



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 # 7100

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 <u>Paul Marston</u>	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent
City/Town/Village [REDACTED]	City/Town/Village
Postal Code [REDACTED]	Postal Code
Telephone Number: [REDACTED]	Telephone Number:
Fax Number: [REDACTED]	Fax Number:
E-mail: [REDACTED]	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<u>Lot 1 Plan PGP22271 Part NW 1/4 Section 25, Township 83, Range 19, Meridian 66, Peace River land</u>	<u>4.6</u> ha./acres
<u>District N4Y 347.154 Ft of Lot 1 PID.008-985-511</u>	ha./acres
	ha./acres
TOTAL AREA	<u>4.6</u> 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: 8360 Old Fort Rd.

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:

The ability to build a larger shop than currently
allowed for a home based business

☐ Temporary Use Permit – describe proposed use:

☐ Development Permit: Bylaw No. _____ Section No. _____

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

Currently main residences (home) and garden
sheds.

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

(a) North Light industrial.

(b) East BC hydro Zoned Light industrial.

(c) South Residential.

(d) West agricultural - Residential purchased by owner to
turn into light industrial

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

To remain residence and home business (see sheet)

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

(see sheet)

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

cast waste water tank.

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

May 18 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 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:	

May 18, 2018

Re: Paul Marston Application for Development Variance

Question 8:

The plan of the proposed development is to build a larger shop than permitted (4875 sq ft) to accommodate a home based (mechanic) business. The proposed shop will have three bays, an office space and storage areas.

Question 9:

The property I am living on has been surrounded by light industrial land and shops for many years which I have had little say in. There is no privately owned residential land around me except for what is across Old Fort Road which I know will be applying for an application in to remove it from the ALR and be put into Light Industrial. The proposed shop will be close to the Old Fort Road which will help block the noises that now occur due to the Industrial lands surrounding me, the shop would back an existing shop to the north that is already zoned Industrial.

The reason for build a larger than permitted shop is that after working in numerous shops around Fort St John I have found that many, if not almost all, are poorly equipped and set up to do the job properly. I do not want any washing of parts or equipment done in my yard as I want it contained to control contamination which I can, after twenty one years, tell you that it is not all just mud.

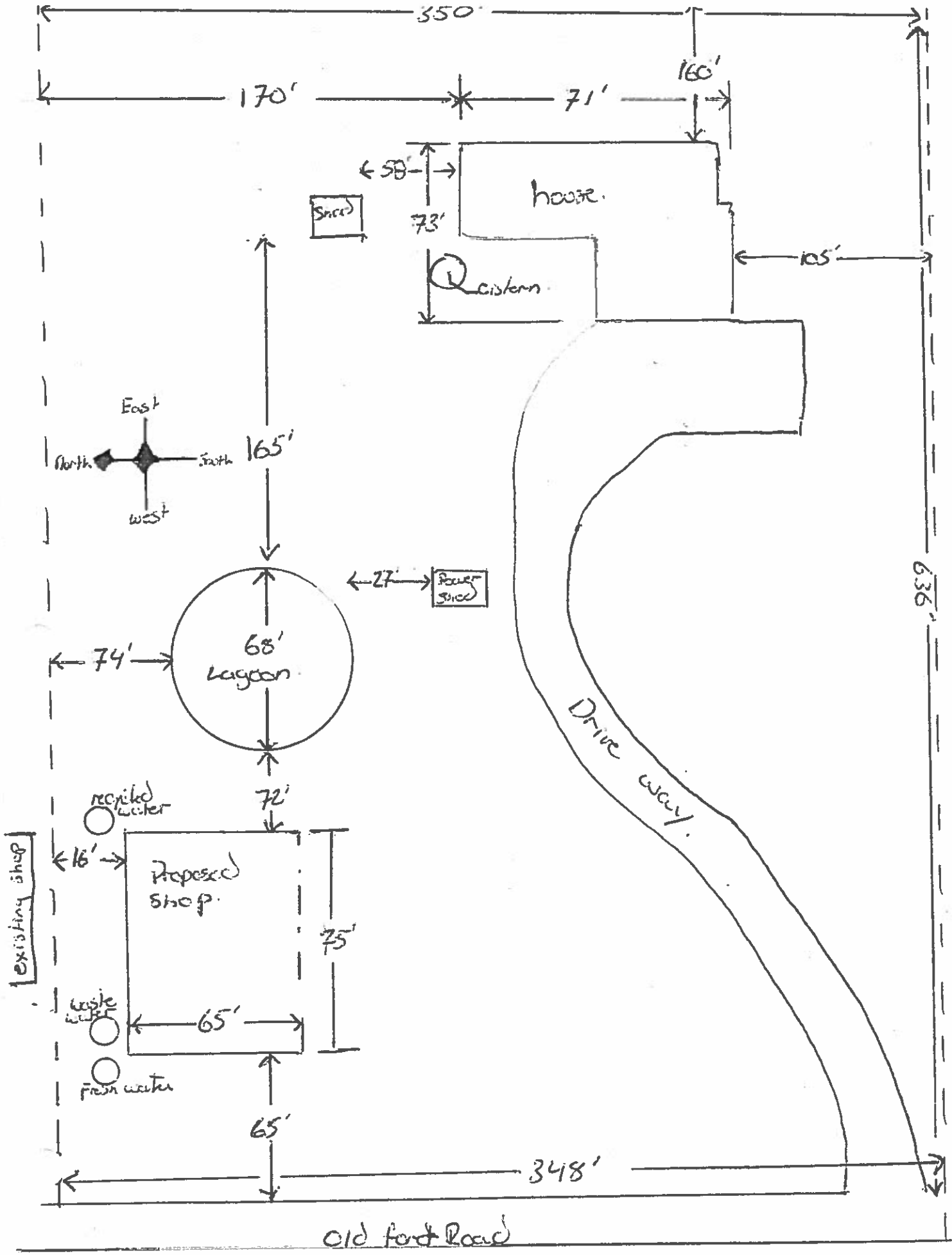
The shop to the North of me has an outside wash pit that when it overflows – due to rain, snow or washing – flows onto my property. The shop I am proposing to build would have an inside wash bay and be set up to recycle wash water. Another problem is used oil and filters left outside that make a mess and leach into the ground. This too would be inside the shop I am proposing because with outside containment it can fill with snow or rain and the first thing to leak out is oil because it is on top.

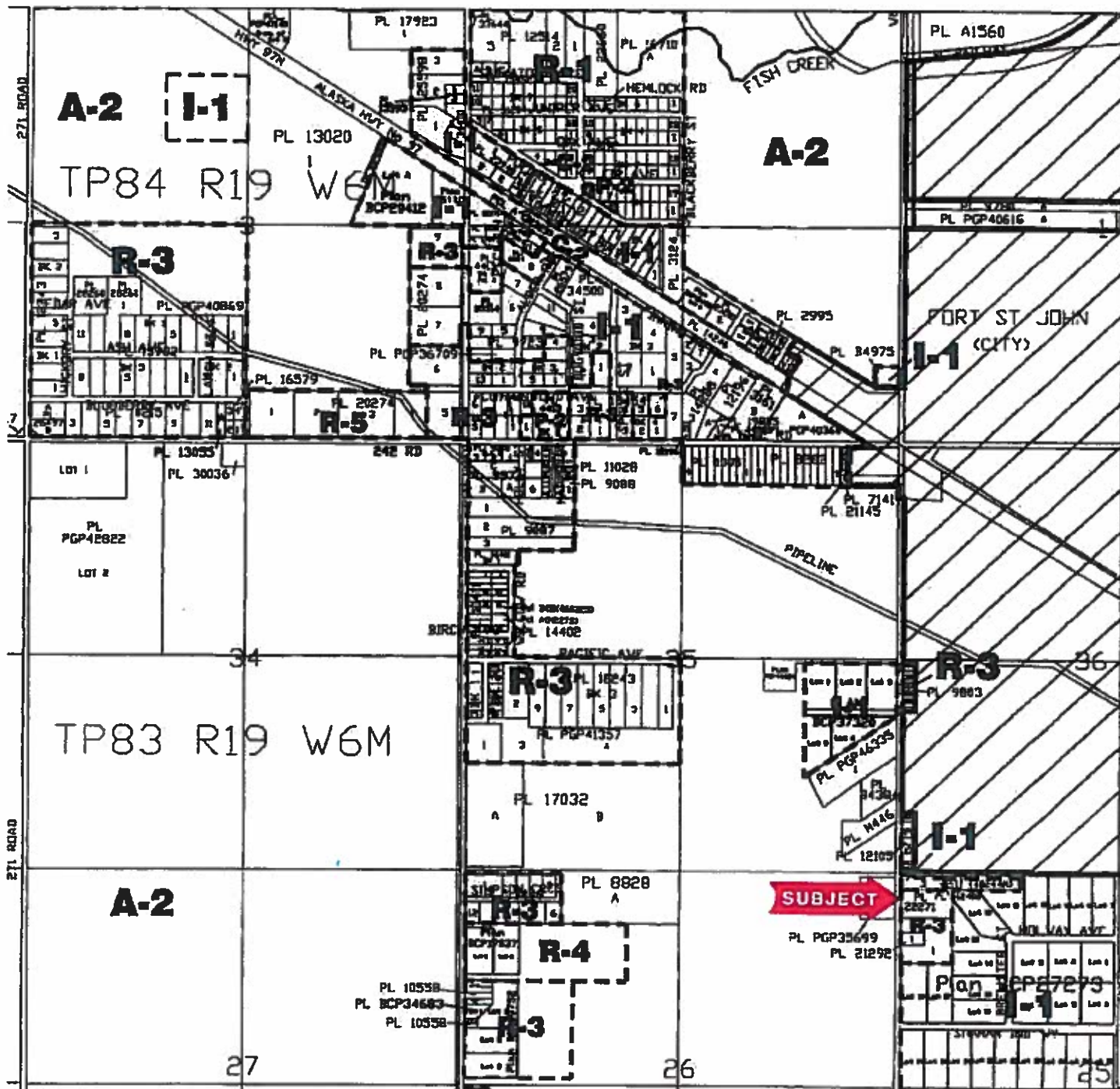
I have worked at a shop near the underpass which is not lived at by the owner and is used for repair work and all the washing is done outside and oil is kept outside which causes a mess and a concern. Many yard are miss used and this is just an example. Furthermore I would like all work done indoors as not to disturb the neighbors I do have, including my own family, which has not been the courtesy I have received from many, including a pipe yard to the North with an unnecessarily noisy loader working all hours of the day and night.

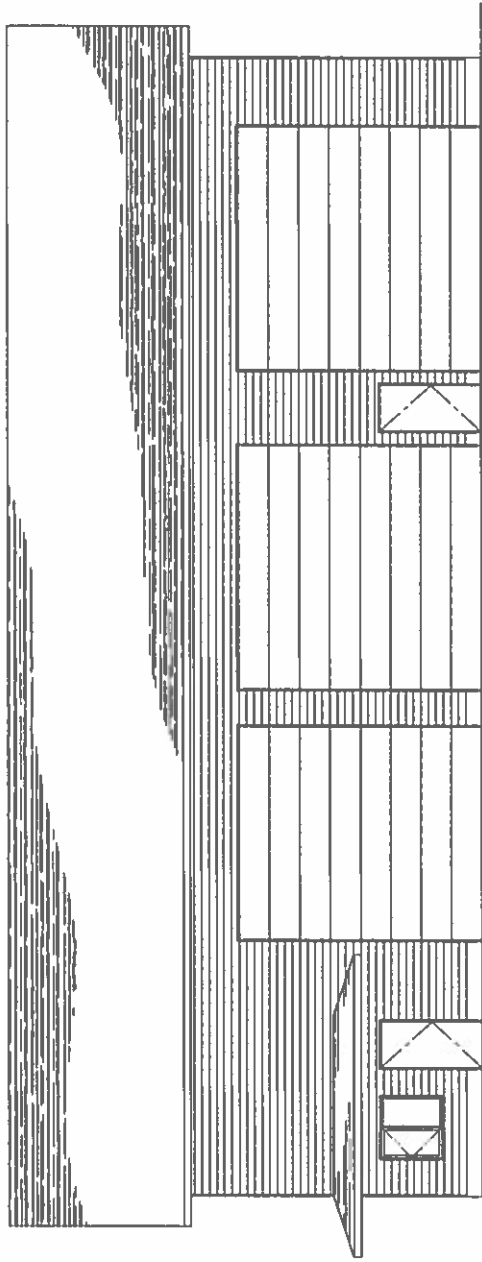
This is a problem and I do understand that it needs to be addressed however I think that every situation should be looked at as an individual case. I do live on the property of the proposed shop and I do not want to live in a junk yard. The only items that will be outside will be a dumpster and a steel bin, which I already have on the property. Again, I do not want to be surrounded by Industrial land with little say in what happens. BC Hydro has been fair and decent but unfortunately they cannot tell me any of the proposed plans for the land behind my house so I do not think that I am affecting anyone by asking for this variance.

The property itself does not lend itself well to Industrial development due to its slope. The property to the North is developed and the property to the East is high and flat. The Old Fort Road is to the West and after sloping the land to make a flat lot with road access you would be in a hole, which is not ideal, and have about 1.5 acres of usable land left.

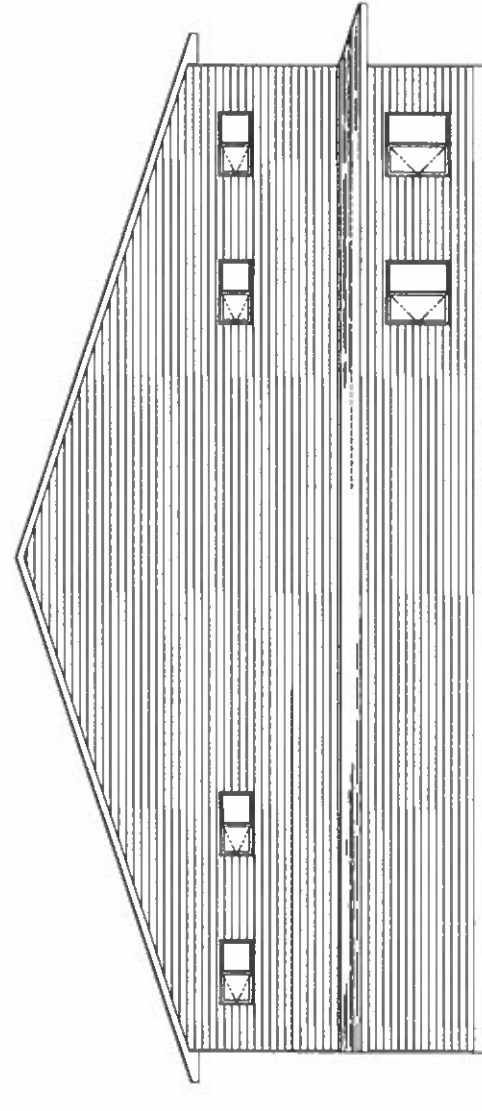
Thank you for your consideration.







FRONT ELEVATION



LEFT ELEVATION

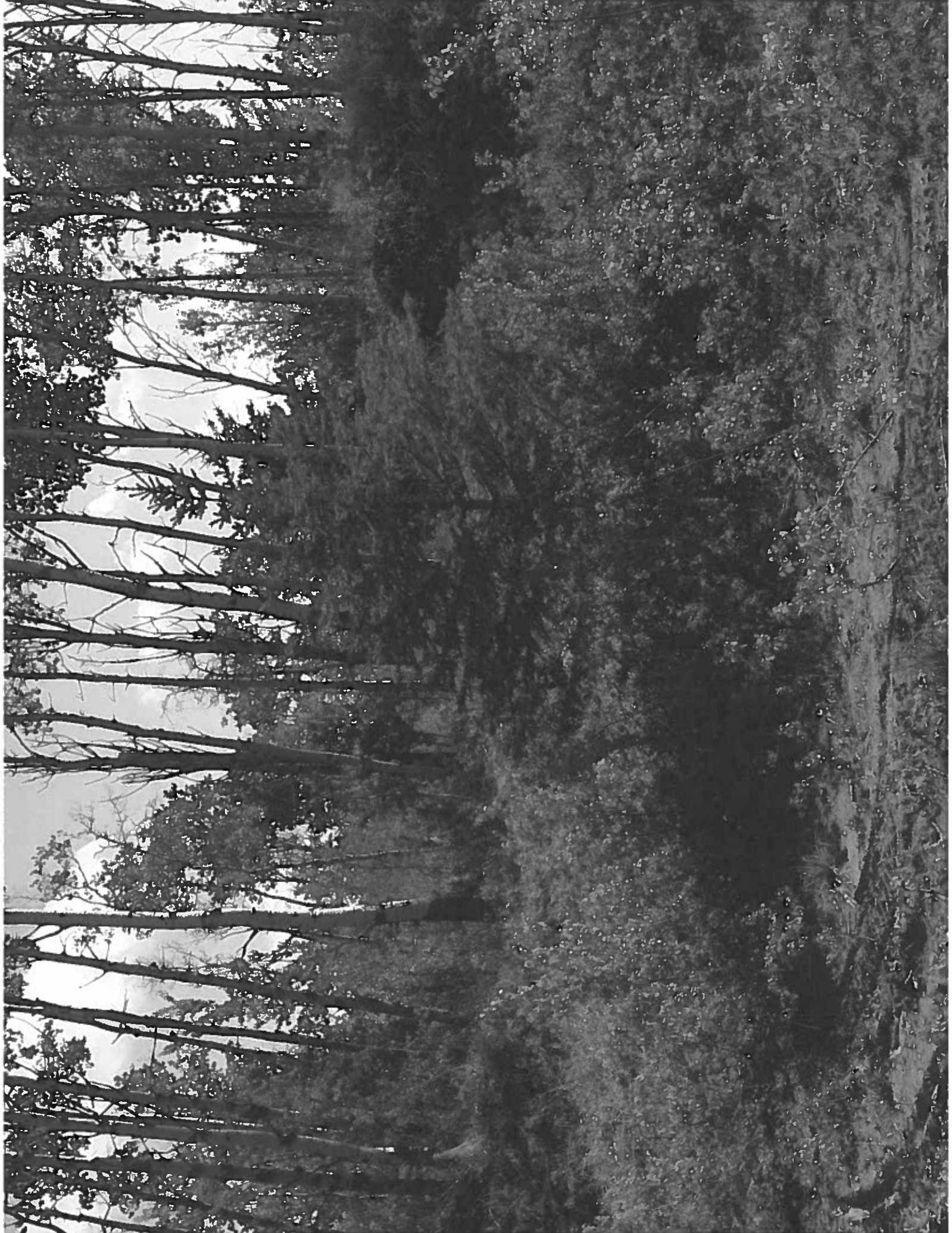
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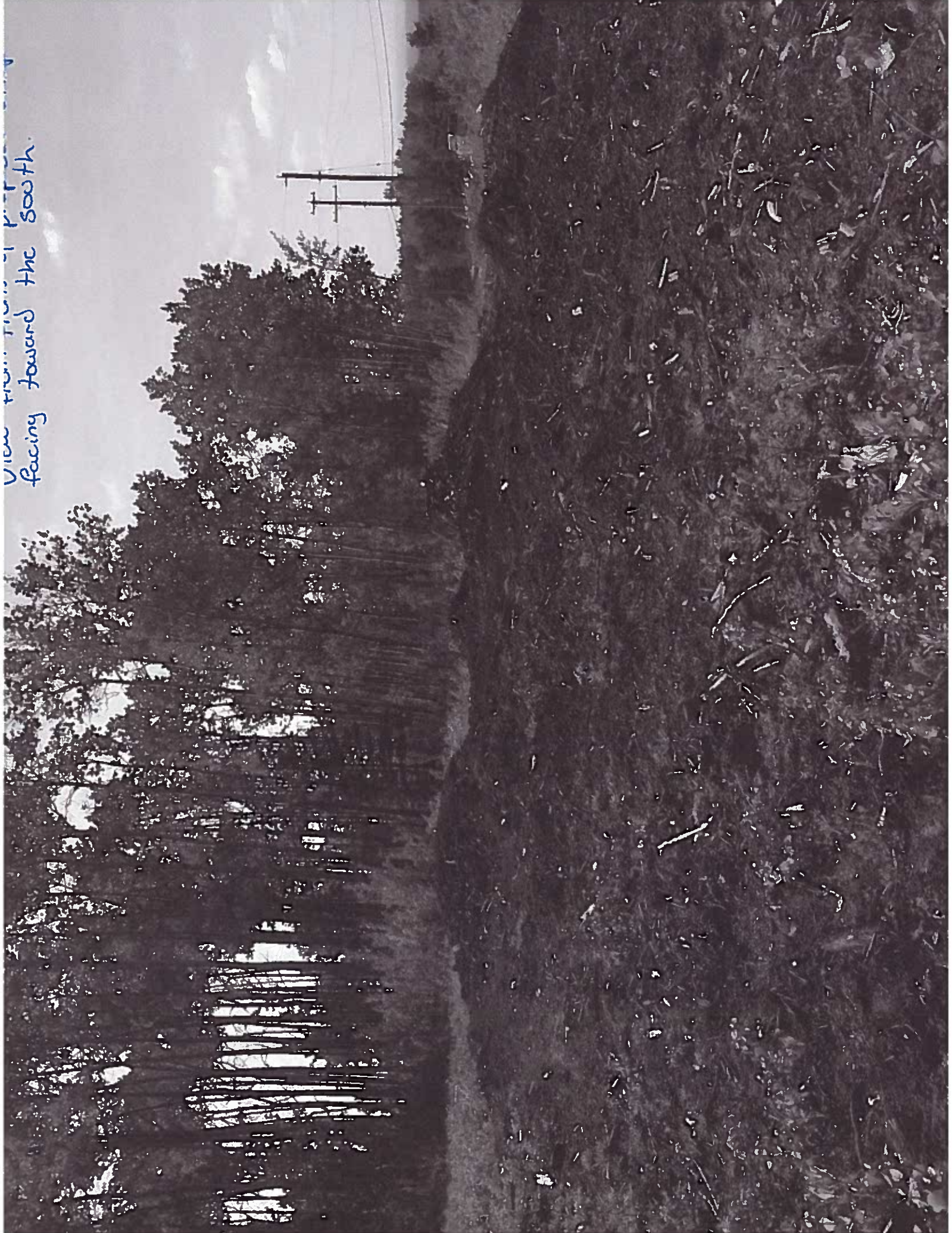
View From front of proposed shop
Facing toward the north end
85th ave or holloway Rd.



View from front of proposed shop
Facing toward the west (old fort)







View from river of pastures facing toward the south.