



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.fs@prrd.bc.ca

For Office Use:

Receipt # 9156.

Date Received _____

File No. 23-008 DVP

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

\$ 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 Conquer Assets Inc.	Authorized Agent of Owner (if applicable) <u>Mike Bacon</u>
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
LOT E, BLOCK 1, PLAN P671022, PART RURAL, SECTION 35, TOWNSHIP 01, RANGE 01, MERIDIAN 106	0.15 acres ha./acres
PEACE RIVER LAND DISTRICT	ha./acres
PID: 012-589-659	ha./acres
	TOTAL AREA 0.15 ha./acres

4. Civic Address or location of property: 9924 Maple Street Fort St. John Rural

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:

Front setback variance to allow standard sized mobile home (up to 76ft nominal length) to be placed

onto lot with the structure long dimensions parallel to the long dimension of lot.

☐ Temporary Use Permit – describe proposed use:

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

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

Residential, vacant lot

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

(a) North Residential, Vacant lot

(b) East Residential, House and Garage

(c) South Residential, Vacant lot

(d) West Residential, mobile home

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

Allow a mobile home of nominal 76ft (generic mobile size) length dimension to be permitted on the property.

Setbacks on the rear and sides of parcel at 3m would be maintained. Front setback would be reduced.

The lot and area is zoned to allow mobile homes but given the size and front setback, many standard mobiles will not fit without a variance.

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

Most other lots in the immediate area seem to encroach on the current 7m front setback due to the small size

of the parcels on Maple Street. Many of the neighboring lots also have mobile homes on them.

This variance would not disregard or be out of the place with the existing surrounding neighborhood.

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

Holding tank

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

Cistern

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

Nov 3 2023

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>Conquer Assets Inc.</u> and _____ hereby authorize (name of landowner) (name of landowner)	
<u>Mike Bacon</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner: 	Date: <u>Nov 3 / 2023</u>
Signature of Owner:	Date:



CONTAMINATED SITE DECLARATION FORM

I, Conquer Assets Inc., hereby acknowledge that the
Environmental Management Act, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

**LOT E, BLOCK 1, PLAN PGP11028, PART NW1/4, SECTION 35, TOWNSHIP 83,
RANGE 19, MERIDIAN W6, PEACE RIVER LAND DISTRICT**

PID: 012-589-659

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.

Owner/Agent

03 / 11 / 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



