



PEACE RIVER REGIONAL DISTRICT

Dawson Creek | Box 810, 1981 Alaska Avenue BC, V1G 4H8
(T): (250) 784-3200 prrd.dc@prrd.bc.ca

Fort St. John | 9505 100 Street BC, V1J 4N4
(T): (250) 785-8084 prrd.fsj@prrd.bc.ca

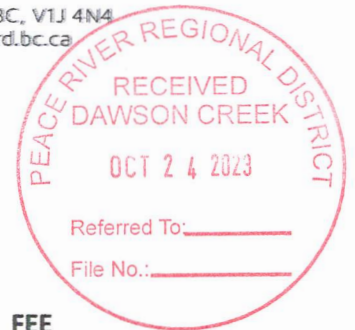
For Office Use:

Receipt # _____

Date Received _____

File No. _____

Sign Issued: Yes ☐ No ☐ N/A ☐



Application for Development

1. TYPE OF APPLICATION

- ☐ Official Community Plan Bylaw Amendment*
- ☐ Zoning Bylaw Amendment* #
- ☐ Official Community Plan / Zoning Bylaw Amendment combined* #
- ☐ Temporary Use Permit*
- ☐ Temporary Use Permit Renewal
- ☐ Development Permit #
- ☒ Development Variance Permit

FEE

\$ 1,150.00
\$ 800.00
\$ 1,200.00
\$ 500.00
\$ 350.00
\$ 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
(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable) \$ 1,500.00

2. PLEASE PRINT

Property Owner's Name Robert Finley	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:
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
26 Lot D, Block 2, Plan PGP5689, Part W1/2, Section 24, Twp. 26-PRLD	.2 ha./acres
	ha./acres
	ha./acres
	TOTAL AREA .2 acres ha./acres

4. Civic Address or location of property: 98 Tupper Village

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:

1. Structure size from allowed 1076 sqft to 1080 sqft. 4 sq ft over!

2. Setback on west boundary from 17 feet to 14 feet.

☐ Temporary Use Permit – describe proposed use:

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

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

Presently the principal residence is on property. The request will be for a permit of a new build, a garage for storage purposes

The garage will be a shell, non insulated or heated. "Cold storage".

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

(a) North There is a fire lane on the north side of the property.

(b) East Residential

(c) South This a roadway, " Tupper Village Subdivision"

(d) West This is the "Gundy Roadway"

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

This will be a new build. A garage for storage purposes. This will not be heated or insulated. A cold storage building.

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

Attached.

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

No sewage disposal is required for this new build.

The existing sewage disposal for the residence is a pump out septic system.

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

The water supply for the principal residence is a holding tank supplied by delivery.

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.

Sig 

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:

GUNDY ROAD

LANE WAY

PROPERTY LINE

LOT WIDTH 77.5'

17'

SET BACK LINE

MATURE TREES

17'

10'

LOT DEPTH 110'

27'

PROPOSED
GARAGE

40'

14'

PRINCIPLE
RESIDENCE

DRIVEWAY



WATER
SHED
8X6

23'

STREET: TUPPER VILLAGE WAY

#9. Additional comments in support of this application.

This is my second request for a development variance permit on this property. The first application was discussed by council on August 17, 2023. At that time the request was defeated. From what I could gather there was concern about both the size of the build and the request of adjustment of the property west setback line. Hopefully this application will address both those concerns.

Firstly the size.

The proposed garage will be downsized from 30 by 40 feet to 27 by 40 feet. The new build then is 1080 sq. ft.

Just 4 sq. ft. over the allowed 1076 sq. ft.

Secondly, the west property set back line.

The west side of the property is bordered by the Gundy roadway. The request to use 3 feet of setback will not affect the line of sight of the intersection of "Tupper Village way" and the "Gundy Road". Presently there are mature trees on the proposed build site, and they do not obstruct the view of the noted intersection.

The location of the new build on the lot was chosen for a number of reasons.

1. I wished to maintain enough distance between the principal residence and the new build to allow me to enter the rear of the property with a vehicle to provide maintenance of the property. Entry to the property rear is not possible from another direction, without trespass, or due to mature trees blocking the route.
2. I wished to maintain enough distance between the principal residence and the new build to allow for adequate snow removal.
3. To the north of the proposed build is mature trees. I did not wish to remove the vegetation as it provides great cover for, privacy, sound barrier, outdoor activities ie: bbq, pit fire ect.
4. The new build would provide a noise barrier between the Gundy road and my principal residence.
5. After consultation with the neighbours to the north and east they were in agreement that the proposed site would be of no concern to them.

This build may seem large for a garage. But please consider the size of todays' equipment. Vehicles (pickup) are larger. A pontoon boat is larger/taller, than a conventional boat. A side by side ATV requires more space than a normal quad ATV.

I can confirm S/Sgt Hughes comments made to counsel August 17th, with respect to crime prevention, as in my policing career it was evident, that if prime items to steal were out of sight they were out of mind.

Thank you for your consideration.

Robert Finley



CONTAMINATED SITE DECLARATION FORM

I, Robert FINLEY, hereby acknowledge that the
Environmental Management Act, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

26 Lot D, Block 2, Plan PG P5689, Part w 1/2,
Section 24, Twp. 26 - PRRD

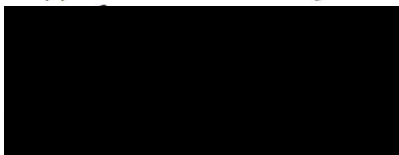
Please check only one:

☒ I have read [Schedule 2](#) and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in [Schedule 2](#) of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the Act.

☐ I have read [Schedule 2](#) and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.

*Please contact staff to submit a "site disclosure statement" at planning@prrd.bc.ca

I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation.



23 / 10 / 2023
dd mm yyyy

Owner/Agent

 / /
dd mm yyyy

For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail SiteID@gov.bc.ca