



For Office Use:
Receipt # _____
Date Received _____
File No. _____
Sign Issued: Yes ☐ No ☐ N/A ☐

Application for Development

1. TYPE OF APPLICATION

	FEE
☐ Official Community Plan Bylaw Amendment*	\$ 1,150.00
☐ Zoning Bylaw Amendment* #	\$ 800.00
☐ Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
☐ Temporary Use Permit*	\$ 500.00
☐ Temporary Use Permit Renewal	\$ 350.00
☐ Development Permit #	\$ 165.00
☐ Development Variance Permit	\$ 165.00

* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

Contaminated Site Declaration Form required for this application type.

- ☐ Exclusion from the Agricultural Land Reserve \$ 1,500.00
(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)

2. PLEASE PRINT

Property Owner's Name	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village: [REDACTED]	City/Town/Village: [REDACTED]
Postal Code: [REDACTED]	Postal Code: [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

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*.

3. PROPERTY DESCRIPTION

Full legal description and PID of each property under application	Area of each lot
012-906-450 Lot 6 section 24 township 84 range 19	ha./acres
west of the 6th meridian	ha./acres
peace river district plan 9578, except: part lying west	ha./acres
of plan 18582; part on plan 18582 and part	ha./acres
on plan BCP21017	TOTAL
	AREA ha./acres

4. Civic Address or location of property: Rose Prairie Rd, North of Fort St John

5. PARTICULARS OF PROPOSED AMENDMENT

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

☐ 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:

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the subject property is split zoned A-2 (Large Agricultural Holdings Zone) and R-3 (Residential 3 Zone). Lots 1 and 2 (Both $\pm$ 1.85 hectares in size) are in the A-2 Zone. While dwelling units are permitted on properties zoned A-2, the minimum parcel size in the A-2 Zone is 63 hectares. Lot 3 ($\pm$ 1.80 hectares in size) is located in the R-3 Zone, where a dwelling unit is permitted and the minimum lot size is 1.80 hectares.] Temporary Use Permit – describe proposed use:

Therefore, a zoning amendment is required since Lots 1 and 2 do not conform to the minimum parcel size in the A-2 Zone.

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

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

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

- (a) North _____
- (b) East _____
- (c) South _____
- (d) West _____

8. Describe your proposal. Attach a separate sheet if necessary:

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

10. Describe the proposed and/or existing means of sewage disposal for the property:

11. Describe the proposed and/or existing means of water supply for the property:

THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/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 the following:
 - (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 and size of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location and size 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 survey 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.

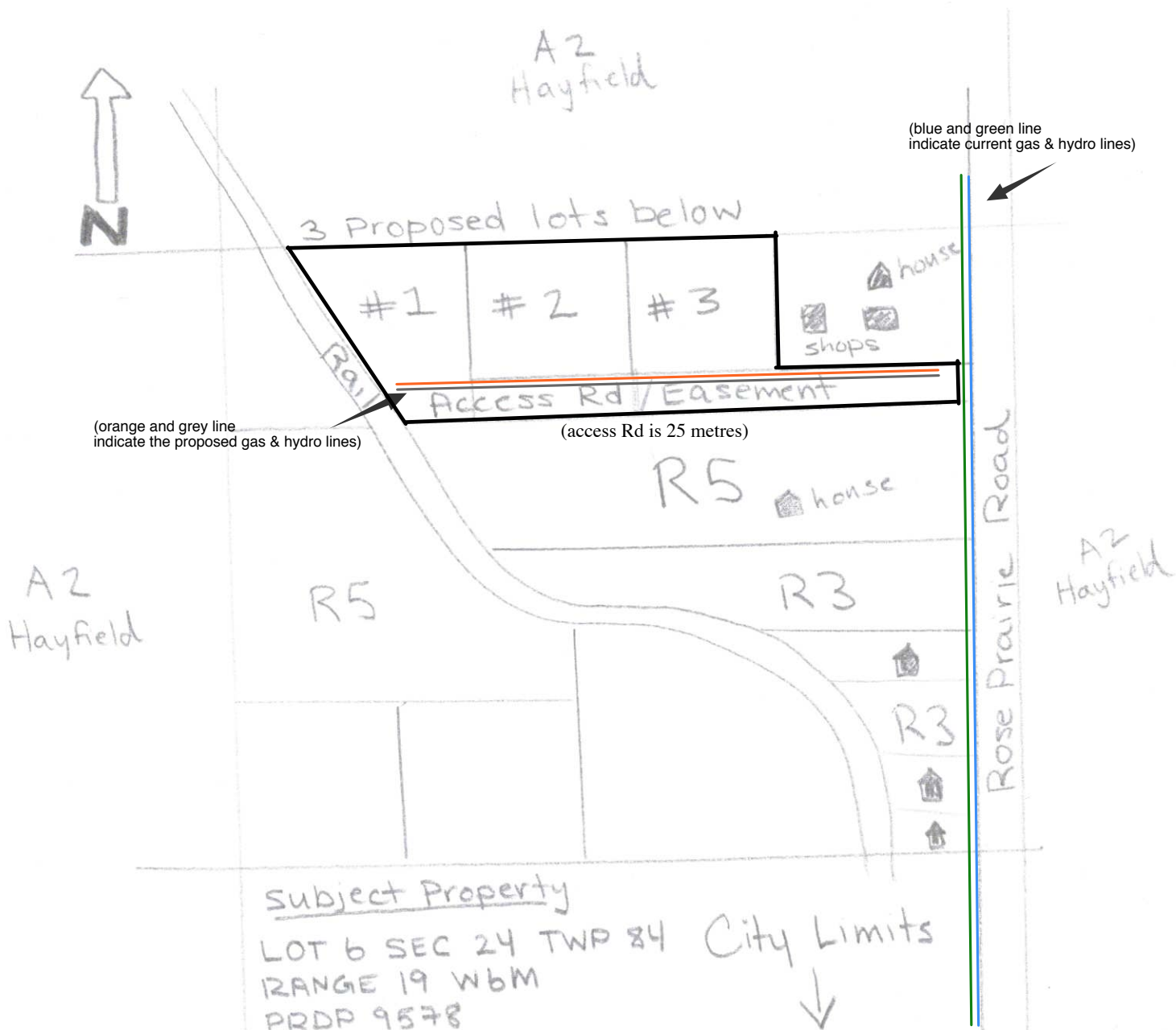
I / We _____ and _____ hereby authorize (name of landowner) (name of landowner)	
_____ to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner:	Date:
Signature of Owner:	Date:

Question 8 &9 :

Seeking to subdivide the 6.79 hectare subject property into three lots. The property is split zoned A-2 (Large Agri Holdings) and R-3 (Residential 3 zone). Lots 1 and 2 (both 1.85 hectares in size) are in the A-2 zone. While dwelling units are permitted on properties zoned A-2, the minimum parcel size in the A2 zone is 63 hectares. Lot 3 is 1.80 and already located in the R-3 zone, where dwelling is permitted and the minimum lot size is 1.8 hectares. The proposal is to create more residential lots to satisfy consumer demands for rural residential properties.

February 11, 2022

PROPOSED DEVELOPMENT PLAN



Property (south)
LOT B SEC 24 TWP 84 RNG 19 W6M BCP7385

Property (east)
THE SW 1/4 OF SEC 19, TWP 84 RNG 18, W6M PRD, EXCEPT PL M134

Property (north)
THE NE 1/4 OF SEC 24 TWP 84 RNG 19 W6M PRD, EXCEPT PLAN 18582 & PRCL A

Property (west)
THE SW 1/4 OF SEC 24 TWP 84 RNG 19 W6M PRD