



PEACE RIVER REGIONAL DISTRICT

ZN 19-110

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 FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
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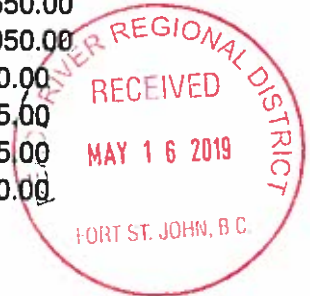
Receipt # 7421

Application for Development

1. TYPE OF APPLICATION

- Official Community Plan Bylaw Amendment
- Zoning Bylaw Amendment
- Official Community Plan / Zoning Bylaw Amendment combined
- Temporary Use Permit
- Development Permit
- Development Variance Permit
- Sign requirement

FEE
 \$ 1,000.00
 650.00
 1,050.00
 350.00
 165.00
 165.00
 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 Alliance River Development Corp., INC.	Authorized Agent of Owner (if applicable)
Address of Owner	Address of Agent
City/Town/Village Fort St John	City/Town/Village
Postal Code V1J 4M6	Postal Code
Telephone Number:	Telephone Number: Fax Number:
E-mail:	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot	
Lot: 1 PL: PGP22478 SEC: 27 TWP: 83 RG: 18 W6M Meridian W6	34.5 acres	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:
7414 Forest Lawn Street Fort St John

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: MHP

Proposed zone:

Text amendment: Campground Unlimited Term

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:

Mobile Home Park consisting of 70 mobile home pads and 16 RV pads. Buildings on this property include a maintenance shop, pump houses, electrical sheds and storage building.

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

(a) North Rural residential properties

(b) East Rural residential properties

(c) South Rural residential properties & Alaska Highway

(d) West City of Fort St John- large undeveloped acreage

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary: To amend use of the property to include Campground unlimited term providing for a cost effective away from home living arrangement for men, women and families working primarily in the Peace River resource sector.

9. Reasons and comments in support of the application. Attach a separate sheet if necessary: According to the Manufactured Home Park Owners Alliance of BC many mobile home parks within the province provide RV rental pads for clients ranging from short stay to extended stay periods. The 14 RV pads developed in 2014/15 at the Forest Lawn MHP measure approximately 25 feet by 100 feet and are fully serviced with water, sewer, power, telephone, cable & WI FI. Each pad has a private lawn and driveway and picnic tables are available to each pad. These spacious and well maintained pads provide a comfortable environment for men, women and families often working in the local resource sector away from home. These units are rented on an extended stay basis only, we do not rent these pads on a daily basis.
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10. Describe the means of sewage disposal for the development: Sewage is via holding tanks and lagoons. Primary sewage is collected in concrete holding tanks which are pumped out by a professional service several times a year. The overflow from these tanks is then collected in a series of 3 lagoons; a primary, secondary and tertiary and finally spray irrigated to the rear of the property.
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11. Describe the means of water supply for the development: Water is supplied from 2 wells at a depth of approximately 200 feet. The water is then filtered and chlorinated, free drinking water supplied by a commercial service is available to all tenants.
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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.

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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

16/05/2019

Date signed

Signature of Owner

16-05-2019

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:	

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