

2021 2015



# PEACE RIVER REGIONAL DISTRICT

Box 810, 1981 Alaska Avenue, Dawson Creek, BC V1G 4H8 Telephone: (250) 784.3200 Fax: (250) 784.3201	9505 - 100 <sup>th</sup> Street, Fort St. John, BC V1J 4N4 Telephone: (250) 785.8084 Fax: (250) 785.1125
Toll Free: 1.800.670.7773	

Receipt #: \_\_\_\_\_

## Application for Development

1.		<b>FEES</b>
<input type="checkbox"/>	Official Community Plan Amendment	\$1,000.00
<input checked="" type="checkbox"/>	Zoning Amendment	\$ 650.00
<input type="checkbox"/>	Official Community Plan and Zoning 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 <b>[Amended by By-law No. 1898, 2010]</b>	\$ 150.00

The applicant, on those parcel(s) subject to an amendment to:

- i) an official community plan and/or zoning by-law;
- ii) temporary commercial or industrial use permit;

shall post a development application sign on the subject property, as provided by the Regional District.

A \$150.00 fee will be charged for utilizing the sign and a \$100.00 refund will be issued upon return of the sign to the Regional District.

### 2. Please print

Property Owners Name <i>Don Pedersen</i>	Authorized Agent of Owner (if applicable): <i>Kent Pedersen</i>
Address of Owner <i>Box 785</i>	Address of Agent Owner <i>2812 Forsyth DR</i>
City / Town / Village <i>DAWSON CREEK</i>	City / Town / Village <i>Penticton B.C</i>
Postal Code <i>V1G 4H8</i>	Postal Code <i>V2A 8Z1</i>
Telephone Number: Fax Number: <i>250-719-0189</i>	Telephone Number: Fax Number: <i>250 492 9658</i>
e-mail address: <i>Cell-250-719-5219</i> <i>donpedersen@mac.com</i>	e-mail address: <i>Tarra@lakota.ca</i>

*Flordia 352-630-7628*  
*Cell*

3. Full legal description of each property under application	Area of each lot
South East 1/4 - 26 - Township 77	.8099 (ha) acres
W6M	to 1.0002 (ha) acres
Except 24187 and PGP 45640	with 1@ 5.71 (ha) acres
	Total area ha./ acres

4. Civic address or location of property: Rocky Mountain Subdivision

5. Particulars of proposed amendment

Please check the box(es) that apply(ies) to your proposal.

Official Community Plan (OCP) amendment:  
 Existing OCP designation: \_\_\_\_\_  
 Proposed OCP designation \_\_\_\_\_  
 Text amendment: \_\_\_\_\_

For a Zoning amendment:  
 Existing zone: R4 and A2  
 Proposed zone to Residential R-3  
 Text amendment: to allow smaller lots

Development Variance Permit: - describe proposed variance request:  
 \_\_\_\_\_  
 \_\_\_\_\_

Temporary Use Permit (describe proposed use):  
 \_\_\_\_\_  
 \_\_\_\_\_

For a Development Permit: By-law No. \_\_\_\_\_ Section: \_\_\_\_\_

6. Describe the existing use and buildings on the subject property:

vacant land NO Buildings  
proposed water use / cistern / SEPTIC DAWSON CREEK

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

- a) North Rocky Mountain Sub
- b) East 1 Dwelling
- c) South Farms + Residences.
- d) West Undeveloped

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

Residential Subdivision  
 \_\_\_\_\_  
 \_\_\_\_\_

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



Rural Subd. Vision needed close to  
CITY of DAWSON CREEK

**The following information is required. Failure to provide any of the following may delay the application.**

1. A copy of the **proof of ownership**. [For example: Certificate of Title or recent Tax Assessment] for the subject property or properties.
2. A **Sketch Plan** of the subject property, showing:
  - the legal boundaries and dimensions of the subject property;
  - boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
  - the location of permanent buildings and structures on the subject property, with distances to property lines;
  - the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
  - the location of any existing sewage disposal systems;
  - the location of any existing or proposed water source; and
3. Additional or more detailed information may be requested by the Regional District following review of your application.

**If the Regional District believes it to be 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.**

I / We hereby declare that the information provided in this application is, to the best of my / our knowledge, true and correct in all respects, and I / we enclose the required fee with this application.

Signature of Owner/s:	
Signature of Owner/s:	
Date:	

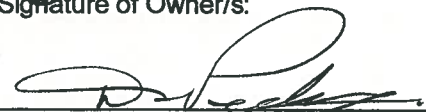
**Agents Authorization**

Should the property owners elect to have someone act on their behalf in submission of this application, the following must be signed by **all property owners**.

I / We	and	hereby authorize
(name)		to act on my/our behalf in respect of this application.
Address of agent:		
Telephone:	Fax:	Email:

  
Signature of Owner/s:

Sept 11/15  
Date

  
Signature of Owner/s:

Sept 11/15  
Date

SKETCH PLAN TO ACCOMPANY A SUBDIVISION APPLICATION OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 77, RANGE 15 WEST OF THE 6th MERIDIAN, PEACE RIVER DISTRICT EXCEPT PLANS 24187 and PGP45640

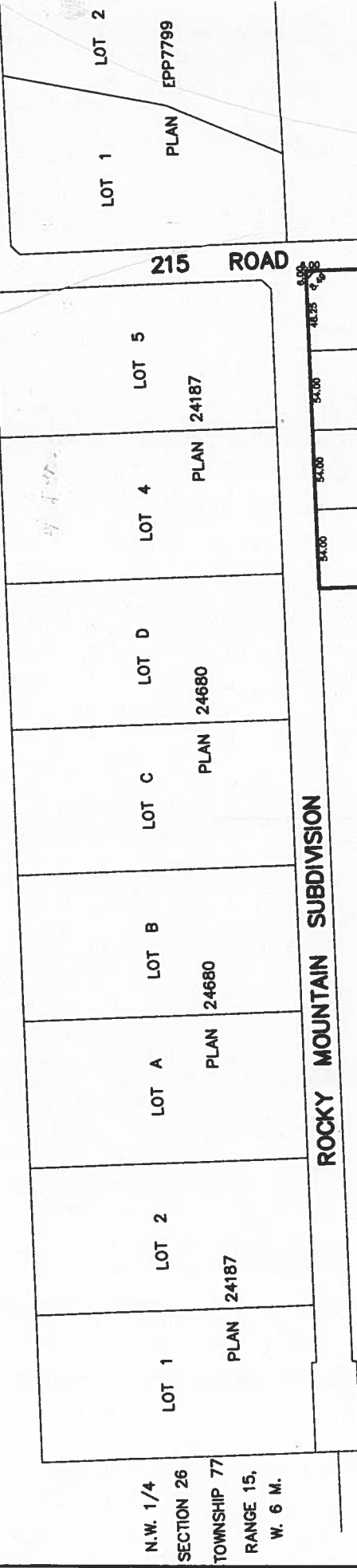
BCGS 93P.079

SCALE 1:2000



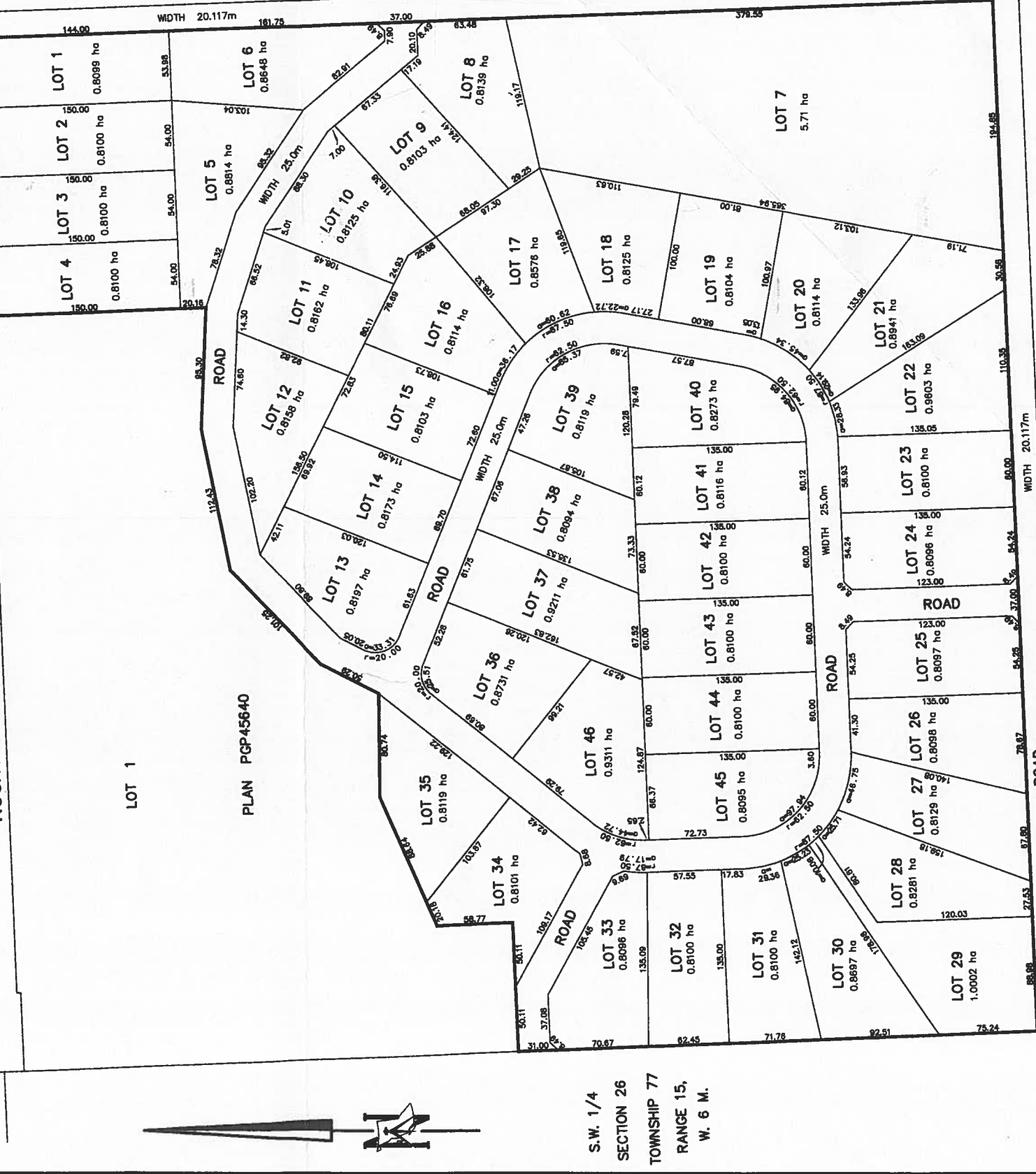
THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 864mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:2000

ELK RIDGE TRAIL



N.W. 1/4 SECTION 26 TOWNSHIP 77 RANGE 15, W. 6 M.

ROCKY MOUNTAIN SUBDIVISION



S.W. 1/4 SECTION 26 TOWNSHIP 77 RANGE 15, W. 6 M.

S.W. 1/4 SECTION 25 TOWNSHIP 77 RANGE 15, W. 6 M.

N.W. 1/4 SECTION 24 TOWNSHIP 77 RANGE 15, W. 6 M.

N.E. 1/4 SECTION 23 TOWNSHIP 77 RANGE 15, W. 6 M.

REMAINDER N.W. 1/4 SECTION 23 TOWNSHIP 77 RANGE 15, W. 6 M.

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE

THIS PLAN LIES WITHIN THE PEACE RIVER REGIONAL DISTRICT

STEVEN J. BUZKIEWICZ  
PROFESSIONAL LAND SURVEYOR  
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PERTH, B.C.  
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