

Chg. to Finance



Our File Number: 16-156

14 December 2017

Peace River Regional District
1981 Alaska Avenue (Box 810)
Dawson Creek, B.C.

RE: Zoning Bylaw Amendment: District Lot 553 Peace River Regional District - 014-707-586

Enclosed please find the following documentation for Zoning Bylaw Amendment on behalf of Denise Gardiner:

- Zoning Bylaw Amendment Application
- Act as Our Agent Signed Form
- Title Search
- Documentation of property
- Payment

We trust that you will find the enclosed in order.

Sincerely,

Tryon Land Surveying Ltd.

A handwritten signature in black ink, appearing to read "N Mahon".

Per Nathan Mahon

Email: nmahon@tryongroup.ca

Tryon

Land Surveying Ltd.

Telephone: 250-782-5868

Offices:

Dawson Creek BC

Fort Nelson BC

Facsimile: 250-782-6029

Mailing Address:

10201 – 17 Street,

Dawson Creek BC

V1G 4C3



PEACE RIVER REGIONAL DISTRICT

Bylaw No. 2165, 2016
Schedule A – Application for Development

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

(T) 250-784-3200..(F) 250-784-3201
(T) 250-785-8084 (F) 250-785-1125

Receipt # _____

Application for Development

1. TYPE OF APPLICATION

FEE

- | | |
|--|-------------|
| ☐ Official Community Plan Bylaw Amendment | \$ 1,000.00 |
| ☒ Zoning Bylaw Amendment | 650.00 |
| ☐ Official Community Plan / Zoning Bylaw Amendment combined | 1,050.00 |
| ☐ Temporary Use Permit | 350.00 |
| ☐ Development Permit | 165.00 |
| ☐ Development Variance Permit | 165.00 |
| ☐ 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 Denise Gardiner	Authorized Agent of Owner (if applicable) Tryon Land Surveying Ltd
Address of Owner Box 59	Address of Agent 10201 17 Street
City/Town/Village Moberly Lake	City/Town/Village Dawson Creek
Postal Code V0C 1X0	Postal Code V1G 4C3
Telephone Number: 250-788-2539	Telephone Number: 250-782-5868
Fax Number:	Fax Number:
E-mail: dgardi@outlook.com	E-mail: nmahon@tryongroup.ca

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
District Lot 553 Peace River District, Except Plan 17999 and 21352	10.19 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: 7397 Cove Lane, Moberly Lake, V0C 1X0

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: R4

Proposed zone: R3

Text amendment: Required to allow Proposed lot 2 to be exempt from the minimum Parcel size.

☐ 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:

On proposed lot 1 there is a 3 sided hay an equipment shed, as well as two horse shelters and two dugouts.
On proposed lot 2 there is a residence, well, septic tank and mound, dispersion field and a small garden shed

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

(a) North Currently land is treed

(b) East Mostly treed land with a residential dwelling

(c) South Moberly Lake

(d) West Residential dwellings and Indian Reserve and mostly treed land

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

We are proposing to subdivide the subject lot along Cove Lane. This would create 1 parcel north of the road and 1 parcel south of the road. Proposed lot 2 (south of road) would be about 0.05 hectares less than the minimum parcel size for an R3 lot, which is why we require a text amendment as well as rezoning.

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

This this subdivision logically splits the property along the road that currently separates it into 2 pieces.
The south side already has sewer and water systems in place. The lot on the north side of the road will be large enough to handle any sewer and water systems that would be required.

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

Currently there is no need for sewage disposal on proposed lot 1. The applicant plans to sell this lot, so the method of sewage disposal would be up to the purchaser. Proposed lot 1 is a sufficient size to allow for disposal by lagoon or some other system. Proposed lot 2 will continue to use the septic mound and dispersion field.

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

Water supply on proposed lot 1 is currently for stock only. Water for the stock is supplied by two dugouts situated on proposed lot 1. It would be up to the purchaser of the land to decide if they needed water supply for a residence. Proposed lot 2 will continue to use the well for water supply.

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 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:	

Denise Gardiner

Name:

Email Address: dgardi@outlook.com

Address: Box 59 Moberly Lake BC

Phone Number: 250-788-2539

Cellular Phone: 250-788-5004

Facsimile:

Postal Code: V0C 1X0

Date: Dec 6, 2017

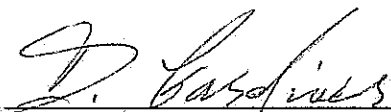
To Whom It May Concern:

Re: Subdivision of District Lot 553 Peace River District, Except Plan 17999 and 21352.

Please accept this letter as my/our authorization for Tryon Land Surveying Ltd. to act as my/our agent in the above captioned subdivision.

Thank you.

Yours truly,



Signed by: Denise Gardiner

Signed by:

DENISE GARDINER PRD LOT 553

SEPTIC SYSTEM

Distances: Well to house - 45 ft
Septic tank to mound - 86 ft
Septic tank to Lake - Between 110 & 140 ft depending on where the waterline is.
Diameter of mound - 18 ft
The house is 24 ft wide.

SEPTIC TANK - Installed August 2011.

1000 gallons, heavy duty, 2 compartment fibreglass tank certified for depths of 10 to 20 ft, Installed at a depth of 17 feet. A sump pump in one compartment pumps liquids out to a septic mound.

In 2011, ground flooding collapsed our then septic tank. We called Omar Kirkeeng who was a certified Septic System contractor. He came and looked at the problem and suggested different types of septic tanks and pump-out systems but said the mound and septic field were very good and shouldn't be touched. When we had the septic tank installed, Omar Kirkeeng was contacted by phone and gave the approval for the type of tank and pumping installation to the septic field.

SEPTIC MOUND - Installed early 1980's.

We purchased our house and property in 1974. Because the soil is hard-pan clay, the existing septic system did not work very well. We hired a contractor from Fort Saint John to install a septic mound. We were told this is what they use in the prairies and it works very well. We did not want an open dugout.

The contractor dug a hole in a large area. He installed river rocks over that area, then spread gravel over the rocks. He placed a culvert on the height of the property with long drainage tiles radiating from it. He placed more gravel, then dirt until it was a mound. There is a wooden lid on the top of the culvert. The mound itself is about 4 ft high on the South side and more than 8 ft high on the North side. Land slopes down from the mound to the road. At the bottom of the slope, there is a wide sand seam that continues under the road and disperses itself in the pasture. In the pasture, we had to dig irrigation ditches, dig a new dugout and widen and deepen the existing West dugout because of flooding during Spring runoff. There is no sand around the dugout and it has been used as a watering hole by horses, deer, moose, dogs and ducks. There was a swamp on the next property which is the WestMo First Nations land. They built a lodge nearby and dug irrigation ditches also. The lodge is connected to their water and septic system.

WELL - Installed Spring 2007.

As you can see on the diagram, the well is on the opposite side of the property from the septic field. It was drilled by Doug Lernal from Prince George. We had the water tested in that year. It is clean, good water but has to be treated for a high iron content.

Copy of the well specifications is included.

INDIAN

RESERVE

MOBERLY

LAKE

ROAD

ROAD

553

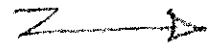
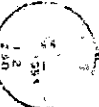
Spring

LOT 553

dugout

shallow here
drainage ditch

slope mound
house
septic tank
Owell



LOT

552

10' POLAR NIRE
10' POLAR-SOP

- ☐ Well Construction Report
☐ Well Closure Report
☐ Well Alteration Report

Ministry Well ID Plate Number: 15883
 Ministry Well Tag Number:
☐ Confirmation/alternative specs. attached
☐ Original well construction report attached

Red lettering indicates minimum mandatory information.

See reverse for notes & definitions of abbreviations.

Owner name: D. GARIDNER
 Mailing address: BOX 59 MOBERLY LAKE Town Prov. BC Postal Code V1C1
 Well Location: Address: Street no. 7397 Street name CLOUD LAKE Town MOBERLY LAKE
☐ Legal description: Lot Plan D.L. Block Sec. Twp. Rg. Land District
☐ PID: and Description of well location (attach sketch, if nec.):

NAD 83: Zone: 10 UTM Northing: 0573590 m Latitude (see note 3):
 (see note 2) UTM Easting: 6187396 m Longitude:

Method of drilling: ☒ air rotary ☐ cable tool ☐ mud rotary ☐ auger ☐ driving ☐ jetting ☐ excavating ☐ other (specify):

Orientation of well: ☒ vertical ☐ horizontal Ground elevation: 2040 ft (asl) Method (see note 4):

Class of well (see note 5): WATER SUPPLY Sub-class of well: DOMESTIC

Water supply wells: indicate intended water use: ☒ private domestic ☐ water supply system ☐ irrigation ☐ commercial or industrial ☐ other (specify):

Lithologic description (see notes 7-14) or **closure description** (see notes 15 and 16)

From ft (bgl)	To ft (bgl)	Relative Hardness	Colour	Material Description (Use recommended terms on reverse. List in order of decreasing amount, if applicable)	Water-bearing Estimated Flow (USgpm)	Observations (e.g., fractured, weathered well sorted, silty wash, closure details)
0	10	SOFT	BRN	SAND & SMALL ROCKS	DRY	
10	18	SOFT	GRY	SAND & FINE GRAVEL	DRY	
18	55	SOFT	GRY	SAND & CLAY	DAMP	
55	65	SOFT	GRY	SANDY SILT	WET	
65	80	MED	BRN	COARSE SAND & GRAVEL		

80 FT
 + 40 FT
 3200

PUMP SETTING 60-70 FT
 PUMP RATE 5-7 GPM

Casing details

From ft (bgl)	To ft (bgl)	Dia in	Casing Material / Open Hole	Wall Thickness in	Drive Shoe
0	80	6"	STEEL	0.187	✓

Screen details

From ft (bgl)	To ft (bgl)	Dia in	Type (see note 18)	Slot Size
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Surface seal: Type: _____ Depth: _____ ft
 Method of installation: ☐ Poured ☐ Pumped Thickness: _____ in
 Backfill: Type: _____ Depth: _____ ft
 Liner: ☐ PVC ☐ Other (specify): _____
 Diameter: _____ in Thickness: _____ in
 From: _____ ft (bgl) To: _____ ft (bgl) Perforated: From: _____ ft (bgl) To: _____ ft (bgl)

Intake: ☐ Screen ☐ Open bottom ☐ Uncased hole
 Screen type: ☐ Telescope ☐ Pipe size
 Screen material: ☐ Stainless steel ☐ Plastic ☐ Other (specify): _____
 Screen opening: ☐ Continuous slot ☐ Slotted ☐ Perforated pipe
 Screen bottom: ☐ Ball ☐ Plug ☐ Plate ☐ Other (specify): _____
 Filter pack: From: _____ ft To: _____ ft Thickness: _____ in
 Type and size of material: _____

Developed by:

☒ Air lifting ☐ Surging ☐ Jetting ☐ Pumping ☐ Bailing
☐ Other (specify): _____ Total duration: _____ hrs
 Notes: _____

Well yield estimated by:

☐ Pumping ☒ Air lifting ☐ Bailing ☐ Other (specify): _____
 Rate: 2.0 USgpm Duration: 1 hrs
 SWL before test: 30 ft (btoc) Pumping water level: _____ ft (btoc)

Obvious water quality characteristics:

☒ Fresh ☐ Salty ☒ Clear ☐ Cloudy ☐ Sediment ☐ Gas

Colour/odour: _____ Water sample collected: ☐

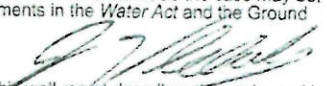
Well driller (print clearly):

Name (first, last) (see note 19): DOUG LEMAL

Registration no. (see note 20): 050 22101

Consultant (if applicable: name and company):

DECLARATION: Well construction, well alteration or well closure, as the case may be, has been done in accordance with the requirements in the Water Act and the Ground Water Protection Regulation.

Signature of Driller Responsible: 

Date of work (YYYY/MM/DD):

Started: 07/04/08 Completed: 07/04/08

Comments:

PLEASE NOTE: The information recorded in this well report describes the works and hydrogeologic conditions at the time of construction, alteration or closure, as the case may be. Well yield, well performance and water quality are not guaranteed as they are influenced by a number of factors, including natural variability, human activities and condition of the works, which may change over time.

white: Customer copy
 canary: Driller copy
 pink: Ministry copy
 Sheet _____ of _____