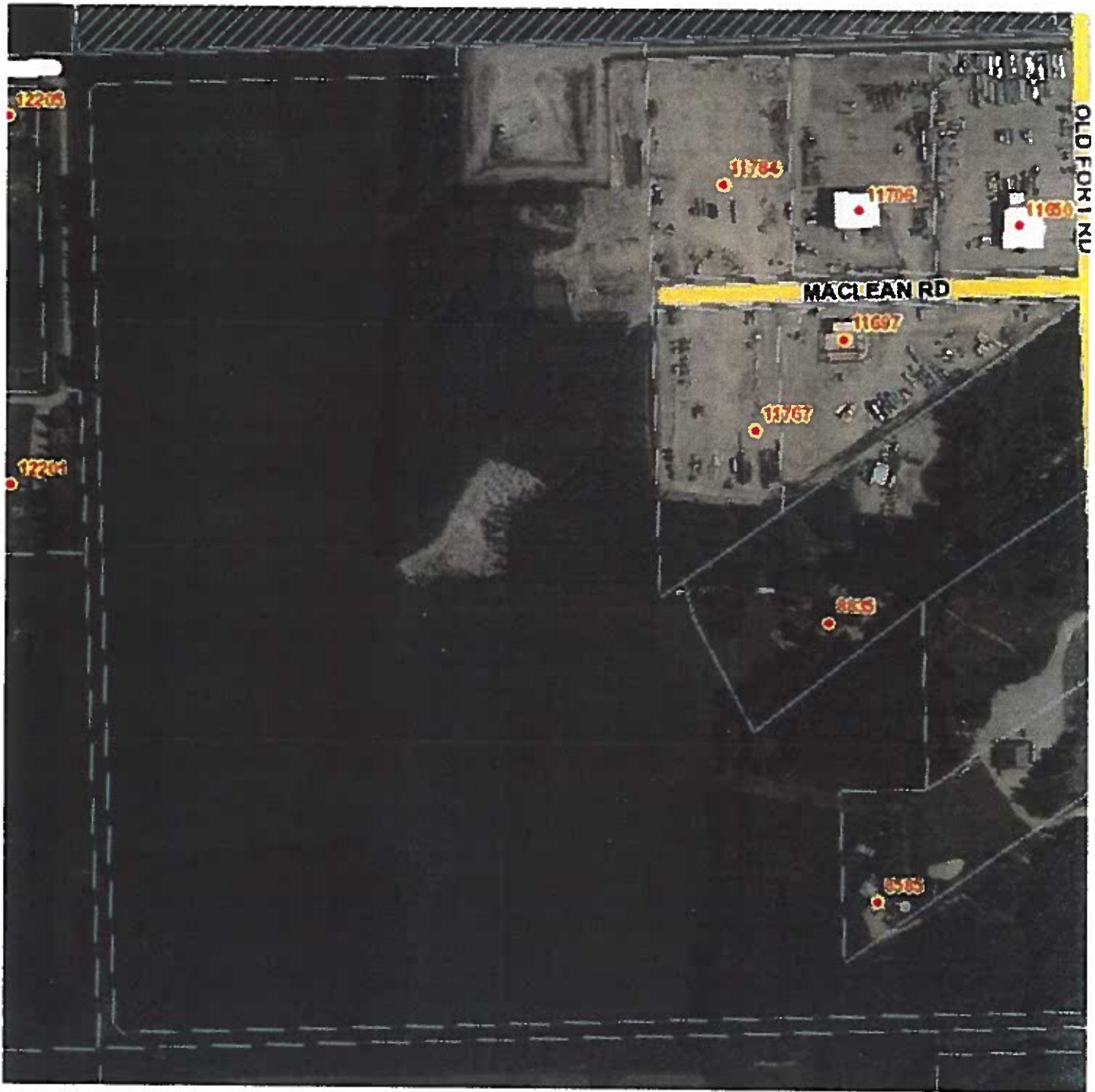
**PID:** 014-590-689  
**Roll Number:** 760-009785.000  
**Legal Description:** SE 1/4 OF SEC 35 TP 83 R 19 W6M PEACE RIVER EXC PLS B4384 M446  
PGP46335 & BCP37320

**Parcel Size**

42.03 Hectares    103.85 Acres



This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Peace River Regional District should be contacted for information regarding other conditions such as easements, rights-of-way or covenants.



**Claire Negrin** | Acting General Manager of Development Services

Direct: 250-784-3231 | [claire.negrin@prrd.bc.ca](mailto:claire.negrin@prrd.bc.ca)

PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8

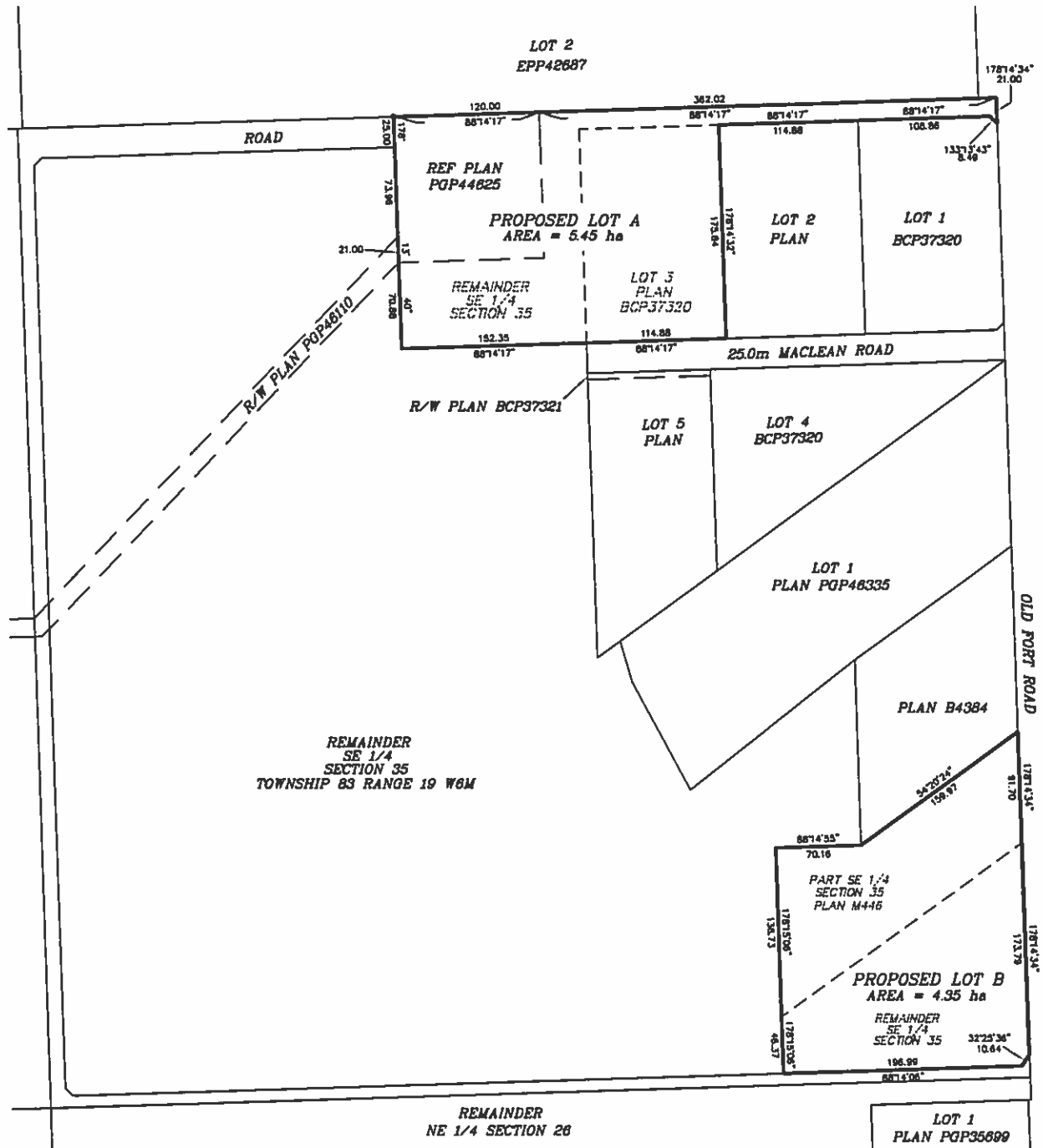
Toll Free: (24 hrs): 1-800-670-7773 | Office: 250-784-3200 | Fax: 250-784-3201 | [www.prrd.bc.ca](http://www.prrd.bc.ca)



PEACE RIVER REGIONAL DISTRICT



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REMAINDER  
SE 1/4  
SECTION 35  
TOWNSHIP 83 RANGE 19 W6M

PROPOSED SUBDIVISION OF LOT 3 SECTION 35  
PLAN BCP37320, THAT PART OF THE SE 1/4 OF  
SECTION 35 AS SHOWN ON PLAN M446 AND  
THE SE 1/4 OF SECTION 35 EXCEPT PLANS  
B4384, M446, PGP46335 AND BCP37320 ALL OF  
TOWNSHIP 83 RANGE 19 W6M PEACE RIVER  
DISTRICT  
BCGS 94A.026





OLD FORT ROAD

LOT 2  
PLAN EPP42887

120.00  
691417

382.02  
691417

REF PLAN PCP44625

691417  
108.50

1207.46  
4.9  
4.6

REF PLAN PCP44625

LOT A  
AREA = 646 ha

LOT 3  
PLAN BCP37320

LOT 2  
PLAN

LOT 1  
BCP37320

REMAINDER  
SE 1/4  
SECTION 35

REMAINDER  
SE 1/4  
SECTION 35  
TOWNSHIP 03 RANGE 18 96M

R/W PLAN BCP37321  
LOT 5  
PLAN

LOT 4  
BCP37320

25.0m MACKENAO ROAD

R/W PLAN  
PCP44625

1781.40 73.96 23.00  
1781.40 21.00 1781.40  
1781.40 70.88

182.35  
691417

114.86  
691417

1781.42  
163.84

1781.42  
31.00

FROM FILE  
2018-03-14



PROPOSED SUBDIVISION OF  
TOWNSHIP 03 RANGE 18 96M  
FENCE RENEWAL PROJECT  
RCS3 PA1420

MACKENAO VENTURES

Tryon Land Surveying Ltd.  
Dorset Creek, 250-782-5885  
Fort St John, 250-282-0031  
www.tryonland.ca



