



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

### Application for Development

#### 1. TYPE OF APPLICATION

- |                                                                                       |             |
|---------------------------------------------------------------------------------------|-------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment*                     | <b>FEE</b>  |
| <input checked="" type="checkbox"/> Zoning Bylaw Amendment* #                         | \$ 1,150.00 |
| <input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* # | \$ 800.00   |
| <input type="checkbox"/> Temporary Use Permit*                                        | \$ 1,200.00 |
| <input type="checkbox"/> Temporary Use Permit Renewal                                 | \$ 500.00   |
| <input type="checkbox"/> Development Permit #                                         | \$ 350.00   |
| <input type="checkbox"/> Development Variance Permit                                  | \$ 165.00   |
|                                                                                       | \$ 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 <b>Braylan and Tyra Eklund</b>	Authorized Agent of Owner (if applicable)
Address of Owner <small>South West 1/4 Section 32 Township 82 Range 17 West of the 6th Meridian PRD</small>	Address of Agent
City/Town/Village: <b>Baldonnel (Fort St John)</b>	City/Town/Village:
Postal Code: [REDACTED]	Postal Code:
Telephone Number: [REDACTED]	Telephone Number:
E-mail: [REDACTED]	E-mail:

#### 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
South West 1/4 Section 32 Township 82 Range 17 West of the 6th Meridian PRD	ha./acres
<b>PID- 014-554-631</b>	ha./acres
	ha./acres
	TOTAL AREA <b>125</b> ha./acres

**4. Civic Address or location of property:** \_\_\_\_\_

**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: Wedding Venue Zoning Amendment

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

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:**

There is currently no buildings, however we are working on building a house on the corner of the property.

\_\_\_\_\_  
\_\_\_\_\_

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

(a) North There is one house behind the trees, across the road on the hill

(b) East Trees and Hills

(c) South Another 1/4 section and then a gravel pit

(d) West a treed 1/4

8. Describe your proposal. Attach a separate sheet if necessary:  
(Full business Proposal on seperate sheet)

We are looking to open a wedding Venue that is 60x80 and can host a max of 200 people. We would have parking for 50-70 and no 2-4 bathrooms and no kitchen.

We would like to host 20 weddings a year and the building would be insulated to help protect from any loud music later in the evenings.

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:  
(Full Business Proposal on Seperate Sheet)

Our community is severaly lacking in event center options. We are getting hired by local couples to travel out of the PRRD shoot at a Venue.

It would support so many local businesses, be a space for the community to use year round, would bring couples and their families and friends from out of town to us, and so much more in the Business Proposal

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

We are currently digging test holes and in contact with a company to look at doing a dougout or sewer system.

We are open to working with what ever system will properly dispose of the sewage.

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

There is no water to the property currently, we are looking at putting a system onto the venue for water.

The water would be for washing hands and flushing toilets so we've considered collecting rain water to lower the amount of water wasted. (If that works for the venue)

**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

Aug 16 2022

Date signed

\_\_\_\_\_  
Signature of Owner

Aug 16 2022

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:

# Business Plan

A wedding venue is something we've noticed is desperately missing from our community for about 4 years now. Working in the wedding industry we take on up to 30 weddings per year, getting an average of 3 inquires per Saturday and often weekday inquires as well. We are wedding photographers and videographers, however we often take on the role of wedding planner for our couples as well. Over these years we have heard almost unanimously from our couples "how nice would it be to have a venue around here! It is so much work and stress to rent everything, and set it all up yourself for one day." We have also heard countless parents say "That was the first and last wedding we will have locally! That was way too much work and we will tell all our kids to get married somewhere where they do all the work!"

We recently have been getting more and more wedding inquires from Fort St John couples who are wanting us to travel with them to Kelowna for their wedding. We also know of countless other couples from Fort St John getting married in Kelowna who are simply hiring all Vendors from Kelowna. The main reason every single one of these couples is taking their wedding and all the business that comes with that out of our community is because of the lack of Venue options here.

If you're born and raised in this community you have an advantage of knowing people with land, then their location is taken care of and they will rope all their family into helping make decor, rent tents and chairs and tables to spend the entire week of their wedding setting up and taking down. For those couples who move here for work, they don't have a community around them yet. They have no land to use, and honestly, they expect a higher level of quality for their wedding than a community hall can provide.

We are not only missing out on couples who have grown up here, but also the newest members of our community using our town for their wedding. And this isn't excluded to only Fort St John. The entire Peace Region is in need of a quality all inclusive Wedding Venue. The closest wedding venue we could find offering similar services as we plan to offer is Edmonton or Kelowna.

We want to build a shop into a gorgeous wedding venue with large glass doors and natural light pouring in everywhere. We want to provide a space you could easily have a breath taking wedding ceremony or reception wether it is winter or summer! And we have exceptionally long winters.

This Wedding Venue would be mainly there to host weddings, however we would love for it to be a space for the whole community. Possibly offering barn dances for the youth to have a fun outing to go to in the long winters. Or a conference centre to host speakers and have a gorgeous space to gather. I know many speakers would love the venue we are envisioning for a gorgeous conference!

We would provide gorgeous wooden tables and chairs to hold likely 150-200 people. We would also include a small assortment of decor such as table runners or white table clothes. We would also hire locally for a setup and clean up crew for each wedding and look at training people interested in Wedding Planning to be hired for day of Coordinators. We would then provide a reference page filled with local vendors for hair and makeup, bartenders, caterers, rental companies, officiants, photographers and videographers, florists hotels for guests to stay at and more! This would allow a couple to come and have a one stop, stress free shop. It would entice new residents to stay locally for their wedding and encourage lifers to invite their family and friends to travel to Fort St John for their wedding.

This business would be on 130 acres of gorgeous land, however we plan to only utilize about 5 acres for the venue space. The venue will be fully insulated and far from any neighbours to ensure no noise pollution effecting the neighbours. We would have more than enough space to hold a large parking lot to hold 50-70 vehicles, and are also open to requiring shuttle services after a certain number of vehicles to limit traffic. We plan to talk to an architect to finalize the venue size, but we are thinking around a 50-80 shop with a concrete foundation. So we would likely submit a request for a larger out building than zoning usually permits as well. We are also open to keeping it to 40-80. Now that we officially own land that can work for this zoning amendment we are ready to get started on reaching out to everyone. Conversing with Ministry of Transportation and Northern Health, and hiring an architect and an engineer if required for the venue build.

The following is our Vision Board of the building. Showing a tin shop style with lots of windows for the cocktail hour and then the outside being focused around nature. A grass area, some trees and minimal change. Then we have a sketch of roughly where we plan to put the building. Black is where we assume we will need to put it, the two red boxes are options we would like to consider as well. Then we are also thinking the two different spots as a possible gravel driveway.

To finalize we will just go over the following:

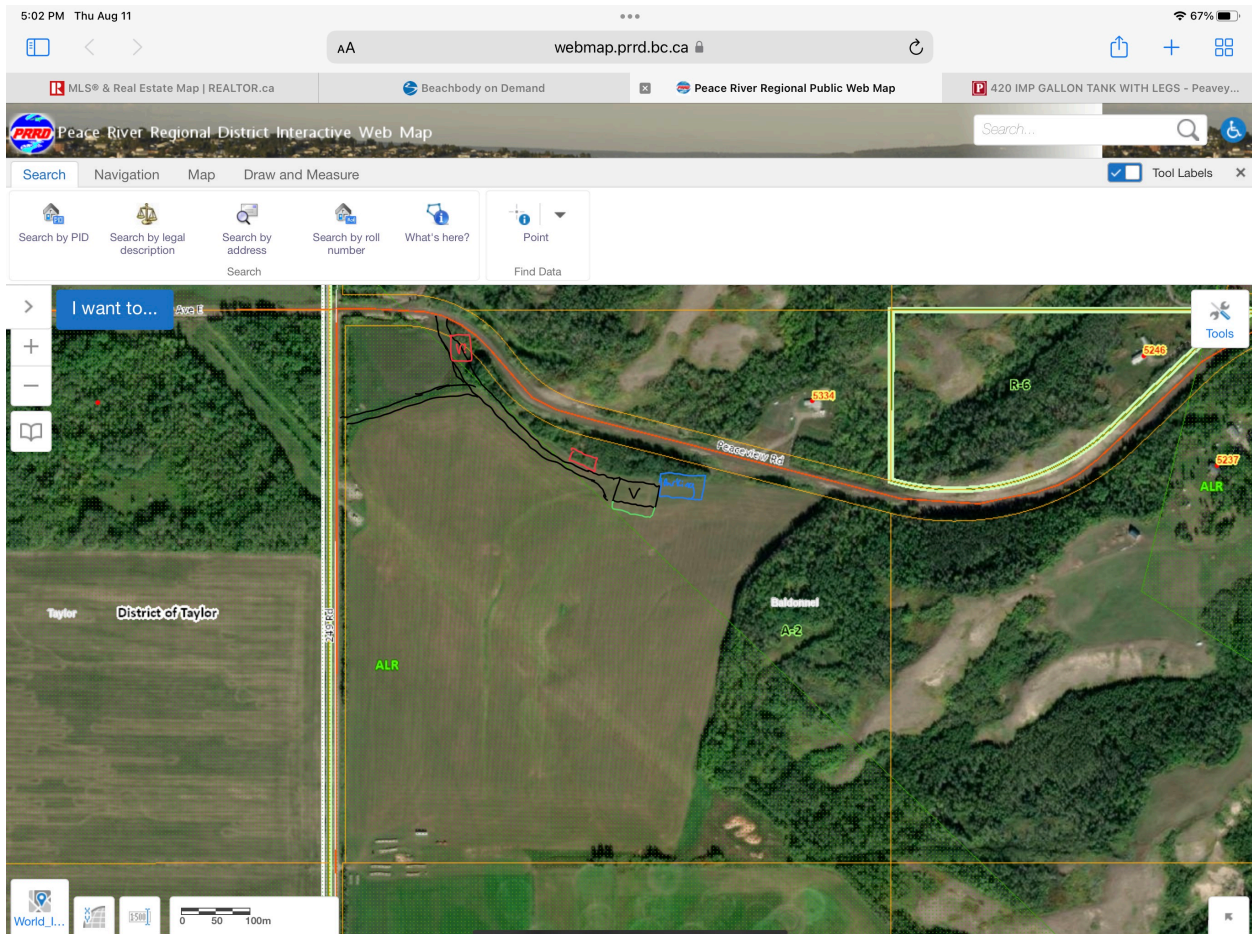
We assume 150-200 for the max # of guests;

- o We would have a gravel parking lot that holds 50-70 vehicles.
- o Type of events; focus would be weddings but we would be open to hosting Christmas parties, conferences, farmers markets, craft fairs, barn dances and anything to help the community have another space in the long winters. However we are also open to focusing it solely on weddings.
- o # of events; We honestly do not know at this time, until we have a finalized cost of the build. We will then budget the venue rental to cover that, probably booking 10-25 events a year
- o How much traffic you anticipate; we would like to keep it minimal, there is the gravel pit right on our road so I know heavy traffic will not effect the neighbours any more than they are already used to. But we want to fusillade a safe space and encourage DDs and shuttle services if possible.

We are truly so excited to finally start this zoning amendment after two years of looking for the right property. Please let us know anything we can do to help speed the process up and make it easier for you guys.

If you have any questions feel free to call [REDACTED]

Our emails are [REDACTED] and [REDACTED]





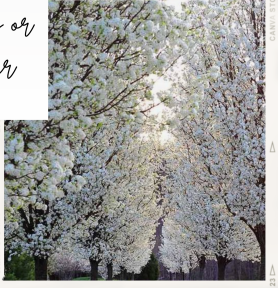
Exterior

Tree Gravel Driveway

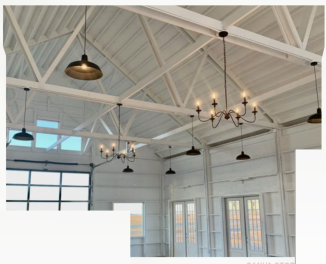
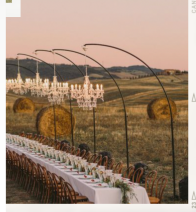
A grass area for ceremony or cocktail hour



Only enhance the land and or keep it untouched



Plant apple trees possibly (in the ALR land)



White Tin Exterior

Venue Build



2-4 bathrooms and possibly an additional room as the getting ready space



Drywall Interior

