



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 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

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 ERIN TERESA McLAUCHLAN	Authorized Agent of Owner (if applicable) Anne H. Clayton & Sheila Murray Aspen Grove Property Services
Address of Owner [REDACTED]	Address of Agent #104-1001-102 Avenue
City/Town/Village [REDACTED]	City/Town/Village DAWSON CREEK, B.C.
Postal Code [REDACTED]	Postal Code V1G 2B9
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
Fax Number: [REDACTED]	Fax Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
The South West 1/4 of Sec 28 Township 78 Range 15	127.9 ha./ <u>acres</u>
West of the 6th Meridian Peace River District, Except	ha./acres
Parcel A (78826M) and Plans A1774, 7680, 9915,	ha./acres
14988, 18881 and BCP28249 P.D 004-549-79	TOTAL AREA 127.9 ha./ <u>acres</u>

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: 2202 HADDOW DRIVE

5. PARTICULARS OF PROPOSED AMENDMENT

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

☒ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: AG

Proposed OCP designation: MDR

Text amendment: _____

☒ Zoning Bylaw amendment:

Existing zone: A-2

Proposed zone: R-4

Text amendment: _____

☐ Development Variance Permit – describe proposed variance request:

N/A

☐ Temporary Use Permit – describe proposed use:

N/A

☐ Development Permit: Bylaw No. N/A Section No. N/A

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

Presently, there is a Manufactured Home and Outbuildings on the Subject property. The existing use is Residential.

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

(a) North Agriculture - Pasture

(b) East bareland, trees, residential

(c) South freed, road

(d) West Residential, House & Outbuildings

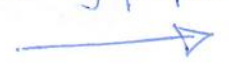
8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

To subdivide a 4 ac parcel where there is an existing Manufactured Home, Outbuildings, Cistern & Lagoon, to make a suitable Rural Residential parcel.

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

→ The adjacent parcels to the immediate West & to the East of the subject parcel are zoned R-4 so this Zoning amendment proposal would fit in with the Zoning of the neighbouring properties.

→ There is already an existing residence, cistern and lagoon on this property. The neighbouring properties to the West of the subject parcel, are zoned MDR (OCP designation), and are small residential acreages, so this proposed parcel would fit in with the neighbouring properties.



9. continued.

The sliver of land at the North & South parts of the proposed subject property, would need to be zoned MDR and included in the proposed subject parcel, in order to fulfill the minimum required parcel size of 4 acres. A 4-acre parcel would allow for a Rural Residence that could accommodate horses and outbuildings for horses.

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

Existing Lagoon

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

Cistern - installed 5 years ago

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. ☒ 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

April 9, 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.

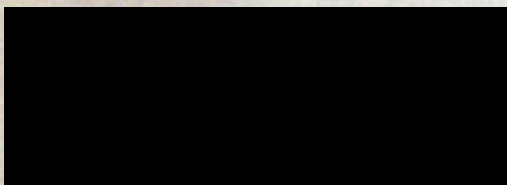
I/We <u>Erin Teresa McLauchlan</u> and <u>N/A</u> hereby	
authorize	
(name) <u>Anne Clayton & Shelia Murray</u>	to act on my/our behalf regarding this
application of <u>Aspen Grove Property Services</u>	
Agent address: <u>#104 - 1001-102 Ave, TOWN OF CREEK, B.C. V1G 2B9</u>	
Telephone: <u>[REDACTED]</u>	Fax: <u>[REDACTED]</u> Email: <u>[REDACTED]</u>
Signature of Owner <u>[REDACTED]</u>	Date: <u>April 9, 2018</u>
Signature of Owner: _____	Date: _____

Appointment of Agent

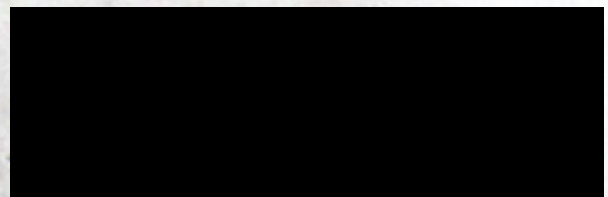
Re: Application to Sub-divide land and to apply for an Official Community Plan Zoning Bylaw amendment re: THE SOUTHWEST ¼ OF SECTION 28 TOWNSHIP 78 RANGE 15 WEST OF THE 6TH MERIDIAN, PEACE RIVER DISTRICT, EXCEPT PARCEL A (78826M) AND PLANS A1774, 7680, 9915, 14988, 18881 AND BCP28249

Wayne Nels Hansen and Erin Teresa McLauchlan, hereby appoint Anne Heather Clayton and Sheila Elizabeth Helen Murray, of Aspen Grove Property Services, #104, 1001 – 102 Ave., Dawson Creek, B.C. V1G 2B9 to be their agents in the matter of applying to the Peace River Regional District and the Ministry of Transportation and Infrastructure, to subdivide land and to apply for an Official Community Plan Zoning Bylaw Amendment.

Dated at Dawson Creek, BC, this 28 day of March 2018



Wayne Nels Hansen



Erin Teresa McLauchlan