

PEACE RIVER REGIONAL DISTRICT

File #  
18-093

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> Avenue, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125  
 [Toll Free: 1-800-670-7773]

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

Application for Development

- |  |             |
|--|-------------|
| <b>1. TYPE OF APPLICATION</b>  | <b>FEE</b>  |
| <input type="checkbox"/> Official Community Plan Bylaw Amendment                   | \$ 1,000.00 |
| <input 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 checked="" type="checkbox"/> Development Variance Permit                    | 165.00      |
| <input 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**

Owner's information

<del>Property Owner's Name Energetic City Developments Ltd</del>	<del>Authorized Agent of Owner (if applicable) James Plottel</del>
<del>Address of Owner 103-321 Waterfront Cr Victoria BC</del>	<del>Address of Agent 12220 Pacific Avenue, SS 2, Site 22, Comp 34</del>
<del>City/Town/Village Victoria</del>	<del>City/Town/Village Fort St. John</del>
<del>Postal Code V8T5K7</del>	<del>Postal Code V1J 4M7</del>
<del>Telephone Number: 250-858-2242</del>	<del>Telephone Number: 250-219-7341</del>
<del>Fax Number:</del>	<del>Fax Number:</del>
<del>E-mail: dustinlamourux@yahoo.com</del>	<del>E-mail: tvfsj@gmail.com</del>

**3. PROPERTY DESCRIPTION**

Full legal description of each property under application	Area of each lot
12220 Pacific Ave Fort St. John B.C	1.62 ha./acres
V1J 4M7	ha./acres
PID# 028998839	ha./acres
LOT# 8	TOTAL AREA 1.62 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: 12220 Pacific Ave FSS.

**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: \_\_\_\_\_

Proposed zone: \_\_\_\_\_

Text amendment: \_\_\_\_\_

Development Variance Permit – describe proposed variance request:

I would like to build a 48'x60'<sup>x18'</sup> shop on the property.

Temporary Use Permit – describe proposed use:

\_\_\_\_\_

Development Permit: Bylaw No. \_\_\_\_\_ Section No. \_\_\_\_\_

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

Home on the property, no other buildings.

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

- (a) North Empty field
- (b) East Home on property, completely treed in from proposed shop location.
- (c) South Tree line across front of property and a house across the road.
- (d) West Home on property and a shop bigger than the 48x60 shop being requested.

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

I hope to build a 48'x60'<sup>x18'</sup> shop at the back of the property. The structure will be a laminated post frame building with engineered trusses. Interior will consist of R20 walls & R50 ceilings, vapor barrier, 2x4" strapping on walls and metal lining on walls/ceilings.

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

To store quads, sleds and to work on personal vehicles. The main reason for the 48'x60'<sup>x18'</sup> size request is for resale value. Potential buyers for a property this size are more inclined to purchase the property if there is a big shop available.

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

Lagoon.  
\_\_\_\_\_  
\_\_\_\_\_

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

Hauled water.  
\_\_\_\_\_  
\_\_\_\_\_


**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

March 12 2018  
\_\_\_\_\_  
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		
(name)		to act on my/our behalf regarding this
application.		
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:		Date:
Signature of Owner:		Date:

Bylaw No. 2165, 2016

For Reference - excerpt from "Development Application Procedures and Fees Bylaw No. 2165, 2016."

**8. Public Notice Sign Requirements**

- (a) On those parcel(s) that are subject to an amendment to:
  - (i) an official community plan and / or zoning bylaw; or
  - (ii) temporary use permit;the applicant shall post a development application sign on the subject property, which shall be provided by the Peace River Regional District.
- (b) The sign shall be a minimum of 1.2 metres x 1.2 metres (4 feet x 4 feet) in dimension;
- (c) The sign shall be constructed of recyclable material;
- (d) The sign shall have a white background with black block lettering that is not less than 6 centimeters in height;
- (e) The sign shall contain the following wording:  
*'This site is subject to an application to change land use or density. For further information please contact the Peace River Regional District at 1-800-670-7773';*
- (f) The sign must be placed at the driveway entrance or midpoint of the property fronting the main service road, providing the most effective legibility and visibility for passersby from the road;
- (g) The sign shall be erected on the property at a minimum of fourteen (14) days prior to the Regional Board considering the application, and the applicant must submit to the Regional District a photograph clearly showing the sign posted on the property;
- (h) The sign shall be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway, road or lane;
- (i) The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
- (j) The sign shall remain in place continuously until the conclusion of the Public Hearing or issuing of the permit, as the case may be, and shall be removed within fourteen (14) days after the decision(s) of the Regional Board on the said application. Applicants are encouraged to dispose of the signs by recycling them.
- (k) Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the Public Hearing and / or Board decision process;
- (l) Any additional notification costs incurred by the Regional District as a result of the applicant failing to post the required sign shall be payable by the applicant prior to advertising of the Public Hearing or delivering public notification.
- (m) Where a sign required by this bylaw is removed, destroyed or altered due to vandalism or the actions of unknown persons, the validity of any bylaw that is the subject of the relevant application and Public Hearing shall not be impacted;
- (n) If a land owner receives any written comments regarding the land use application, those comments must be delivered to the Peace River Regional District office as soon as they are received so that this information may be considered with the subject application.
- (o) A non-refundable fee in the amount of \$150.00 shall be levied for the sign.



SUBDIVISION PLAN OF  
 LOT 1 SECTION 35 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN  
 PEACE RIVER DISTRICT PLAN EPP22123 EXCEPT PART DEDICATED ROAD ON PLAN EPP24850

PLAN EPP25935

0 1:1500 100

B.C.G.S. 94A.028

The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:1500

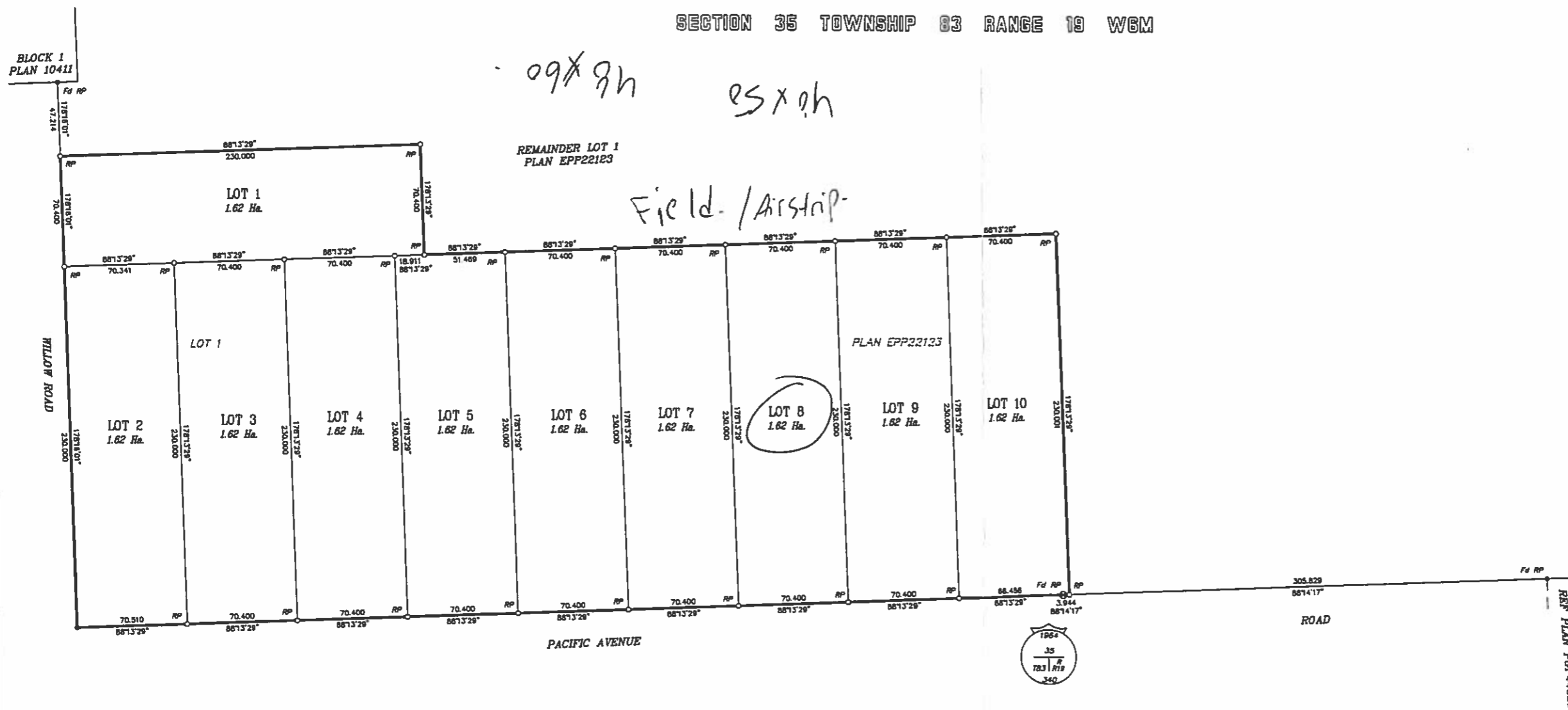


SECTION 35 TOWNSHIP 83 RANGE 19 W6M

09x9h  
 esxph

REMAINDER LOT 1  
 PLAN EPP22123

Field / Airstrip



LEGEND

Grid bearings are derived from plan EPP22123.

Found Fd RP    Set RP    Denote reference point  
 ●            ○            Denote standard iron post  
 ⊙            ⊙            Denote standard capped post

NOTES:  
 All distances are horizontal ground level distances in metres and decimals thereof.

APPROVAL  
 This Plan lies within the jurisdiction of the Approving Officer for the Ministry of Transportation and Infrastructure.  
 File # 2012-02982.

This plan lies within the Peace River Regional District.

The field survey represented by this plan was completed  
 by Andrew William Hall, B.C.L.S. on the 2nd day of November, 2012.

TRYON LAND SURVEYING LTD. B.C. LAND SURVEYORS DAWSON CREEK, B.C. PH. 250-782-5868	File No. 2012-380
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48' x 60' x 18' Shop



Approval for shop construction.



Shop location

Neighbours  
who are  
okay with  
change.

12220  
Pacific Ave.

KERRY ORCUTT  
12210 PACIFIC AVE  
250-261-9000 CELL  
*Kerry Orcutt*

LORNE HOSKYN  
12224 PACIFIC AVE.  
250-264-7064

*Lorne Hoskyn*

PID# 02B998839



Trees have grown in higher than neighbors house

Trees have grown in higher than neighbors house.

Pictures start from Pacific Avenue and end at proposed shop location.





















