



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 # _____

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 Shayne McNary | Authorized Agent of Owner (if applicable) Tryon Land Surveying Ltd (Nathan Mahon) |
| 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: |
| E-mail: [REDACTED] | E-mail: [REDACTED] |

3. PROPERTY DESCRIPTION

| Full legal description of each property under application | Area of each lot |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------|
| LOT 1 SECTION 14 TOWNSHIP 78 RANGE 17 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 23079, EXCEPT PLAN 26098 | 7.85 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: 4642 208 RD DAWSON CREEK RURAL

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: R6
Proposed zone: R2
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:
Currently used for residential purposes. There is a house and a shop on the property.

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

(a) North Agricultural
(b) East Agricultural
(c) South Residential
(d) West Residential

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:
Our proposal is to subdivide the subject lot into two smaller lots. Proposed Lot A will be 5.97 ha in size and
Proposed Lot B will be 1.88 ha in size. Both lots are smaller than the current zoning designation allows.
Because of the this we are applying to have the lot rezoned.

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:
We have received preliminary subdivision approval from the Agricultural Land Commission.

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

The existing house on Proposed Lot B is serviced by a lagoon. A new dwelling on Proposed Lot A will be serviced by a lagoon or mound system

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

Cistern

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

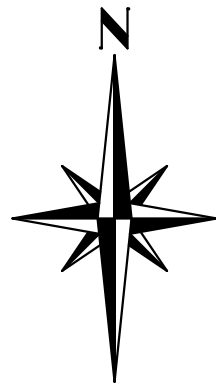
 Signature of Owner

 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 / We | | and | | hereby | |
| authorize | <i>Shayne McNary</i> | | | | |
| (name) | Tryon Land Surveying Ltd (Nathan Mahon) | | | to act on my/our behalf regarding this | |
| application. | | | | | |
| Agent address: | 10201 17 Street Dawson Creek V1G 4C3 | | | | |
| Telephone: | 250 782 5868 | Fax: | | Email: | nmahon@tryongroup.ca |
| | 250 782 5868 | | | | nmahon@tryongroup.ca |
| Signature of Owner: | [REDACTED] | | | Date: | <i>Jan 29 2020</i> |
| Signature of Owner: | [REDACTED] | | | Date: | |



JOHN HART HIGHWAY PLAN H572

454.418 R/W PLAN EPP50557

LOT A
PLAN
26098

REMAINDER
LOT 1
PLAN 23079

LOT A
AREA = 5.97 ha.

150.000

111.798

99.141

63.59

LOT B
AREA = 1.88 ha.

73.26

20.11

202.24

63.64

63.59

63.59

PART SW 1/4
SECTION 14
LYING SE OF
PLAN H572

ROAD

LOT 1
PLAN
19085

LOT D
PLAN
17173

LOT C
PLAN
17173

LOT B
PLAN
17173

R/W PLANS A970 & PGP33951

REMAINDER
PARCEL B
(PLAN B7515)

LOT 1
PLAN
PGP36978

95.41

146.30

63.58

208 ROAD

0 10 1:2000 100

TRYON FILE: 2018-0037

PROPOSED SUBDIVISION OF LOT 1
SECTION 14 TOWNSHIP 78 RANGE 17 W6M
PEACE RIVER DISTRICT PLAN 23079,
EXCEPT PLAN 26098

SHAYNE McNARY

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

